

## Former Animal Health Trust Site – Research Facility Background Information

### Background

The Animal Health Trust a registered charity was founded in 1942 by veterinary surgeon Dr Reg Wooldridge. It held a pre-eminent position as a centre for research into the health and diseases of horses and small (companion) animals.

In 1942 Dr Wooldridge launched the Veterinary Education Trust (V.E.T.), the forerunner of the Animal Health Trust, with a view to raising a ██████████ Endowment Fund. The Trust, set up with donations from the Royal College of Veterinary Surgeons and the National Veterinary Medical Association, appointed thirteen trustees and a Council of Management. Further financial contributions were made by the horseracing fraternity, which recognised that improved veterinary research would reduce infertility, abortion, early death and career ending injuries in horses. In 1946 Dr Wooldridge became the first scientific director of V.E.T.

The Lanwades Hall and estate of 140 acres, was sold to V.E.T. in 1946. In 1947 the Equine Research Station opened. Professor William Miller, a member of the scientific committee of V.E.T., and previously Professor of Animal Husbandry at the Royal Veterinary College was the founding director.

A Canine Health Centre was established at Lanwades in 1947. In 1948 V.E.T. changed its name to the Animal Health Trust.

The charity received no government funding and relied totally on donations. It obtained Royal Charter status in 1963. The Queen became Patron in 1959 and remained so until 2017. The Princess Royal was its President.

In 1966, John Clabby took over as Chief Executive, by this time the Trust had two research stations, The Small Animals Centre at Lanwades Park and the Equine Research station at Newmarket. In 1969 a new Small Animals Centre was built at Lanwades Park and opened by HRH The Princess Royal.

In 1992, the Trust had four main departments: Infectious Diseases, Clinical Studies, Physiology, and Immunogenetics. There was a staff of 165 including 30 Veterinary surgeons and an annual turnover of ██████████ A decision was made to locate all activities onto Landwade Park. Building work on a new ██████████ animal hospital, started in November 1994.

The Centre for Equine Studies opened in 1997. In the same year the administrative offices and the library were relocated into the first floor of Lanwades Hall.



In 1998 the Grade II listed buildings in the old stable yard were converted to the John MacDougall Visitors Centre.

A new Pathology building was completed in early in 2001 and refurbished laboratories were reopened in 2007.

In 2009 the John MacDougall Visitor Centre converting a listed under-used stable block into a brand-new state-of-the-art Lecture Theatre and conference centre. Each year the AHT hosted more than 20 professional development lectures and practical sessions for veterinary professionals. It also ran genetics courses for dog breeders.



In October 2009 charity expanded its very successful Small Animal Centre by creating a new state-of-the-art cancer centre which would enable cancer experts to treat many more horses, dogs and cats suffering from the disease. The Centre offered three treatment options for cancer – surgery, chemotherapy and radiotherapy – on one site. It meant that regardless of the diagnosis, the AHT was able to offer each and every patient the very best options for their specific case.

In 2016 Animal Health Trust decided they wanted to expand their research and facilities for smaller animals, particularly cats and dogs.

The Hall was sold in 2016 for [REDACTED] and is now used as a private wedding venue. A decision was also made to sell the Garden Cottage and The Walled Garden.

By 2017, AHT employed more than 250 staff.

In March 2020, AHT announced it was facing financial difficulties, compounded by the economic implications of the coronavirus pandemic. Two months later, it revealed plans to close its equine hospital in May. The Princess Royal tried to help by participating in several conference calls with the trustees to discuss ways to raise funds.

However, on 3 July 2020 the AHT announced the news that it was to close after months of trying to source enough funding for a long-term viable future. Although substantial progress was made, the charity had been unable to secure the significant funds it required. Their operations were to cease, and the assets would be liquidated.

### **Class E Use On-site**

The following information and appendices provide further detail and evidence of the facilities primary use as a research centre, with associated veterinary/ clinical practices, and ancillary education activities.

The following information and appendices set out the extensive information available on the uses and activities that took place on the former AHT site, and demonstrate its Class E use.

## 1. Planning History/ Planning Documentation

The following information summarises where the use of the site is referred to in various planning documents.

### References to the site being a research facility in Site Planning History

F/80/224 (Approved 1980) – Description of Development states “3 laboratories plus autoclave room with access and fire escape across link bridge & plant rooms on roof and r/o building for research.”

F/92/370 (Approved 1992) – Description of Development states “Clinical and research facilities for animal health Outline Application.”

F/95/281 (Approved 1995) – Description of Development states “Erection of clinical and research facilities for animal health and construction of service road”

F/2001/670 (Approved 2001) – Description of development states “RE-ADVERTISEMENT: Siting of 3 temporary portable units for research and clinical use.”

F/2011/0694/FUL – Description of development states that “Part retrospective application - retention of, and landscaping to, soil arisings on site from construction works for new Cancer Therapy Centre approved under F/2008/0700/FUL.” The Application Form states the existing use as “Horse paddock at Animal health charity referral and diagnostics research facility.”

DC/16/0684/FUL (Approved 2016) – Two storey clinical/office building with corridor link and minor refurbishment/alterations to the existing CSAS building. The Application Form states that “The Animal Health Trust is a veterinary charity, based in Suffolk, which offers clinical referral services and diagnostic testing for horses, dogs and cats in East Anglia, across the UK and internationally. Through their research programmes, they develop new diagnostic tests, treatments and vaccines to help thousands of animals.”

### Bloor Homes Scheme (Residential Development)

DC/14/0692/FUL – Paragraph 9 of the Committee Report (Appendix 5) states that “The Animal Health Trust site, which provides research facilities for the treatment of animals, is situated immediately to the south and west.”

### Lanwades Hall (Change of Use Scheme)

DC/18/2151/FUL – Page 1 of the Committee Report (Appendix 6) states: “The Animal Health Trust (AHT) site lies within the parish of Moulton and covers an area of approx. 120 acres. It consists of a number of buildings, many of which are used laboratories and for research, treatment centres. Lanwades Hall has recently been sold and no longer forms part of the Animal Health Trust site. Lanwades Hall is a grade II listed building and can be accessed from two vehicular entrances off the B1506.”

## 2. Online Articles

The below table provides a summary and link to a selection of online articles detailing the activities of the AHT.

Date	Title	Link
24 <sup>th</sup> March 2023	The AHT focused on the research and treatment of diseases in companion animals (cats, dogs, horses, etc.), and to promote veterinary arts and sciences.	<a href="https://petkeen.com/what-was-the-animal-health-trust/">https://petkeen.com/what-was-the-animal-health-trust/</a>
19 <sup>th</sup> February 2022	'Masses of interest' in £7.85m former veterinary research site'  Lanwades Park, the former veterinary research and development campus at Kentford, is being marketed by Bidwells and is available as a whole or in four lots.	<a href="https://www.eadt.co.uk/news/21265392.masses-interest-7-85m-former-veterinary-research-site/">https://www.eadt.co.uk/news/21265392.masses-interest-7-85m-former-veterinary-research-site/</a>
17 <sup>th</sup> February 2022	"The veterinary and scientific research charity was forced into liquidation in July 2020 after months of effort to try and secure future funding failed.  Now the former research and development campus at Kentford, which covers approximately 120 acres, is on the market through agent Bidwells and is being sold on behalf of the receivers."	<a href="https://www.suffolknews.co.uk/newmarket/news/former-animal-health-trust-site-goes-on-sale-9240574/">https://www.suffolknews.co.uk/newmarket/news/former-animal-health-trust-site-goes-on-sale-9240574/</a>
8 <sup>th</sup> February 2022	"A former veterinary research clinic with 120 acres for sale"	<a href="https://farmland-market.com/a-former-veterinary-research-clinic-with-120-acres-for-sale/">https://farmland-market.com/a-former-veterinary-research-clinic-with-120-acres-for-sale/</a>
3 <sup>rd</sup> September 2020	The site was home to a small animal clinic, MRI equipment and cancer centre, hydrotherapy equipment, kennels, and extensive scientific and research and development laboratories.	<a href="https://www.eadt.co.uk/news/21398163.horse-trolleys-animal-ultrasound-machines-auctioned-following-demise-animal-trust/">https://www.eadt.co.uk/news/21398163.horse-trolleys-animal-ultrasound-machines-auctioned-following-demise-animal-trust/</a>
6 <sup>th</sup> July 2020	"The charity was founded in 1942 and is a veterinary and research charity based in Suffolk."	<a href="https://www.civilsociety.co.uk/news/15m-animal-charity-to-close-after-struggle-to-secure-rescue-funds.html">https://www.civilsociety.co.uk/news/15m-animal-charity-to-close-after-struggle-to-secure-rescue-funds.html</a>
5 <sup>th</sup> July 2020	Britain's Animal Health Trust, a well-respected veterinary and scientific research charity, is to close.	<a href="https://www.horsetalk.co.nz/2020/07/05/britains-animal-health-trust-close/">https://www.horsetalk.co.nz/2020/07/05/britains-animal-health-trust-close/</a>
3 <sup>rd</sup> July 2020	The leading veterinary and scientific research charity announced the sad news today	<a href="https://www.horseandhound.co.uk/news/animal-health-trust-to-close-718828">https://www.horseandhound.co.uk/news/animal-health-trust-to-close-718828</a>

3 <sup>rd</sup> July 2020	The Trust carries out equine disease surveillance and specialist veterinary research for the thoroughbred horse racing industry.	<a href="https://www.britishhorseracing.com/press_releases/bha-statement-regarding-the-animal-health-trust/">https://www.britishhorseracing.com/press_releases/bha-statement-regarding-the-animal-health-trust/</a>
28 <sup>th</sup> May 2020	Animal Health Trust to close equine hospital as focus on research remains *H&H Plus*	<a href="https://www.horseandhound.co.uk/plus/news-plus/animal-health-trusts-equine-hospital-to-close-as-focus-returns-to-research-hh-plus-715937">https://www.horseandhound.co.uk/plus/news-plus/animal-health-trusts-equine-hospital-to-close-as-focus-returns-to-research-hh-plus-715937</a>
30 <sup>th</sup> March 2017	-	<a href="http://letstalkhorses.co.uk">Celebrating 75 years at the Animal Health Trust - Let's Talk Horses (letstalkhorses.co.uk)</a>
25 <sup>th</sup> April 2016	“The charity, which celebrates its 75th anniversary in 2017, has had a base in the 120-acre Lanwades Park since the 1960s, where it has veterinary referral clinics, diagnostic laboratory services and scientific laboratories undertaking pioneering research into diseases and injuries of horses, dogs and cats.”	<a href="https://www.suffolknews.co.uk/bury-st-edmunds/news/aht-puts-its-historic-kentford-home-on-the-market-1-7348063/">https://www.suffolknews.co.uk/bury-st-edmunds/news/aht-puts-its-historic-kentford-home-on-the-market-1-7348063/</a>
28 <sup>th</sup> July 2011	The Animal Health Trust (AHT) has begun building a new cancer centre at its Lanwades Park base in Suffolk — but needs to raise £1.5 million to complete the project.  Due to open next summer, it will treat horses, dogs and cats as well as conduct research into treatments for animals and humans.	<a href="https://www.horseandhound.co.uk/news/animal-health-trust-to-open-new-cancer-centre-308888">https://www.horseandhound.co.uk/news/animal-health-trust-to-open-new-cancer-centre-308888</a>
4 <sup>th</sup> November 2009	-	<a href="https://www.vettimes.co.uk/news/hm-the-queen-visits-animal-health-trust/">https://www.vettimes.co.uk/news/hm-the-queen-visits-animal-health-trust/</a>
4 <sup>th</sup> November 2009	-	<a href="http://news.bbc.co.uk/local/suffolk/hi/people_and_places/newsid_8341000/8341196.stm">http://news.bbc.co.uk/local/suffolk/hi/people_and_places/newsid_8341000/8341196.stm</a>
5 <sup>th</sup> November 2006	One of the country’s leading equine research charities, the Animal Health Trust, won a top award from the British Horse Society yesterday.	<a href="https://www.edp24.co.uk/sport/20696076.top-award-horse-charity/">https://www.edp24.co.uk/sport/20696076.top-award-horse-charity/</a>
N/A	“From its centre of excellence at Lanwades Park, Kentford near Newmarket, AHT has global reach, treating thousands of animals every year and helping millions more through research.”	<a href="http://www.investinsuffolk.com/location/thriving-suffolk-businesses/animal-health-trust/">http://www.investinsuffolk.com/location/thriving-suffolk-businesses/animal-health-trust/</a>

### 3. Marketing Brochure

The Bidwells marketing brochure is attached at Appendix 1 and contains further details of the site.

### 4. Charity Commission for England and Wales

The Charity Commission page (Appendix 2) sets out information about the Animal Health Trust as a charity (Charity Number 209642). It states that *"The Animal Health Trust is dedicated to reducing suffering in animals by increasing the understanding of how to prevent and treat animal diseases. We do this by the provision of clinical and diagnostic services and research and educational work. The results of our studies are disseminated, thereby improving animal welfare on a world-wide basis."*

#### The AHT Trustee's Report and Accounts 2017 (Appendix 3)

The AHT Trustee's Report and Accounts 2017 states that the *"Animal Health Trust was founded in 1942 by Dr R W Wooldridge CBE FRVCS and became incorporated by the Royal Charter in 1963.... AHT's aim is to be a leading authority in the understanding of disease and injury in animals through scientific endeavour and its application to their welfare."*

The report states that *"AHT is an independent charity which employs over 250 scientists, vets and support workers. Its principal objectives are to study and endeavour to cure disease in animals and to advance the teaching and practice of veterinary art and science."*

AHT:

- *develops new knowledge and techniques for the better diagnosis, prevention and cure of disease;*
- *provides a world-class clinical referral service;*
- *promotes post-graduate education; and*
- *communicates its findings to others."*

The report sets out that the AHT carries out three main activities: scientific research, clinical activities and education.

