



Christ Church
OXFORD OX1 1DP

Annual Report and Financial Statements

Year ended 31 July 2020

Registered Charity 1143423

Christ Church
Annual Report and Financial Statements
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Report of the Governing Body

Year ended 31 July 2020

MEMBERS OF THE GOVERNING BODY

The Members of the Governing Body are the House's charity trustees under charity law. The members of the Governing Body who served in office during the year or subsequently are detailed below.

		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Dean:										
The Very Reverend Professor M.W. Percy							•			
Canons:										
The Venerable M.A. Gorick	(resigned 27 January 2020)	•								
The Venerable J.P.M. Chaffrey	(appointed 01 May 2020)									
The Reverend Canon Professor N.J. Biggar								•		
The Reverend Canon Professor S.R.I. Foot			•		•			•		
The Reverend Canon Professor G.D. Ward				•				•		•
The Reverend Canon E.J. Newey	(resigned 19 July 2020)							•	•	•
The Reverend R. Peers	(appointed 01 September 2020)							•		
Canon Professor C. Harrison		•						•		
Students:										
Professor R.B. Rutherford										
Professor R.L. Judson			•	•		•				
Professor I.M.C. Watson		•	•	•	•	•		•	•	•
Professor E.J.F. Simpson				•		•				•
Professor S.D. Howison										
Professor M.J. Edwards										
Professor M.D. McCulloch			•							
Professor D. Obbink										
Professor S.L. Rowland-Jones										
Dr B.E. Jack							•			
Professor D.P. McDonald										
Professor S. Neubauer										
Professor B. Parkinson			•	•		•				
Professor E.M.C. Tanello-Cooper								•		
Dr D.P. Moran										
Professor G. Wilkinson							•			
Professor R.L. Davies					•					
Professor Sir J.I. Bell										
Professor G.A. Johnson		•	•	•	•	•		•	•	•
Professor J.G.E. Cross				•						
Dr A.J. Clark				•	•					•
Dr B.W. Young								•		
Professor J.J. Davis										
Professor M.C.A Bose			•						•	
Professor J. Yee				•						•
Professor A. Kuhn				•		•				
Mr J.C.F.S. Lawrie		•	•		•			•	•	•
Professor D. Aarts		•	•	•			•			•
Professor S.J. Cragg			•							
Professor R. Wade-Martins		•								
Professor J.K. Schear										
Professor E.G.W. Keene		•		•	•				•	•
Professor S.C. Mortimer								•		
Professor K. McGerty		•							•	

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Ms P.A. Linières-Hartley		•	•							•
Mr K. Sternberg									•	
Ms I. Elder			•							
Professor S. Dadson										
Professor S. L. Newstead								•		
Professor K.C. King										•
Professor R. Barker						•			•	
Professor J. Joosten	(ceased 03 July 2020)									
Professor S. Hiscock										
Professor G. Hutchinson										
Dr K. Lebow										
Professor A. Kuo			•							•
Professor M. van der Schaar										
Professor Sir T. Berners-Lee										
Professor A. Vasudevan				•						
Professor P. Sedláček										
Mr M. Coote			•		•					
Dr H. Hooper	(resigned 30 September 2019)	•								
Professor Y. Gal										
Dr J Allison										
Dr S Duncan		•								•
Professor S Grahil										
Professor M Holweg			•							
Professor C Kennefick										
Professor Y Nakatsukasa		•					•			•
Dr I. Brassart			•							
Dr E Smith										

During the year the policies of the Governing Body were developed and implemented through eight principal committees. The current membership of these committees is shown above for each Student.

- (1) House Committee
- (2) Finance Committee
- (3) Academic Committee
- (4) Development Committee
- (5) Salaries Board
- (6) Grants Committee
- (7) Benefices Committee
- (8) General Purposes and Strategy Committee
- (9) Equality and Diversity Committee

External members sit on the Finance Committee, Development Committee and the Salaries Board. The external members over the academic year were:

Finance Committee: Mr J. Curtis, Mr D. McDougall.

Development Committee: Mr K.P. Street, Miss P. E.C. Deane, Mr J.E. Philpott, Mrs G.P. Stein.

Salaries Board: Dr I. Asquith, Mr H. Crisp, Ms K Paterson.

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HOUSE SENIOR STAFF

The senior staff to whom day to day management is delegated are as follows.

A The Dean	<i>The Very Reverend Martyn Percy</i>
B The Senior Censor	<i>Professor Geraldine Johnson</i>
C The Junior Censor	<i>Professor Dirk Aarts</i>
D The Treasurer	<i>Mr James Lawrie</i>
E The Steward	<i>Ms Pauline Linières-Hartley</i>
F The Censor Theologiae (in place of the Dean, when necessary)	<i>Professor Ian Watson</i>

HOUSE ADVISERS

Investment managers

Oxford University Endowment Management Limited

King Charles House, Park End Street, Oxford, OX1 1JD

Investment property managers and principal surveyor

Savills (L&P) Limited Chartered Surveyors

Wytham Court, 11 Westway, Oxford, OX2 0QL

Auditor

Critchleys Audit LLP

Beaver House, 23-38 Hythe Bridge Street, Oxford, OX1 2EP

Bankers

Barclays Bank plc

Business Banking, 4th Floor, Apex Plaza, Forbury Road, Reading, Berkshire, RG1 1AX

Solicitors

Blake Morgan LLP

Harbour Court, Compass Road, North Harbour, Portsmouth, Hampshire, PO6 4ST

Mills & Reeve LLP

Francis House, 112 Hills Road, Cambridge, CB2 1PH

Address

Christ Church, St Aldate's, Oxford, OX1 1DP

Website

www.chch.ox.ac.uk

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Report of the Governing Body

Year ended 31 July 2020

The Members of the Governing Body present their Annual Report for the year ended 31 July 2020 under the Charities Act 2011 together with the audited financial statements for the year.

REFERENCE AND ADMINISTRATIVE INFORMATION

Christ Church is a joint foundation – of a college in the University of Oxford and of the Cathedral Church of the Diocese of Oxford – supported by a single corporate endowment, which is known as Christ Church (“the House”). The present collegiate foundation was established by King Henry VIII in 1546. Statutes were conferred by the Christ Church Oxford Act, 1867 and these, as modified subsequently by Oxford University Commissions and by Order of Her Majesty in Council, govern its affairs. The government of the foundation vests in the Governing Body formed of the Dean, certain of the Canons and the elected Students.

The House registered with the Charities Commission on 17 August 2011 (registered number 1143423).

The names of all Members of the Governing Body at the date of this report and of those in office during the year, together with details of the senior staff and advisers of the House, are given on pages 2 to 4.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing documents

The House is governed by its Statutes, dated 16 March 2011.

Governing Body

The Governing Body is constituted and regulated in accordance with the House’s Statutes, the terms of which are enforceable ultimately by the Visitor, who is Her Majesty, The Queen. Membership of the Governing Body is associated (automatically in most cases) with appointment or election to certain posts in the joint foundation, as outlined below, and lapses in the event of resignation or retirement from those posts.

The Governing Body consists of the Dean, Canons (as defined in Statute Id(i)) and Students (as stated in Statute XIII) of Christ Church. The Students may be (i) tutorial fellows, appointed to joint posts with the University; (ii) University Professors or holders of equivalent posts or University Readers; (iii) senior administrative officers of the House, including the Treasurer and the Steward; and (iv) other persons of distinction whose election to the Governing Body in the opinion of the Governing Body will advance the interests of education and learning in the House or will broaden its expertise.

The Governing Body determines the strategic direction of the House and regulates its administration and the management of its finances and assets. It meets regularly under the chairmanship of the Dean and is advised by a number of committees, the most important of which are detailed below.

Recruitment and training of Members of the Governing Body

As membership of Governing Body is dependent on the holding of other posts, recruitment depends on the procedures normal for those posts. The Dean, Sub-Dean and Regius Professors are appointed by the Crown. Other academic appointments are by appointment committees; these are university committees in the case of Professors (other than the Regius Professors) and joint university/college committees in other cases. The Archdeacon is appointed by the Bishop of Oxford in consultation with the Chapter of the Cathedral. Senior administrative posts are filled on the advice of specially formed committees reporting to Governing Body. Other persons of distinction may be invited to take up Studentships which give them membership of Governing Body.

New members of Governing Body are inducted by current college officers, typically the Censors and the Treasurer. Induction topics include the role of the Governing Body in the Joint Foundation and responsibilities of its members. Members of the Governing Body attend external trustee training and information courses to keep them informed on current issues in the sector and on regulatory requirements.

Remuneration of Members of the Governing Body and Senior College Staff

Members of the Governing Body, who are primarily Fellows, are teaching and research employees of the House and receive no remuneration or benefits from their trusteeship of the House. Those trustees that are also employees of the House receive remuneration for their work as employees of the House which is set based on the advice of the House’s Salaries Board, three members of which are not members of Governing Body and not in receipt of remuneration from the House. Where possible, remuneration is set in line with that awarded to the University’s academic staff.

The remuneration of senior college staff is set by the House’s Remuneration Committee.

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Report of the Governing Body

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Organisational management

The Governing Body meets ordinarily nine times a year. The work of developing policies and monitoring implementation is carried out by nine principal Committees:

- The House Committee considers questions involving the domestic finances, management and organisation of the House, accommodation and the use of space, and other domestic matters.
- The Finance Committee considers matters relating to the property and investments of the House, and questions involving the overall financial policy of the House.
- The Academic Committee considers matters relating to the teaching, research and educational activities of the House.
- The Development Committee considers matters concerned with alumni relations and with fund-raising for the purposes of the House, and advises the Development Director and the Development Adviser.
- The Salaries Board considers questions relating to the salaries and expenses of those engaged in teaching, members of the House and to other expenses connected with such teaching.
- The Grants Committee considers questions of reasonable charitable donations under Stat. XXXI.3.(v) and of grants for members of the Governing Body, Lecturers, Junior Research Fellows and Senior Scholars.
- The Benefices Committee exercises the Governing Body's right to present to vacant benefices in the gift of the House.
- The General Purposes and Strategy Committee considers questions of policy and strategy concerning the House.
- The Equality and Diversity Committee monitors, provides information and takes actions related to equality and diversity within the House, across the collegiate University, and in regards to external agencies and individuals.

The day-to-day running of the House is delegated to the Dean and Censors, and other college officers notably the Treasurer and the Steward. The Dean and Censors attend all meetings of the principal committees except that the Junior Censor does not attend the Salaries Board, the Senior Censor does not attend the Grants Committee and neither Censor attends the Benefices Committee. When the Dean is unable to attend a meeting, the Censor Theologiae normally attends in his place.

Under Clause 5(a) of the House's statutes, certain powers are reserved to the Dean and Chapter in respect of:

- (1) the Cathedral Church and its fabric and appurtenances, including the Chapter House; and
- (2) the Cathedral Chaplains, Organist, Lay Clerks, and Choristers, and other officers of the Cathedral Church; and
- (3) the residentiary houses assigned for occupation by the Dean and the Canons together with Cloister House.

Members of Chapter form the Board of Governors of Christ Church Cathedral School ("CCCS"), which is chaired by the Dean. CCCS occupies buildings provided by the House which from time to time provides financial support for the school including choral scholarships.

Group structure and relationships

The House administers many special trusts, as detailed in Notes 20 to 21 to the financial statements.

The House also has six wholly-owned non-charitable subsidiaries: Christ Church Oxford Trading Limited, whose annual profits are donated to the House under the Gift Aid Scheme, Christ Church Developments Limited, which undertakes major building projects, Christ Church (Evesham) Limited, Christ Church (Daventry) Limited, Thomas Wolsey Property Limited and Wick Farming Limited, all of which hold agricultural land with long term development potential. The trading activities of Christ Church Oxford Trading primarily comprise revenue from conference activities and letting of the facilities when not in use by the House. The subsidiaries' aims, objectives and achievements are covered in the relevant sections of this report.

The House is part of the collegiate University of Oxford. Material interdependencies between the University and the House arise as a consequence of this relationship.

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OBJECTIVES AND ACTIVITIES

Charitable Objects and Aims

The Objects of the Charity are as follows:

A) The advancement of religion, education and learning, in particular but not exclusively by:

- (i) the provision, support, conduct and maintenance of Christ Church Cathedral as the Cathedral of the Diocese of Oxford, together with its Choir;
- (ii) the provision, support, conduct and maintenance of Christ Church as a college within the University of Oxford; and
- (iii) the promotion of research in any branch of learning.

B) In so far as it is not incompatible with the objects set out in (A) above, the advancement of the arts, culture, heritage and science, in particular but not exclusively by:

- (i) the preservation and conservation of collections of articles of historical, aesthetic or scientific interest;
- (ii) the preservation and conservation of the Cathedral and its appurtenances including the Chapter House; and
- (iii) the preservation and conservation of the other buildings of the House and its curtilage including the Meadow.

The Governing Body has considered the Charity Commission's guidance on public benefit and in keeping with its objects, the House's aims for the public benefit are:

- the advancement of religion by providing and maintaining the Cathedral of the Diocese of Oxford which is home to an active congregation and a world famous Cathedral Choir;
- the advancement of education and learning by providing higher education for some 467 undergraduate and 235 postgraduate students within Oxford University, the students being selected by academic merit;
- the facilitation of research in a range of topics by providing access to its libraries, Picture Gallery and other collections to its undergraduates, graduates, fellows and members of the Governing Body undertaking research and, on a discretionary basis, to non-members of Christ Church undertaking appropriate research;
- the further advancement of education and learning through the activities of the Cathedral School;
- the advancement of the arts, culture, heritage and science by the preservation and conservation of collections of articles of historical, aesthetic or scientific interest; the making available of certain articles to researchers and/or the public;
- the advancement of the arts, culture and heritage by the preservation and conservation of the Cathedral and its appurtenances including the Chapter House, and by the preservation and conservation of the other buildings of the House and its curtilage including the Meadow, for the benefit of current and future members of the House and of the general public; and the advancement of the arts, culture and heritage by the maintenance of its choral foundation, one of the oldest in England;
- the House is particularly committed to the provision of student support, in the form of both bursaries and support for current students in financial difficulty, with a view to ensuring that those of sufficient academic ability should be able to attend Christ Church irrespective of family income.
- The aims set for the House's subsidiaries are to help finance the achievement of such aims.

