

Higher Education  
United Kingdom  
Credit Analysis

**St Peter's College, University of Oxford**

**Ratings**

	Current Rating
<b>Foreign Currency</b>	
Long-Term	AAA
Short-Term	F1+
<b>Local Currency</b>	
Long-Term	AAA

**Outlook**

Foreign Currency Long-Term Rating	Stable
Local Currency Long-Term Rating	Stable

**Financial Data**

**St Peter's College, University of Oxford**

	31 Jul 08	31 Jul 07
Headcount	471	479
Acceptance rate (x)	3.4	3.5
Income (GBPm)	5.8	5.8
Total debt (GBPm)	6.5	6.5
Endowment (GBPm)	24.3	23.9
Operating surplus (net of depreciation)/income (%)	5.2	-2.6
Debt service/income (%)	7.6	2.2
Available funds/total debt (x)	3.7	3.0
Available funds/expenditure (times)	4.1	3.0
Public grants (HEFCE)/income (%)	27.6	23.5

Basis of accounting: Full accruals

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**Related Research**

- [Institutional Framework for UK Universities \(September 2008\)](#)

**Rating Rationale**

- The ratings of St Peter's College reflect the robust and long-established financial and governance features of the collegiate system of the University of Oxford (the University), which through formal and informal arrangements make the University and its constituent colleges dependent on each other and part of an interlocking system. The ratings also consider the College's sustained student demand, its diversified revenue structure, its solid balance sheet position and some expenditure rigidity, the containment of whose growth is key to achieving a structural operating surplus.
- The College has sustained student demand with, on average, more than three applicants for each place available in any one year and rates of enrolment of students and completion of degrees of almost 100%. This translates into a long track record of stable student population from the UK and internationally, and a high level of flexibility in case of falling demand. The robust student demand is underpinned by the outstanding attractiveness and worldwide recognition and reputation of the University of Oxford.
- The College's revenue structure is diversified and has been buoyant owing to growing endowment income, and conferences, catering and residences revenue. In addition, significant operating transfers from the national funding body, the Higher Education Funding Council for England (HEFCE) via the University give the College steady public support. HEFCE grants made 27.6% of income in 2008.
- Adequate and increasing endowment and cash/investment levels, at GBP24.4m in 2008, provide the College with a significant financial cushion in case of need, and cover debt of GBP6.5m, and expected at maximum GBP20m in the medium term, by more than 3.7x. The long-term and amortising profile of current and prospective debt should keep annual debt-service requirements moderate.
- St Peter's expenditure profile contains a significant number of rigid items. In line with the UK university/college sector, the College's salaries are the largest element, accounting for about 53% of expenditure in 2008. Some expenditure rationalisation measures, coupled with prudent management practices and steady revenue, should allow the College to achieve structural operating surpluses in the medium term.

**Key Rating Drivers**

- A negative rating action could be prompted by the dilution of formal and informal financial and governance arrangements regulating the University's collegiate system - although Fitch Ratings considers this possibility very remote - and/or higher debt at the College than estimated, not sustained by structural positive operating cash flows. A depletion of the College's endowment fund could also prompt a negative rating action.

**Profile**

St Peter's is one of the 36 constituent colleges of the University. It was founded as a Permanent Private Hall in 1929, acquiring college status in 1961. Two-thirds of its 470 students are undergraduates. It provides tutorial teaching across the range of undergraduate programmes available at the University and accepts graduate students across the full range of the University's post-graduate programmes.

## University Committees

These are Queen-in-Council Committees, whose regulations cannot be changed without the agreement of the Privy Council.

- **Educational Policy and Standards Committee:** This is responsible for defining and reviewing the policies and standards for admissions, course design, and teaching. It includes representatives of committees of the Conference of Colleges.
  - **General Purpose Committee:** This reviews the long-term strategic development of the University and its risk management, and monitors governance arrangements.
  - **Personnel Committee:** This is responsible for policies related to personnel.
  - **Planning and Resource Allocation Committee:** This oversees the financial arrangements between the University and the colleges, and between HEFCE and the University.
  - There are also committees with specific financial responsibilities, including the Audit and Scrutiny Committee and Finance Committee.
- Of especial relevance to colleges are the following:
- **College Accounts Committee:** This considers the audited accounts of each college and any associated regulations. It calls for explanation from each college and for certificates from its auditors. It authorises the publication of the colleges' annual accounts.
  - **College Contributions Committee:** This is responsible for the college contribution scheme.