The scientific research activities are focussed on inherited disease and infectious disease.

In terms of the clinical activities, the report stipulates that *"both clinics have active research programmes and, together with the diagnostic laboratories and genetic services, work closely with the research teams to further AHT's scientific development and achievements."*

In terms of education, the report states that *"AHT publishes papers detailing its research and clinical findings in journals and online, sharing its knowledge with the wider world for the good of veterinary professionals and scientists. It also has its own free to use library housing the latest journals, publications and findings which is available for use by anyone studying animal health."* In 2017, AHT published 144 research papers.

Page 9 of the report states that *"Equine Genetics Research Limited, the principal activity of the company is to exploit intellectual property arising from equine genetics research for the benefit of horseracing and breeding."*

The total expenditure for the year ended 31 December 2017 on charitable activities was [REDACTED] of which [REDACTED] was scientific research, [REDACTED] was clinical activities, and [REDACTED] on education.

The total expenditure for support costs for the year ended 31 December 2017 on charitable activities, was ██████ of which ██████ was scientific research, ██████ was clinical activities, and ██████ was education.

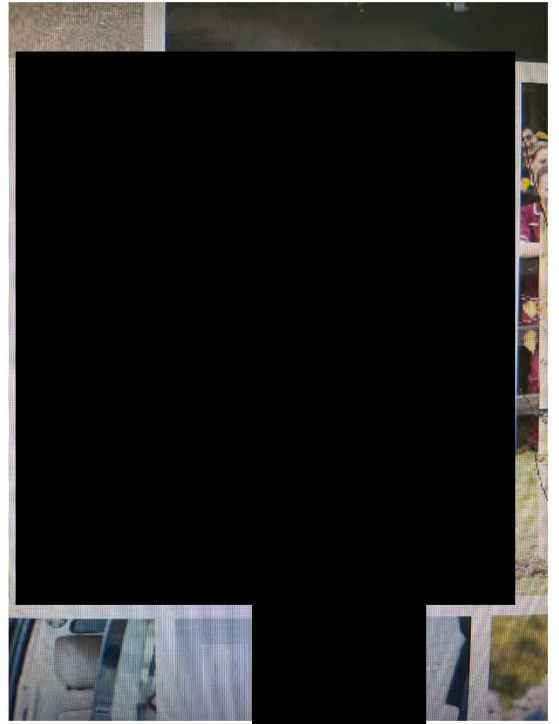
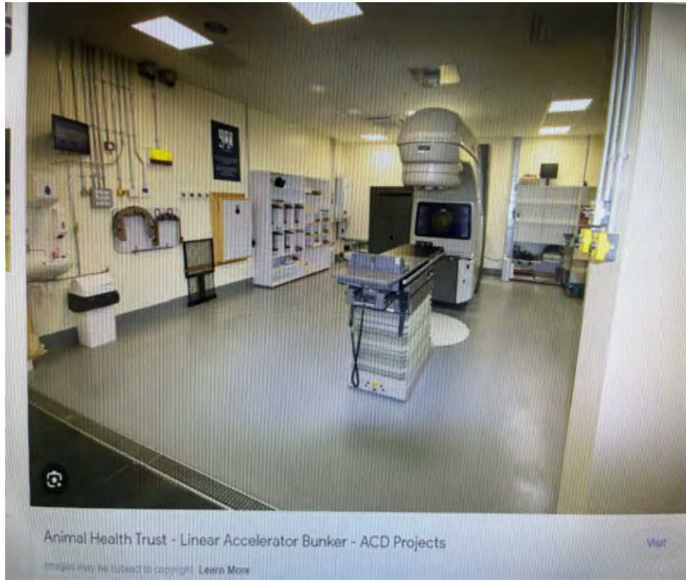
## 5. Photographs

The below sets out a number of photographs of the interior buildings on site.









## U.K.: QUEEN ELIZABETH OPENS HORSE HOSPITAL AT NEWMARKET. (1961)



LICENSE FILM

SHARE

REPORT A PROBLEM

### Short Summary

QUEEN ELIZABETH WAS RECEIVED BY THE DUKE OF NORFOLK, SEPT 29, WHEN SHE VISITED THE EQUINE RESEARCH STATION OF THE ANIMAL HEALTH TRUST AT NEWMARKET, SUFFOLK, TO OPEN A NEW GBP40,000 SURGICAL WING.

### Description

1. GV. QUEEN ARRIVES AND IS MET BY THE DUKE OF NORFOLK. 0.13
2. CU. QUEEN. 0.17
3. SCU. MISS ROBERTS PRESENTS FLOWERS TO QUEEN. 0.29
4. SV. KEY IS HANDED TO QUEEN [Read more](#)

Data

Source: <https://www.britishpathe.com/asset/162202/>

Appendix 1:  
Bidwells Brochure

# Lanwades Park

## KENTFORD

NEWMARKET | CB8 7UA

MIXED USE  
DEVELOPMENT OPPORTUNITY  
WITH ESTABLISHED STUD LAND



BIDWELLS

# Executive Summary

- Prime location situated to the north east of Newmarket, the international home of horse racing
- A rare opportunity to purchase a significant area of brownfield land within close proximity to a growth settlement
- Former Research and Development campus comprising a mixture of laboratories and office accommodation with a combined floorplate totalling approximately 89,000sqft on a site extending to approximately 120 acres
- Excellent transport connections by road, train and public transport
- Logical expansion for the village of Kentford (subject to planning)



3D images are for illustrative purposes only



# Introduction.

Lanwades Park comprises a former veterinary research clinic previously occupied by the Animal Health Trust, a large national charity which studied and cured diseases in companion animals and advanced the teaching and practice of veterinary art and science.

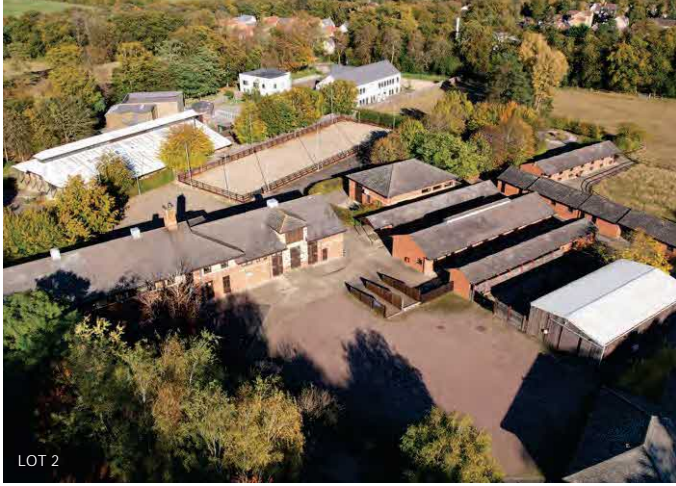
# The Opportunity.

Lanwades Park offers the unique opportunity to purchase the former Animal Health Trust's site. The property offers the opportunity for an extensive mixed use development, subject to design and planning consent.



Drone footage of Lanwades Park can be viewed by clicking the links below.

- [Lot 1a →](#)
- [Lot 1b →](#)
- [Lot 2 →](#)
- [Lot 3 →](#)







LOT 2



KENNETT RAILWAY STATION



FORMER VISITOR CENTRE

## Situation .

The main access to the site is via a private access from Bury Road (B1506) which runs adjacent to the site to the north. The B1506 connects Newmarket to Bury St Edmunds and the A14. The A14 is a dual carriageway that links the Suffolk Coast to the centre of the Country with a direct connection to the M6. Kennett railway station is situated approximately one mile to the north of the property with direct connections to Cambridge and Ipswich.

### CAR.



Destination	Miles
Newmarket	4
Bury St Edmunds	10
Cambridge	18
Stansted Airport	39
London	74

### TRAIN.

From Kennett railway station.



Destination	Fastest Journey Time
Cambridge	20 mins
Ipswich	48 mins
Stansted Airport	1 hr 41 mins
London Kings Cross	1 hr 36 mins

Source: www.greateranglia.co.uk



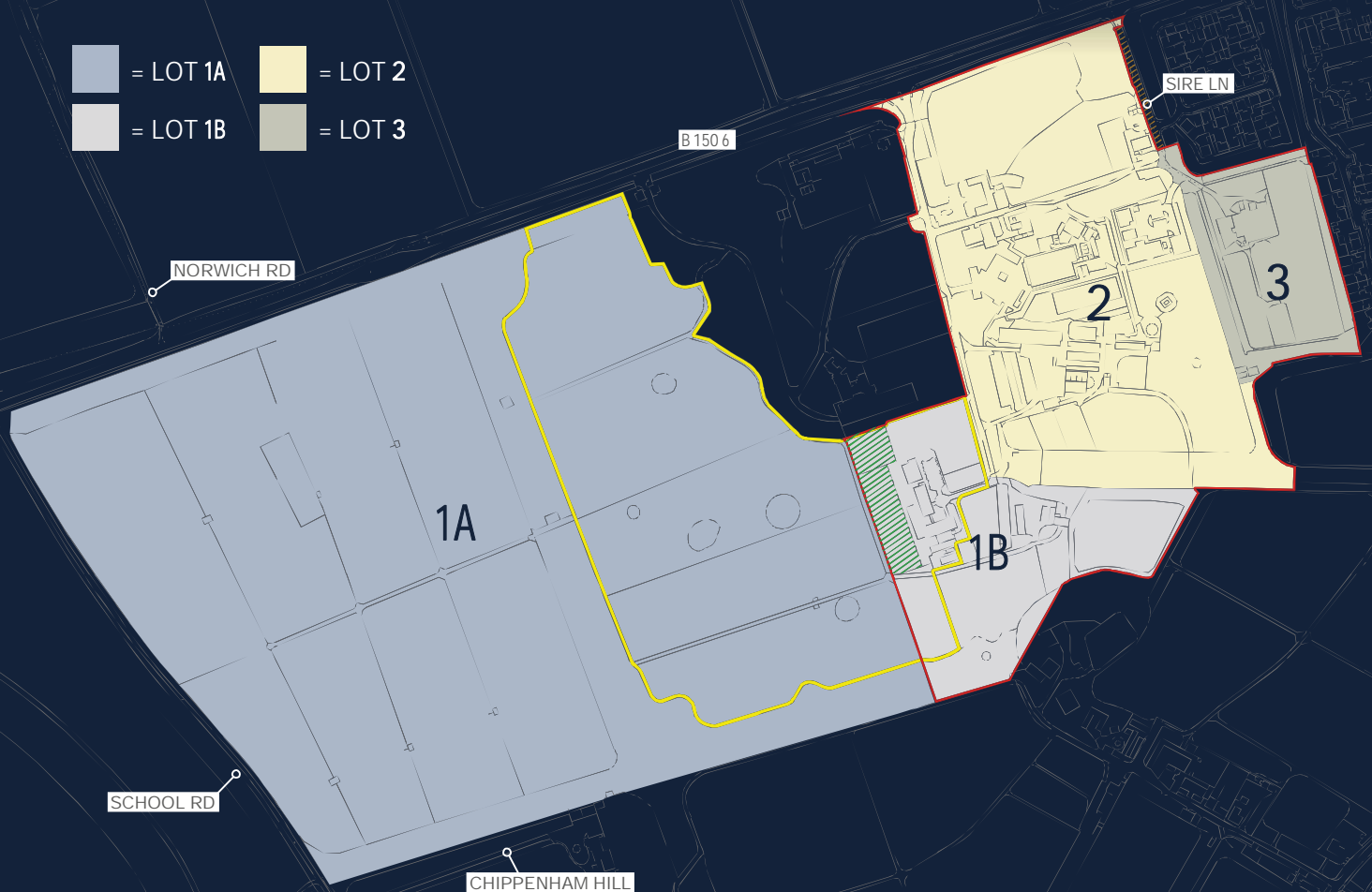
## Property Description.

Lanwades Park comprises extensive scientific, research and development laboratories, in addition to several ancillary buildings and paddocks. The range of buildings is considerable and extends to a campus of approximately 41 acres. The site is also served by an internal tarmac road network. The established stud / paddock land extends to approximately 79 acres.

The site has an existing combined floor plate of approximately 89,000 sq ft with a previously occupied total floor space of approximately 110,000 sqft.