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Activities and objectives of the House

The House's activities are focused on furthering its stated objects and aims for the public benefit.

Our stated object of promoting research has been furthered by the appointment of four new Junior Research Fellows and a Fixed Term Student in Law. We also reorganised the academic administrative team and the arrangement of work spaces in the Academic Office in order to support even more effectively our students, tutors and researchers, which also better enables us to further our research, teaching and educational objects.

Residential rooms and offices in Peckwater Quad continued to be refurbished, which is greatly enhancing Christ Church's student accommodation and its provision for academic research and teaching spaces. The final phase of refurbishments (Peck 9) was completed in September 2020, having paused for three months due to the initial pandemic lockdown. In September 2019, the Thatched Barn complex just to the south of the main site became operational as a Research and Visitor Centre. The Research Centre hosted a number of academic events, thereby further promoting our research object. It is also enhancing outreach to the wider public and advancing the general object of education and learning by providing a new gateway for visitors, who can now purchase their tickets at the front of the building and then take a tour of the College and Cathedral with a new multimedia audio guide available in a number of languages, which was created with input from our academic staff into the cultural and historical content provided. Unfortunately, both in-person research events and almost all tourist activity had to stop in mid-March in response to the pandemic.

The House's continued support of the IntoUniversity initiative in Oxford has contributed to our general object of advancing education and learning. Along with other access and outreach activities, it is part of an aim to broaden the available pool of candidates for our undergraduate places, and to enhance the quality of their education, supporting Christ Church's status as a college of the University of Oxford. Christ Church is now the major source of funding for the Oxford part of Target Oxbridge, which offers academic support and encouragement to potential applicants of black heritage. The Access and Outreach team has developed other projects in Christ Church's designated link regions and beyond. In particular, we have expanded Horizons, our sustained contact programme in our London link region, Barnet, and are establishing another sustained contact programme in collaboration with St Anne's College in the North-East of England, where we are part of a new regional College Consortium (with St Anne's and Trinity). Our digital offering now also includes a platform that allows prospective applicants to have conversations with trained student ambassadors on the Christ Church website. Christ Church is also participating in the University's new Bridging Programme, Opportunity Oxford.

The House's aim of providing support for students of modest means is furthered by our contribution to the Oxford Opportunity Bursary and the University's Crankstart (ex Moritz Heyman) Scholarship schemes administered by the central University, which makes allocations principally on the basis of household income. Christ Church also provides financial assistance such as subsidies of accommodation and dining costs, and summer internship bursaries, for current junior members depending on household income, with other grants allocated after evaluating students' income and expenditure on a case-by-case basis.

Over the summer of 2020, Christ Church organised a series of listening events involving all students and staff (academic and non-academic) and commissioned a report from Challenge Consultancy, which focused on promoting racial equality and encouraging diversity and inclusivity of all kinds in order to enhance our teaching and educational objects.

Governing Body held an offsite meeting in October 2019 at which it explored potential capital plans including in relation to Library provision for students, graduate student housing and the Picture Gallery, and explored expanding financial support for graduate students and endowing existing and new Official Studentships in preparation for a fundraising initiative to celebrate Christ Church's 500th anniversary in 2025. These discussions confirm the House's ambitious plans for further enhancing education and learning in the decades to come. Presentations were also made to Governing Body at the offsite meeting on safeguarding and the Prevent Duty.

ACHIEVEMENTS AND PERFORMANCE

467 undergraduate students were resident during the academic year (2018-19: 440), although the majority of undergraduates and a significant number of graduate students were permitted to leave Oxford in mid-March in response to the pandemic, with teaching and supervision being offered online throughout Trinity Term. Of the undergraduates, 121 (2018-19: 119) were finalists who completed their degree courses; 92% gained Firsts or 2.1s (2018-19: 93%).

225 graduate students were following courses of study during the academic year (2018-19: 225). Of these, 41 (2018-19: 56) completed Masters/BCI degrees and 21 completed doctorates (2018-19: 21).

Students' achievements are particularly notable given the considerable challenges they faced because of the pandemic. Support from Christ Church on the academic, welfare and financial fronts was undoubtedly crucial in achieving such impressive results.

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The Cathedral offered daily public worship and acted as a chapel for all members of Christ Church. It also offered a venue for special services for the Diocese of Oxford and other outside organisations. The Cathedral also provided a range of educational activities for schools and other groups, and functioned as a venue for public concerts and other events.

Pupil numbers at the Cathedral School increased throughout the year from 152 in Michaelmas Term to 157 at the end of Trinity Term. The number of Cathedral Choristers was 23 throughout the year. A total of 13 scholarships were gained by this year's leavers (2018-19: 11). The lockdown cost the Cathedral School £138k in fee discounts, reductions and deferrals, and provisioning for future fee discounts. This was offset by furlough income and savings in catering costs during the lockdown amounting to £137k.

Voluntary income as fundraising amounted to £2,517k (2018-19: £3,058k) which excludes all pledges and the notification of 7 new legacy bequests (19 for 2018-19). Whilst this has been a challenging year for Development, with all events postponed or cancelled, as well as overseas visits, engagement with alumni has been strong, helped with regular communications via e-Matters. The percentage of alumni donating to Christ Church remains at 14%, representing, once again, the highest since accurate records began. The 2020 Leavers' Gift saw 98% participation and whilst face to face solicitation has not been possible for much of the year we enrolled 4 new members of the Board of Benefactors (2018-19: 11).

Development costs (including salaries of staff in the development office, and organisation of alumni and donor events) amounted to £626k, representing a 31% reduction on the previous year (2018-19: £906k). Savings have come about due to two unfilled fundraising staff vacancies, the curtailment of events and travel due to the pandemic, and the decision not to publish the Christ Church Matters publication in Trinity Term.

FINANCIAL REVIEW

The House's total income of £36,054k (2018-19: £34,292k) was £1,762k higher than 2018-19, a 5.1% increase.

The charitable activities of the House include teaching and research, provision of board and lodgings for members of the House, Cathedral and Cathedral School and access for visitors. The income generated by these charitable activities amounted to £11,276k, a reduction of £1,909k (-14%) compared to the previous year (2018-19: £13,185k). The cost of undertaking these charitable activities in the year was £28,733k, a reduction of £2,272k (-7%) compared to the previous year (2018-19: £31,005k). There was an overall operating deficit of £17,457k (2018-19: £17,820k) on these charitable activities which is funded by expendable donations, trading income and transfers from the House's endowment.

Income

Income from charitable activities was £11,276k comprising fee income of £3,183k, which was 7% higher than the previous year, college residential income of £2,309k which was 26% lower, combined income from the Cathedral and Cathedral School of £2,712k was 3% higher and visitor income of £1,759k was £1,293k lower (-42%) than the previous year (2018-19: £3,052k) as a result of the Covid-19 pandemic.

Fundraising income (which includes both income and capital donations) was £2,517k, 18% lower than 2018-19. Capital donations of £2,030k were 16% lower (2018-19: £2,453k) while income donations of £487k were 20% lower than 2018-19 (£605k).

Non charitable trading income of £1,075k was 15% higher (2018-19: £936k), whilst charitable conference income of £1,199k was 5% lower than 2018-19.

Income from investment assets of £20,079k was 18% higher than the previous year (2018-19: £16,987k) due largely to an increase in equity dividends and other investment income (+£1,764k) and an increase in commercial property income (+£1,357k).

Other miscellaneous income of £1,107k includes a total of £914k received in the year from the Coronavirus Job Retention Scheme in relation to staff on furlough. All those staff were paid 100% of their basic pay during the furlough period.

Expenditure

The House sets its budget for expenditure on the basis of a rolling 5-year plan which enables forward planning of significant building and maintenance projects and other strategic projects set by Governing Body.

The House's total expenditure of £34,461k was £3,522k lower than 2018-19 (£37,983k).

Expenditure on charitable activities of £28,733k was £2,272k lower than the previous year. Maintenance and refurbishment expenditure on college buildings of £4,813k (2018-19: £5,692k), was £879k lower compared to the previous year. Included in the current year is £2,636k on phase 3b of the Peckwater Quad staircase refurbishment. The other main project in 2019-20 was the completion of works to the Thatched Barn; a total of £357k incurred in the year has been capitalised. The start of Canterbury 1 & 2 staircase refurbishment and Picture Gallery repairs are planned for 2020-21. Rent, rates and insurance of £736k is £17k higher than 2018-19, which includes the rental of 117 St Aldate's, Oxford, a 79 bed residential staircase occupied

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by the House on a 40 year long leasehold basis. Following a review of its Outreach and Access activities in 2017-18, a number of new initiatives were implemented in this area. 2019-20 is the third year of a 5-year project and saw expenditure fall by £59k to £400k.

Included in total charitable expenditure is the movement on the defined benefit pension schemes' deficit liability, as required under FRS 102. The net movement in the year is a reduction of £820k, being a reduction for OSPS of £61k, a reduction for USS of £870k and £111k liability for TPT recognised for the first time this year (2018-19: OSPS increase of £393k, USS increase of £1,566k = £1,959k). The total pension scheme deficit liability as at 31 July 2020 recognised in these financial statements as required by FRS 102 has thus reduced from £4,259k to £3,439k (USS: £1,548k, OSPS: £1,780k, TPT: £111k), producing a net reduction in funds available to the House of £3,439k.

The cost of generating funds in 2019-20 was £5,728k (2018-19: £6,978k), £1,250k or 18% lower than the previous year. Interest payable of £1,244k (2018-19: £1,027k) was £217k higher than 2018-19 and represents the interest payable on £40m loan notes, bearing a coupon of 2.567%, which were drawn down in September 2016 and on £15m loan notes, bearing a coupon of 2.01%, which were drawn down in November 2019. Investment management costs of £2,993k were £1,400k lower than the previous year due mainly to reduced maintenance and refurbishment expenditure incurred on the House's investment properties. Fundraising costs of £626k were 31% lower than 2018-19 (£906k), £47k due to the allocated share of the pension deficit liability movement. Direct costs of £581k were 19% lower than 2018-19 due to the impact of the Covid-19 pandemic on UK and overseas travel and fundraising events (2018-19: £712k).

The adoption of FRS 102 also requires the recognition of the fair value of complex financial instruments. In 2008, the House entered into an interest rate swap with Barclays Bank plc, under which it receives interest at 3-month LIBOR and pays a fixed rate of interest of 4.783%. The notional amount of the swap is £10m and expires on 1 February 2038. The fair value cost of unwinding this interest rate swap as at 31 July 2020 has been provided at £7,916k (2018-19: £6,662k), an increase in the year of £1,254k.

Result for the year

The consolidated net funds of the House rose by £8,794k in the year (2018-19: £23,755k), the net increase is attributable to:

	2019-20	2018-19
• Unrestricted funds	(£ 1,371k)	(£ 4,442k)
• Restricted funds	(£ 88k)	£ 893k
• Endowment funds (*)	£ 10,253k	£ 27,304k

(*) Including total investment gains in the year of £8,455k (2018-19: £28,095k).

Reserves policy

The House's reserves policy is to maintain sufficient free reserves to enable it to meet its short-term financial obligations in the event of an unexpected revenue shortfall to allow the House to be managed efficiently and to provide a buffer to ensure uninterrupted services.

Total funds of the House and its subsidiaries at the year-end amounted to £596.7m (2018-19: £587.9m). This includes endowment capital of £587.8m and unspent restricted income funds totalling £11.0m.

The House's free reserves at the year-end amounted to a deficit of £4,107k (2018-19: £3,069k deficit), representing retained unrestricted income reserves excluding an amount of £8,806k for the book value of fixed assets less associated funding arrangements and designated reserves at the year end amounting to £733k (2018-19: £600k). Governing Body has set a target to increase free reserves by £500k pa in its rolling 5-year plan. Whilst adopting a policy target for free reserves, the Governing Body also recognises that expenditure on certain repair and renovation projects could be postponed in the event of a cash-flow problem.

Designated reserves of £733k at the year end included £43k for unexpended Annual Fund projects which are projected to be spent over the next three years.

Risk management

The House has processes for identifying, evaluating and managing the principal risks and uncertainties faced by the House and its subsidiaries in undertaking their activities. When it is not able to address risk issues using internal resources, the House takes advice from external experts. A report on major risks is prepared annually by the Treasury, which is considered by the Finance Committee and Governing Body each year. Health and Safety risks are monitored by a committee of heads of department, chaired by the Steward and subject to annual external audit.

Training courses and other forms of career development are available to members of staff to enhance their skills in risk-related areas.

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The Governing Body, which has ultimate responsibility for managing any risks faced by the House, has given consideration to the major risks to which the House and its subsidiaries are exposed and has concluded that adequate systems are in place to manage these risks. It is recognised that systems can provide only reasonable, but not absolute, assurance that major risks have been managed.

The principal risks and uncertainties faced by the House and its subsidiaries that have been identified are categorised as follows:

Risk	Measures
1. Pandemic	Effective implementation of government policies; support for research into effective treatment and vaccination. Insurance.
2. Recruitment of staff (academic and non-academic)	Terms and conditions of service reviewed regularly
3. Reputational risk from lapses in academic standards	Monitor admissions procedures, student satisfaction and exam results
4. IT network and data security	IT managed jointly with Pembroke College. Investment in people and hardware/software
5. Disaster	Recovery planning procedures reviewed regularly, liaison with emergency services
6. Decline in purchasing power of the endowment	Diversified portfolio and close oversight from the Investment Group

Investment policy, objectives and performance

The House's investment objectives are to balance current and future beneficiary needs by:

- maintaining (at least) the value of the investments in real terms;
- producing consistent and sustainable income to support expenditure; and
- delivering these objectives within acceptable levels of risk.

To meet these objectives, the House's investments as a whole are managed on a total return basis, maintaining diversification across a range of asset classes in order to produce an appropriate balance between risk and return. In line with this approach, the House's statutes allow the House to invest permanent endowment to maximise the related total return and to make an appropriate proportion of the unapplied total return available for expenditure each year.

Investment policy and strategy are set by the Governing Body as advised by the Investment Group from time to time and performance is regularly monitored by the Investment Group. At the year end, the House's long term investments, combining securities and property investments, totalled £587.8m (2018-19: £577.6m), net of £55m loan notes. Investment returns were reasonable, with a total return on the House's investments of +4.9% (2018-19: +8.0%).