## Background

### One of the Constituent Colleges of the University of Oxford

The College was founded in 1928 as a hostel to provide low-cost Oxford education for promising students of limited means. In 1929, the Vice-Chancellor, on behalf of the University of Oxford, licensed St Peter's as a Permanent Private Hall. In 1947 the Hall was granted Foundation status, a significant step towards becoming a College.

In 1961, with the approval of the Privy Council (a body that advises the sovereign and deals with matters of state that have either not been delegated from the Crown, or that Acts of Parliament have placed under direct Crown authority), a University statute gave St Peter's Hall full collegiate status. In the same year, by Royal Charter it was incorporated as "The Master, Fellows and Scholars of the College of St Peter le Bailey in the University of Oxford".

### Both Legally Independent and Part of an Organic System

The colleges of Oxford University are by law independent and self-governing bodies with charitable status (exempt from taxes and not focused on profit maximisation). Each has its own Royal Charter. In practice, however, they are core elements of the collegiate system of the University. The latter consists of the central university and 36 colleges, with three societies (effectively colleges) and seven permanent private halls (small foundations of a religious character offering accommodation for graduate students and a limited number of degrees, generally in theology and related subjects).

### University-College Statutes

All colleges are expressly listed and recognised by a statute of the University of Oxford (Statute V). This statute has Queen-in-Council status, which means that it cannot be modified without the approval of the Privy Council. Each college is regulated not only by the general statutes of the University, but by its own separate code of statutes. This system of statutes prevents any unilateral decisions on the main principles regulating the collegiate system and ensures consistency of principles across the system.

Statutes of colleges can be modified only with the University's consent, and any alteration of the statutes must follow the rules established in the Universities of Oxford and Cambridge Act of 1923. Equally, changes in the statutes of the University affecting the colleges require the consent of the colleges (section 7-1 of the Universities of Oxford and Cambridge Act 1923).

Oxford University is an exempt charity within the Charities Act 1993, and is expected to register in the near term with the Charity Commission for England and Wales.

## Administration and Management

### Internal Governance

The College's Master is Professor Bernard Silverman, FRS (Fellow of the Royal Society), who has responsibility for superintendence over all the College's academic, administrative, and other activities. The Master is elected by the governing body of the college and holds office until the end of the academic year in which his or her sixty-seventh birthday falls (with the possibility of extension for another three years subject to the governing body's vote). The governing body is composed of 36 members and includes the Master and the fellows. The governing body has responsibility for the ongoing strategic direction of the College, its academic activities, its administration and the management of its finances and assets. The Visitor (a diocesan bishop of the Church of England), appointed by a committee of trustees who have no other function, oversees adherence to the College's statutes.

The governing body meets regularly under the chairmanship of the Master and is advised by a range of committees, including the finance committee and the investment committee. College officers carry out day-to-day management of different areas, such as finance (the Bursar), discipline (the Dean), and admissions and graduates (through the Tutors for Admissions, Undergraduates, Graduates and the Senior Tutor). Administratively, the College has 14 divisions, including the Bursar and accounts, IT, maintenance, and accommodation and catering.

The College has one wholly owned subsidiary, Crossed Keys Limited, a vehicle that runs property its development activities.

## University-College Governance

The University Council is responsible, under the statutes of the University, for the advancement of the University's objects, its administration, and the management of its finances and property. The Council is responsible to Congregation and bound to give effect to all resolutions or decisions of Congregation. The Fellows of all colleges are members of Congregation.

The Conference of Colleges provides a forum for colleges to discuss and, by agreement among them, make decisions dealing with matters of shared interest and common purpose.

Colleges are represented on the major University institutions. Colleges are directly represented through the Conference of Colleges and on the University Council, and indirectly on the committees of the Council (see the text box "University Committees" above). Conference committees are represented on the boards of the four academic divisions.

### The Tutorial System

- The tutorial system is what distinguishes an Oxford education. Each undergraduate attends a tutorial at least once a week with a tutor who is a leading academic in the subject. Tutorials involve the undergraduate (sometimes in a pair or small group) meeting his or her tutor for perhaps an hour. Tutorials offer the opportunity for in-depth exploration of each topic on which the undergraduate has been working. Undergraduates are required to produce, for discussion at the tutorial, a piece of work set by the tutor.
- The strength of the tutorial system is its flexibility and the way it concentrates on the needs and interests of the individual student. The tutorial method seeks to develop independent thought, rational argument and intellectual rigour.

