

Registered number:

02424721

LYNXVALE LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2014

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COMPANIES HOUSE

LYNXVALE LIMITED

DIRECTORS AND ADVISERS

DIRECTORS

Mr K Sykes
Mrs M B Gardiner
Mr R S Dhillon

COMPANY SECRETARY

Dr J W Nicholls

REGISTERED OFFICE

The Old Schools
Trinity Lane
Cambridge
CB2 1TS

REGISTERED NUMBER

02424721 (England and Wales)

INDEPENDENT AUDITORS

PricewaterhouseCoopers LLP
Chartered Accountants & Statutory Auditors
Abacus House
Castle Park
Cambridge
CB3 0AN

BANKERS

Barclays Bank plc
St Andrew's Street
Cambridge
CB2 3PZ

LYNXVALE LIMITED

STRATEGIC REPORT

The directors present their strategic report on the Company for the year ended 31 July 2014.

Review of the Company

The Company's principal activity is to undertake building projects and to provide Design Build construction and development services. The company also operates the lease of the multi-storey car park at Addenbrooke's Hospital.

Business review

During the year under review the Board have accepted the following projects:

Project Capella
Electrical Engineering Division Building Annexe (EEDBA)
Department of Genetics - Refurb of Basement, Ground & 1st Floors
Kettle's Yard - Looking Ahead
Refurb of Labs for the Herchel Smith Professor of Organic Chemistry
Radiopharmaceutical Unit, Wolfson Brain Imaging Centre
Old Addenbrooke's site – Masterplan and Phase 1
Refurbishment of Greenwich House
North Range Buildings - Student Services Centre

During the year no projects reached practical completion.

At 31 July 2014 the company had 14 projects in progress (2013: 8), and 8 projects in design (2013: 3). The contract value of these projects is in the region of £294.8m (2013: £219.0m).

The lease of the multi storey car park at Addenbrooke's Hospital was ongoing.

Results and dividends

As shown in the profit and loss account on page 6 of the financial statements, the company's turnover has increased from the prior year. Gross profit has also increased as a result. This is as a direct result of the progression of the new buildings for Chemical Engineering and Biotechnology, Data Centre and Refurbishment of the Arup Building.

The balance sheet, on page 7 of the financial statements, shows that the company's financial position at the year end, in net assets terms, is consistent with the prior year. Net profit is gifted to the University of Cambridge, the company's parent, on an annual basis.

The result for the year amounted to £582,226 (2013: £571,773). The directors will make a gift aid payment to the University of Cambridge of £582,226 (2013: £571,773).

Financial risk management

The Company is a wholly owned subsidiary of the University of Cambridge. The Company's financial risk is low due to the nature of the business as the entity recoups income from the company as expenditure is incurred. The risk to the Company is therefore a shortage of funds from the parent undertaking. The objectives and policies that are in place to reduce the financial risk of the company is to choose projects that are low risk and to recoup expenditure from the parent undertaking on a timely basis. The measures taken by Lynxvale Limited mean that financial risks are devolved out of the Company.

Future developments

On the 1 August 2014 Lynxvale Limited exercised the break clause in the lease of the multi storey car park and the lease was returned to the University of Cambridge. No other significant changes in the principal activities are anticipated.

ON BEHALF OF THE BOARD



Mr K Sykes
Director
8th December 2014

LYNXVALE LIMITED

Directors' Report

The directors' present their report and audited financial statements of the Company for the year ended 31 July 2014. The strategic report on page 2 forms part of this report.

Directors

The changes to the membership of the Board of Directors during the year were as follows:

Mr T T Gardner - resigned 20 May 2014

The directors who held office during the year and up to the date of signing the financial statements are given below:

Mr K Sykes
Mrs M B Gardiner
Mr R S Dhillon

Dividends

The directors do not recommend payment of a dividend (2013: Nil).

Directors' indemnity statement

Directors' and Officers' Liability insurance was purchased and maintained throughout the year for the benefit of the directors and officers of the company.

Statement of directors' responsibilities

The directors are responsible for preparing the Strategic Report, Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under the law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- prepare the financial statements on the going concern basis, unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention

Statement of disclosure of information to auditors:

In accordance with Section 418, the directors' report shall include a statement, in the case of each director in office at the date the directors report is approved, that:

- (a) so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- (b) he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

ON BEHALF OF THE BOARD



Mr K Sykes
Director
8th December 2014

Independent auditors' report to the members of Lynxvale Limited

Report on the financial statements

Our opinion

In our opinion the financial statements, defined below:

- give a true and fair view of the state of the company's affairs as at 31 July 2014 and of its result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

This opinion is to be read in the context of what we say in the remainder of this report.

What we have audited

The financial statements, which are prepared by Lynxvale Limited, comprise:

- the balance sheet as at 31 July 2014;
- the profit and loss account for the year then ended; and
- the notes to the financial statements, which include a summary of significant accounting policies and other explanatory information.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

In applying the financial reporting framework, the directors have made a number of subjective judgements, for example in respect of significant accounting estimates. In making such estimates, they have made assumptions and considered future events.