The carrying value of the preserved permanent capital and the amount of any unapplied total return available for expenditure was taken as the open market values of these funds as at 1 August 2001 together with the original gift value of all subsequent endowment received.

On the total return basis of investing, it is the Governing Body's policy to extract as income 3.25% (plus investment management costs) of the value of the relevant investments. However, to smooth and moderate the amounts withdrawn, this is calculated on the average of the year-end values in each of the preceding five years. Due to increasing investment values over the previous five years, the effective amounts withdrawn are currently less than the nominal 3.25% stated in this policy.

The equivalent of such 3.25% of the opening value of the securities and property investments, plus costs, was taken as income in the year. The Governing Body keeps the level of income withdrawn under review to balance the needs and interests of current and future beneficiaries of the House's activities.

Christ Church

Report of the Governing Body

Year ended 31 July 2020

Fundraising Activities

Christ Church's Alumni Relations and Development team exists to develop lifelong relationships with and amongst alumni, donors and supporters, and to raise funds for Christ Church's charitable activities. The Development Office consists of a Director and seven members of staff. Communications include news, research developments, events, exhibitions, resources, reunions, volunteering opportunities, fundraising appeals and progress updates that are important to alumni.

The Development Office works with a network of volunteers – the Development Board – who provide advice on its fundraising and alumni relations activities. The Development Office also works with other volunteers through the Christ Church Association and the American Friends of Christ Church. All communications from alumni volunteers to other alumni are directed through the office, with the exception of non-fundraising communications through the Alumni Social Media groups on Facebook, LinkedIn, and the Oxford Alumni Network.

Christ Church is committed to best practice when engaging with all alumni, current members, parents and friends of the House and is registered with the Fundraising Regulator. It voluntarily subscribes to its Code of Fundraising Practice as adapted, by agreement with the Regulator, to meet the particular circumstances of colleges in the University of Oxford. The activities of Christ Church Development Office volunteers adhere to the Code of Fundraising Practice as adapted. In May 2020 the Development Office adopted the University's Ethical Gifts Policy as a further commitment to best practice.

Christ Church is not aware of any failure on its part to comply with the Code, and has not received any complaints in 2019-20 about its fundraising activity, nor the activity of its volunteers. Christ Church does not solicit funds from members of the public: its fundraising activities are focused principally on its alumni and on third parties introduced to the House by alumni or the University of Oxford. The Development Office will always respect the wishes of any alumni who wish to expand or limit communications by type or means.

As a registered charity, Christ Church is regulated by the Charity Commission for England and Wales; in fundraising, the Development Office adheres to all applicable laws in the relevant jurisdictions. Personal information is handled with care and confidentiality, and is processed in accordance with the Data Protection Act, the General Data Protection Regulation, and all other applicable laws to support the House mission, related events, fundraising, sharing news, volunteering, and networking activities.

FUTURE PLANS

The House seeks to continue to fulfil its core purposes. To this end, its policies in all areas are reviewed regularly by the committees set out on page 6 and by the Governing Body. In 2020-21, the House will be marking the 40th anniversary of the arrival of women to study at Christ Church. To celebrate this major event in the history of the House's provision of education and learning, we plan to hold a number of events although some of these will have to be held virtually as a result of the pandemic. The House will also begin commissioning portraits to acknowledge this important anniversary and, more generally, diversify Christ Church's visual environment. Christ Church commissioned a report from Challenge Consultancy over the summer of 2020, which focused on promoting racial equality and encouraging diversity and inclusivity of all kinds. These initiatives will help Christ Church to ensure that it provides education and learning to all those who have the potential to benefit from them the most.

We also continue to make plans for the House's 500th anniversary in 2025, which will include increasing support for graduate and undergraduate education and for academic research through endowing academic posts and graduate scholarships and the opportunities made possible by our new Research Centre in the Thatched Barn. Plans to improve the Library and Picture Gallery, as well as to explore options to increase housing provision for graduate student, will likewise form part of the 500th anniversary celebrations.

Christ Church is also planning to undertake a governance review, if possible in the coming year, with the support of the Charity Commission, which will allow it to meet its various charitable objects as a College and Cathedral even more effectively and efficiently in the future.

Over the summer, the Cathedral has invested in state of the art mixing desk, camera and screen facilities to allow the regular livestreaming of services which have been severely curtailed during the pandemic.

Christ Church will continue to adapt its teaching and research to the unique challenges of the pandemic in the coming academic year, with extensive preparations in place to allow for the safe return of students in Michaelmas Term 2020. This work has also encompassed the operation of the Cathedral school which reopens at the start of the new academic year. Teaching, supervision and examining will be via a mix of in-person and remote provision, with flexibility built in to allow Christ Church to respond rapidly to changing public health circumstances. We are also planning to support students' wellbeing through targeted welfare support and extra-curricular activities (some taking place in a large marquee erected to allow for outdoor, socially-distanced activities, others online). These measures will allow Christ Church to continue promoting its teaching, research and educational objects effectively even in the face of the challenges of a global pandemic.

Christ Church

Report of the Governing Body

Year ended 31 July 2020

STATEMENT OF ACCOUNTING AND REPORTING RESPONSIBILITIES

The Governing Body is responsible for preparing the Report of the Governing Body and the financial statements in accordance with applicable law and regulations.

Charity law requires the Governing Body to prepare financial statements for each financial year. Under that law the Governing Body has prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 102: The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102).

Under charity law the Governing Body must not approve the financial statements unless it is satisfied that they give a true and fair view of the state of affairs of the House and of its net income or expenditure for that period. In preparing these financial statements, the Governing Body is required to:

- select the most suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards, including FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- state whether a Statement of Recommended Practice (SORP) applies and has been followed, subject to any material departures which are explained in the financial statements.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the House will continue to operate.

The Governing Body is responsible for keeping proper accounting records that are sufficient to show and explain the House's transactions and disclose with reasonable accuracy at any time the financial position of the House and enable it to ensure that the financial statements comply with the Charities Act 2011. It is also responsible for safeguarding the assets of the House and ensuring their proper application under charity law and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Governing Body on 02 December 2020 and signed on its behalf by:

Professor Ian Watson

Censor Theologiae

Christ Church

Independent auditor's report to the Members of the Governing Body of Christ Church

Opinion

We have audited the financial statements of Christ Church (the "Charity") for the year ended 31 July 2020 which comprise the Statement of Accounting Policies, the Consolidated Statement of Financial Activities, the Consolidated and House Balance Sheets, the Consolidated Cash Flow Statement and notes to the financial statements. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group and charity's affairs as at 31 July 2020 and of the group's income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Members of the Governing Body's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Members of the Governing Body have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The Members of the Governing Body are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Christ Church

Independent auditor's report to the Members of the Governing Body of Christ Church

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion:

- sufficient accounting records have not been kept;
- the financial statements are not in agreement with the accounting records and returns; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

Responsibilities of the Members of the Governing Body

As explained more fully in the Statement of Accounting and Reporting Responsibilities [set out on page 21], the Members of the Governing Body are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Members of the Governing Body are responsible for assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Members of the Governing Body either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our Report

This report is made solely to the House's Governing Body, as a body, in accordance with section 144 of the Charities Act 2011 and the regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Members of the Governing Body those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the House's Governing Body as a body, for our audit work, for this report, or for the opinions we have formed.

Critchleys Audit LLP
Statutory Auditor
Oxford

Date:

Critchleys Audit LLP is eligible to act as an auditor in terms of sections 1212 of the Companies Act 2006.

1. Scope of the financial statements

The financial statements present the Consolidated Statement of Financial Activities (SOFA), the Consolidated and House Balance Sheets and the Consolidated Statement of Cash Flows for the House and its wholly-owned subsidiaries Christ Church Library Charity Limited, Christ Church Oxford Trading Limited, Christ Church (Evesham) Limited, Christ Church (Daventry) Limited, Thomas Wolsey Property Limited, Wick Farming Limited and Christ Church Developments Limited. The subsidiaries have been consolidated from the date of their formation being the date from which the House has exercised control through voting rights in the subsidiaries. No separate SOFA has been presented for the House alone as permitted by the Charity Commission on a concessionary basis for the filing of consolidated financial statements. A summary of the results and financial position of the charity and each of its material subsidiaries for the reporting year are disclosed in note 14.

2. Basis of accounting

The House's individual and consolidated financial statements have been prepared in accordance with United Kingdom Accounting Standards, in particular 'FRS 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102).

The House is a public benefit entity for the purposes of FRS 102 and a registered charity. The House has therefore also prepared its individual and consolidated financial statements in accordance with 'The Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with FRS 102' (The Charities SORP (FRS 102)).

The financial statements have been prepared on a going concern basis and on the historical cost basis, except for the measurement of investments and certain financial assets and liabilities at fair value with movements in value reported within the Statement of Financial Activities (SOFA). The principal accounting policies adopted are set out below and have been applied consistently throughout the year.

The Covid-19 pandemic has had a significant impact on the operations of the House. Teaching, supervision and examining in Trinity Term 2020 was conducted online with almost all undergraduates and most graduate students leaving Oxford by the end of March, in line with advice from the University, Conference of Colleges and public health authorities. Student welfare support and extracurricular activities were moved to online platforms at the same time. The Cathedral School also shifted to online teaching and the Cathedral was closed to public worship in person during the first months of the pandemic. Research, tourism and conference activities have been curtailed since the lockdown in March 2020. However, the House has a strong cash position, significant income generating assets and the ability to make economies swiftly. Governing Body has given consideration to the appropriateness of continuing to adopt the going concern basis in preparing these financial statements and, in light of these factors, is satisfied with adopting that position. Cash holdings at 31 July 2020 were £14.3m plus a further £20.6m is held in the endowment in fixed term deposits and cash.

3. Accounting judgements and estimation uncertainty

In preparing financial statements it is necessary to make certain judgements, estimates and assumptions that affect the amounts recognised in the financial statements. The following judgements and estimates are considered by the Governing Body to have most significant effect on amounts recognised in the financial statements.

Before legacies are recognised in the financial statements, the Governing Body has to exercise judgement as to what constitutes sufficient evidence of entitlement to the bequest. Sufficient entitlement exists once notification of payment has been received from the executor(s) of the estate or estate accounts are available which indicate there are sufficient funds in the estate after meeting liabilities for the bequest to be paid.

With respect to the next financial year, the most significant areas of uncertainty that affect the carrying value of assets held by the House and its subsidiaries are the level of investment return and the performance of investment markets.

4. Income recognition

All income is recognised once the House has entitlement to the income, the economic benefit is probable and the amount can be reliably measured.

a. Income from fees, Office for Students support and other charges for services

Fees receivable, less any scholarships, bursaries or other allowances granted from the House's unrestricted funds, Office for Students support and charges for services and use of the premises are recognised and accounted for in the period in which the related service is provided.

b. Income from donations, grants and legacies

Donations and grants that do not impose specific future performance-related or other specific conditions are recognised on the date on which the charity has entitlement to the resource, the amount can be reliably measured and the economic benefit to the House of the donation or grant is probable. Donations and grants subject to performance-related conditions are recognised as and when those conditions are met. Donations and grants subject to other specific conditions are recognised as those conditions are met or their fulfilment is wholly within the control of the House and it is probable that the specified conditions will be met.

Legacies are recognised following grant of probate and once the House has received sufficient information from the executor(s) of the deceased's estate to be satisfied that the gift can be reliably measured and that the economic benefit to the House is probable.

Donations, grants and legacies accruing for the general purposes of the House are credited to unrestricted funds.

Donations, grants and legacies which are subject to conditions as to their use imposed by the donor or set by the terms of an appeal are credited to the relevant restricted fund or, where the donation, grant or legacy is required to be held as capital, to the endowment funds. Where donations are received in kind (as distinct from cash or other monetary assets), they are measured at the fair value of those assets at the date of the gift.

c. Investment income

Interest on bank balances is accounted for on an accrual basis with interest recognised in the period to which the interest relates.

Income from fixed interest debt securities is recognised using the effective interest rate method.

Dividend income and similar distributions are recognised on the date the share interest becomes ex-dividend or when the right to the dividend can be established.

Income from investment properties is recognised in the period to which the rental income relates.

5. Expenditure

Expenditure is accounted for on an accruals basis. A liability and related expenditure is recognised when a legal or constructive obligation commits the House to expenditure that will probably require settlement, the amount of which can be reliably measured or estimated.

Grants awarded that are not performance-related are charged as an expense as soon a legal or constructive obligation for their payment arises. Grants subject to performance-related conditions are expensed as the specified conditions of the grant are met.

All expenditure including support costs and governance costs are allocated or apportioned to the applicable expenditure categories in the Statement of Financial Activities (the SOFA).

Support costs which includes governance costs (costs of complying with constitutional and statutory requirements) and other indirect costs are apportioned to expenditure categories in the SOFA based on the estimated amount attributable to that activity in the year, either by reference to staff time or the use made of the underlying assets, as appropriate. Irrecoverable VAT is included with the item of expenditure to which it relates.

Intra-group sales and charges between the House and its subsidiaries are excluded from trading income and expenditure in the consolidated financial statements.

6. Leases

Leases of assets that transfer substantially all the risks and rewards of ownership are classified as finance leases. The costs of the assets held under finance leases are included within fixed assets and depreciation is charged over the shorter of the lease term and the assets' useful lives. Assets are assessed for impairment at each reporting date. The corresponding capital obligations under these leases are shown as liabilities and recognised at the lower of the fair value of the leased assets and

the present value of the minimum lease payments. Lease payments are apportioned between capital repayment and finance charges in the SOFA so as to achieve a constant rate of interest on the remaining balance of the liability.

Leases that do not transfer all the risks and rewards of ownership are classified as operating leases. Rentals payable under operating leases are charged in the SOFA on a straight line basis over the relevant lease terms. Any lease incentives are recognised over the lease term on a straight line basis.

7. Tangible fixed assets

Land is stated at cost. Buildings and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses.

Expenditure on the acquisition or enhancement of land and on the acquisition, construction and enhancement of buildings which is directly attributable to bringing the asset to its working condition for its intended use and amounting to more than £20,000 together with expenditure on equipment costing more than £20,000 is capitalised.