## Student Demand and Attractiveness

### Strong Student Demand Ensured by High Attractiveness of Oxford's Collegiate System

Oxford University, and therefore all its colleges, is, with Cambridge, the preferred choice of university in the UK for those who meet its demanding qualifications for admission as an undergraduate or post-graduate research student.

Owing to the difficulty of gaining admission to Oxford (and Cambridge), demand is self-selecting. Schools only put their very best students forward as candidates for admission. This has the paradoxical consequence that there are fewer applicants per place to Oxford than to many other UK universities. Prospective students are not allowed to apply to both Oxford and Cambridge in the same year. Nearly all the offers made by Oxford to students are accepted, and virtually all students who are made an offer by Oxford and another university choose Oxford. The application procedure for Oxford and Cambridge runs earlier than for the rest of the higher education sector in the UK. This gives Oxford's colleges first choice of the most able students in each year.

St Peter's College has a track record of a stable student population. Applications have been high relative to available places: in academic year 2007/2008, there were 3.4 applications for each undergraduate place (in line with Oxford University's figures - see the table "Student Demand: St Peter's College and University of Oxford" below), with enrolment and continuation rates at almost 100%, which indicates high flexibility in case of falling demand.

Flexibility is also ensured through the University's admissions system. Colleges work within a common framework for admissions set by the University that outlines the main principles, procedures and standards. Students are admitted by individual colleges, although the applications come centrally through the University. Students apply either to a particular college or via "open" applications (ie they do not name a preferred college). In each subject, open applications are automatically assigned

to colleges with fewer than usual applications in that subject. This further guarantees that each college will have a strong applicant pool in every subject it offers. For example, about 14% of total applications in academic year 2006/2007 were “open”. Tutors across the colleges meet to consider all the candidates applying in their subject in a particular year and exchange information about individual candidates to ensure that able candidates are selected regardless of their college of preference.

Colleges that have filled their places can also refer candidates to other colleges. In the unlikely event that a college receives fewer applications than places it can select candidates from the pool of remaining applicants.

St Peter’s College benefits from the University’s attractiveness. The University (and its collegiate system) is always at or close to the top of national and international university rankings, and its research-intensive activity has ensured the highest score in the HEFCE’s Research Assessment Exercise. This exercise measures the quality of research for the purposes of determining the amount of public funding it receives from HEFCE.

The robust attractiveness of the University is also demonstrated by its receipt of the highest grades from quality audits for programmes and academic standards from the Quality Assurance Agency for Higher Education. All these factors ensure very strong and growing student demand and high quality and diversification of students in the collegiate system.

Admission to all the colleges is very competitive. The quality of students at the University is excellent, with about 98% of undergraduates having achieved at least three “A” grades at A level or the equivalent in other international examinations in 2008. The University’s continuation rate (the percentage of students enrolled in the year after their first entry into higher education) is the highest in the UK (98.6%), and almost all students proceed to graduation. The student population is diversified and international. The proportion of international students across all colleges of the University is significant and rising, with 14% of undergraduates and 63% of graduate students from outside the UK.

## Programmes, Facilities and Academic Staff

Colleges are responsible for tutorials. The University organises all lectures and practical classes centrally, sets the examinations and confers the degrees. St Peter’s provides a wide array of tutorial teaching that includes among other subjects Chemistry, English, Fine Arts, History, Law, Mathematics, Modern Languages, Music Physics, Economics and Management, Anthropology, Byzantine

### Student Demand: St Peter’s College and University of Oxford

(Academic years)	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
<b>St Peter’s College</b>						
Student population	477	482	485	462	479	471
<b>Applications and selectivity<sup>a</sup>: Undergraduate</b>						
Applications	-	-	-	438	406	414
Acceptances	-	-	-	135	116	123
Applications/acceptances (times)	-	-	-	3.2	3.5	3.4
<b>University of Oxford</b>						
Student population	17,097	17,664	18,113	18,431	19,993	20,014
<b>Applications and selectivity: Undergraduate</b>						
Applications	11,097	11,793	12,278	12,496	12,614	13,639
Acceptances	3,393	3,281	3,176	3,214	3,208	3,160
Applications/acceptances (times)	3.3	3.6	3.9	3.9	3.9	4.3

<sup>a</sup> St Peter’s College’s data and estimate  
Source: University of Oxford Gazette

Studies, Information Studies, Medical Sciences, Politics, Psychology, Fast-Track Medicine and Theology, aimed at undergraduates and postgraduates.