What an audit of financial statements involves

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) ("ISAs (UK & Ireland)"). An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of:

- whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed;
- the reasonableness of significant accounting estimates made by the directors; and
- the overall presentation of the financial statements.

In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Other matters on which we are required to report by exception

Adequacy of accounting records and information and explanations received

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.

Directors' remuneration

Under the Companies Act 2006 we are required to report to you if, in our opinion, certain disclosures of directors' remuneration specified by law are not made. We have no exceptions to report arising from this responsibility.

Responsibilities for the financial statements and the audit

Our responsibilities and those of the directors

As explained more fully in the Statement of Directors' Responsibilities set out on page 4, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and ISAs (UK & Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.



Simon Ormiston (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Cambridge
8 December 2014

LYNXVALE LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 JULY 2014

	Note	2014 £	2013 £
Turnover	2	56,908,331	39,766,694
Cost of Sales		(56,313,796)	(39,183,421)
Gross profit		594,535	583,273
Administrative expenses			
Gift aid payable to the University of Cambridge		(582,226)	(571,773)
Other administrative expenses		(820,305)	(587,199)
Total administrative expenses		(1,402,531)	(1,158,972)
Other operating income	3	806,970	574,322
Operating loss	3	(1,026)	(1,377)
Interest receivable and similar income	4	1,026	1,377
Result on ordinary activities before taxation		-	-
Tax on result on ordinary activities	5	-	-
Result for the financial year		-	-

All results derive from continuing operations.

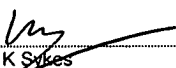
There is no material difference between the result on ordinary activities before taxation and the retained profit for the financial years stated above and their historical cost equivalents.

There are no recognised gains and losses other than those passing through the profit and loss account and therefore no separate statement of total recognised gains and losses has been presented.

LYNXVALE LIMITED
BALANCE SHEET AS AT 31 JULY 2014

	Note	2014 £	2013 £
Current assets			
Debtors	7	11,768,255	4,430,172
Cash at bank and in hand		2,289,985	1,131,663
		<u>14,058,240</u>	<u>5,561,835</u>
Creditors: amounts falling due within one year	8	(14,058,140)	(5,561,735)
Net current assets		<u>100</u>	<u>100</u>
Net assets		<u>100</u>	<u>100</u>
Capital and reserves			
Called up share capital	9	100	100
Profit and loss account		-	-
Total shareholders' fund	10	<u>100</u>	<u>100</u>

The financial statements on pages 6-10 were approved by the Board of Directors on 8th December 2014 and were signed on its behalf by:


 Mr K Sykes
 Director

Registered number: 02424721

LYNXVALE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2014

1. Accounting policies

These financial statements have been prepared on a going concern basis, under the historical cost convention and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies which the directors have adopted, and which have been applied consistently throughout the year, are set out below.

a) Turnover

Turnover relates to the Company's principal activity and represents revenue arising on long term contracts, excluding value added tax. Turnover is recognised when work is performed. Turnover is derived from only one class of business.

b) Deferred income

Deferred income relates to amounts received in advance from clients for services that have not been performed at the balance sheet date.

c) Long term contracts

Construction costs in respect of long-term contracts are expensed as incurred, on an accruals basis. Turnover is recognised at cost plus an agreed margin, such that estimated turnover attributable to the stage of completion, less provision for any known or anticipated losses is recognised in the profit and loss account. Where costs exceed income, the sums are included under debtors as amounts recoverable on contracts.

d) Cash flow statement and related party disclosures

The company is a wholly-owned subsidiary of the University of Cambridge and is included in the consolidated financial statements of the University of Cambridge, which are publicly available. Consequently, the company has taken advantage of the exemption from preparing a cash flow statement under the terms of FRS 1 (revised 1996) 'Cash flow statements'. The company is also exempt under the terms of FRS 8 'Related party disclosures' from disclosing related party transactions with entities that are part of the University group.

e) Taxation

No corporation tax is due as the company gift aids all of its taxable results to the University of Cambridge.

f) Leases

Payments under operating leases are charged to the profit and loss account on a straight line basis as incurred.

g) Other operating income

Other operating income relates to rental income and service charges for the sublease of a leased asset. Income is recognised on an accruals basis.

h) Financial instruments

The company does not have financial instruments other than cash, debtors and creditors. These are all measured at cost on the date the transaction was entered into. The fair value of these items is considered to equal their carrying value.

2. Turnover

2014

2013

£

£

An analysis by geographical market is set out below:

United Kingdom

56,908,331

39,766,694

3. Operating result

2014

2013

£

£

Operating result for the financial year is stated after charging/(Crediting):

Auditors' remuneration

4,209

4,244

Operating lease rentals on plant and machinery

280,000

280,000

Other operating income - long term lease on multi storey car park

(806,970)

(574,322)

4. Interest receivable and similar income

2014

2013

£

£

Interest received on cash deposits

1,026

1,377

LYNXVALE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2014 (CONTINUED)

5. Tax on result on ordinary activities

No tax charge arises on operating activities due to the company gift aiding profits to the University of Cambridge.