Where a part of a building or equipment is replaced and the costs capitalised, the carrying value of those parts replaced is derecognised and expensed in the SOFA.

Other expenditure on equipment incurred in the normal day-to-day running of the House and its subsidiaries is charged to the SOFA as incurred.

8. Depreciation

Depreciation is provided to write off the cost of all relevant tangible fixed assets, less their estimated residual value, in equal annual instalments over their expected useful economic lives as follows:

Freehold properties, including major extensions	50 years
Leasehold properties	50 years or period of lease if shorter
Building improvements	10 - 30 years
Equipment	3 - 10 years
Books	2% pa reducing balance

Freehold land is not depreciated. The cost of maintenance is charged in the SOFA in the period in which it is incurred.

At the end of each reporting period, the residual values and useful lives of assets are reviewed and adjusted if necessary. In addition, if events or change in circumstances indicate that the carrying value may not be recoverable then the carrying values of tangible fixed assets are reviewed for impairment

Properties held under a Shared Equity House Purchase scheme are held at the original cost of the House's share and are not depreciated.

9. Heritage Assets

The House has chosen to hold heritage assets at cost. The House has a number of assets, including items of art and historic texts that meet the definition of heritage assets under the SORP. The depreciated historic cost of the majority of these items is nil. Items purchased are recognised at cost and items donated to the House are recognised at fair value. The House has taken advantage of the exemption within FRS 102 not to disclose transactions before 1 January 2015 as obtaining fair values for these assets would be impracticable and the cost of obtaining such valuations would outweigh the benefits to the users of these financial statements

10. Investments

Investment properties are initially recognised at their cost and subsequently measured at their fair value (market value) at each reporting date. Purchases and sales of investment properties are recognised on exchange of contracts.

Listed investments are initially measured at their cost and subsequently measured at their fair value at each reporting date. Fair value is based on their quoted price at the balance sheet date without deduction of the estimated future selling costs.

Investments such as hedge funds and private equity funds which have no readily identifiable market value are initially measured at their costs and subsequently measured at their fair value at each reporting date without deduction of the estimated future selling costs. Fair value is based on the most recent valuations available from their respective fund managers.

Other unquoted investments are valued using primary valuation techniques such as earnings multiples, recent transactions and net assets where reliable estimates can be made – otherwise at cost less any impairment.

Changes in fair value and gains and losses arising on the disposal of investments are credited or charged to the income or expenditure section of the SOFA as 'gains or losses on investments' and are allocated to the fund holding or disposing of the relevant investment.

11. Other financial instruments

a. Derivatives

Christ Church has employed an interest rate swap on one occasion in 2008 to fix the cost of its debt for 30 years.

Derivative financial instruments are initially measured at fair value on the date the contract is entered into and are subsequently measured at fair value. Changes in fair value are credited or charged to the income or expenditure section of the SOFA. Hedge accounting is not currently applied to derivatives.

b. Cash and cash equivalents

Cash and cash equivalents include cash at banks and in hand and short term deposits with a maturity date of three months or less.

c. Debtors and creditors

Debtors and creditors receivable or payable within one year of the reporting date are carried at their transaction price. Debtors and creditors that are receivable or payable in more than one year and not subject to a market rate of interest are measured at the present value of the expected future receipts or payment discounted at a market rate of interest.

12. Stocks

Stocks are valued at the lower of cost and net realisable value, cost being the purchase price on a first in, first out basis.

13. Foreign currencies

The functional and presentation currency of the House and its subsidiaries is the pound sterling.

Transactions denominated in foreign currencies during the year are translated into pounds sterling using the spot exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated into pounds sterling at the rates applying at the reporting date.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the exchange rates at the reporting date are recognised in the income and expenditure section of the SOFA.

14. Total Return investment accounting

The House's Statutes authorise the House to adopt a 'total return' basis for the investment of its permanent endowment. The House can invest its permanent endowment without regard to the capital/income distinctions of standard trust law and with discretion to apply any part of the accumulated total return on the investment as income for spending each year. Until this power is exercised, the total return is accumulated as a component of the endowment known as the unapplied total return that can be either be retained for investment or release to income at the discretion of the Governing Body.

15. Fund accounting

The total funds of the House and its subsidiaries are allocated to unrestricted, restricted or endowment funds based on the origins of the terms set by the donors or set by the terms of an appeal. Endowment funds are further sub-divided into permanent and expendable.

Unrestricted funds can be used in furtherance of the objects of the House at the discretion of the Governing Body. The Governing Body may decide that part of the unrestricted funds shall be used in future for a specific purpose and this will be accounted for by transfers to appropriate designated funds.

Restricted funds comprise gifts, legacies and grants where the donors specified that the funds are to be used for particular purposes of the House. They consist of either gifts where the donor has specified that both the capital and any income arising must be used for the purposes given or the income on gifts where the donor has required or permitted the capital be maintained and with the intention that the income will be used for specific purposes within the House's objects.

Permanent endowment funds arise where donors specify that the funds are to be retained as capital for the permanent benefit of the House. Any part of the total return arising from the capital that is allocated to income will be accounted for as unrestricted funds unless the donor has placed restrictions on the use of that income, in which case it will be accounted for as a restricted fund.

Expendable endowment funds are similar to permanent endowment in that they have been given, or the House has determined based on the circumstances that they have been given, for the long term benefit of the House. However, the Governing Body may at its discretion determine to spend all or part of the capital.

16. Pension costs

FRS 102 makes the distinction between a group plan and a multi-employer scheme. A group plan consists of a collection of entities under common control typically with a sponsoring employer. A multi-employer scheme is a scheme for entities not under common control and represents an industry-wide scheme such as Universities Superannuation Scheme or one for employers in the same locality such as the University of Oxford Staff Pension Scheme. The accounting for a multi-employer scheme where the employer has entered into an agreement with the scheme that determines how the employer will fund a deficit results in the recognition of a liability for the contributions payable that arise from the agreement (to the extent that they relate to the deficit) and the resulting expense in profit or loss in accordance with section 28 of FRS 102. The trustees are satisfied that Universities Superannuation Scheme and the University of Oxford Staff Pension Scheme both meet the definition of a multi-employer scheme and has therefore recognised the discounted fair value of the contractual contributions under the recovery plans in existence at the date of approving the financial statements.

The House also operates a defined contribution pension scheme. Contributions to these arrangements are charged to the SOFA in the period in which they are payable.

Christ Church
Consolidated Statement of Financial Activities
For the year ended 31 July 2020

	Notes	Unrestricted Funds £'000	Restricted Funds £'000	Endowed Funds £'000	2020 Total £'000	2019 Total £'000
INCOME AND ENDOWMENTS FROM:						
Charitable activities:	1					
Teaching, research and residential		8,564	-	-	8,564	10,563
Cathedral School		2,374	-	-	2,374	2,216
Cathedral		99	229	10	338	406
Other trading income	3	1,075	-	-	1,075	936
Donations and legacies	2	110	377	2,030	2,517	3,058
Investments:						
Investment income	4	123	23	19,933	20,079	16,987
Total return allocated to income	15	10,206	6,222	(16,428)	-	-
Other income	5	1,091	16	-	1,107	126
Total income		23,642	6,867	5,545	36,054	34,292
EXPENDITURE ON:						
Charitable activities:	6					
Teaching, research and residential		18,888	4,247	-	23,135	25,903
Other charitable activities		-	798	-	798	590
Cathedral School		2,796	-	-	2,796	2,469
Cathedral		1,837	167	-	2,004	2,043
Generating funds:						
Fundraising		626	-	-	626	906
Trading expenditure		865	-	-	865	652
Endowment management costs		151	-	2,842	2,993	4,393
Interest payable on loan notes		-	-	1,244	1,244	1,027
Total expenditure		25,163	5,212	4,086	34,461	37,983
Net Income/(Expenditure) before gains		(1,521)	1,655	1,459	1,593	(3,691)
Net gains on investments	12, 13	-	-	8,455	8,455	28,095
(Losses)/Gains on complex financial instruments	26	(1,254)	-	-	(1,254)	(1,244)
Net Income		(2,775)	1,655	9,914	8,794	23,160
Transfers between funds	20	1,404	(1,743)	339	-	-
Other recognised gains/losses						
Gains/(losses) on revaluation of fixed assets		-	-	-	-	595
Net movement in funds for the year		(1,371)	(88)	10,253	8,794	23,755
Fund balances brought forward	20	(736)	11,096	577,568	587,928	564,173
Funds carried forward at 31 July		(2,107)	11,008	587,821	596,722	587,928

See note 34a for the Consolidated Statement of Financial Activities for the prior year.

Christ Church
Consolidated and College Balance Sheets
As at 31 July 2020

	Notes	2020 Group £'000	2019 Group £'000	2020 The House £'000	2019 The House £'000
FIXED ASSETS					
Tangible assets	10	17,481	17,476	17,471	17,464
Property investments	12	248,329	213,055	222,167	187,206
Other investments	13	395,996	405,623	420,807	430,434
Total Fixed Assets		661,806	636,154	660,445	635,104
CURRENT ASSETS					
Stocks		824	718	768	718
Debtors	16	3,132	3,851	4,979	5,175
Cash at bank and in hand		14,325	15,300	13,676	14,280
Total Current Assets		18,281	19,869	19,423	20,173
LIABILITIES					
Creditors: amounts falling due within one year	17	6,939	7,069	6,746	6,379
NET CURRENT ASSETS		11,342	12,800	12,677	13,794
TOTAL ASSETS LESS CURRENT LIABILITIES		673,148	648,954	673,122	648,898
CREDITORS: falling due after more than one year	18	72,916	56,662	72,916	56,662
Provisions for liabilities and charges	19	71	105	71	105
NET ASSETS BEFORE PENSION LIABILITY		600,161	592,187	600,135	592,131
Defined benefit pension scheme liability	24	3,439	4,259	3,439	4,259
TOTAL NET ASSETS		596,722	587,928	596,696	587,872
FUNDS OF THE COLLEGE					
Endowment funds	20	587,821	577,568	587,821	577,568
Restricted funds		11,008	11,096	11,008	11,096
Unrestricted funds					
Designated funds		733	600	733	600
General funds		3,966	5,036	8,489	9,529
Revaluation reserve		4,549	4,549	-	-
Pension and loan swap reserve	20, 24	(11,355)	(10,921)	(11,355)	(10,921)
		596,722	587,928	596,696	587,872

The financial statements were approved and authorised for issue by the Governing Body of Christ Church on 02 December 2020.

Professor Ian Watson
Censor Theologiae

Mr James Lawrie
Treasurer

Christ Church
Consolidated Statement of Cash Flows
For the year ended 31 July 2020

	Notes	2020 £'000	2019 £'000
Net cash provided by (used in) operating activities	27	(15,743)	(13,018)
Cash flows from investing activities			
Dividends, interest and rents from investments		20,079	16,987
Cash inflows from new borrowing		15,000	-
Interest payable on loan notes		(1,244)	(1,027)
Investment management costs		(2,993)	(4,393)
Proceeds from the sale of property, plant and equipment		-	-
Purchase of property, plant and equipment		(912)	(3,687)
Proceeds from sale of investments		11,498	72,044
Purchase of investments		(28,690)	(72,327)
Net cash provided by (used in) investing activities		12,738	7,597
Cash flows from financing activities			
Repayments of borrowing		-	-
Receipt of endowment		2,030	2,453
Net cash provided by (used in) financing activities		2,030	2,453
Change in cash and cash equivalents in the reporting period		(975)	(2,968)
Cash and cash equivalents at the beginning of the reporting period		15,300	18,268
Cash and cash equivalents at the end of the reporting period	29	14,325	15,300

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

1 INCOME FROM CHARITABLE ACTIVITIES

	2020 £'000	2019 £'000
Teaching, Research and Residential		
Unrestricted funds		
Tuition fees - UK and EU students	1,859	1,874
Tuition fees - Overseas students	928	745
Other fees	53	30
Other Office for Students support	343	317
Other academic income	89	126
College residential income	3,533	4,419
Charitable visitor income	1,759	3,052
	8,564	10,563
Total Teaching, Research and Residential	8,564	10,563
Unrestricted funds		
Cathedral School income	2,374	2,216
Cathedral income	99	156
	2,473	2,372
Restricted funds		
Cathedral income	229	243
	229	243
Endowed funds		
Cathedral income	10	7
	10	7
	2,712	2,622
Total income from charitable activities	11,276	13,185

The above analysis includes £3,129k received from Oxford University from publicly accountable funds under the Collegiate Funding Formula Scheme (2018-19: £2,936k).

Under the terms of the undergraduate student support package offered by Oxford University to students from lower income households, the House's share of the fees waived amounted to £0k (2018-19: £1k). These are not included in the fee income reported above.

2 DONATIONS AND LEGACIES

	2020 £'000	2019 £'000
Donations and Legacies		
Unrestricted funds	110	130
Restricted funds	377	475
Endowed funds	2,030	2,453
	2,517	3,058

3 INCOME FROM OTHER TRADING ACTIVITIES

	2020 £'000	2019 £'000
<i>Unrestricted funds</i>		
Subsidiary company trading income	1,075	936
	1,075	936

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

4 INVESTMENT INCOME

	2020	2019
	£'000	£'000
<i>Unrestricted funds</i>		
Agricultural rent	66	80
Bank interest	56	76
Other interest	1	2
	123	158
<i>Restricted funds</i>		
Other interest	23	31
	23	31
<i>Endowed funds</i>		
Agricultural rent	703	612
Commercial rent	4,804	4,093
Other property income	2,046	1,477
Equity dividends	587	725
Other investment income	11,793	9,891
	19,933	16,798
Total Investment income	20,079	16,987

5 OTHER INCOME

	2020	2019
	£'000	£'000
<i>Unrestricted funds</i>		
Other miscellaneous income	1,091	109
	1,091	109
<i>Restricted funds</i>		
Other miscellaneous income	16	17
	16	17

A total of £914k (2018-19: nil) of other miscellaneous income was received in the year from the Coronavirus Job Retention Scheme.