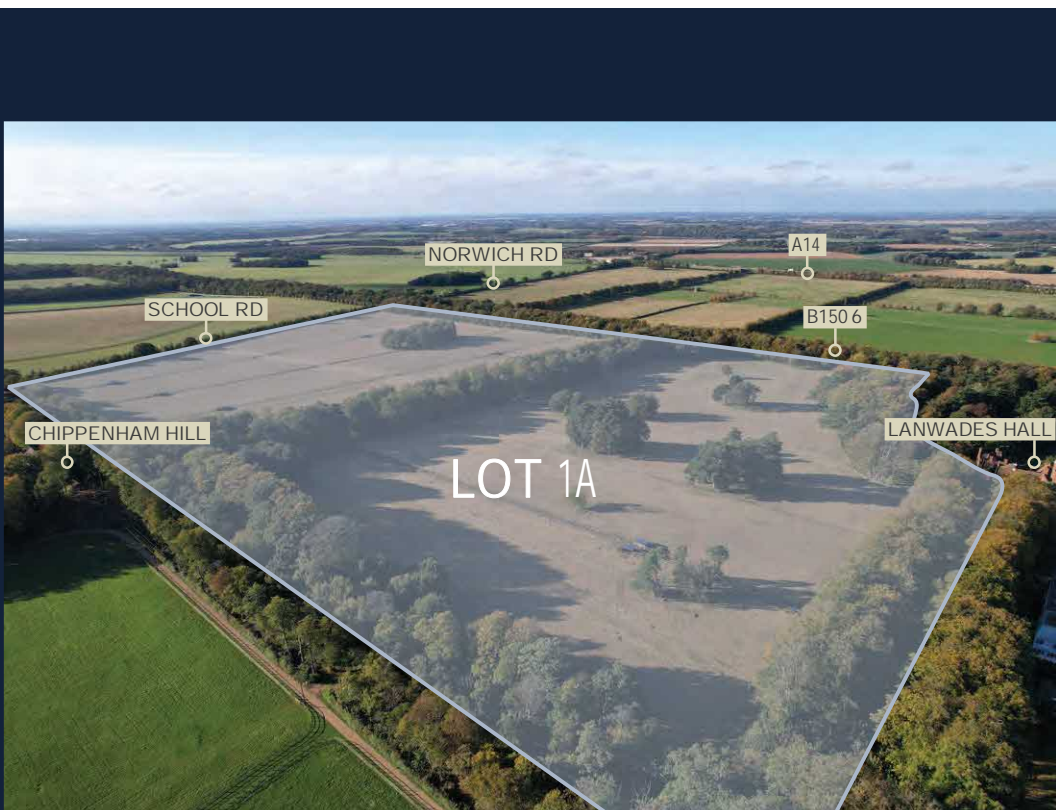
The site is available as a whole or as four lots set out below:

-  = LOT 1A
-  = LOT 2
-  = LOT 1B
-  = LOT 3



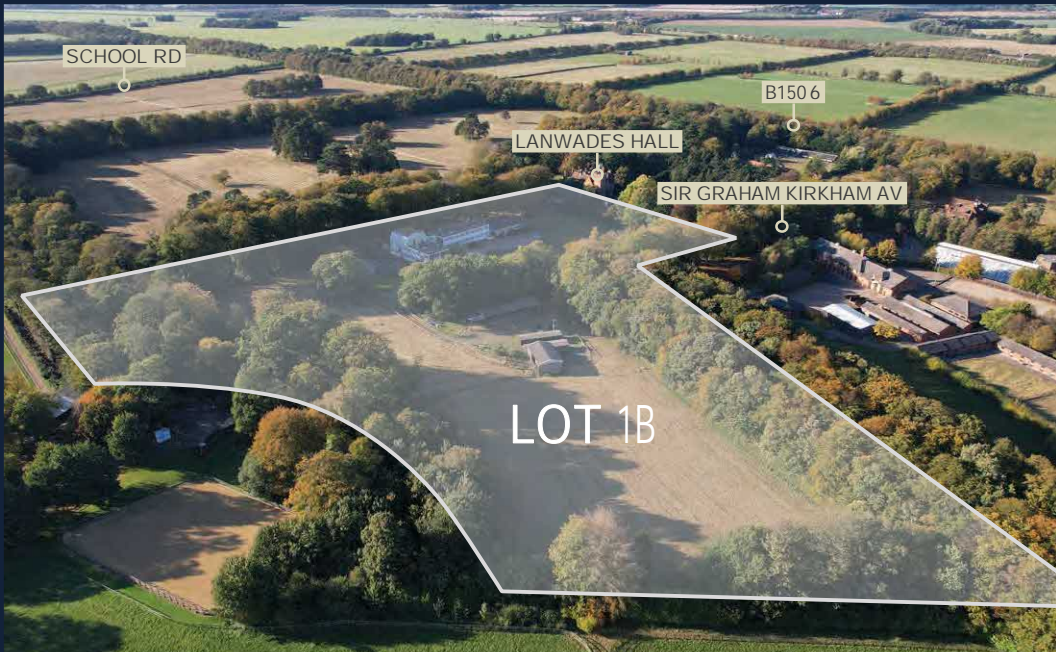
# LOT 1A

Lot 1A comprises approximately 79 acres of established stud land and an agricultural building extending to approximately 1,100 sq ft, located to the west of the site adjacent to Lanwades Hall and Lanwades Stud. The paddocks are bounded by mature hedges and trees and divided by post and rail fencing. Each paddock benefits from covered field shelters and individual water supplies with several access points from School Road and the Bury Road.



# LOT 1B

Lot 1B extends to approximately 11 acres. There is a range of buildings, former laboratories and offices as well as the former estate yard, general stores and stables. The floor plate of the buildings, as shown on the block plan, extends to approximately 19,000 sq ft.



EXISTING BUILDINGS



EXISTING BUILDINGS

# LOT 3

Lot 3 extends to approximately 6 acres comprising a building known as the Allen Centre, surrounded by a paddock. The lot is served by Sire Lane from the B1506. The Allen Centre has a floor plate of approximately 10,000 sq ft. This Lot directly abuts new residential schemes to the east and north that have been built-out by established house builders in recent years.



## Lanwades Park

KENTFORD | NEWMARKET | CB8 7UA

# Planning

The property is within the jurisdiction of West Suffolk District Council (formerly St Edmundsbury Borough's and Forest Heath District Council).

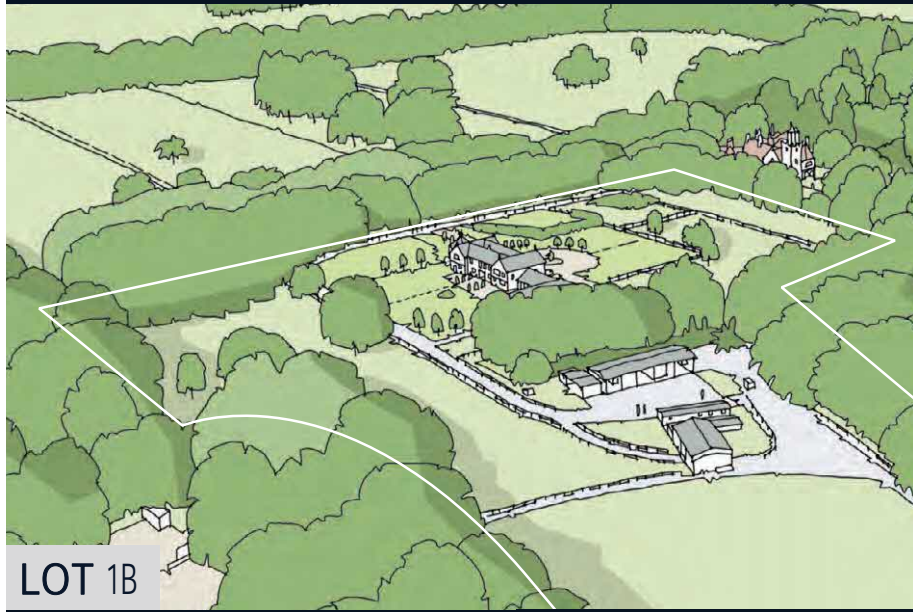
West Suffolk is undergoing a Local Plan review with the proposed Local Plan being adopted in May 2023. The existing Local Plan was adopted in 2010.

The Regulation 18 Preferred Options Local Plan is scheduled to be published for public consultation between March and May 2022. Any development proposals for the site should be submitted with supporting representations to the council within the consultation period.

Kentford is also identified as a sustainable settlement where further residential development could be acceptable in principle as it provides a range of existing services, facilities, shops and employment opportunities.

The boundary of Lanwades Park abuts the Settlement Boundary of Kentford and is within close proximity to existing employment land at Lanwades Business Park which, in itself, has been identified as a minor centre of employment.

The visitor centre (traditional stable block to the north east of Lanwades Hall) is Grade II listed. Further details available from the selling agent.



3D images are for illustrative purposes only

Appendix 2  
Charity Commission Page

## Development.

Lanwades Park offers a rare opportunity to purchase a significant area of previously developed 'brownfield land' with an established commercial use. In line with National Policy West Suffolk's adopted Local Plan provides for the positive use of previously developed land.

Lot 1B directly abuts 79 acres of established stud grazing. Subject to planning advice, an area of Lot 1B could be redeveloped from existing laboratory and office space to become a principal house / yard / staff accommodation to be used in conjunction with Lot 1A (subject to the existing covenants - see below).

As identified within the Local Plan, Kentford is a rural settlement that is uniquely sustainable with its frequent bus services to Newmarket and Bury St Edmunds and its proximity to Kennett railway station.

Subject to planning advice Kentford has the opportunity to support further growth although any purchaser(s) should seek their own advice. Having regard to the existing floor plate of the current buildings (subject to planning advice) it is possible that Lot 2 would be best suited to a wholesale redevelopment to either a combination, or a targeted scheme, of commercial or residential uses.

There has been notable residential development at Kentford in recent years. Most recently a parcel of land directly adjacent to Lot 3 has had a planning consent approved for the erection of five dwellings (planning reference DC/ 20/ 2193/ FUL).

Lot 3 directly abuts the residential built-form and the settlement boundary of Kentford Village. Subject to planning advice, it would appear that this parcel would be a logical extension to the village utilising an existing access via Sire Lane to Bury Road.

Purchaser(s) are encouraged to seek their own planning advice in respect of all options.

“ Lanwades Park comprises a significant area of Previously Developed Land.”

# Lanwades Park

KENTFORD | NEWMARKET | CB8 7UA

## LOT 2

Lot 2 is the former main Animal Health Trust site, comprising the attractive former visitor centre, several specialist buildings, including equestrian facilities, with an outdoor all weather manège as well as multiple office buildings, former laboratories, hydrotherapy facilities, a cancer centre, clinics and various ancillary buildings and stores.

Lot 2 is situated between Lanwades Hall to the west and Kentford to the east. The floor plate of buildings as shown on the block plan extend to approximately 59,000 sq ft.



NEW OFFICES



CENTRE OF EQUINE STUDIES



SMALL ANIMAL CLINIC

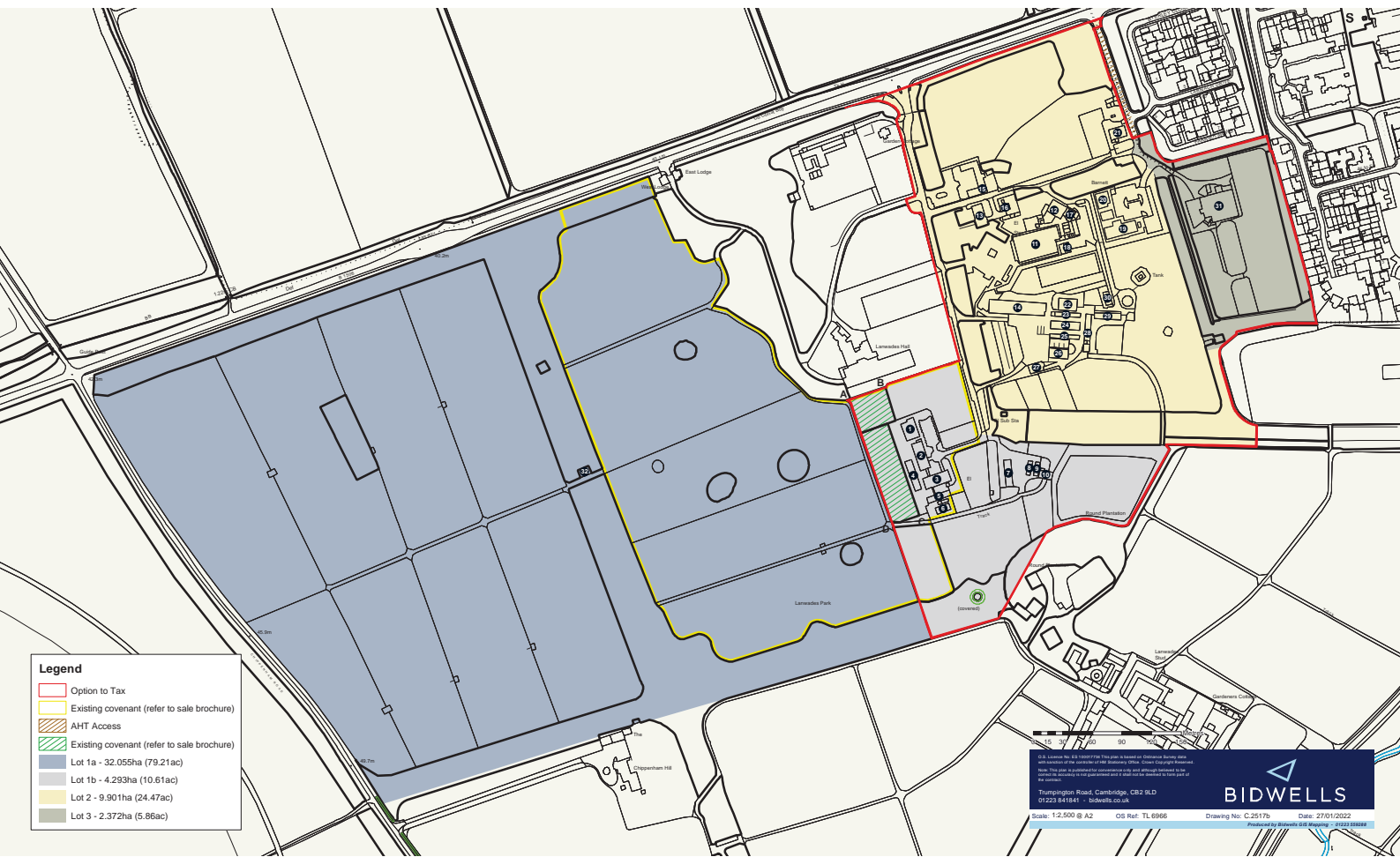


VISITOR CENTRE



# Lanwades Park

KENTFORD | NEWMARKET



**Legend**

- Option to Tax
- Existing covenant (refer to sale brochure)
- AHT Access
- Existing covenant (refer to sale brochure)
- Lot 1a - 32.055ha (79.21ac)
- Lot 1b - 4.293ha (10.61ac)
- Lot 2 - 9.901ha (24.47ac)
- Lot 3 - 2.372ha (5.86ac)

**BIDWELLS**

Trunpington Road, Cambridge, CB2 8LD  
01223 841847 bidwells.co.uk

Scale: 1:2,500 @ A2 OS Ref: TL 8906 Drawing No: C.2017b Date: 27/01/2022  
Prepared by: Bidwell GIS Mapping | 4553-02000



## Lanwades Park

KENTFORD | NEWMARKET | CB8 7UA



# Further Information.

### RESERVED RIGHTS.

The Animal Health Trust site benefits from a right of access over Sire Lane for their benefit and all persons authorised by them. There are also rights of entry over Sire Lane for the purposes of repairing, maintaining, connecting into and installing any conduits or services to benefit the Property. There is also the right to use any drains, sewers, cables and any other conduits on Bloor Homes Land (adjacent) for the benefit of the Property.