6. Directors' emoluments and employee information

No directors' emoluments were incurred by Lynxvale Limited in the current and preceding year. These emoluments are borne by the parent undertaking, the University of Cambridge. The company had no other employees (2013 – none).

No compensation was received in the year by the director in respect to the loss of office.

7. Debtors

	2014 £	2013 £
Trade debtors	1,963,679	2,087,554
Other debtors	398	388
Amounts recoverable on contracts	9,804,178	2,342,230
	<u>11,768,255</u>	<u>4,430,172</u>

8. Creditors: amounts falling due within one year

	2014 £	2013 £
Trade creditors	(3,784,016)	(2,300,595)
Gift aid payable to University of Cambridge	(582,226)	(571,773)
Accruals and deferred income	(9,691,898)	(2,689,367)
	<u>(14,058,140)</u>	<u>(5,561,735)</u>

9. Called up share capital

	2014 £	2013 £
Authorised:		
100 (2013: 100) ordinary share of £1 each	<u>100</u>	<u>100</u>
Allotted and fully paid		
100 (2013: 100) ordinary share of £1 each	<u>100</u>	<u>100</u>

10. Reconciliation of movement in shareholders' funds

	2014 £	2013 £
Opening shareholders' funds	100	100
Result for financial year	-	-
Closing shareholders' funds	<u>100</u>	<u>100</u>

11. Financial commitments

The Company has entered into a number of Design Build building contracts and in each case has sub-contracted the work of design and construction. The Company sub-contracts the management of its projects to the Estate Management of the University of Cambridge.

The company has a liability to hand over the completed buildings ready for occupation within agreed time limits. All contracts are with the University of Cambridge.

The company is committed to making the following payments during its next year in respect of operating leases.

	Land and Buildings 2014 £	Land and Buildings 2013 £
Expiry date		
- 1 August 2014	<u>-</u>	<u>280,000</u>

A summary of building projects at completion, current contracts in progress and forthcoming contracts in design is as follows

LYNXVALE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2014 (CONTINUED)

11. Financial commitments (Continued)

	Value of contract (of the order of)	Value of work completed at 31 July 2014	Value of contract (of the order of)	Value of work completed at 31 July 2013
	£m	£m	£m	£m
a) Buildings complete and awaiting final certificates				
7 West Road - Alison Richard Building	15.3	14.4	15.3	14.1
Archaeology & Anthropology-New Entrance & Refurb	2.1	2.6	2.1	2.6
Cambridge Advanced Imaging Centre	2.0	1.7	2.0	1.5
Engineering - Aero Laboratory and Print Room	1.0	1.1	1.0	1.0
New Building for Astrophysics	5.3	4.4	5.3	4.2
Sainsbury Laboratory	86.4	82.7	86.3	82.8
Sports Centre - Phase 1 Development	18.1	15.3	17.0	13.6
Veterinary Medicine - Student Resources Centre	1.5	1.5	1.5	1.5
b) Contracts in progress				
Alterations & Refurbishment of the Arup Building	55.9	16.6	55.9	3.3
CRUK Cambridge Institute Top Floor Fit Out	5.8	0.4	0.1	0.0
Data Centre	19.9	16.6	19.6	1.4
Department of Chemical Engineering and Biotechnology	60.6	20.5	60.6	3.3
Department of Genetics - Refurb of Basement, Ground & 1st Floors	4.0	0.5	-	-
Electrical Engineering Division Building Annexe (EEDBA)	13.0	3.2	-	-
James Dyson Building	13.3	1.2	0.8	0.4
Materials Science & Metallurgy - New Building	48.7	43.9	48.8	42.0
Maxwell Centre	25.9	2.5	-	-
Refurb Labs for the Herchel Smith Professor of Organic Chemistry	1.8	0.7	-	-
Restructure/Rationalisation of Vet School Facilities (North Wing)	1.9	1.8	3.3	0.2
Restructure/Rationalisation of Vet School Facilities (South Wing)	1.4	1.1	-	-
West Cambridge Infrastructure - Phase 3	11.6	8.7	11.6	8.4
West Cambridge Infrastructure - Phase 4	17.6	8.2	16.8	2.2
c) Contracts in design				
Kettles Yard - Looking Ahead	0.1	0.1	-	-
Kettles Yard - Phase 2 Development	0.9	0.6	0.9	0.6
North Range Buildings - Student Services Centre	1.0	0.3	-	-
Old Addenbrooke's Site - Masterplan and Phase 1	5.7	1.4	-	-
Project Capella	2.2	0.2	-	-
School of Clinical Medicine - ACRC Building	1.7	0.8	0.6	0.2
Radiopharmaceutical Unit, Wolfson Brain Imaging	1.7	0.2	-	-
Refurbishment of Greenwich House	0.2	0.1	-	-

12. Ultimate parent undertaking and controlling party

The ultimate parent undertaking and ultimate controlling party is the University of Cambridge, which is the parent of the smallest and largest group of undertakings to consolidate these financial statements. Copies of the University of Cambridge consolidated financial statements can be obtained from the Company secretary at The Old Schools, Trinity Lane, Cambridge, CB2 1TS.