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

6 ANALYSIS OF EXPENDITURE

	2020	2019
	£'000	£'000
Charitable expenditure		
Direct staff costs allocated to:		
Teaching, research and residential	7,890	9,991
Other direct costs allocated to:		
Teaching, research and residential	12,623	13,631
Other charitable activities	798	590
Cathedral school	2,730	2,416
Cathedral	2,004	2,043
Support and governance costs allocated to:		
Teaching, research and residential	2,622	2,281
Cathedral school	66	53
Total charitable expenditure	<u>28,733</u>	<u>31,005</u>
Expenditure on generating funds		
Direct staff costs allocated to:		
Fundraising	393	569
Trading expenditure	350	372
Other direct costs allocated to:		
Fundraising	154	262
Trading expenditure	433	186
Investment management costs	2,727	4,250
Interest payable on notes	1,244	1,027
Support and governance costs allocated to:		
Fundraising	79	75
Trading expenditure	82	94
Investment management costs	266	143
Total expenditure on generating funds	<u>5,728</u>	<u>6,978</u>
Total expenditure	<u><u>34,461</u></u>	<u><u>37,983</u></u>

The House is liable to be assessed for contribution under the provisions of a new replacement for Statute XV of the University of Oxford. The scheme has been approved by the Council of the University, Congregation and Her Majesty in Council. The papers agreed by Council clearly set out that the charge due for a year is payable in that year so therefore; no liability in respect of 2019-20 exists. No provision has therefore been made in these accounts. The Contribution Fund is used to make grants and loans to colleges on the basis of need.

The teaching, research and residential costs include College Contribution payable of £477k (2018-19: £374k).

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

7 ANALYSIS OF SUPPORT AND GOVERNANCE COSTS

	Generating Funds £'000	Teaching and Research £'000	Public Worship, Choir & Choir School £'000	Heritage £'000	2020 Total £'000
Financial administration	227	208	0	0	435
Domestic administration	59	579	0	0	638
Human resources	0	44	0	0	44
IT	12	351	0	0	363
Endowment management	115	-	0	0	115
Depreciation	2	839	66	0	907
Loan interest payable	1,244	502	0	0	1,746
Other finance charges	12	49	0	0	61
Governance costs	0	50	0	0	50
	1,671	2,622	66	0	4,359

	Generating Funds £'000	Teaching and Research £'000	Public Worship, Choir & Choir School £'000	Heritage £'000	2019 Total £'000
Financial administration	215	235	0	0	450
Domestic administration	72	695	0	0	767
Human resources	-	27	-	-	27
IT	13	327	0	0	340
Depreciation	1	413	53	0	467
Loan interest payable	1,027	498	0	0	1,525
Other finance charges	11	39	0	0	50
Governance costs	0	47	0	0	47
	1,339	2,281	53	0	3,673

Financial and domestic administration and IT costs are attributed according to the estimated staff time spent on each activity.
Depreciation costs and profit or loss on disposal of fixed assets are attributed according to the use made of the underlying assets.
Interest and other finance charges are attributed according to the purpose of the related financing.

Governance costs comprise:

	2020 £'000	2019 £'000
Auditor's remuneration - audit services	43	46
Auditor's remuneration - other services	7	1
Other governance costs	0	0
	50	47

No amount has been included in governance costs for the direct employment costs or reimbursed expenses of the House's Fellows on the basis that these payments relate to the Fellow's involvement in the House's charitable activities. Details of the remuneration of the Fellows and their reimbursed expenses are included as a separate note within these financial statements.

8 GRANTS AND AWARDS

During the year the House funded academic awards and bursaries to students from its restricted and unrestricted funds as follows:

Unrestricted funds

Grants to individuals:		
Scholarships, prizes and grants	97	44
Bursaries and financial assistance awards	33	44
Total unrestricted	130	88

Restricted funds

Grants to individuals:		
Scholarships, prizes and grants	294	327
Bursaries and financial assistance awards	628	726
Total restricted	922	1,053
Total grants and awards	1,052	1,141

Within the bursaries and financial assistance awards figure above, is the cost to the House of the Oxford Bursary Scheme. Undergraduate students of the House received £114k (2019: £111k). Some of those students also received fee waivers amounting to £0k (2019: £1k).

The above costs are included within the charitable expenditure on Teaching, Research and Residential.

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

9 STAFF COSTS

	2020 £'000	2019 £'000
The aggregate staff costs for the year were as follows.		
Salaries and wages	7,983	7,621
Social security costs	732	718
Pension costs:		
Defined benefit schemes	1,466	1,295
Pension deficit liability movement (note 24)	(994)	1,909
Other benefits	825	754
	10,012	12,297

Staff costs of £1,141k (2018-19: £962k) included in total Cathedral costs and £1,999k (2018-19: £1,758k) included in total Cathedral school costs are not included in the aggregate payroll costs shown above.

	2020	2019
The average number of employees of the House, excluding Trustees, on a full time equivalent basis was as follows:		
Tuition and research	65	62
College residential	123	117
Trading and visitor	20	22
Cathedral	17	21
Cathedral School	68	67
Fundraising	4	5
Support	83	85
Total	380	379

The average number of employed Trustees during the year was as follows:

	2020	2019
University Lecturers	22	21
CUF Lecturers	16	16
Faculty Lecturers	1	1
Other teaching and research	5	5
Other	12	12
Total	56	55

The following information relates to the employees of the House excluding the House Trustees. Details of the remuneration and reimbursed expenses of the House Trustees is included as a separate note in these financial statements.

The number of employees (excluding members of Governing Body) during the year whose gross pay and benefits (excluding employer NI and pension contributions) falling within the following bands was:

	2020	2019
£60,001-£70,000	3	2
£70,001-£80,001	6	5
£80,001-£90,001	1	0

The number of the above employees with retirement benefits accruing was as follows:

	2020	2019
In defined benefits schemes	10	7
In defined contribution schemes	0	0
The House's contributions to defined contribution pension schemes totalled	0	0

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

10 TANGIBLE FIXED ASSETS

Group	Assets in the course of construction £'000	Leasehold land and buildings £'000	Freehold land and buildings £'000	Plant and machinery £'000	Total £'000
Cost					
At start of year	5,401	417	10,221	7,620	23,659
Additions	357	0	50	696	1,103
Disposals	0	0	(191)	0	(191)
Transfer	(5,758)		5,758	0	-
At end of year	0	417	15,838	8,316	24,571
Depreciation and impairment					
At start of year	0	0	3,528	2,655	6,183
Depreciation charge for the year	0	0	600	307	907
Depreciation on disposals	0	0	0	0	0
At end of year	0	0	4,128	2,962	7,090
Net book value					
At end of year	0	417	11,710	5,354	17,481
At start of year	5,401	417	6,693	4,965	17,476
The House	Assets in the course of construction £'000	Leasehold land and buildings £'000	Freehold land and buildings £'000	Plant and machinery £'000	Total £'000
Cost					
At start of year	5,401	417	10,222	7,555	23,595
Additions	357	0	50	696	1,103
Disposals	0	0	(191)	0	(191)
Transfers	(5,758)	0	5,758	0	0
At end of year	0	417	15,839	8,251	24,507
Depreciation and impairment					
At start of year	0	0	3,531	2,600	6,131
Charge for the year	0	0	599	306	905
At end of year	0	0	4,130	2,906	7,036
Net book value					
At end of year	0	417	11,709	5,345	17,471
At start of year	5,401	417	6,691	4,955	17,464

The House has substantial long-held historic assets all of which are used in the course of the House's teaching and research activities. These comprise listed buildings on the House site, together with their contents comprising works of art, ancient books and manuscripts and other treasured artefacts. Because of their age and, in many cases, unique nature, reliable historical cost information is not available for these assets and could not be obtained except at disproportionate expense. However, in the opinion of the Trustees the depreciated historical cost of these assets is now immaterial.

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

11 HERITAGE ASSETS

The House holds a collection of early printed books, manuscripts and photographs, circa 650 paintings, circa 3,000 prints and circa 2,000 drawings, a collection of 18th and 19th century English glass and a number of Russian icons of the 17th and 18th century. All of these were donated to the House between 1710 and 1980 on the understanding that it will preserve them and make them accessible to scholars and, within appropriate limits, to members of the public. Heritage assets are held at historical cost which in the opinion of the Trustees is now immaterial. The Trustees consider the cost to carry out a valuation of these heritage assets held would not be commensurate with the benefit to the users of the financial statements.

Christ Church is one of the major research libraries in the world, home to many thousands of priceless documents and collections. They encompass a vast array of rare and unique materials in a number of formats, ranging from illuminated manuscripts and early printed books to family papers, maps, artefacts and images. These collections support research by members of Christ Church and Oxford University, as well as an international community of scholars.

Christ Church is unique among the Oxford and Cambridge colleges in possessing an important collection of Old Master paintings and drawings, housed in a purpose-built gallery of considerable architectural interest. The Picture Gallery is open to members of the public, Christ Church and Oxford University and the Old Master collection has been on view to the public since 1768. No material acquisitions or disposals have occurred over the last 5 years.

12 PROPERTY INVESTMENTS

Group	Agricultural £'000	Commercial £'000	Residential and Other £'000	2020 Total £'000	2019 Total £'000
Valuation at start of year	90,324	91,164	31,567	213,055	156,727
Additions and improvements at cost	340	25,473	48	25,861	55,483
Disposals	(1,993)	30	0	(1,963)	(9,219)
Revaluation gains/(losses) in the year	10,323	744	309	11,376	10,064
Valuation at end of year	98,994	117,411	31,924	248,329	213,055

The House	Agricultural £'000	Commercial £'000	Residential and Other £'000	2020 Total £'000	2019 Total £'000
Valuation at start of year	64,472	91,167	31,567	187,206	151,829
Additions and improvements at cost	27	25,473	48	25,548	34,533
Disposals	(1,993)	30	0	(1,963)	(9,219)
Revaluation gains/(losses) in the year	10,323	744	309	11,376	10,063
Valuation at end of year	72,829	117,414	31,924	222,167	187,206

A formal valuation of the agricultural, commercial and residential properties was prepared by Savills (L&P) Limited as at 31 July 2020.

In addition to the direct property investments stated above, the House holds a total of £42.0m of indirect property in four property specific investments as well as exposure in diversified funds.

For prior year comparatives see note 34 b.

13 OTHER INVESTMENTS

All investments are held at fair value.

	2020 £'000	2019 £'000
Group investments		
Valuation at start of year	405,623	433,573
New money invested	2,829	16,843
Amounts withdrawn	(7,911)	(57,232)
(Decrease)/ increase in cash held	(1,624)	(5,593)
Increase in value of investments	(2,921)	18,032
Group investments at end of year	395,996	405,623

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

13 OTHER INVESTMENTS CONTINUED

	2020 £'000	2019 £'000
The House investments		
Valuation at start of year	405,623	433,573
New money invested	2,829	16,843
Amounts withdrawn	(7,911)	(57,232)
(Decrease)/ increase in cash held	(1,624)	(5,593)
Increase in value of investments	(2,921)	18,032
	395,996	405,623
Investment in subsidiaries	24,811	24,811
The House investments at end of year	420,807	430,434

Group investments comprise:	Held outside the UK £'000	Held in the UK £'000	2020 Total £'000	Held outside the UK £'000	Held in the UK £'000	2019 Total £'000
Equity investments	0	247	247	0	247	247
Global multi-asset funds	0	308,158	308,158	0	316,728	316,728
Property funds	0	56,214	56,214	0	50,247	50,247
Deferred consideration	0	10,800	10,800	0	16,200	16,200
Fixed term deposits and cash	0	20,577	20,577	0	22,201	22,201
Total group investments	0	395,996	395,996	0	405,623	405,623

14 PARENT AND SUBSIDIARY UNDERTAKINGS

The House holds 100% of the issued share capital in Christ Church Developments Limited, a company providing design and build construction services to the House, and 100% of the issued share capital in Christ Church Oxford Trading Limited, a company providing conference and other event services on the House's premises. The House also holds 100% of the issued share capital of Christ Church (Evesham) Limited, Christ Church (Daventry) Limited, Thomas Wolsey Property Limited and Wick Farming Limited all of which hold agricultural land with long term development potential.

The results and their assets and liabilities of the parent and subsidiaries at the year end were as follows:

	The House	Christ Church (Evesham) Limited	Christ Church (Daventry) Limited	Thomas Wolsey Property
	£'000	£'000	£'000	£'000
Income	34,833	2	76	33
Expenditure	(33,331)	(1)	(71)	(4)
Donation to the House under gift aid	55	0	0	0
Result for the year	1,557	1	5	29
Total assets	679,868	102	411	4,912
Total liabilities	(83,172)	(20)	(192)	(283)
Net funds at the end of year	596,696	82	219	4,629

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

14 PARENT AND SUBSIDIARY UNDERTAKINGS CONTINUED

	Wick Farming Limited	Christ Church Developments Limited	Christ Church Oxford Trading
	£'000	£'000	£'000
Income	30	0	1,080
Expenditure	(29)	0	(1,025)
Donation to the House under gift aid	0	0	(55)
Result for the year	1	0	-
Total assets	3,305	16	634
Total liabilities	(1,031)	-	(634)
Net funds at the end of year	2,274	16	0

For prior year comparatives see note 34 c.

15 STATEMENT OF INVESTMENT TOTAL RETURN

The Trustees have adopted a duly authorised policy of total return accounting for the House's investment returns with effect from 1 August 2001. The investment return to be applied as income is calculated as 3.25% (2019: 3.25%) (plus costs) of the average of the year-end values of the relevant investments in each of the preceding five years. The preserved (frozen) value of the invested endowment capital represents its open market value in 2002 together with all subsequent endowments valued at date of gift.