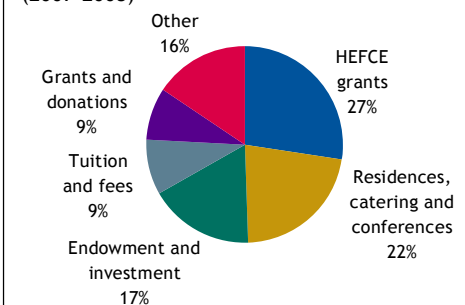
Facilities are provided both by the colleges (normally accommodation, meals, common rooms, libraries, computer facilities, sports and social facilities, and pastoral care) and by the University, which has an extensive range of high-quality resources for teaching and learning in the form of libraries, laboratories, museums and computing facilities that are too large to be run economically by each college. The dual system gives students the opportunity to receive the benefits of a large international university while living in a smaller college community.

The vast majority of teaching staff members have two contracts, one with the University as professor or lecturer, and one with their college as Fellow. Their appointment is made by a joint committee with representatives from the college and the University. All University professors/lecturers are Fellows of colleges. The University and colleges employ about 2,800 academic staff for research only and 1,500 staff with both teaching and research responsibilities.

## Finances

The financial statements consolidate the accounts of St Peter's and its subsidiary undertaking, Crossed Keys Limited. Accounts are prepared using full accrual accounting, UK GAAP, and the provisions of Statute XV of the University of Oxford and subsequent regulations. Accounts are externally audited. No negative points were raised in the most recent audit opinion, by Grant Thornton, in 2008.

**St Peter's College: Revenue Sources (2007-2008)**



Source: Fitch on St Peter's College accounts

### College Contribution Scheme (CCS)

- The CCS, established by University statute, acts as an equalisation fund for colleges with lower endowments. The colleges with high endowments are taxed, and these funds are redirected to less endowed ones and/or more recently established colleges.
- In 2007 a total of GBP3.7m was charged to the endowment of the richer colleges (27 colleges paid into this fund). The University administers part of this fund as a Trust for the colleges.
- St Peter's is a net receiver from the CCS (conditional and unconditional grants totalled GBP0.3m in 2007).

## Revenue Diversification

St Peter's has a diversified revenue structure. Its income increased at a compound annual growth rate of about 7.6% during 2004-2008, mainly led by significant increases in conference and residence revenue and endowment income. The College receives fee income via the University for undergraduate and graduate students. Income from fees may be expected to rise if and when central government constraints on fee levels for UK students are lifted.

Endowment income, which accounts for 17.3% of total revenue, increased by about 34% during 2004-2008, demonstrating the College's successful fundraising and investment strategy, which allowed its endowment assets to reach GBP24.4m in 2008, up from GBP16.9m in 2004. Investments are spread between fixed interest stocks (5%), equities (50%), cash (20%), and land and property (25%). The increase in St Peter's endowment also derives from mutual financial support among the colleges through the CCS (see the text box "College Contribution Scheme (CCS)"). Since 2004 the College has received about GBP0.3m annually from the CCS. This should continue into the medium term.

Residences and conference income has also significantly increased in the past five years, with overall growth of 60%. Accommodation revenue increased by 19.5% in 2008 owing to the inclusion of a new student accommodation building (Paradise Street building).

## Solid Public Funds Through the University

Revenue related to UK and European students has been recorded by Fitch in the numerical appendices as HEFCE-related grants. These provide for a stable public revenue source, which accounts for a significant 27.6% of total College income. The

College does not directly charge fees to undergraduate students from the EU. Instead it receives HEFCE funding via the University. The allocation is decided by the Planning and Resource Allocation Committee (see “University Committees” above) in consultation with the Conference of Colleges, and funds are transferred to the colleges in three termly installments, on the basis of the number of Home/EU undergraduate and post-graduate students in each college.