Further details can be obtained by the selling agent.

### METHOD OF SALE.

The property is offered for sale by Private Treaty.

### REGISTERED TITLE.

The property is registered under the title numbers SK371602 and SK224003.

### VAT.

Value Added Tax is payable on the land edged red on the sale plan. In the event that Value Added Tax becomes payable on the rest of the site the purchaser(s) shall in addition to the consideration pay to the Vendor the full amount of such Value Added Tax.

### SERVICES.

Further details on services and approximate location of utilities are available from the selling agent.

### SOLICITORS.

Osborne Clarke LLP  
One London Wall, London EC2Y 5EB.

### ANTI-MONEY LAUNDERING.

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

### BOUNDARIES.

The Vendor and their agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

### PLANS, AREAS & SCHEDULES.

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

### PHOTOGRAPHS, FIXTURES AND FITTINGS.

The photographs in these particulars were taken in October 2021. Other images are computer generated visuals for illustration purposes only. Only those fixtures and fittings described in the sale particulars are included in the sale.

### HEALTH & SAFETY.

We ask any prospective parties to be as vigilant as possible for your own safety when undertaking inspections.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY.

The property is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property. Please refer to the selling agent for further details.

### EXISTING COVENANTS.

Applicants should be aware that the title is encumbered by an existing restrictive covenant that prevents a purchaser(s) from using the area edged yellow on the plan for new residential development until after 22 December 2026.

In addition, applicants should note that the title is also encumbered by a covenant that would prevent a purchaser(s) from building, erecting or developing structures on the tree line identified between points A, B, C and D and hatched green on the plan.

## Viewings.

Viewing and access to the property is strictly by appointment with Bidwells.

### James Wood

PARTNER

07880 200 717

james.wood@bidwells.co.uk

### Rebecca Westerhuis

SENIOR SURVEYOR

07971 588 127

rebecca.westerhuis@bidwells.co.uk



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Appendix 3  
AHT Trustee's Report and Accounts 2017

[Log in to digital service \(https://portal.update-charity-details.service.gov.uk/\)](https://portal.update-charity-details.service.gov.uk/)

[About the register of charities](#)

Search

# ANIMAL HEALTH TRUST

Charity number: 209642



Charity is insolvent

## Charity overview

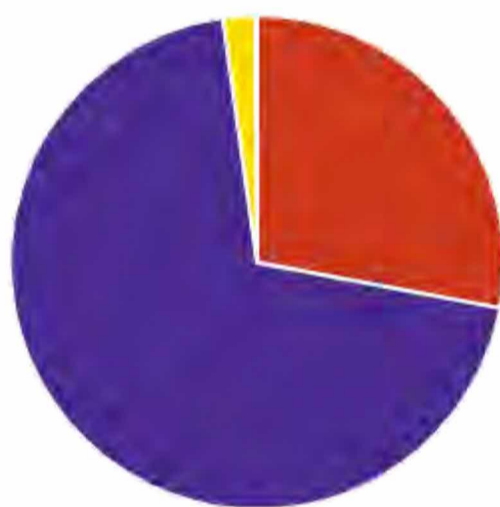
### Activities - how the charity spends its money

The Animal Health Trust is dedicated to reducing suffering in animals by increasing the understanding of how to prevent and treat animal diseases. We do this by the provision of clinical and diagnostic services and research and educational work. The results of our studies are disseminated, thereby improving animal welfare on a world-wide basis.

### Income and expenditure

Data for financial year ending 31 December 2018

**Total income:**



Donations and legacies

Charitable activities

Other trading activities

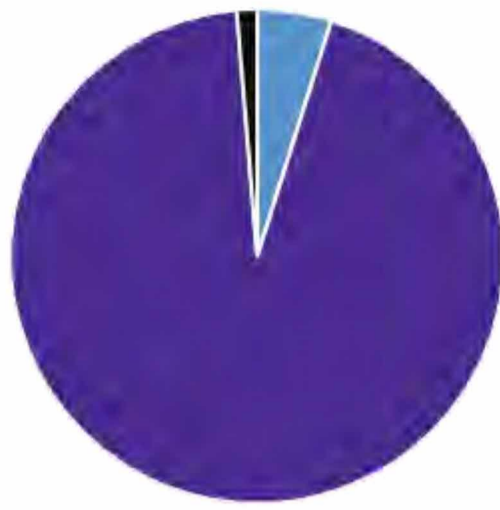
Investments

Other



**Total expenditure:**





Raising funds

Charitable activities

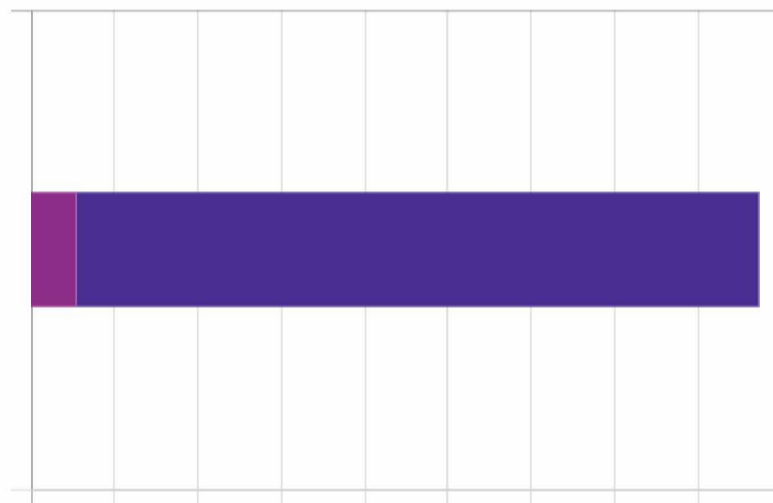
Other



investments gains (losses)

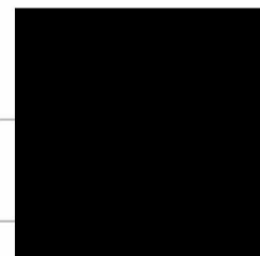
### Charitable expenditure

[Charitable expenditure](#)



Income generation and governance

Charitable expenditure



### People



263 Employee(s)

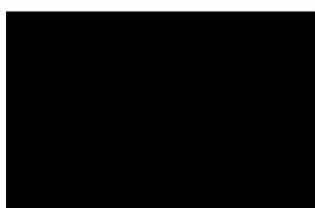
13 Trustee(s)

12 Volunteer(s)

Employees with total benefits over



Number of employees



7

6

**Number of employees**

	3
	1
	1

**Fundraising**

This charity raises funds from the public but does not work with professional fundraisers or commercial participators.

**Trading**

This charity has one or more trading subsidiaries.

**Trustee payments**

No trustees receive any remuneration, payments or benefits from the charity.

# What, who, how, where

<b>What the charity does:</b>	Education/training Animals
<b>Who the charity helps:</b>	The General Public/mankind
<b>How the charity helps:</b>	Provides Services Sponsors Or Undertakes Research
<b>Where the charity operates:</b>	Throughout England And Wales

Name	Role	Date of appointment	Other trusteeships	Reporting status of other trusteeships
STEVE SHORE	Trustee	26 May 2016	None on record	
Professor Kevin Thomas Morley	Trustee	09 November 2015	None on record	
Rachel Flynn	Trustee	26 May 2015	<a href="#">THE NEWMARKET CHARITABLE FOUNDATION</a>	Recently registered
Humphrey Salwey CBE TD DL	Trustee	26 May 2015	<a href="#">FRIENDS OF MORTIMER FOREST LIMITED</a>	Received: On time
THE LORD KIRKHAM CVO	Trustee		<a href="#">THE GRAHAM KIRKHAM FOUNDATION</a>	Received: On time
SIR JOHN DAMIAN SPURLING KCVO OBE	Trustee		None on record	

# Trustees

Trustees are the people responsible for controlling the work, management and administration of the charity on behalf of its beneficiaries. Generally trustees are treasurer, chair, board member etc. The trustees are responsible for keeping this list up to date and can do this by updating their details as they happen through the [online service](#)

## 13 Trustee(s)

Name	Role	Date of appointment	Other trusteeships	Reporting status of other trusteeships
HRH THE PRINCESS ROYAL	Chair		None on record	
Thomas Richard Scott	Trustee	09 May 2019	None on record	
James Crowhurst	Trustee	07 June 2018	<a href="#">THE THOROUGHBRED BREEDERS ASSOCIATION</a>	Received: On time
			<a href="#">THE NEWMARKET CHARITABLE FOUNDATION</a>	Recently registered
Professor David Haig	Trustee	31 December 2017	None on record	
JEFF WHALLEY	Trustee	31 May 2017	None on record	
PETER HARVEY LOCKE	Trustee	31 May 2017	None on record	
RONNIE IRVING B.COM C.A	Trustee	26 May 2016	None on record	



# Governance

**Registration history:** 04 March 1998: Standard registration  
28 April 2016: Removed (Transfer of funds)  
28 April 2016: Funds transferred to

**Organisation type:** Other

**Other names:** A H T (Working name)

**Company number:** [RC000011](#)

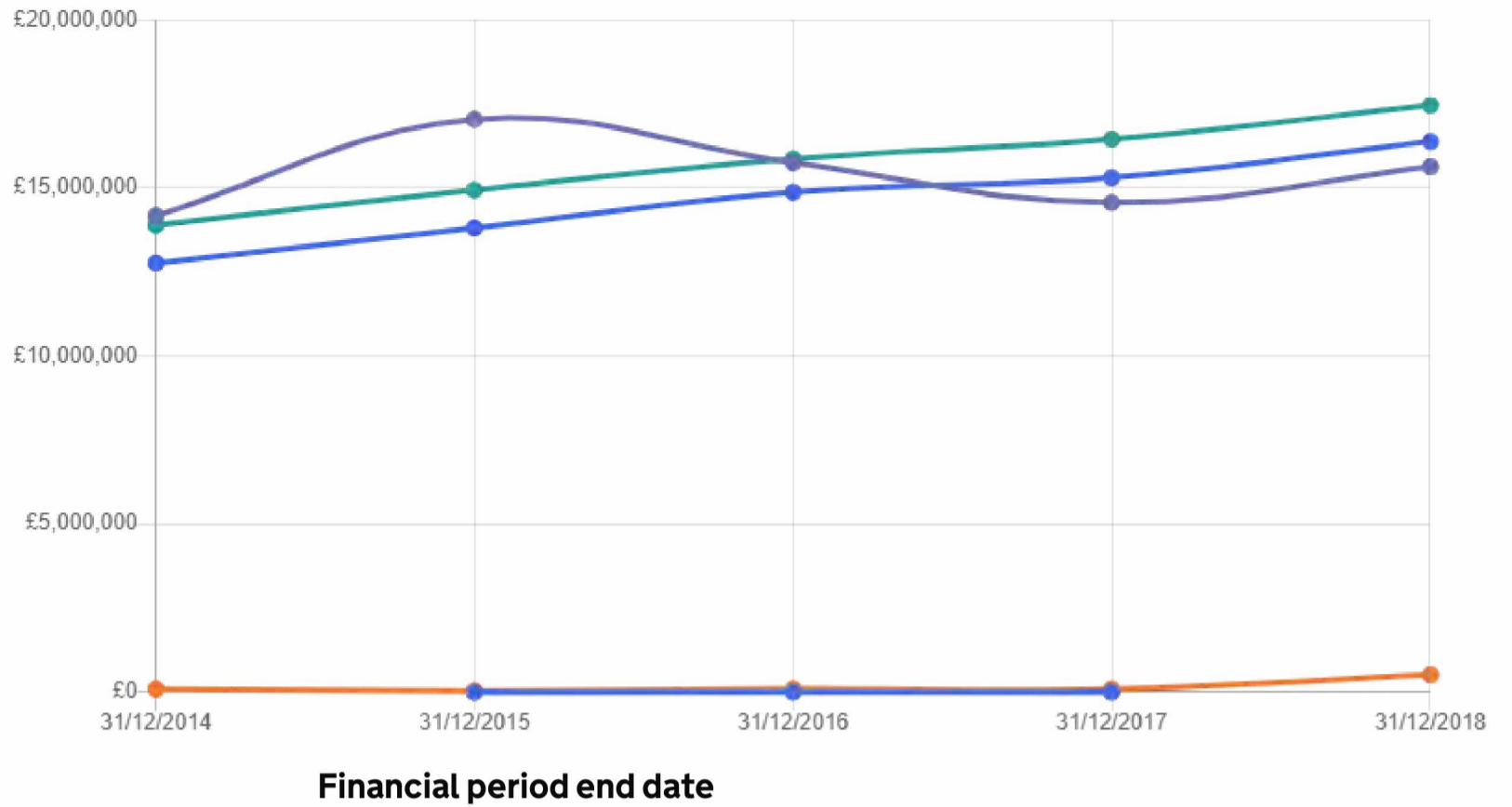
**Gift aid:** Recognised by HMRC for gift aid

**Other regulators:** No information available

**Policies:** Complaints handling  
Conflicting interests  
Investment  
Paying staff  
Risk management  
Volunteer management