	Permanent Endowment Unapplied Trust for Investment £'000	Total Return £'000	Total £'000	Expendable Endowment £'000	Total Endowments £'000
At the beginning of the year:					
Gift component of the permanent endowment	13,656		13,656		13,656
Unapplied total return		9,948	9,948		9,948
Expendable endowment				553,964	553,964
Total Endowments	13,656	9,948	23,604	553,964	577,568
Movements in the reporting period:					
Gift of endowment funds	193		193	1,837	2,030
Investment return: total investment income		819	819	19,124	19,943
Investment return: realised and unrealised gains and losses		346	346	8,109	8,455
Less: Investment management costs		(169)	(169)	(3,917)	(4,086)
Other transfers		51	51	288	339
Total	193	1,047	1,240	25,441	26,681
Unapplied total return allocated to income in the reporting period		(628)	(628)	(15,800)	(16,428)
Expendable endowments transferred to income			0		0
	0	(628)	(628)	(15,800)	(16,428)
Net movements in reporting period	193	419	612	9,641	10,253
At end of the reporting period:					
Gift component of the permanent endowment	13,849		13,849		13,849
Unapplied total return		10,367	10,367		10,367
Expendable endowment				563,605	563,605
Total Endowments	13,849	10,367	24,216	563,605	587,821

16 DEBTORS

	2020 Group £'000	2019 Group £'000	2020 The House £'000	2019 The House £'000
Amounts falling due within one year:				
Trade debtors	1,605	1,635	1,562	1,461
Amounts owed by House members	65	415	65	415
Amounts owed by Group undertakings	0	0	1,215	790
Taxation and social security	26	3	17	2
Prepayments and accrued income	1,251	1,783	1,251	1,782
Other debtors	185	15	140	15
Amounts falling due after more than one year:				
Loans	0	0	729	710
	3,132	3,851	4,979	5,175

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

17 CREDITORS: falling due within one year

	2020 Group £'000	2019 Group £'000	2020 The House £'000	2019 The House £'000
Trade creditors	2,692	2,993	2,597	2,597
Amounts owed to House Members	382	234	382	234
Amounts owed to Group undertakings	0	0	16	18
Taxation and social security	192	542	192	452
College Contribution	0	374	0	374
Accruals and deferred income	3,673	2,926	3,559	2,704
	6,939	7,069	6,746	6,379

18 CREDITORS: falling due after more than one year

	2020 Group £'000	2019 Group £'000	2020 The House £'000	2019 The House £'000
Notes payable	55,000	40,000	55,000	40,000
Bank loans	10,000	10,000	10,000	10,000
Loan swap fair value	7,916	6,662	7,916	6,662
	72,916	56,662	72,916	56,662

On 1 February 2008 the House borrowed £10m from Barclays Bank plc at a floating rate of 3-month LIBOR plus 0.2%; interest is payable quarterly in arrears. The loan is repayable on 1 February 2038. The House is investing a sum each year in a designated fund to contribute to the repayment of this loan in 2038, the fund value at 31 July 2020 was £932k.

On 1 February 2008 the House also entered into an interest rate swap with Barclays Bank plc, under which it receives 3-month LIBOR and pays a fixed rate of interest of 4.783%. The notional amount of the swap is £10m, the swap is settled quarterly in arrears and expires on 1 February 2038. The fair value of the interest rate swap as at 31 July 2020 has been provided at £7,916k (2018-2019: £6,662k).

On 15 September 2016 the House entered into an agreement with the Pension Insurance Corporation for the issue of (i) £20m 2.567% Series A Notes repayable on 14 September 2063 and (ii) £20m 2.567% Series B Notes repayable on 15 September 2064 ("the notes"). Interest is payable on 15 March and 15 September each year.

On 08 November 2019 the House entered into an agreement with the Aviva Life & Pensions UK Ltd for the issue of £15m 2.01% Senior Notes repayable on 01 November 2069. Interest is payable on 12 May and 12 November each year.

19 PROVISIONS FOR LIABILITIES AND CHARGES

	2020 Group £'000	2019 Group £'000	2020 The House £'000	2019 The House £'000
At start of year	105	111	105	111
Charged in the Statement of Financial Activities	(20)	8	(20)	8
Settled in the year	(14)	(14)	(14)	(14)
At end of year	71	105	71	105

The above provision relates to pension liabilities for pensions payable to ex-employees by the House and not funded through an external pension scheme. The actuarial valuation has been provided by XPS Pensions Group as at 31 July 2020.

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

20 ANALYSIS OF MOVEMENTS ON FUNDS

	At 1 August 2019 £'000	Income £'000	Expenditure £'000	Transfers £'000	Gains/ (losses) £'000	At 31 July 2020 £'000
Endowment Funds - Permanent						
Student Support Funds	8,576	323	(61)	(232)	125	8,731
Academic Posts Funds	14,961	687	(107)	(344)	221	15,418
Library Funds	67	2	(1)	(2)	1	67
Endowment Funds - Expendable						
Heyman-Moritz Benefaction	52,100	1,795	(368)	(1,497)	761	52,791
Dr South (3/5ths)	33,256	1,130	(232)	(942)	479	33,691
Lee Benefaction	12,231	421	(86)	(351)	179	12,394
Mercury Fund (5/7ths)	11,161	384	(79)	(321)	163	11,308
Buildings Funds	5,397	186	(38)	(154)	79	5,470
Gardens & Grounds Funds	515	18	(4)	(15)	8	522
Sports Clubs Funds	27	1	0	(1)	0	27
Library Funds	3,071	109	(22)	(87)	45	3,116
Picture Gallery Funds	432	15	(3)	(12)	6	438
Academic Posts Funds	28,399	1,086	(201)	(733)	416	28,967
Student Support Funds	22,831	1,100	(163)	(604)	338	23,502
Cathedral & Chorister Support Funds	11,335	782	(79)	(290)	169	11,917
Benefices Funds	20,308	700	(143)	(584)	297	20,578
Other Funds	8,852	329	(63)	(49)	130	9,199
General Endowment Funds	344,049	12,905	(2,436)	(9,871)	5,038	349,685
Total Endowment Funds	577,568	21,973	(4,086)	(16,089)	8,455	587,821
Restricted Income Funds - Permanent						
Student Support Funds	161	11	(134)	132	0	170
Library Funds	8	0	(1)	(1)	0	6
Academic Posts Funds	284	0	(260)	334	0	358
Sub-total Restricted income (Permanent)	453	11	(395)	465	0	534
Restricted Income Funds - Expendable						
Heyman-Moritz Benefaction	47	0	(1,426)	1,483	0	104
Dr South (3/5ths)	1,541	19	(794)	942	0	1,708
Lee Benefaction	215	0	(314)	351	0	252
Mercury Fund (5/7ths)	111	0	(363)	321	0	69
Buildings	16	0	1	5	0	22
Gardens & Grounds Funds	0	0	(2)	2	0	0
Sports Clubs Funds	0	0	0	1	0	1
Library Funds	34	0	(74)	85	0	45
Picture Gallery Funds	12	0	(1)	5	0	16
Academic Posts Funds	974	34	(571)	645	0	1,082
Student Support Funds	1,204	61	(513)	576	0	1,328
Cathedral & Chorister Support Funds	27	5	(292)	289	0	29
Benefices Funds	90	0	(4)	22	0	108
Other Funds	190	0	(75)	359	0	274
Sub-total Restricted income (Expendable)	4,461	119	(4,428)	4,886	0	5,038
Buildings Funds	4,419	91	(54)	(131)	0	4,325
Gardens & Grounds Funds	6	7	(11)	0	0	2
Sports Funds	15	5	0	0	0	20
Library Funds	111	55	(25)	(4)	0	137
Picture Gallery Funds	56	8	(12)	0	0	52
Student Support Funds	187	63	(58)	(5)	0	187
Cathedral & Chorister Support Funds	1,081	231	(149)	(752)	0	411
Other Funds	307	55	(80)	20	0	302
Sub-total Restricted income funds	6,182	515	(389)	(872)	0	5,436
Total Restricted Funds	11,096	645	(5,212)	4,479	0	11,008

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20 ANALYSIS OF MOVEMENTS ON FUNDS CONTINUED

	At 1 August 2,019 £'000	Income £'000	Expenditure £'000	Transfers £'000	Gains/ (losses) £'000	At 31 July 2020 £'000
Unrestricted Funds						
Designated funds	600	89	(256)	300	0	733
General funds	9,535	12,965	(25,321)	11,310	0	8,489
Defined benefit pension scheme reserve	(4,259)	0	820	0	0	(3,439)
Loan swap fair value reserve	(6,662)	0	0	0	(1,254)	(7,916)
Total Unrestricted Funds - The House	(786)	13,054	(24,757)	11,610	(1,254)	(2,133)
Designated funds - subsidiaries	0	0	0	0	0	0
General funds - subsidiaries	50	382	(406)	0	0	26
Revaluation reserve - subsidiaries	0	0	0	0	0	0
Total Unrestricted Funds - subsidiaries	50	382	(406)	0	0	26
Total Unrestricted Funds - Group	(736)	13,436	(25,163)	11,610	(1,254)	(2,107)
Total Funds	587,928	36,054	(34,461)	0	7,201	596,722

21 FUNDS OF THE HOUSE DETAILS

The following is a summary of the origins and purposes of each of the Funds

Endowment Funds - Permanent

Grouped funds for restricted purposes

A consolidation of capital balances of past donations where related income, but not the original capital, can be used for the restricted purposes of the charity as indicated in the grouped headings.

Endowment Funds - Expendable:

1. Heyman-Moritz Benefaction

Capital balance of past donations where related income, or income and capital, can be used for the restricted purposes of the charity. This is a mixed use fund supporting the costs of Joint Academic posts, the cost of up to four Career Development Fellow Scientists, graduate bursaries and undergraduate financial support and contribution to major building development projects.

2. Dr South (3/5ths)

Capital balance of past donations where related income, or income and capital, can be used for the restricted purposes of the charity towards the augmentation of small Benefices in the patronage of the Dean and Chapter and to award annual grants to Incumbents of the 12 Livings specified in Dr South's will, extended to include two further Livings by Court Order dated 29 May, 1869 and as subsequently extended.

3. Lee Benefaction

Capital balance of past donations where related income, or income and capital, can be used for the restricted purposes of paying the stipend and incidental expenses of the Lee Readers in Anatomy, Chemistry and Physics, and in the case of accumulated revenue of the furtherance of any branch of medical or scientific teaching or research.

4. Mercury Fund (5/7ths)

Capital balance of past donations where related income, or income and capital, can be used for the restricted purpose of the advancement of learning, science or education with particular reference to the preservation and development of the tutorial system.

5. Grouped funds for restricted purposes

A consolidation of capital balances of past donations where related income, or income and capital, can be used for the restricted purposes of the charity as indicated in the grouped headings.

6. General Endowment Funds

A consolidation of gifts and donations where either income, or income and capital, can be used for the general purposes of the charity.

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21 FUNDS OF THE HOUSE DETAILS CONTINUED

Restricted Funds:

Restricted income from Permanent Income generated from Permanent Endowment not spent and available for future costs on the restricted purposes of the charity as indicated in the grouped headings.

Restricted income from Expendable Income generated from Expendable Endowments 1 to 5 not spent and available for future costs of the restricted purposes applicable to the endowment funds.

Restricted income funds A consolidation of gifts and donations where both income and capital can be used for the restricted purposes of the charity as indicated in the grouped headings.

Designated Funds

Designated Funds Unrestricted Funds allocated by Governing Body for future costs as designated and therefore are not available for expenditure on the House's general purposes.

The General Unrestricted Funds represent accumulated income from the House's activities and other sources that are available for the general purposes of the House.

22 ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	2020 Total £'000
Tangible fixed assets	13,355	4,126	0	17,481
Property investments	0	0	248,329	248,329
Other investments	1,504	0	394,492	395,996
Net current assets	4,460	6,882	0	11,342
Long term liabilities	(10,000)	0	(55,000)	(65,000)
Pension fund and loan swap provisions	(11,426)	0	0	(11,426)
	<u>(2,107)</u>	<u>11,008</u>	<u>587,821</u>	<u>596,722</u>

	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	2019 Total £'000
Tangible fixed assets	13,254	4,222	0	17,476
Property investments	0	0	213,054	213,054
Other investments	1,109	0	404,514	405,623
Net current assets	5,927	6,874	0	12,801
Long term liabilities	(10,000)	0	(40,000)	(50,000)
Pension fund and loan swap provisions	(11,026)	0	0	(11,026)
	<u>(736)</u>	<u>11,096</u>	<u>577,568</u>	<u>587,928</u>

23 TRUSTEES' REMUNERATION

Those Fellows who are the Trustees of the House for the purposes of charity law receive no remuneration for acting as charity trustees, but are paid by either or both of the University and the House for the academic services they provide to the House.

Most trustees of the House fall into the following categories:

- Head of House
- Professorial Fellow
- Official Fellow
- Fellow by Special Election
- Research Fellow
- Canon Professors

No trustee receives any remuneration for acting as a trustee. However, those trustees who are also employees of the House receive salaries for their work as employees. Where possible, these salaries are paid on external academic and academic-related scales and often are joint arrangements with the University of Oxford.

All Official and Research Fellows are eligible for a Housing Allowance, which is disclosed within the salary figures below.

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23 TRUSTEES' REMUNERATION CONTINUED

The Salaries Board makes recommendations relating to the remuneration of Members of Governing Body as well as to other members of the House's academic staff who are not members of Governing Body and a small number of other members of staff. The Board initiates proposals relating to remuneration and also considers recommendations initiated by other committees. The Board has five internal members and three external members. The Statutes of Christ Church provide (a) that the Board can only make recommendations relating to remuneration of all or any members of Governing Body if it has been approved, not only by a majority of the Board as a whole, but also by a majority of the three external members: (b) that in determining any question relating to the remuneration of its members, the Governing Body cannot approve any arrangements which would confer on any of its members a greater benefit than that recommended in relation to those members by the Salaries Board.

Composition of the Salaries Board is set out on page 3 of the Report of Governing Body.

Trustees employed by the House fall into the following categories:

Official Students
Fixed Term Students
Ordinary Students
Research Students
Canon Professors

There are also five trustees, the Dean, the Sub Dean, the Treasurer, the Steward and the Development Director who are employed full time on management and/or fundraising.

Some trustees are eligible for college housing schemes. 12 trustees live in houses owned by the House. Others may be eligible for a housing allowance which is disclosed within the salary figures below. 9 trustees live in houses owned jointly with the House under the Shared Equity House Purchase Scheme, in which case the housing allowance is reduced accordingly. No such property was purchased in the year and no such property was sold in the year.

Some trustees receive further allowances for additional work carried out as part time college officers, e.g. Senior and Junior Censors, Librarian, Tutor for Admissions, Tutor for Graduates and Development Advisor. These amounts are included within the remuneration figures below.