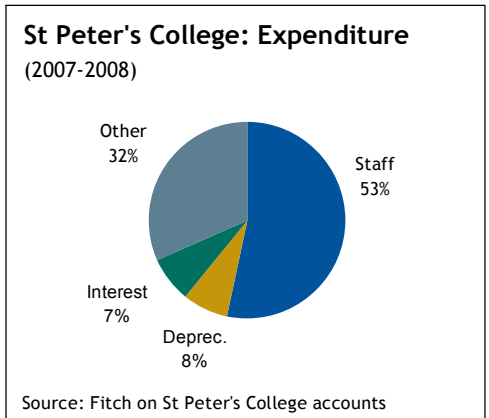
HEFCE has only one financial memorandum to cover the funds that it provides to the University and colleges. That memorandum is with the University alone and places the University under an obligation to account to HEFCE for the expenditure by the colleges of the public funds that they have received from HEFCE via the University. This arrangement recognises the special circumstances of the collegiate University (the only similar arrangement is with the University of Cambridge). Were funds to be misused by a college, the Vice-Chancellor of the University of Oxford could be called before the Public Accounts Committee of the House of Commons.

The research grants from HEFCE, which are entirely retained by the University, may in the medium term be shared between the colleges and the University by a joint revenue allocation method. The main argument put forward for such a revision of the allocation method is that as research and teaching is mostly carried out jointly, it would appear fair that income earned should be split between colleges and the University. This would reward colleges for their effort and contribution to research. The proposed system envisages transitional arrangements as a safeguard to ensure that no college will be worse off at the outset compared with the previous allocation method.

Fitch expects St Peter’s revenue to remain solid in the medium term. This is due to the attractiveness of the collegiate system, which ensures robust student demand providing stable income from tuition (including that provided through public funding), and accommodation and catering revenue, coupled with prudent management practices regarding income investments and the College’s active fundraising activity, which should keep endowment income strong.

### Some Rigidity in Expenditure

The College’s expenditure profile contains a significant number of rigid items. In line with the UK university/colleges’ sector and mirroring the University’s overall expenditure structure, salaries account for most of St Peter’s expenditure (about 53%) of it in 2008,. St Peter’s has 23 teaching staff and 69 non-academic staff (full-time equivalent; FTE). About 80% of teaching staff is for undergraduates. The College plans a gradual reduction of total non-academic staff to an FTE of 63 by 2012. This should help maintain stable personnel expenditure in the medium term. Pension charges of about GBP0.3m in 2007 are included in staff costs.



About 17% of expenditure is dedicated to premises, including maintenance and depreciation. Interest payable represents 7% of expenditure, but is expected to represent about 10% of expenditure by 2010 as debt stock increases.

The College’s estimate indicates a contraction of its expenditure by GBP0.16m annually from 2009, mainly owing to staff cost reductions and premises-related expenditure. Capex is expected to increase slightly, in connection with some construction and renovation works on buildings, but might be rescaled so that they

#### Pension Schemes

- The College participates in two pension schemes: the Universities Superannuation Scheme (USS) and the University of Oxford Staff Pension Scheme (OSPS). Both are contributory defined-benefit schemes and are contracted out from the State Second Pension Scheme. The assets of USS and OSPS are held in separate trustee-administered funds. Both are multi-employer schemes.
- The most recent actuarial valuation (2005 for USS and 2008 for OSPS) estimated a deficit of GBP6.6bn (overall, at the national level) for USS and GBP43m for OSPS. However, actuaries have confirmed that pension scheme annual cash flows are expected to remain positive for the next 10 years or more.
- As required by the accounting standard FRS17 “Retirement Benefits”, the College accounts for the schemes as if they were defined-contribution schemes. As a result, the amount charged to the income and expenditure account represents the contributions payable to the schemes for the accounting period.

will remain reasonable level and overall should not alter the College's current financial profile.

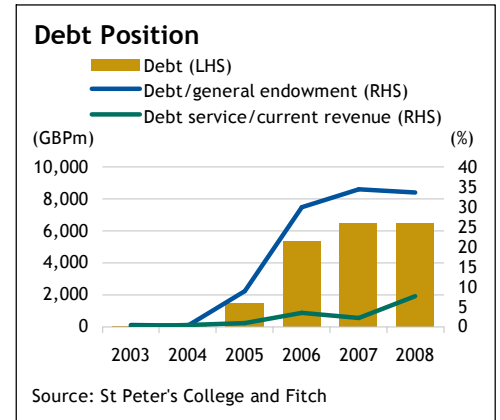
### Break-Even Financial Performance

On average the College on average has balanced accounts, in line with the rest of the higher education sector. Operating cash flow (operating surplus net of depreciation) averaged 1% of income during 2004-2008, although it has been negative 1.7% on average since 2005, resulting in a decrease in reserves to GBP3.9m (2008) from GBP5m (2006).