**Land and property:** This charity owns and/or leases land or property

# Financial history

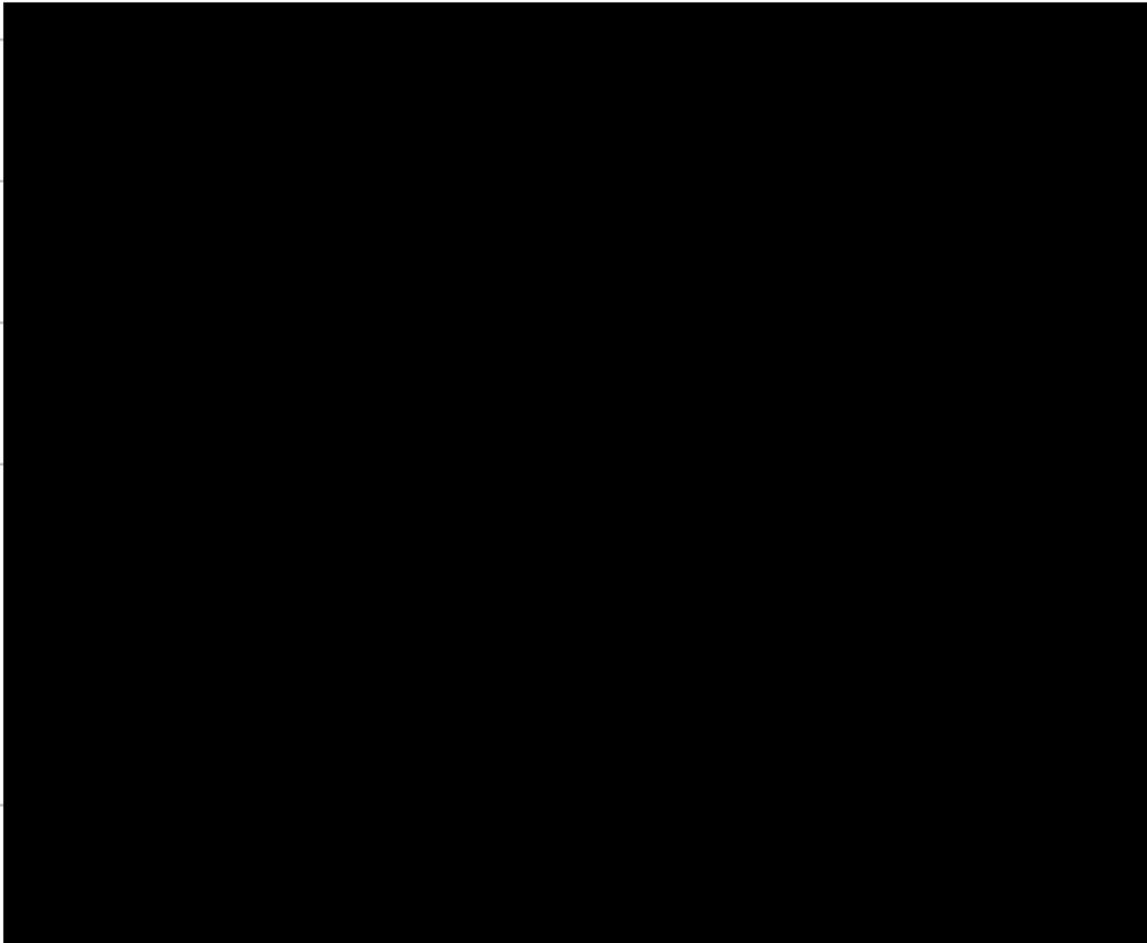


Income / Expenditure	31/12/2014	31/12/2015	31/12/2016	31/12/2017	31/12/2018
<input checked="" type="checkbox"/> Total gross income					
<input checked="" type="checkbox"/> Total expenditure					
<input checked="" type="checkbox"/> Income from government contracts					
<input checked="" type="checkbox"/> Income from government grants					
<input type="checkbox"/> Income - Donations and legacies					
<input type="checkbox"/> Income - Other trading activities					
<input type="checkbox"/> Income - Charitable activities					
<input type="checkbox"/> Income - Endowments					
<input type="checkbox"/> Income - Investment					
<input type="checkbox"/> Income - Other					
<input type="checkbox"/> Income - Legacies					

	<b>Income / Expenditure</b>	<b>31/12/2014</b>	<b>31/12/2015</b>	<b>31/12/2016</b>	<b>31/12/2017</b>	<b>31/12/2018</b>
<input checked="" type="checkbox"/>	Expenditure - Charitable activities					
<input type="checkbox"/>	Expenditure - Raising funds					
<input checked="" type="checkbox"/>	Expenditure - Governance					
<input type="checkbox"/>	Expenditure - Grants institution					
<input type="checkbox"/>	Expenditure - Investment management					
<input type="checkbox"/>	Expenditure - Other					

# Assets and liabilities

► [Definitions for assets and liabilities](#)

	<b>Asset / Liability</b>	<b>31/12/2014</b>	<b>31/12/2015</b>	<b>31/12/2016</b>	<b>31/12/2017</b>	<b>31/12/2018</b>
<input checked="" type="checkbox"/>	Own use assets					
<input checked="" type="checkbox"/>	Long-term investments					
<input checked="" type="checkbox"/>	Other assets					
<input checked="" type="checkbox"/>	Defined benefit pension scheme asset or liability					
<input type="checkbox"/>	Total liabilities					

# Accounts and annual returns

This table shows the charity's record of submitting annual returns, accounts and trustees' annual report (TAR) for the last five financial periods.

Title	Reporting year	Date received	Received	Download
Annual return	31 December 2021	Overdue	Overdue by 14 days	
Accounts and TAR	31 December 2021	Overdue	Overdue by 14 days	
Annual return	31 December 2020	Overdue	Overdue by 379 days	
Accounts and TAR	31 December 2020	Overdue	Overdue by 379 days	
Annual return	31 December 2019	Overdue	Overdue by 744 days	
Accounts and TAR	31 December 2019	Overdue	Overdue by 744 days	
Annual return	31 December 2018	19 July 2019	On time	
Accounts and TAR	31 December 2018	21 May 2019	On time	<a href="#">Download</a>
Annual return	31 December 2017	04 January 2019	65 days late	
Accounts and TAR	31 December 2017	04 January 2019	65 days late	<a href="#">Download</a>

Submit annual return

## Governing document

Details of the type of governing document the charity has and when it was established.  
It is not the full text of the charity's governing document.

ROYAL CHARTER DATED 29 JULY 1963, AMENDED BY SUPPLEMENTAL CHARTER DATED 4TH FEBRUARY 1992, AND RULES APPROVED BY PRIVY COUNCIL ON 19 NOVEMBER 1991 AND 19 APRIL 1995

## Charitable objects

STUDYING AND ENDEAVOURING TO CURE DISEASES IN ANIMALS USEFUL TO MAN AND THE ADVANCEMENT OF THE TEACHING AND PRACTICE OF VETERINARY ART AND SCIENCE.

## Area of benefit

The area the charity can operate in, as set out in its governing document.

NOT DEFINED

## Linked charities

### Linked charities

[ANIMAL HEALTH TRUST RESEARCH FUND](#)

[Linked charity 209642-11 ANIMAL HEALTH TRUST RESEARCH FUND](#)

[CHRISTOPHER REEVES FUND](#)

**Governing document**  
SCHEME DATED 1 DECEMBER 1997

[HOBDAY MEMORIAL SCHOLARSHIP FUND](#)

**Charitable objects**  
TO FURTHER THE OBJECTS OF THE CHARITY KNOWN AS THE ANIMAL HEALTH TRUST

[JANE PORT FUND](#)

**Area of benefit**  
NOT DEFINED

[THE A D ALLEN MEMORIAL FUND](#)

[THE BERYL EVETTS FUND](#)

**Registration history**  
04 March 1998 : Standard registration  
28 April 2016 : Removed

[THE G H LIVESEY TRUST](#)

28 April 2016 : Asset transfer out

[THE GLADYS YULE BEQUEST](#)

[THE J H H DAVY TRUST](#)

# Contact information

**Address:** GRANT THORNTON UK LLP  
COLMORE BUILDING  
20 COLMORE CIRCUS QUEENSWAY  
BIRMINGHAM  
B4 6AT

**Phone:** 0121 212 4000 - 0117 305 7709

**Email:** No information available

**Website:** [www.aht.org.uk](http://www.aht.org.uk)

[THE MICHAEL  
SOBELL FUND](#)

[THE ROGER  
COSMO CRAN  
SCHOLARSHIP  
FUND](#)







**Animal Health Trust**  
**Trustees' Report and Accounts**

**For the year ended 31 December 2017**

**Registered charity no:** 209642  
**Registered company no:** RC000011

**Registered office:** Lanwades Park, Kentford, Newmarket, Suffolk, CB8 7UU

## **AHT Trustees' Report and Accounts 2017**

### **Council of Management and Executive Committee**

#### **Council of Management (Trustees)**

**President:** Her Royal Highness The Princess Royal KG KT GCVO QSO

**Deputy President:** The Lord Kirkham CVO

**Honorary Treasurer:** Sir John Spurling KCVO OBE

#### **Council members:**

NG Byrne MIH  
DR Ellis BVetMed DEO FRCVS  
R Flynn BA (hons)  
Professor CJ Gaskell BVSc PhD DVR MRCVS  
J Gildersleeve (resigned 21 February 2018)  
WR Irving B.Com CA  
Professor AC Minson BSc PhD FMedSci  
Professor K Morley  
H Salwey CBE TD DL  
SP Shore BSc Hons ACA FRSA  
Professor DBA Silk MD AGAF FRCP

#### **From May 2017:**

PH Locke BVSc MRCVS  
J Whalley  
Professor D Haig

#### **Honorary Vice-Presidents:**

*(Honorary Vice-Presidents are honorary members of Council and therefore not Trustees)*

HH Sheikh Mohammed Bin Rashid Al Maktoum  
The Rt Hon the Lord Fairhaven KStJ JP DL  
The Lady Vestey SRN

#### **Executive Committee**

**Chief Executive:** Dr M Vaudin PhD

**Chief Operating Officer & Trust Secretary:** S Masson

K Clements  
A Hollis  
Dr JR Newton BVSc MSc PhD DLSHTM DipECVPD FRCVS  
M Seth  
AN Simmonds MA Hons  
A Wilkinson LLM Chartered MCIPD DMS

**In attendance:** SP Shore BSc Hons ACA FRSA

#### **Principal advisers**

##### **Bankers**

Lloyds Bank Plc  
48 High Street, Newmarket  
Suffolk, CB8 8LF

##### **Auditors**

RSM UK Audit LLP  
Abbotsgate House, Hollow Road  
Bury St Edmunds, Suffolk, IP32 7FA

##### **Investment managers**

Vestra Wealth LLP  
14 Cornhill  
London, EC3V 3NR

##### **Solicitors**

Taylor Vinters LLP  
Merlin Place, Milton Road  
Cambridge, CB4 0DP

## **Trustees' Report**

### **Structure, Governance and Management**

Animal Health Trust (AHT) was founded in 1942 by Dr R W Wooldridge CBE FRVCS and became incorporated by Royal Charter in 1963. AHT's aim is to be a leading authority in the understanding of disease and injury in animals through scientific endeavour and its application to their welfare. It is based on one site in Newmarket where the different disciplines of research, education and veterinary services are all undertaken to meet that aim.

AHT is governed by the Council of Management. This consists of Trustees whose names are listed on page two. The Council normally meets four times each year.

The formula for the appointment of Trustees is set out in AHT's Rules. There is a Nominations Committee responsible for annually reviewing the overall skill base of The Council. This ensures there is an appropriate range of skills and backgrounds. The Committee proposes new Trustees for election at the next Annual General Meeting (AGM) and in-between AGMs where appropriate.

At each AGM one third of those Council members who are subject to rotation are obliged to retire. Members of Council retiring at an AGM after five years' service shall not be eligible for re-election until the date of the next AGM.

Trustee induction training is offered to new Trustees. This includes external courses on the responsibilities of being a Trustee. New Trustees also spend time getting to know the senior staff and understanding the work of the Trust.

Day to day management is entrusted to the Chief Executive, who is also Chair of the Executive Committee. The Executive Committee is comprised of the Chief Executive and seven members of the senior management team whose names are listed on page two. The Executive Committee meets at least ten times each year.

Apart from internal management committees, there are currently four advisory (Scientific Advisory, Equine Industry, Ethical Review, Fundraising and Appeals) and three working (Nominations, Remuneration and Audit) committees.

### **Objectives and activities**

The Trustees confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing objectives and activities.

AHT is an independent charity which employs over 250 scientists, vets and support workers. Its principal objectives are to study and endeavour to cure disease in animals and to advance the teaching and practice of veterinary art and science.

AHT:

- develops new knowledge and techniques for the better diagnosis, prevention and cure of disease;
- provides a world-class clinical referral service;
- promotes post-graduate education; and
- communicates its findings to others.

### **Charitable activities**

AHT carries out a range of activities in order to achieve its objectives, which are closely linked for maximum benefit. These activities are grouped under the three main headings of Scientific Research, Clinical Activities and Education.

#### **Scientific Research**

The Scientific Research activities are focused on inherited disease and infectious disease. Inherited disease includes genetics, oncology and stem cell. Infectious disease includes bacteriology, virology, immunology and equine epidemiology and disease surveillance.

#### **Clinical Activities**

The veterinary clinics provide world class referral services to small animal and equine veterinary practitioners. There are two clinical centres of excellence: the Centre for Small Animal Studies and the Centre for Equine Studies. The services also incorporate diagnostic laboratories and genetic screening services.

Both clinics have active clinical research programmes and, together with the diagnostic laboratories and genetic services, work closely with the research teams to further AHT's scientific developments and achievements. Both clinics are also core to fulfilling AHT's educational objectives.

## **AHT Trustees' Report and Accounts 2017**

### **Education**

AHT has a strong commitment to the provision of education and post-graduate training. Its clinics run active internship and residency training programmes and its Continuous Professional Development (CPD) programme has also expanded in recent years to now provide both day courses and evening classes for vets in small animal and equine studies.