Remuneration paid to trustees

Range	2019-20		2018-19	
	Number of Trustees/Fellows	Gross remuneration, taxable benefits and pension contributions £	Number of Trustees/Fellows	Gross remuneration, taxable benefits and pension contributions £
£1-£4,999	2	2,278	5	7,683
£5,000-£9,999	2	15,595	2	15,825
£10,000-£14,999	2	27,232	3	38,309
£15,000-£19,999	6	108,242	7	126,340
£20,000-£24,999	4	85,838	5	109,108
£25,000-£29,999	3	86,903	3	79,066
£30,000-£34,999	10	332,558	8	267,012
£35,000-£39,999	9	339,882	10	371,066
£40,000-£44,999	0	-	3	124,390
£45,000-£49,999	3	144,300	1	46,158
£50,000-£54,999	2	105,425	0	-
£55,000-£59,999	2	118,202	3	176,198
£60,000-£64,999	1	60,984	1	64,529
£65,000-£69,999	5	338,160	4	268,183
£70,000-£74,999	2	144,654	1	70,177
£75,000-£79,999	1	77,376	2	150,168
£100,000-£104,999	0	-	1	104,234
£105,000-£109,999	2	214,287	2	214,475
£110,000-£114,999	1	110,109	1	111,695
£115,000-£119,999	2	235,186	1	115,172
Total	59	2,547,211	63	2,459,788

11 trustees are not employees of the House and do not receive remuneration.

Some trustees, together with other senior employees, are eligible for private health insurance as part of their package of remuneration.

All trustees may eat at common table, as can all other employees who are entitled to meals while working.

23 TRUSTEES' REMUNERATION CONTINUED

Other transactions with trustees

No trustee claimed expenses for any work performed in discharge of duties as a trustee.

See also note 30 Related Party Transactions.

Key management remuneration

The total remuneration paid to key management (Group and The House) was £570k (2018-19: £591k).

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the House, directly or indirectly. The key management is considered to be delivered by the Dean, Senior Censor, Junior Censor, Treasurer, Steward and Headmaster.

24 PENSION SCHEMES

The House participates in five principal pension schemes on behalf of its staff - Universities Superannuation Scheme ("the USS"), the University of Oxford Staff Pension Scheme ("the OSPS"), the Church of England Funded Pension Scheme ("the CEFPS"), the Teachers' Pension Scheme ("the TPS") and The Pensions Trust ("the TPT"). USS and OSPS schemes are contributory mixed benefit schemes (i.e. they provide benefits on a defined benefit basis - based on length of service and pensionable salary and on a defined contribution basis - based on contributions into the scheme). CEFPS, the TPS and the TPT are all contributory defined benefit schemes. The assets of USS, OSPS, CEFPS and TPT are each held in separate trustee-administered funds, because of the mutual nature of these scheme, the assets are not attributed to individual employers and scheme-wide contribution rates are set.

The House is therefore exposed to actuarial risk associated with other employers' employees and is unable to identify its share of the underlying assets and liabilities relating to defined benefits of each scheme on a consistent and reasonable basis. As required by Section 28 of FRS 102 paragraph "Employee benefits", the House therefore accounts for the schemes as if they were wholly defined contribution schemes. As a result, the amount charged to the Statement of Financial Activities represents the contributions payable to each scheme in respect of the accounting period.

However, in OSPS the amount of any pension funding shortfall in respect of any withdrawing participating employer will be charged to that employer.

Since the House has entered into agreements (the Recovery Plans) with USS and OSPS, that determine how each employer within the schemes will fund the overall deficit, the House has recognised a liability for the contributions payable that arise from the agreements (to the extent that they relate to the deficit) with related expenses being recognised through the Statement of Financial Activities.

The House has made available a National Employment Savings Trust for non-employees who are eligible under automatic enrolment regulations to pension benefits.

24 PENSION SCHEMES CONTINUED

Schemes accounted for under FRS 102 paragraph 28.11 as defined contribution schemes

Actuarial valuations

Qualified actuaries periodically value the USS and OSPS schemes using the 'projected unit method', embracing a market value approach. The resulting levels of contribution take account of actuarial surpluses or deficits in each scheme. The financial assumptions were derived from market conditions prevailing at the valuation date. The results of the latest actuarial valuations and the assumptions which have the most significant effect on the results were:

	Notes	USS	OSPS
Date of valuation:		31/03/18	31/03/19
Date valuation results published:		16/09/19	19/06/20
Value of liabilities:		£67.3bn	£848m
Value of assets:		£63.7bn	£735m
Funding surplus / (deficit):		(£3.6bn)	(£113m)
Principal assumptions:			
• Discount rate	a & b	CPI - 0.73% to CPI + 2.52%pa	Gilts +0.5% to 2.25%
• Rate of increase in salaries		n/a	RPI
• Rate of increase in pensions	c & d	CPI pa	Ave RPI/CPI pa
Mortality assumptions:			
• Males currently aged 65 (males)		24.4yrs	21.7 yrs
• Females currently aged 65 (males)		25.9 yrs	24.4 yrs
• Males currently aged 45 (males)		26.3 yrs	23.0 yrs
• Females currently aged 45 (males)		27.7 yrs	25.80yrs
Funding Ratios:			
• Technical provisions basis		95%	87%
• Statutory Pension Protection Fund basis		76%	74%
• 'Buy-out' basis		56%	60%
Recommended employer's contribution rate (as % of pensionable salaries):	e	21.1% increasing to 23.7% on 01/10/201	19%
Effective date of next valuation:		31/03/20	31/03/22

a. The discount rate (forward rates) for the USS valuation was:

Years 1-10: CPI + 0.14% reducing linearly to CPI - 0.73%
Years 11-20: CPI + 2.52% reducing linearly to CPI + 1.55% by year 21
Years 21+: CPI + 1.55%

b. The discount rate (forward rates) for the OSPS valuation was:

Pre-retirement: Equal to the UK nominal gilt curve at the valuation date plus 2.25% p.a. at each term.
Post-retirement: Equal to the UK nominal gilt curve at the valuation date plus 0.5% p.a. at each term.

c. Pension increases (CPI) for the USS valuation were:

Term dependent rates in line with the difference between the Fixed Interest and Index Linked yield curves, less 1.3%.

24 PENSION SCHEMES CONTINUED

d. Increases to pensions in payment for the OSPS valuation were:

RPI inflation is derived from the geometric difference between the UK nominal gilt curve and the UK index-linked curve at the valuation date, less 0.3% p.a. at each term. CPI inflation is derived from the RPI inflation assumption, less the Scheme Actuary's best estimate of the long-term difference between RPI and CPI inflation as applies from time to time (1.0% p.a. as at 31 March 2019).

For pension increases linked to inflation, a pension increase curve is constructed based on either the RPI, CPI or the average of the RPI and CPI inflation curves described above, adjusted to allow for the different maximum and minimum annual increases that apply, and the Scheme Actuary's best estimate of inflation volatility as applies from time to time.

e. The USS and OSPS employer contribution rates include provisions for the cost of future accrual of defined benefits, deficit contributions, administrative expenses and defined contributions.

Sensitivity of actuarial valuation assumptions

Surpluses or deficits which arise at future valuations may impact on the House's future contribution commitment. The sensitivities regarding the principal assumptions used to measure the scheme liabilities are set out below:

USS Assumptions:	USS Change in Assumptions	Impact on USS liabilities
Initial discount rate	increase by 0.1%	decrease by £1.2bn
Asset values	reduce by 10%	increase by £6.4bn
RPI - CPI spread	increase by 0.1%	decrease by £0.7bn
Rate of mortality	more prudent assumption (mortality used at last valuation, rated down by a further year)	increase by £1.6bn

OSPS Assumptions:	OSPS Change in Assumptions	Impact on OSPS technical provisions
Valuation rate of interest	decrease by 0.25%	increase by £45m
RPI	increase by 0.25%	increase by £40m

Deficit Recovery Plans

In line with FRS 102 paragraph 28.11A, the House has recognised a liability for the contributions payable for the agreed deficit funding plan. The principle assumptions used in these calculations are tabled below.

	USS	OSPS
Finish Date for Deficit Recovery Plan	31/01/28	31/03/28
Average staff number increase	1.00%	1.00%
Average staff salary increase	2.00%	2.00%
Average discount rate over the period	0.73%	0.74%
Effect of 0.5% change in discount rate	£36k	£40k
Effect of 1% change in staff growth	£76k	£140k

A copy of the full actuarial valuation reports and other further details on the USS and OSPS schemes are available on the USS website www.uss.co.uk and on the University of Oxford website <http://www.admin.ox.ac.uk/finance/pensions/osps/>.

Church of England Funded Pension Scheme

The pension charge for the year includes £36k (2018-19: £38k) in relation to the CEFPs.

The latest actuarial valuation of the CEFPs was carried out at 31 December 2018, identifying a funding deficit of £50m (97% funded) compared to £236m (75% funded) in the actuarial valuation as at 31 December 2015. The employer contribution rate will continue at 39.9% of the previous year's National Minimum Stipend, of which 32.8% is required for future service benefits and 7.1% for past service liabilities. The deficit recovery period has been shortened by three years and is scheduled to end on 31 December 2022. Employer contributions are expected to fall to 32.8% from 1 January 2023.

24 PENSION SCHEMES CONTINUED

The Pensions Trust

The pension charge for the year includes £193k (2019 - £27k) in relation to The Pensions Trust.

The latest actuarial valuation of The Pensions Trust was carried out on 30 September 2017, identifying a funding deficit of £38.2m, with assets of £149.4m and a funding target of £187.6m, a funding level of 80%. The employer contribution rates have been set at 13.2% for the 1/60th scheme and 9.6% for the 1/80th scheme. The next valuation is due as at 30 September 2020.

Teachers' Pension Scheme

The pension charge for the year includes £194k (2019 - £135k) in relation to the Teachers' Pension Scheme.

The TPS is an unfunded scheme and members contribute on a 'pay as you go basis' with contributions from the member and employer being credited to the Exchequer. Retirement and other pension benefits are paid by public funds provided by Parliament.

Members of the Cathedral School's teaching staff are automatically eligible to join the TPS, which is administered by the Teachers' Pension Agency. The latest actuarial valuation of the Scheme by the Government Actuary was carried out as at 31 March 2016, and was published by the Department for Education on 5 March 2019. The value of the scheme liabilities (pensions currently in payment plus the estimated cost of future benefits) was £218.1 bn. The value of the notional assets (estimated future contributions together with the notional investments held at the valuation date) was £196.1 bn, giving a notional past service deficit of £22.0 bn. During the year the employer contribution rate was 23.68%. The next valuation of the TPS is due to be implemented from 1 April 2023. The TPS is subject to a valuation by the actuary every four years.

A copy of the valuation report and supporting documentation can be found on the Teachers' Pensions website at <http://www.teacherspensions.co.uk>.

Pension charge for the year

The pension charge recorded by the House during the accounting period was equal to the contributions payable after allowance for the deficit recovery plan as follows:

Scheme	2020			2019		
	Contributions	Movement in liability	Total	Contributions	Movement in liability	Total
	£'000	£'000	£'000	£'000	£'000	£'000
Universities Superannuation Scheme	731	-910	-179	593	1,546	2,139
University of Oxford Staff Pension Scheme	807	-84	723	748	363	1,111
Church of England Funded Pension Scheme	36	0	36	38	0	38
The Teachers' Pension Scheme	195	0	195	135	0	135
The Pensions Trust	82	111	193	27	0	27
NEST	1	0	1	0	0	0
Total	1,852	-883	969	1,541	1,909	3,450

Summary of defined benefit pension scheme liability

	USS	OSPS	TPT	Total
	£'000	£'000	£'000	£'000
Provision b/fwd	2,420	1,840	0	4,260
Actuarial movement in year	-871	-61	111	-821
Provision c/fwd	1,549	1,779	111	3,439

25 TAXATION

The House is able to take advantage of the tax exemptions available to charities from taxation in respect of income and capital gains received to the extent that such income and gains are applied to exclusively charitable purposes. No liability to corporation tax arises in the House's subsidiary companies because the directors of these companies have indicated that they intend to make donations each year to the House equal to the taxable profits of the company under the Gift Aid scheme. Accordingly no provision for taxation has been included in the financial statements.

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26 FINANCIAL INSTRUMENTS

The House has certain financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost. Certain other financial instruments are held at fair value, with gains and losses being recognised within income and expenditure.

The House has the following financial instruments:

	2020 Group £'000	2019 Group £'000	2020 The House £'000	2019 The House £'000
Financial assets measured at fair value through statement of financial activities:				
Investments	395,996	405,623	420,807	430,434
	395,996	405,623	420,807	430,434
Financial assets measured at amortised cost:				
Cash and cash equivalents	14,325	15,300	13,676	14,280
Trade debtors	1,605	1,635	1,562	1,461
Amounts owed by House members	65	415	65	415
Amounts owed by Group undertakings	0	0	1,215	790
Accrued income	789	1,301	789	1,301
Other debtors	185	15	140	15
	16,969	18,666	17,447	18,262
Financial liabilities that are debt instruments measured at amortised cost:				
Notes payable	55,000	40,000	55,000	40,000
Bank loans - including more than 1 year	10,000	10,000	10,000	10,000
Trade creditors	2,692	2,993	2,597	2,597
Amounts owed to House Members	382	234	382	234
College contribution	0	374	0	374
Accruals and deferred income	3,673	2,926	3,559	2,704
	71,747	56,527	71,538	55,909
Financial liabilities that are measured at fair value:				
Fair value cost of loan swap	7,916	6,662	7,916	6,662
	7,916	6,662	7,916	6,662

Gains and losses on the loan swap in the year are disclosed on the face of the SOFA.