Results in coming years are expected to improve gradually owing to robust revenue, rationalisation and cost-containment efforts, and prudent management practices, which should result in the structural restoration of positive operating cash flows and help achieve the College's target of a general reserve equivalent to one year's expenditure (about GBP6m).

### Debt and Liquidity

The College has a loan of GBP6.5m from NatWest (part of Royal Bank of Scotland Group, rated 'AA-'/'F1+'/'Stable) at floating rates. This represents a moderate 34% of the general endowment fund and 17.0% of non-current assets. The loan is interest only until 2010 and then amortises over 17 years, with aggregated annual instalments of GBP0.4m. The loan is secured on the College's residential accommodation at Cambridge Terrace and St Thomas Street. The two properties have a combined estimated market value of GBP6.8m. This debt is likely to be refinanced by a bond or loan of up to GBP20m, which will be secured by rent paid by students using the College's residential accommodation facilities.



The bond (or loan) will be for 40 years, fixed rate and amortising. Although it is secured on the rents from student residential accommodation, the College will have to make up for any shortfall in revenue using its own general resources. The notes will be secured with a first-priority mortgage over the residences. All College buildings are insured with Royal Sun Alliance for a total value of GBP54.8m, covering all risks, including theft and terrorism. Collection rates on accommodation are close to 100%.

The College's cash position is robust. Cash and liquid investments (including general endowment) provide the College with a significant financial cushion in case of need; they cover debt, currently at GBP6.5m and expected at maximum GBP20m over the medium-term, by more than 3.7x. Available funds also covered the College's expenditure 4.1x.