In 2017, we had 12 students undertaking PhD's or MSc courses, registered through the Universities of Cambridge, Liverpool, Royal Veterinary College and University College London, Manchester, Birmingham and Bologna.

AHT publishes papers detailing its research and clinical findings in journals and online, sharing its knowledge with the wider world for the good of veterinary professionals and scientists. It also has its own free to use library housing the latest journals, publications and findings which is available for use by anyone studying animal health.

AHT is also committed to promoting the welfare of animals directly to the public which is done through provision of information and advice on the care of horses, dogs and cats through a variety of channels including events, print materials, social media and the AHT website.

An in-depth review of AHT's activities can be found in its 2017 Annual Review, available to view at [www.aht.org.uk](http://www.aht.org.uk).

### **Statement of Trustees' Responsibilities**

The Trustees are responsible for preparing the annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of AHT and of the surplus or deficit of AHT for that period. In preparing those financial statements, the Trustees are required to:

- Observe the methods and principles in the Charities SORP;
- Select suitable accounting policies and then apply them consistently;
- State whether applicable accounting standards have been followed;
- Make judgements and estimates that are reasonable and prudent; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that AHT will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of AHT and to enable them to ensure that the financial statements comply with the requirements of the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of AHT's Royal Charter. They are also responsible for safeguarding the assets of AHT and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### **Principal Risks and Uncertainties**

AHT's management carries out a detailed review of risks annually and the results are reported to the Council of Management. In 2017 the Trustees have assessed the strategic, operational and financial risks to which AHT is exposed, and have identified the following principal risks and uncertainties.

#### Governance

AHT's Royal Charter dates from 1963, whilst this was added to with a Supplemental Charter in 1992 and AHT's constitutional Rules were updated in 1995 the Trustees have identified a risk that these have fallen behind developments in charity legislation and governance best practice. The Trustees have reviewed and approved a new constitution in the form of its Charter and Rules and have approval from the Privy Council for those changes to be implemented.

#### Legacy income

Whilst AHT has a more diverse range of income streams than many other charities, it is reliant on an annual level of legacy income to meet its running costs; there is a risk that reductions in this income stream could materially affect AHT's financial position. The Trustees are attempting to mitigate this risk by reducing the levels of legacy income in the Trust's budget, building an appropriate level of reserves and by growing and diversifying other fundraising income streams.

#### Pension schemes

Whilst the most recent actuarial valuation of the closed AHT Pension Scheme as at 5 April 2016 showed a small decrease in the potential funding shortfall to [REDACTED] the new recovery plan agreed with the scheme trustee is for slightly increased deficit recovery payments to maintain the 2034 end date of the plan.

The most recent actuarial valuation of the USS scheme deficit had an effective date of 5 April 2017. A recovery plan is currently in place which has employer contributions set at 18% of pensionable salaries. The next recovery plan, based on the 5 April 2017 valuation, is still to be agreed but it is likely that a further increase in employer contributions will be required.

## AHT Trustees' Report and Accounts 2017

### Principal Risks and Uncertainties (continued)

The Trustees recognise both the closed AHT scheme and the USS scheme pose significant risks to AHT, though they consider the risks are over the long term, being decades, rather than a material short term risk.

#### Brexit

AHT employs and recruits staff including specialist clinicians from a number of EU countries. The Trustees recognise that the UK leaving the EU creates a risk to the ability to continue to fill posts and provide services. The Trustees are monitoring developments closely and joining in with scientific and veterinary umbrella bodies seeking to ensure this risk is recognised by the Government.

The Trustees are satisfied that the major risks identified have been mitigated. However they recognise that systems can only provide reasonable, but not absolute, assurance that major risks have been adequately managed.

### Achievements and Performance – a few highlights from the year

The Animal Health Trust celebrated its 75<sup>th</sup> anniversary in 2017; a significant milestone for the charity. In this year the Trust continued to be at the forefront in the development of new diagnostic tests, new treatments, new vaccine development and new understanding of complex diseases to help fight disease and injury in dogs, cats and horses.

Disease and injury are recognised as the biggest threats to animal welfare and in working to achieve our aims we strive to ensure the welfare of, and relieve the suffering of, companion animals.

### Scientific Research and Prevention of Disease

#### Fighting infectious disease

The AHT's work fighting disease impacts locally and globally.

In 2017, the AHT in partnership with UK and Icelandic research and veterinary institutions, identified the cause of an epidemic of respiratory disease which infected not only Iceland's native horse population, but also dogs, cats and humans.

The AHT and the Wellcome Trust Sanger Institute were brought in to investigate bacteria recovered from horses, humans, dogs and cats throughout Iceland. The team sequenced the DNA from 257 samples of bacteria in diseased animals. This showed that one specific strain of *Streptococcus zooepidemicus*, called ST209, was likely to be the guilty bacteria, and also found this strain in a human case of blood poisoning. This study highlighted how DNA sequencing can be used to identify the cause of an epidemic infection.

Our scientists discovered major similarities between life threatening diseases in horses and in humans in 2017. Identifying these similarities will allow vets, human medics and scientists to exchange information to help medical research, produce effective vaccines and prevent the spread of infectious diseases.

Strangles, caused by the bacteria *Streptococcus equi* (*S. equi*) continues to be the most frequently diagnosed infectious disease in horses, resulting in an ever looming threat to horse and pony welfare. Our scientists have worked closely with Swedish scientists based at the Swedish University of Agricultural Sciences, the Karolinska Institute and Intervacc AB, to help them develop their new protein-based vaccine to protect horses from this disease. The vaccine was designed using information from sequencing the DNA of *Streptococcus equi* and is expected to be available for use during 2020. With an estimated 600 outbreaks of Strangles each year in the UK alone, the development of the new vaccine will have tremendous benefits to the health of horses around the world.

*Streptococcus equi* is closely related to the important human pathogens *Streptococcus pyogenes* and *Streptococcus agalactiae*, which are group A and B streptococci, respectively. Group A streptococci cause diseases such as impetigo and scarlet fever; whilst those in Group B are responsible for meningitis and pneumonia in people, as well as mastitis in cattle. For the first time ever, the AHT has been able to sequence the DNA of the Strangles bacteria to identify which genes are essential to its survival. In doing so they have discovered that over 80% of the essential genes in *S. equi* are also vital for Group A and B pathogens. This research opens up a huge opportunity for sharing vital data to improve medicines for horses, people, farm animals and many more.

#### Fighting inherited disease in dogs

In 2017, the AHT Canine Genetics Research Group developed six new DNA tests, each based on a mutation responsible for a different inherited disease in dogs, a record number of new tests launched in a single year. Notably, one of these tests was the result of a collaboration with international researchers, utilising part of the AHT's pioneering Give a Dog a Genome data.

## **AHT Trustees' Report and Accounts 2017**

### **Fighting inherited disease in dogs (continued)**

Since the AHT launched the Give a Dog a Genome project in 2016, there has been interest in this project from researchers all over the world and in turn the AHT's international recognition for canine genetic research has increased.

Subsequently, the team has been able to share key sequence data with other research institutions to advance their genetic investigations accordingly, and to help develop new DNA health tests for dogs as quickly as possible.

The new tests developed in 2017 by the AHT were: retinopathy in the Swedish Vallhund, primary open angle glaucoma and primary lens luxation (POAG and PLL) in the Shar Pei, progressive retinal atrophy (PRA) in the Lhasa Apso, oculoskeletal dysplasia in the Northern Inuit and cerebellar ataxia in the Norwegian Buhund. And, in collaboration with the University of Missouri and Wisdom Health, the AHT co-launched a DNA test for shaking puppy syndrome (Spongiform LeucoEncephaloMyelopathy or SLEM) in Border Terriers.

In 2017 an unprecedented amount of work has been undertaken at the AHT on the Give a Dog a Genome project with regards to managing the huge task of sequencing the entire genomes of 89 dogs from 77 different breeds. The project originally aimed to engage 75 breeds and sequence the genome of one dog from each of those 75 breeds, to create the UK's largest genome bank. The aim was to use the genome sequencing data to accelerate our canine genetics research and the speed at which new genetic mutations are identified and new DNA tests are developed. The project has exceeded all expectations, with some breed communities being extremely keen to be involved with the project, and some opting to pay for more than one dog's DNA to be sequenced.

The data that we have generated for this project so far is already being applied to on-going research projects, at the AHT and at other institutions. The benefit of generating such a large amount of genome sequence data, and creating such a comprehensive canine genome bank, is that the data can be applied to a very wide range of inherited disease investigations, potentially helping to improve the health of all breeds of dog over time, beyond the 77 specifically involved with the project now.

The focus for 2018 will be starting to analyse the genomes in more detail, however this work will span over several years and therefore the order of analysis will be prioritised accordingly.

### **Fighting orthopaedic injury in horses**

Dr Sue Dyson, world-renowned expert in equine orthopaedics, conducted a study, funded by World Horse Welfare and the Saddle Research Trust, which investigated the recognition of musculoskeletal pain in ridden horses via facial expressions and other behaviours. An ethogram to help horse owners, riders and trainers to identify signs of pain from a horse's facial expressions when ridden was developed.

The ethogram is a catalogue of facial expressions including the ears, eyes, nose, muzzle, mouth and head position. Pain scores for each feature of the ethogram were applied. The facial markers showing the greatest significant difference between lame and sound horses included ears back, tipping the head, eyes partially or fully closed, tension around the eye, an intense stare, an open mouth with exposed teeth and being severely 'above the bit'. To further prove the effectiveness of assessing pain in a horse with the facial expressions ethogram, a selection of lame horses underwent lameness assessment and nerve blocking (using local anaesthetic solution), to alleviate the pain causing them discomfort when ridden. Comparison of their facial expressions before and after using local analgesia showed a significantly lower pain score once the pain causing lameness had been removed.

By focusing on the face, Dr Dyson has proved not only that it is a clear indicator of pain, but also that owners, riders and trainers could successfully apply this to horses they see on a daily basis. Recognition of changes in facial expression could potentially save horses from needless suffering and chronic injuries, by enabling owners and trainers to recognise pain sooner, and get these horses the veterinary care that they need.

A landmark pilot study was launched in 2017 which aimed to address the effects of rider weight on equine performance. Initial results show that high rider: horse bodyweight ratios can induce temporary lameness and discomfort. In simple terms, if the rider is excessively heavy for the horse in question it can have a negative impact on the performance of the horse. The ultimate aim of the study is the development of guidelines to help all riders assess if they are the right weight for the horse or pony they intend to ride, to enhance both equine welfare and rider comfort and enjoyment.

Further work is required to determine if horse fitness, adaptation to heavier weights and more ideal saddle fit will increase the weight an individual horse can carry. This should help further in the quest to develop guidelines for optimum rider: horse bodyweight ratios.

### **Fighting cancer in dogs**

Cancer affects 1 in 4 dogs and 1 in 6 cats. The AHT continues to be the only UK animal charity with a dedicated canine cancer research team. Thanks to funding from Zoe's Journey UK which reached its target of ██████████ in February 2017, work continued into lymphoma.

### Fighting cancer in dogs (continued)

Lymphoma is the most frequent life-threatening cancer in dogs and B-cell lymphoma, which affects most of the external lymph nodes, is the most common type of lymphoma. There is currently no way of predicting whether a B-cell lymphoma will respond to CHOP chemotherapy, the most effective treatment. Some dogs that have lymphoma which is resistant to chemotherapy experience potentially harmful side-effects.

Our scientists are collecting fine needle biopsies of B-cell lymphomas from dogs of many breeds which were treated with CHOP to screen for genetic markers present at different levels in tumours which completely responded to treatment and tumours which did not completely respond to CHOP chemotherapy. Such genetic markers can be used to identify B-cell lymphomas which will respond to CHOP, and therefore ensure in the future that only dogs that will benefit from chemotherapy receive the treatment.

Mast cell tumours (MCTs) are the most common skin cancer affecting dogs of most breeds. At present, there is no way of predicting with certainty whether a mast cell tumour will spread making it difficult for a vet to determine the best treatment. Our researcher have now identified 25 'genetic markers' present at different levels in tumours that spread and MCTs that do not spread. We hope that one or more of these markers will lead to a test that will accurately predict if a tumour will spread.

### Clinical activities

In 2017, our Small Animal Centre and Equine Centre treated more than 3,000 (2016: 3,850) newly referred animals. AHT's DNA testing service produced test results for more than 8,500 (2016: 8,100) samples. 73 DNA health tests are now offered for more than 70 breeds of dog. In AHT's Diagnostic Laboratory Services more than 48,000 (2016: 47,600) samples were processed. AHT also successfully retained its ISO 17025 status.

The primary focus of the vets working in our equine and small animal clinics is the health and welfare of the individual animals referred to them. In addition to this, the information they are able to learn from treating these patients enables us to better understand disease and educate others. In the equine clinic, the clinical research team provides scientific solutions to sport, performance, racing and pleasure horse problems. In our small animal clinic, the clinicians analyse information about patients with the aim of increasing understanding of specific conditions so this can be passed on for the benefit of all animals.

### Education

#### Career development

In 2017, AHT senior staff continued to support and supervise the intern and residency programmes, as well as 12 students undertaking PhD and MPhil courses. As a result, one AHT student was awarded a PhD in 2017.

#### Educating the veterinary profession and associated stakeholders

In 2017, AHT held more than 22 CPD lectures and days for people working in the veterinary profession. AHT's team presented, on clinical and research work, at events in the UK and internationally.

AHT authored published papers in 2017

	Total	First & /or Last Author
Papers	66	52
E – Pubs	19	13
Published conference abstracts	59	48
	<b>144</b>	<b>113</b>

By sharing its expertise and disseminating the results of its research to the veterinary profession, AHT improves wider veterinary knowledge which in turns benefits not only the animals being treated in its clinics but also those in general practice, as well as their owners.