27 RECONCILIATION OF NET INCOMING RESOURCES TO NET CASH FLOW FROM OPERATIONS

	2020 Group £'000	2019 Group £'000
Net income	8,794	23,160
Elimination of non-operating cash flows:		
Investment income	(20,079)	(16,987)
Gains in investments	(8,455)	(28,095)
Endowment donations	(2,030)	(2,453)
Interest payable on notes	1,244	1,027
Investment management costs	2,993	4,393
Depreciation	907	467
Increase in stock	(106)	(97)
Decrease in debtors	719	1,727
(Increase)/Decrease in creditors	(130)	643
Decrease in provisions	(34)	(6)
(Decrease)/Increase in pension scheme liability	(820)	1,959
Increase in loan swap reserve	1,254	1,244
Net cash provided by (used in) operating activities	(15,743)	(13,018)

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28 ANALYSIS OF CHANGES IN NET DEBT

	At start of year £'000 Group	Cash flows £'000 Group	Non-cash changes £'000 Group	At end of year £'000 Group
Cash	15,300	(975)	0	14,325
Loans falling due after one year	-56,662	(15,000)	(1,254)	(72,916)
Total	(41,362)	(15,975)	(1,254)	(58,591)

29 ANALYSIS OF CASH AND CASH EQUIVALENTS

	2020 £'000 Group	2019 £'000 Group
Cash at bank and in hand	14,325	15,300
Notice deposits (less than 3 months)	0	0
Bank overdrafts	0	0
Total cash and cash equivalents	14,325	15,300

30 FINANCIAL COMMITMENTS

At 31 July the House has total commitments under non-cancellable operating leases as follows:

	2020 £'000	2019 £'000
Land and buildings		
payable within one year	904	881
payable between two and five years	3,618	3,525
payable in over five years	28,943	29,080
	33,465	33,486

Total expenditure in the year on land and building operating leases was £905k (2018-19: £793k).

	2020 £'000	2019 £'000
Other		
payable within one year	0	13
payable between two and five years	31	22
payable in over five years	0	0
	31	35

Total expenditure in the year on other operating leases was £13k (2018-19: £11k).

31 CAPITAL COMMITMENTS

There are no capital commitments that require disclosure.

32 RELATED PARTY TRANSACTIONS

The House is part of the collegiate University of Oxford. Material interdependencies between the University and of the College arise as a consequence of this relationship. For reporting purposes, the University and the other Colleges are not treated as related parties as defined in FRS 102.

Members of the Governing Body, who are the trustees of the House and related parties as defined by FRS 102, receive remuneration and facilities as employees of the House. Details of these payments and reimbursed expenses as trustees are disclosed separately in these financial statements.

The House may enter into equity sharing arrangements with an Official Student, Officers of the House or other persons employed by the House under Statute XXVII(5). The House has properties with the following net book values owned jointly with trustees under joint equity ownership agreements between the trustee and the House.

	2020 £'000	2019 £'000
Dr A Kuhn	274	274
Dr B Young	190	190
Dr D Aarts	233	233
Dr B Parkinson	310	310
Dr E Keene	311	311
Dr S Dadson	312	312
Dr J Yee	300	300
Dr S Newstead	0	191
Dr D Obbink	434	434

All joint equity properties are subject to sale on the departure of the trustee from the House. The trustees pay an occupation fee of £500 pa to the House on the House's owned share of the properties.

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

33 CONTINGENT LIABILITIES

There are no obligations arising from events occurring before the date of the balance sheet whose existence will be confirmed only by the occurrence of events not wholly with the House's control.

34 FINANCIAL COMMITMENTS AND POST BALANCE SHEET EVENTS

There are no material post balance sheet events that require disclosure.

35 ADDITIONAL PRIOR YEAR COMPARATIVES

34a CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 JULY 2019

	Notes	Unrestricted Funds £'000	Restricted Funds £'000	Endowed Funds £'000	2019 Total £'000
INCOME AND ENDOWMENTS FROM:					
Charitable activities:	1				
Teaching, research and residential		10,563	-	-	10,563
Cathedral School		2,216	-	-	2,216
Cathedral		156	243	7	406
Other trading income	3	936	-	-	936
Donations and legacies	2	130	475	2,453	3,058
Investments:					
Investment income	4	158	31	16,798	16,987
Total return allocated to income	34d	9,395	5,706	(15,101)	-
Other income		109	17	-	126
Total income		23,663	6,472	4,157	34,292
EXPENDITURE ON:					
	6				
Charitable activities:					
Teaching, research and residential		21,823	4,080	-	25,903
Other charitable activities		-	590	-	590
Cathedral School		2,469	-	-	2,469
Cathedral		1,793	250	-	2,043
Generating funds:					
Fundraising		906	-	-	906
Trading expenditure		652	-	-	652
Endowment management costs		143	-	4,250	4,393
Interest payable on loan notes		-	-	1,027	1,027
Total expenditure		27,786	4,920	5,277	37,983
Net Income/(Expenditure) before gains		(4,123)	1,552	(1,120)	(3,691)
Net gains on investments	12, 13	-	-	28,095	28,095
(Losses)/Gains on complex financial instruments	26	(1,244)	-	-	(1,244)
Net Income		(5,367)	1,552	26,975	23,160
Transfers between funds	34e	330	(659)	329	-
Other recognised gains/losses					
Gains/(losses) on revaluation of fixed assets		595	-	-	595
Net movement in funds for the year		(4,442)	893	27,304	23,755
Fund balances brought forward	34e	3,706	10,203	550,264	564,173
Funds carried forward at 31 July		(736)	11,096	577,568	587,928

See page 21 for the Consolidated Statement of Financial Activities for the current year to which this note compares.

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

34b PROPERTY INVESTMENTS FOR THE YEAR ENDED 31 JULY 2019

Group	Agricultural £'000	Commercial £'000	Residential and Other £'000	2019 Total £'000
Valuation at start of year	65,238	61,161	30,328	156,727
Additions and improvements at cost	21,380	34,103	0	55,483
Disposals	(3,544)	(5,675)	0	(9,219)
Revaluation gains/(losses) in the year	7,250	1,575	1,239	10,064
Valuation at end of year	90,324	91,164	31,567	213,055

The House	Agricultural £'000	Commercial £'000	Residential and Other £'000	2020 Total £'000
Valuation at start of year	60,336	61,164	30,329	151,829
Additions and improvements at cost	430	34,103	0	34,533
Disposals	(3,544)	(5,675)	0	(9,219)
Revaluation gains/(losses) in the year	7,250	1,575	1,238	10,063
Valuation at end of year	64,472	91,167	31,567	187,206

A formal valuation of the agricultural, commercial and residential properties was prepared by Savills (L&P) Limited as at 31 July 2019.

In addition to the direct property investments stated above, the House held a total of £50.2m of indirect property in four property specific investments as well as exposure in diversified funds.

See note 13 for the current year note to which this note compares.

34c PARENT AND SUBSIDIARY UNDERTAKINGS FOR THE YEAR ENDED 31 JULY 2019

The results and their assets and liabilities of the parent and subsidiaries in the prior year ended 31 July 2019

	The House £'000	Christ Church (Evesham) Limited £'000	Christ Church (Daventry) Limited £'000	Thomas Wolsey Property £'000
Income	33,271	2	0	33
Expenditure	(37,074)	(3)	(3)	(25)
Donation to the House under gift aid	102	0	0	0
Result for the year	(3,701)	(1)	(3)	8
Total assets	655,277	104	315	4,743
Total liabilities	(67,405)	(22)	(101)	(112)
Net funds at the end of year	587,872	82	214	4,631

	Wick Farming Limited £'000	Christ Church Developments Limited £'000	Christ Church Oxford Trading £'000	Christ Church Library Charity Limited £'000
Income	45	0	941	0
Expenditure	(16)	0	(839)	(23)
Donation to the House under gift aid	0	0	(102)	0
Result for the year	29	0	0	(23)
Total assets	3,138	58	1,098	0
Total liabilities	(835)	(42)	(1,098)	0
Net funds at the end of year	2,303	16	0	0

See note 14 for the current year note to which this note compares.

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

34d STATEMENT OF INVESTMENT TOTAL RETURN FOR THE YEAR ENDED 31 JULY 2019

The Trustees have adopted a duly authorised policy of total return accounting for the House's investment returns with effect from 1 August 2001. The investment return to be applied as income is calculated as 3.25% (2018: 3.25%) (plus costs) of the average of the year-end values of the relevant investments in each of the preceding five years. The preserved (frozen) value of the invested endowment capital represents its open market value in 2002 together with all subsequent endowments valued at date of gift.

	Permanent Endowment Unapplied Trust for Investment £'000	Total Return £'000	Total £'000	Expendable Endowment £'000	Total Endowments £'000
At the beginning of the year:					
Gift component of the permanent endowment	13,296		13,296		13,296
Unapplied total return		8,858	8,858		8,858
Expendable endowment				528,110	528,110
Total Endowments	13,296	8,858	22,154	528,110	550,264
Movements in the reporting period:					
Gift of endowment funds	360		360	2,093	2,453
Investment return: total investment income		685	685	16,120	16,805
Investment return: realised and unrealised gains and losses		1,145	1,145	26,950	28,095
Less: Investment management costs		(215)	(215)	(5,062)	(5,277)
Other transfers		44	44	285	329
Total	360	1,659	2,019	40,386	42,405
Unapplied total return allocated to income in the reporting period		(569)	(569)	(14,532)	(15,101)
Expendable endowments transferred to income			0		0
	0	(569)	(569)	(14,532)	(15,101)
Net movements in reporting period	360	1,090	1,450	25,854	27,304
At end of the reporting period:					
Gift component of the permanent endowment	13,656		13,656		13,656
Unapplied total return		9,948	9,948		9,948
Expendable endowment				553,964	553,964
Total Endowments	13,656	9,948	23,604	553,964	577,568

See note 15 for the current year note to which this note compares.

Christ Church
Notes to the financial statements
For the year ended 31 July 2020

34c ANALYSIS OF THE MOVEMENT ON FUNDS FOR THE YEAR ENDED 31 JULY 2019

	At 1 August 2018 £'000	Income £'000	Expenditure £'000	Transfers £'000	Gains/ (losses) £'000	At 31 July 2019 £'000
Endowment Funds - Permanent						
Student Support Funds	8,149	301	(78)	(213)	417	8,576
Academic Posts Funds	13,941	742	(136)	(311)	725	14,961
Library Funds	64	2	(1)	(1)	3	67
Endowment Funds - Expendable						
Heyman-Moritz Benefaction	49,902	1,519	(477)	(1,383)	2,539	52,100
Dr South (3/5ths)	31,872	956	(300)	(870)	1,598	33,256
Lee Benefaction	11,716	357	(113)	(325)	596	12,231
Mercury Fund (5/7ths)	10,690	325	(102)	(296)	544	11,161
Buildings Funds	5,169	157	(49)	(143)	263	5,397
Gardens & Grounds Funds	494	15	(5)	(14)	25	515
Sports Clubs Funds	0	26	0	0	1	27
Library Funds	2,937	92	(28)	(80)	150	3,071
Picture Gallery Funds	413	13	(4)	(11)	21	432
Academic Posts Funds	26,778	1,145	(259)	(643)	1,378	28,399
Student Support Funds	21,519	967	(209)	(556)	1,110	22,831
Cathedral & Chorister Support Funds	10,450	695	(100)	(261)	551	11,335
Benefices Funds	19,452	592	(186)	(539)	989	20,308
Other Funds	8,271	275	(79)	(37)	422	8,852
General Endowment Funds	328,447	11,079	(3,151)	(9,089)	16,763	344,049
Total Endowment Funds	550,264	19,258	(5,277)	(14,772)	28,095	577,568
Restricted Income Funds - Permanent						
Student Support Funds	148	1	(145)	157	0	161
Library Funds	7	0	0	1	0	8
Academic Posts Funds	223	1	(250)	310	0	284
Sub-total Restricted income (Permanent)	378	2	(395)	468	0	453
Restricted Income Funds - Expendable						
Heyman-Moritz Benefaction	58	0	(1,394)	1,383	0	47
Dr South (3/5ths)	1,236	21	(586)	870	0	1,541
Lee Benefaction	229	0	(339)	325	0	215
Mercury Fund (5/7ths)	157	0	(343)	297	0	111
Buildings	14	(1)	(1)	4	0	16
Gardens & Grounds Funds	0	0	(1)	1	0	0
Sports Clubs Funds	0	0	0	0	0	0
Library Funds	26	0	(70)	78	0	34
Picture Gallery Funds	13	0	(6)	5	0	12
Academic Posts Funds	868	71	(529)	564	0	974
Student Support Funds	1,155	63	(542)	528	0	1,204
Cathedral & Chorister Support Funds	27	1	(260)	259	0	27
Benefices Funds	73	0	(4)	21	0	90
Other Funds	142	40	(137)	145	0	190
Sub-total Restricted income (Expendable)	3,998	195	(4,212)	4,480	0	4,461

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Notes to the financial statements
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ANALYSIS OF MOVEMENTS ON FUNDS CONTINUED

	At 1 August 2,018 £'000	Income £'000	Expenditure £'000	Transfers £'000	Gains/ (losses) £'000	At 31 July 2019 £'000
Buildings Funds	4,316	62	(46)	87	0	4,419
Gardens & Grounds Funds	38	0	(32)	0	0	6
Sports Funds	10	5	0	0	0	15
Library Funds	105	32	(24)	(2)	0	111
Picture Gallery Funds	63	0	(7)	0	0	56
Academic Posts Funds	25	0	(25)	0	0	0
Student Support Funds	197	91	(96)	(5)	0	187
Cathedral & Chorister Support Funds	826	267	(12)	0	0	1,081
Other Funds	247	112	(71)	19	0	307
Sub-total Restricted income funds	5,827	569	(313)	99	0	6,182
Total Restricted Funds	10,203	766	(4,920)	5,047	0	11,096
Unrestricted Funds						
Designated funds	486	106	(253)	261	0	600
General funds	11,557	14,051	(25,537)	9,464	0	9,535
Defined benefit pension scheme reserve	(2,300)	0	(1,959)	0	0	(4,259)
Loan swap fair value reserve	(5,418)	0	0	0	(1,244)	(6,662)
Total Unrestricted Funds - The House	4,325	14,157	(27,749)	9,725	(1,244)	(786)
Designated funds - subsidiaries	0	0	0	0	0	0
General funds - subsidiaries	(619)	111	(37)	0	0	(545)
Revaluation reserve - subsidiaries	-	0	0	0	595	595
Total Unrestricted Funds - subsidiaries	(619)	111	(37)	0	595	50
Total Unrestricted Funds - Group	3,706	14,268	(27,786)	9,725	(649)	(736)
Total Funds	564,173	34,292	(37,983)	0	27,446	587,928

See note 21 for the current year note to which this note compares.