Appendix A

St Peter's College, University of Oxford

Consolidated accounts	Actual					
	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
<b>Income and expenditure (GBP 000)</b>						
<b>Income</b>						
HEFCE grants (public subsidies)	1,212.3	1,216.7	1,238.5	1,288.2	1,370.3	1,600
Tuition fees and education contracts	523.0	585.8	674.4	610.9	605.4	540
Endowment income	535.9	747.1	782.5	906.0	994.8	1,000
Other income	1,603.2	1,769.3	1,827.6	2,215.5	2,868.4	2,656
<b>Total</b>	<b>3,874.4</b>	<b>4,318.9</b>	<b>4,523.0</b>	<b>5,020.6</b>	<b>5,838.9</b>	<b>5,796</b>
<b>Expenditure</b>						
Staff costs	-2,450.3	-2,674.7	-2,818.1	-2,956.9	-3,342.5	-3,170
Other operating expenses	-1,360.8	-1,399.5	-1,772.3	-1,900.1	-2,516.1	-1,885
Depreciation	-207.4	-267.4	-272.3	-341.3	-542.9	-457
Interest payable	-2.8	-21.6	-44.2	-177.0	-130.3	-440
<b>Total</b>	<b>-4,021.3</b>	<b>-4,363.2</b>	<b>-4,906.9</b>	<b>-5,375.3</b>	<b>-6,531.8</b>	<b>-5,952</b>
<b>Operating surplus</b>	<b>-146.9</b>	<b>-44.2</b>	<b>-383.9</b>	<b>-354.7</b>	<b>-692.9</b>	<b>-156</b>
Surplus on disposal of fixed assets	-0.2	-13.4	886.7	-12.3	192.5	-7
Taxation	0.0	0.0	0.0	0.0	0.0	0
<b>Deficit/(surplus) of the year</b>	<b>-147.1</b>	<b>-57.6</b>	<b>502.8</b>	<b>-367.0</b>	<b>-500.4</b>	<b>-163</b>
<b>Balance sheet</b>						
<b>Non-current assets</b>						
Tangible fixed assets	5,405.8	6,740.7	8,218.6	11,894.9	13,590.9	13,789.0
Endowment	16,408.0	16,946.6	20,134.1	22,106.9	23,897.4	24,339.0
<b>Total non current assets</b>	<b>21,813.8</b>	<b>23,687.3</b>	<b>28,352.7</b>	<b>34,001.8</b>	<b>37,488.3</b>	<b>38,128.0</b>
<b>Current assets</b>						
Stock	41.2	43.0	42.7	42.6	38.6	21.0
Debtors	614.0	618.7	663.5	794.1	623.9	742.0
Cash and liquid investments	1,106.9	522.8	140.2	1,061.8	420.7	35.0
<b>Total current assets</b>	<b>1,762.1</b>	<b>1,184.4</b>	<b>846.4</b>	<b>1,898.5</b>	<b>1,083.3</b>	<b>798.0</b>
<b>Total assets</b>	<b>23,575.9</b>	<b>24,871.7</b>	<b>29,199.1</b>	<b>35,900.3</b>	<b>38,571.6</b>	<b>38,926.0</b>
<b>Current liabilities</b>						
Overdrafts	27.0	1,029.7	14.0	120.0	984.5	1,020.0
Trade creditors	64.2	102.7	131.9	99.4	196.6	175.0
Other short term creditors	654.7	243.7	364.8	1,392.1	538.4	1,088.0
<b>Total current liabilities</b>	<b>745.9</b>	<b>1,376.1</b>	<b>510.7</b>	<b>1,611.5</b>	<b>1,719.4</b>	<b>2,283.0</b>
<b>Non current liabilities</b>						
Borrowings	50.0	42.0	1,454.7	5,324.3	6,501.0	6,494.0
Other creditors	0.0	0.0	0.0	0.0	0.0	0.0
Provisions	0.0	0.0	0.0	0.0	0.0	0.0
Pension liabilities	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total non current liabilities</b>	<b>50.0</b>	<b>42.0</b>	<b>1,454.7</b>	<b>5,324.3</b>	<b>6,501.0</b>	<b>6,494.0</b>
<b>Net assets</b>	<b>22,780.0</b>	<b>23,453.6</b>	<b>27,233.7</b>	<b>28,964.5</b>	<b>30,351.2</b>	<b>30,149.0</b>
<b>Capital &amp; reserves</b>						
Deferred capital grants	1,233.5	1,448.2	1,668.9	1,878.3	1,996.9	1,929.0
Endowments	16,408.0	16,946.6	20,134.1	22,106.9	23,897.4	24,339.0
Of which general endowments	13,287.1	13,669.8	16,216.6	17,766.8	18,887.5	19,335.0
Profit & loss account/revenue reserves	5,138.5	5,058.9	5,430.7	4,979.3	4,456.9	3,881.0
<b>Total funds</b>	<b>22,780.0</b>	<b>23,453.6</b>	<b>27,233.7</b>	<b>28,964.5</b>	<b>30,351.2</b>	<b>30,149.0</b>

Source: Fitch

**Appendix B**

**St Peter's College, University of Oxford**

Consolidated accounts	Actual					
	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Total debt (bank loans)	50	42	1,455	5,324	6,501	6,494
Debt service (bank loans)	3	22	44	177	130	440
<b>Operating ratios</b>						
Operating surplus/income (%)	-3.8	-1.0	-8.5	-7.1	-11.9	-2.7
Operating surplus (net of depreciation)/income (%)	1.6	5.2	-2.5	-0.3	-2.6	5.2
Debt service/income (%)	0.1	0.5	1.0	3.5	2.2	7.6
Students to staff				5.0	5.2	4.8
<b>Debt ratios</b>						
Total debt/total non current assets (%)	0.2	0.2	5.0	14.8	16.9	17.0
Debt/income (%)	1.3	1.0	32.2	106.0	111.3	112.0
Debt/general endowment (%)	0.4	0.3	9.0	30.0	34.4	33.6
Debt/operating surplus (net of depreciation) (yrs)	0.8	0.2	-13.0	-397.3	-43.3	21.6
<b>Flexibility ratio</b>						
Tuition fees/income (%)	13.5	13.6	14.9	12.2	10.4	9.3
Endowment income/income (%)	13.8	17.3	17.3	18.0	17.0	17.3
HEFCE grant/income (%)	31.3	28.2	27.4	25.7	23.5	27.6
Tuition fees per student			1,391	1,322	1,264	1,327 (e)
<b>Liquidity ratios</b>						
Available funds/expenditure (times)	3.6	3.3	3.3	3.5	3.0	4.1
Available funds/total debt (times)	287.9	337.9	11.2	3.5	3.0	3.7
Endowment income/debt service (%)	19,064.9	3,455.4	1,770.4	511.9	763.5	227.3

Source: Fitch

(e) estimated .

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