### Fundraising

As a charity, the Animal Health Trust does not receive any Government grant funding and is reliant on the generous support of the public. We follow the standards laid out in the Code of Fundraising Practice, and adhere to the guidance of the Institute of Fundraising and the Direct Marketing Association (DMA). We are members of the Fundraising Regulator and the Gambling Commission.

In order to provide the funds to continue to do our work, we fundraise in a number of different ways:

- We actively recruit supporters and try to develop long-term relationships with them to support our work
- We raise money from charitable trusts, foundations and companies



## **AHT Trustees' Report and Accounts 2017**

### **Fundraising (continued)**

- We raise money through local community fundraising
- We ask our supporters and potential supporters to consider including a gift to the Trust in their will
- We raise money through organising and hosting national events

Fundraising activities had a successful year with income from legacies, donations and events growing by 10% to [REDACTED] from [REDACTED]. In June 2017 a new appointment of Director of Fundraising and Marketing was made, demonstrating the Trust's future commitment to this important part of the charity.

### **Use of agencies and third parties**

In 2017 we worked with a professional fundraiser. We did not use agencies for street fundraising, telephone or door-to-door fundraising. We worked with external companies to print material, carry out email communications on our behalf and for marketing activities. In December 2017 a test Christmas fundraising campaign took place in national press and specialist magazine. All external companies we work with are regularly monitored and reviewed for the quality of their work.

Every new community supporter and volunteer receives a welcome email, welcome kit and regular communication from the AHT.

### **Complaints**

We take every complaint very seriously and make sure that we respond promptly and investigate fully. In 2017 we received less than 10 complaints and received no complaints via the Fundraising Regulator.

### **Vulnerable people**

We take our responsibility towards vulnerable people very seriously and members of the Fundraising team are aware of the need to behave sensitively and appropriately to any individual showing signs of confusion, distress or vulnerability. When necessary appropriate action is taken to protect the vulnerable individual.

### **Volunteers**

AHT has a dedicated group of volunteers who give up their time to help in many different ways: from helping on trade stands by selling merchandise, inspiring the general public to support AHT and assisting with vital fundraising activities.

### **Future plans**

#### **Scientific Research**

AHT will continue its research programmes to develop new diagnostic tests, treatments, vaccines, and preventative measures, to fight disease and injury in horses, dogs and cats.

#### **Clinical Activities**

AHT will plan to expand the capacity of its clinics in 2018 and increase the resources available for the provision of referral services and clinical research. We also aim to fill a clinical director post to co-ordinate the high quality work being undertaken within our veterinary clinics.

#### **Education**

AHT will continue to teach, supervise and support its staff, the wider veterinary profession, associated stakeholders and the general public through CPD events, registered training programmes, lectures, published papers, the media, social media the AHT website and associated communication methods

### **Financial review**

AHT had a poor 2017. Overall net position for the year was a deficit of [REDACTED] compared with a [REDACTED] deficit in 2016.

There was a small actuarial gain on its historic pension scheme of [REDACTED]

#### **Income**

AHT's total income in 2017 was [REDACTED]. Excluding the one off land disposal gains in 2016 that represents a decrease of [REDACTED] (1.4%) from 2016.

The key reason for the decrease in income was clinical activities down from [REDACTED] in 2016 to [REDACTED] in 2017. This was partly offset by an increase in legacy income.

## AHT Trustees' Report and Accounts 2017

### Financial review (continued)

#### Expenditure

Total expenditure increased by [REDACTED] AHT's expenditure on its charitable activities increased to a record high of [REDACTED]

AHT expended [REDACTED] in its scientific research activities, [REDACTED] in running its clinical activities and [REDACTED] in delivering its educational activities

Included in the costs above are apportioned Support and Governance costs of [REDACTED]

#### Investments

The performance of investment portfolios is regularly reviewed and reported to the Trustees.

AHT has adopted a balanced investment objective with a low risk profile and has a socially responsible investment principle as one of those objectives.

The performance of AHT's portfolios in 2017 was as follows:

<u>Portfolio</u>	<u>Portfolio Total Return</u>	<u>Benchmark</u>
AHT Unrestricted	7.32%	ARC balanced peer group 3.28%
AHT Mellon Endowment	8.06%	3.28%

#### Subsidiary Companies

AHT holds 100% of the issued share capital of both of the following companies, both of which are registered in England and Wales:

Animal Health Trust Promotions Limited, the principal activities of the company are the letting of Lanwades Hall as a wedding and events venue, and selling merchandise on behalf of AHT. Following the sale, by AHT, of Lanwades Hall in December 2016 the income from the letting of the Hall as a venue ceased.

Equine Genetics Research Limited, the principal activity of the company is to exploit intellectual property arising from equine genetics research for the benefit of horseracing and breeding, the company did not trade in either 2017 or 2016. A summary of the results of the subsidiaries is shown below:

	<b>Animal Health Trust Promotions Limited</b>		<b>Equine Genetics Research Limited</b>	
	<b>2017</b>	<b>2016</b>	<b>2017</b>	<b>2016</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Turnover	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Cost of sales	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Gross profit	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Administration expenses	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Operating and retained profits / (losses)	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

At year end Animal Health Trust Promotions Limited owed AHT [REDACTED] and Equine Genetics Research Limited owed AHT [REDACTED]. Both companies debt is attributable to administrative charges from the AHT to them arising in 2017 and from previous years.

AHT is the sole member of Animal Health Trust Pension Trustees Limited, a company limited by guarantee incorporated in England and Wales. The company has been established to act as a corporate trustee for the Animal Health Trust Pension and Life Assurance scheme. AHT's liability as a member is restricted to [REDACTED]. The company has remained dormant since incorporation.

AHT is a member of Together for Animals Limited, a company limited by guarantee incorporated in England and Wales. It became a registered charity in April 2004 (Registered Charity No. 1102985). AHT's liability as a member is restricted to [REDACTED]. Together for Animals coordinates and promotes payroll giving to benefit the work of five animal charities, including AHT.

AHT is a member of Discover Newmarket Community Interest Company, a company limited by guarantee incorporated in England and Wales on 19 December 2014. AHT's liability as a member is restricted to [REDACTED]. Discover Newmarket has been established as a not for profit community interest company to carry on activities which benefit the community and in particular the horseracing industry and local businesses within the town of Newmarket and the surrounding areas.

## AHT Trustees' Report and Accounts 2017

### Senior Executive Pay

The remuneration of the Chief Executive and other members of the Executive Committee is set by the Trustees' remuneration committee. The committee's policy for assessing the remuneration of AHT's senior executives is for their pay and benefits to be in line with market rates for similar roles in the sectors in which AHT operates. Any pay increases for senior executives should be in line with awards made to other AHT employees generally. A review of the policy and the pay and benefits for the Executive Committee and other senior managers was carried out in 2017. Given the financial position of the AHT it was decided not to make any recommendations to the remuneration committee in 2017.

The total cost of remuneration and benefits received by members of the Executive Committee, as disclosed in note 8 to the financial statements, in 2017 was [REDACTED]

### Reserves Policy

It is the long term intention of the Trustees that the freely available reserves of AHT, defined as the investments and net current assets or liabilities of the general fund, should be built up to, and maintained at, a level sufficient to ensure the continuance of AHT's activities, should there be an unexpected short-term adverse fluctuation in income. The appropriateness of the reserves policy and the level of reserves are reassessed on a regular basis.

The Trustees have calculated based on risk that an appropriate level of free reserves would be in the range of £4.5m to £8.5m or between 3 to 6 months normal expenditure. The accounts value of free reserves as at 31 December 2017 amounted to £1.4m and represents one month of normal expenditure. The Trustees are committed to budgeting for a surplus over the medium term to build the value of reserves up to the calculated range.

Total reserves at the year-end were [REDACTED]. This was made up of a General fund of [REDACTED], a Pension deficit reserve of [REDACTED], Designated funds of [REDACTED], Restricted funds of [REDACTED], and an endowment fund of [REDACTED]. A movement for the year and an analysis of assets between the funds is outlined in the notes to the accounts.

### Pension Schemes

AHT contributes to two defined benefit schemes; the AHT Pension and Life Assurance Scheme and the Universities Superannuation Scheme (USS), and one defined contribution scheme. The assets of these schemes are held separately from those of AHT in independently administered funds.

#### AHT Pension and Life Assurance Scheme

The scheme which had been closed to new members since September 2004 was closed to future accrual with effect from 31 March 2011. The most recent actuarial valuation as at 6 April 2016 shows a potential funding shortfall of [REDACTED]

A recovery plan has been agreed with the Scheme Trustee to eliminate the past service deficit by 31 March 2034. This requires payments of [REDACTED] per annum payable monthly in arrears between April 2017 and March 2020, a lump sum payment of [REDACTED] in March 2020, followed by payments of [REDACTED] per annum payable monthly in arrears between April 2020 and 31 March 2034. Under the recovery plan AHT also pays the levies and administration expenses of the scheme and the scheme has a charge over the Lanwades site together with deeds of agreement over certain other property assets.

The valuation of the AHT scheme as at 31 December 2017 by a Fellow of the Institute of Actuaries for the disclosures in note 21 to the Financial Statements shows a potential shortfall in the fund's assets of [REDACTED]

#### USS

Following the completion of the April 2014 valuation of the scheme a recovery plan has been agreed with scheme employers that saw employer contributions increase from 16% to 18% of pensionable salary with effect from April 2016 until March 2031. Within the 18%, deficit reduction contributions have been deemed by USS to be 2.1%.

To ensure the sustainability of USS the benefit structure has been revised, with effect from April 2016 the final salary part of the scheme has been closed with all existing active members of the final salary scheme being transferred into the USS career average scheme. From October 2016, for higher earning members contributions on pensionable salary above a salary threshold are being paid into a defined contribution scheme.

In adopting the FRS102 charity SORP AHT has accrued a liability on its balance sheet representing the present value of its estimated future obligations to the USS recovery plan; details can be seen in note 21, as at 31 December 2017 this is estimated at [REDACTED]. On a section 75 basis USS has estimated AHT's debt as [REDACTED]

AHT has categorised staff into different 'job families' with membership of USS to new staff being restricted to certain families. For other job families, with effect from 1 April 2011 a defined contribution group personal pension scheme has been established.

## AHT Trustees' Report and Accounts 2017

### Going Concern

As noted in the financial review above, the AHT experienced a significant deficit of [REDACTED] in 2017. The Trustees have taken a number of actions to restore the financial position of the AHT before and after the year end as follows:

- A cost cutting exercise as part of the 2018 budget approval
- Agreeing an unsecured bank overdraft of [REDACTED] extended until December 2019
- Agreeing an increased overdraft to [REDACTED] secured on the Garden Cottage and Walled Garden, property assets owned by the Trust
- The liquidation of the AHT unrestricted funds investment portfolio
- Progressing the sale of assets

Since the year end the Trust has been running at a surplus as a result of significantly improved legacy income.

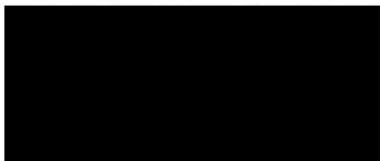
As at the date of signing the accounts the following uncertainties still existed:

The timing and quantum of the sale proceeds from the sale of Garden Cottage and the Walled Garden (both parts of the Lanwades Estate) are unknown; but offers close to the asking price have been received. If the Trust fails to sell the property the bank has agreed to increase the overdraft from [REDACTED] to [REDACTED] secured on the property. Combined with this sale or increased overdraft and legacy income in excess of [REDACTED] for 2019, the Trust should be able to continue to pay its creditors as they fall due. The Trustees have always recognised the risk that AHT's cash flow is susceptible to volatility in terms of amounts and timing of legacy and other fundraising receipts. Average legacy income per annum runs at over [REDACTED]

The Trust has been pursuing since late 2017, an opportunity to sell another asset. At the date of signing the accounts no sale had been concluded and there is uncertainty whether a sale will be possible and the quantum and timing of the sale proceeds. If a sale is completed the Trust should be able to continue to pay its creditors as they fall due for the foreseeable future.

The trustees believe with the cash raised from sales of assets and access to overdraft facilities, and anticipated levels of legacy and fundraising income the AHT is in a position to withstand short term adverse cash flow fluctuations. On this basis the Trustees consider it appropriate to prepare the financial statements on the going concern basis.

The above Trustees' report and attached financial statements were adopted by the Trustees on 21 December 2018.



.....  
The Lord Kirkham CVO (Deputy President)

## Independent auditor's report to the trustees of Animal Health Trust

### Opinion

We have audited the financial statements of Animal Health Trust (the 'charity') for the year ended 31 December 2017 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 charity's affairs as at 31 December 2017 and of its incoming resources and application of resources 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 Charities Act 2011.

### Basis for opinion

We have been appointed as auditors under section 144 of the Charities Act 2011 and report in accordance with regulations made under section 154 of that Act.

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.

### Material uncertainty relating to going concern

We draw attention to the detailed disclosure on page 11 that is referenced from the basis of accounting policy on page 17 of the financial statements, which indicates that Animal Health Trust incurred a net deficit of [REDACTED] during the year ended 31 December 2017 and that the charity is reliant on progressing the sale of assets, and the receipt of sufficient income from legacies and fundraising.

As stated on page 11, these events or conditions, along with other matters as set forth on page 11, indicate that a material uncertainty exists that may cast significant doubt on the charity's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

### Other information

The trustees are responsible for the other information. The other information comprises the information included in the Trustees' Report and Accounts other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, 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.

### Matters on which we are required to report by exception

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

- the information given in the financial statements is inconsistent in any material respect with the Trustees' Report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

## **Independent auditor's report to the trustees of Animal Health Trust**

### **Responsibilities of trustees**

As explained more fully in the Statement of Trustees' responsibilities, the trustees 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 the trustees 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 trustees 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 trustees 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 provided on the Financial Reporting Council's website at <http://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 charity's trustees as a body, in accordance with the Charities Act 2011. Our audit work has been undertaken so that we might state to the charity's trustees 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

*RSM UK Audit LLP*

RSM UK Audit LLP  
Statutory Auditor  
Chartered Accountants  
Abbotsgate House  
Hollow Road  
Bury St Edmunds  
Suffolk  
IP32 7FA

Date *21 December 2018*

RSM UK Audit LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006.

**AHT Trustees' Report and Accounts 2017**  
**Statement of financial activities**  
For the year ended 31 December 2017

	Note	Unrestricted Funds £'000	Restricted Funds £'000	Endowment Funds £'000	2017 Total £'000	2016 Total Note 26 £'000
<b>Income from</b>						
Donations, legacies and grants	2					
Charitable activities						
• Scientific research						
• Clinical activities						
• Education						
Other trading activities						
• Fundraising events						
• Rental income						
Investments	3					
Other	4					
<b>Total income</b>						
<b>Expenditure on</b>						
Raising funds	5					
• Fundraising costs						
• Fundraising events						
• Non charitable trading						
• Investment management						
Charitable activities						
• Scientific research						
• Clinical activities						
• Education						
Other	7					
<b>Total expenditure</b>						
Gains on investments	11					
<b>Net (expenditure)</b>						
<b>Transfers between funds</b>	16, 17 & 18					
<b>Other recognised gains / (losses)</b>						
• Actuarial gain / (loss) on defined benefit pension scheme	21					
<b>Net movement in funds</b>						
<b>Reconciliation of funds</b>						
Total funds brought forward						
<b>Total funds carried forward</b>						

All amounts relate to continuing activities.

All recognised gains and losses for the year are included in the statement of financial activities above.

The notes on pages 17 to 39 form part of these financial statements.

**AHT Trustees' Report and Accounts 2017**  
**Balance sheet as at 31 December 2017**

**Tangible fixed assets**

**Intangible fixed assets**

**Fixed asset investments**

**Current assets**

- Stock
- Debtors
- Investments
- Cash at bank

**Creditors due within one year**

**Net current assets**

**Total assets less current liabilities**

**Creditors due after more than one year**

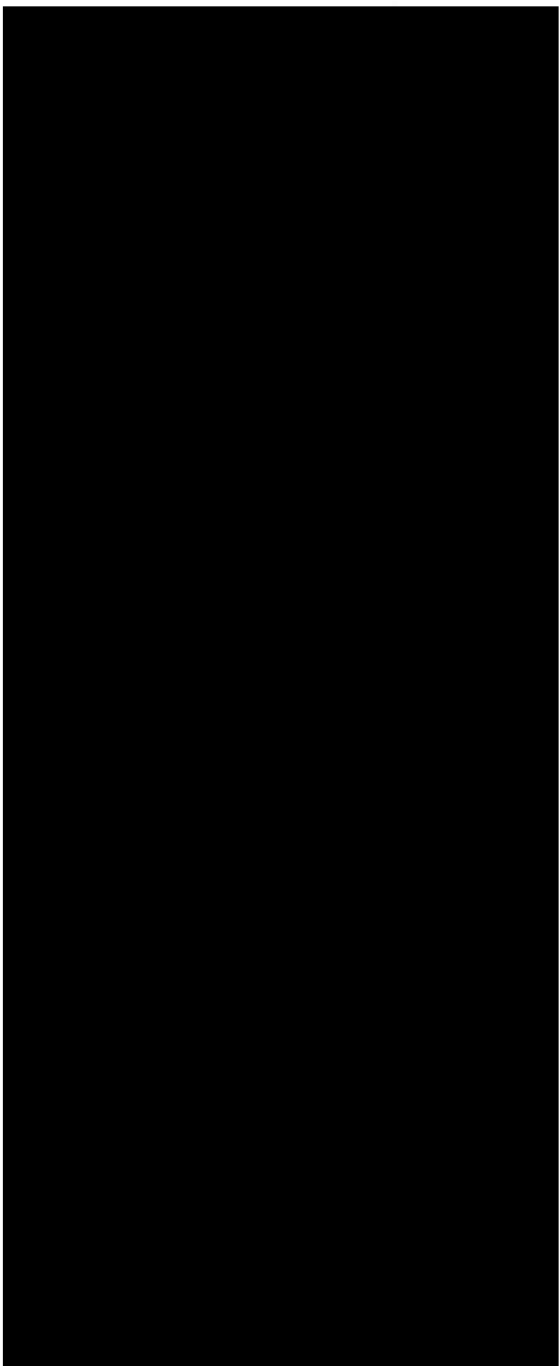
**Net assets excluding pension liability**

**Defined benefit pension scheme liability**

**Net assets including pension liability**

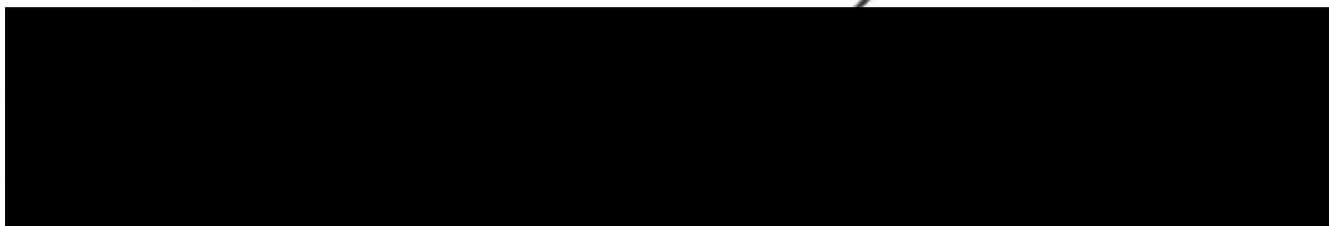
**REPRESENTING:**

Unrestricted funds  
Restricted funds  
Endowment funds



The financial statements on pages 14 to 39 were approved and authorised for issue by the Council of Management (Trustees) on 21 December 2018.

The notes on pages 17 to 39 form part of these financial statements.





**Cash flow statement for the year ended 31 December 2017**

	Note	2017		2016
		£'000	£'000	£'000
<b>Cashflows from operating activities:</b>				
Net cash (used in) / provided by operating activities				
<b>Cashflows from investing activities:</b>				
<ul style="list-style-type: none"> <li>• Interest received</li> <li>• Dividends received</li> <li>• Bank interest paid</li> <li>• Purchase of investments</li> <li>• Movement in investment cash</li> <li>• Payments to acquire tangible fixed assets</li> <li>• Proceeds from sale of investments</li> <li>• Proceeds from sale of tangible fixed assets</li> <li>• Cash flows attributable to endowment fund transfers</li> </ul>				
Net cash (used in) / provided by investing activities				
<b>Cashflows from financing activities:</b>				
Cash flows attributable to endowment fund transfers				
Net cash realised from financing activities				
<b>Change in cash &amp; cash equivalents in the reporting period</b>				
<b>Cash &amp; cash equivalents at the beginning of the reporting period</b>				
<b>Cash &amp; cash equivalents at the end of the reporting period</b>				
<b>Analysis of cash and cash equivalents</b>				
Cash in hand (including short term deposits)				

The notes on pages 14 to 39 form part of these financial statements.

## **1. Accounting policies**

AHT is a charity incorporated by Royal Charter, domiciled and registered in England. The principal accounting policies are set out below.

### **a. Basis of accounting**

The financial statements have been prepared under the historical cost convention as modified by the recognition of certain financial assets measured at fair value in accordance with generally accepted accounting principles. In preparing the financial statements the Charity follows best practice as set out in the Statement of Recommended Practice Accounting and Reporting by Charities "SORP FRS 102" and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), and the Charities Act. AHT constitutes a Public Benefit entity as defined by FRS 102.

The accounts have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following the best practice as set out above rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Trustees have considered the uncertainties about the AHT's ability to continue as a going concern and these are outlined in the Trustees Report on page 11. The Trustees are satisfied that it is appropriate to prepare the accounts on a going concern basis.

### **b. Income**

Where sufficient evidence to entitlement, measurability and probability of receipt is available, material donations are accounted for when receivable, all other donations are accounted for on a receipts basis. Donated assets are taken to income, when donated, at estimated value to AHT.

Legacies are accounted for when received or if before receipt, where sufficient evidence is available to support entitlement, measurability and probability of receipt.

Grant income is recognised when receivable.

Income from charitable activities is fee income earned from clinical and diagnostic services, contract research, hosting CPD courses and consultancy services and is accounted for on an accruals basis.

Income from fundraising events is accounted for on an accruals basis.

Non charitable trading income is accounted for on an accruals basis.

Rental income accounted for under other trading activities relates to income earned from letting properties that are also utilised by AHT in delivering charitable activities. Rental income from investment properties is accounted for as investment income.

Investment income is accounted for on an accruals basis.

Other income is accounted for on an accruals basis.

### **c. Expenditure and basis of allocation of costs**

All expenditure is accounted for on an accruals basis.

Fundraising costs include the salaries, direct expenditure of fundraising activities and apportioned support costs attributable to AHT's fundraising department.

Fundraising events costs include the salaries, direct expenditure on fundraising events and apportioned support costs attributable to AHT's fundraising events.

Investment management costs include the costs of managing AHT's investment portfolios, investment properties, and intellectual property.

Scientific research costs are the salaries, direct expenditure and apportioned support costs of the departments carrying out AHT's research projects.

Clinical activities costs are the salaries, direct expenditure and apportioned support costs of running AHT's clinical and diagnostic service departments.

Education costs are the salaries, direct expenditure and apportioned support costs of AHT's educational activities.

Support costs, including governance costs, are the salaries, direct costs and overheads of; the site services, finance, directorate, human resources, public relations and information technology departments. Public relations costs are allocated 45% to Fundraising, 5% to Fundraising events, 25% to Education and 25% to Clinical activities. All other Support and governance costs are allocated to Scientific research, Clinical activities, Education and Fundraising in proportion to direct salary costs.

Other resources expended are the FRS102 finance costs and the administration costs of the closed AHT Pension and Life Assurance scheme.

Notes forming part of the financial statements for the year ended 31 December 2017 continued.

**1. Accounting policies continued**

**d. Depreciation**

Tangible fixed assets costing more than [REDACTED] are capitalised and included at cost including any incidental expenses of acquisition.

Assets either under construction or not yet in use are not depreciated until the asset is brought into use.

Depreciation is provided to write off evenly over their expected useful lives the cost less estimated residual values, of all fixed assets, except freehold land. It is calculated at the following rates:

- Freehold buildings - 25 or 50 years
- Portable buildings - 5 years
- Motor vehicles - 5 years
- Equipment & fittings - 5 or 10 years

**e. Investments**

Trade investments are equity investments over which the Charity has no significant influence, joint control or control and are initially measured at transaction price. Transaction price includes transaction costs, except where trade investments are measured at fair value through the Statement of Financial Activities when transaction costs are expensed as incurred.

The fair value of trade investments quoted on a recognised stock exchange is the quoted bid price. The fair value of unlisted investments (excluding investments in subsidiaries) is measured using valuation techniques which include turnover multiple, earnings multiple, net assets or discounted cash flows, as appropriate, based on the nature and circumstances of the investment.

Investment properties are periodically valued and are stated at their most recent valuation. Investments in subsidiaries are stated at cost less any impairment.

Where the trustees have an intention to dispose of investments during the next twelve months those investments are disclosed as current assets.

Realised and unrealised gains and losses are recorded in the Statement of Financial Activities. Realised gains and losses are recognised when the investment is disposed of, unrealised gains and losses are recognised annually.

**f. Intangible assets**

Capitalised computer software expenditure is measured at cost less accumulated amortisation and impairment losses, if any. Computer software expenditure initially recognised as an expense is not recognised as assets in the subsequent period. Capitalised computer software expenditure is amortised on a straight-line method over a period of 5 years.

**g. Stocks**

Stocks are included at the lower of cost and net realisable value.

**h. Financial instruments**

AHT has chosen to adopt Sections 11 and 12 of FRS102 in respect of financial instruments. Financial assets and financial liabilities are recognised when AHT becomes a party to the contractual provisions of the instrument.

(i) Financial assets

Basic financial assets including trade and other receivables and cash and bank balances are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through the Statement of Financial Activities, which are initially measured at fair value.

Equity investments (excluding investments in associated undertakings and subsidiaries) are valued in accordance with AHT's Investments accounting policy above.

(ii) Financial liabilities

Basic financial liabilities, including trade and other payables are recognised at transaction price. Trade payables are obligations to pay for goods and services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities where payment is due within one year or less. If not, they are presented as creditors due after more than one year. Trade payables are recognised at transaction price.

**i. Foreign currency**

Foreign currency transactions are translated at the rates ruling on the date of the transaction. Foreign currency monetary assets and liabilities are translated at the rates ruling at the balance sheet date. Any differences arising are taken into account in arriving at the net result for the year.

## **1. Accounting policies continued**

### **j. Fund accounting**

Unrestricted funds comprise accumulated surpluses and deficits on the general fund and designated funds. They are available for use at the discretion of the Trustees, in furtherance of the AHT's charitable objectives.

Designated funds are those funds designated for particular purposes or projects at the discretion of the Trustees.

Restricted funds are created when grants, donations or legacies are made, which have a restriction placed on them, by the donor, as to their use.

Endowment funds represent funds, which are either permanent or expendable by the charity. Income arising on and expendable capital of each of the endowment funds can be used in accordance with the objects of each fund and is included as unrestricted and restricted income as appropriate. Any gains or losses arising on the investments form part of the fund.

### **k. Pension costs**

AHT is the sponsoring employer of the AHT Pension and Life Assurance Scheme, which is a defined benefit scheme. The scheme was closed to future accrual with effect from 31 March 2011. The Scheme's assets are held separately from the assets of AHT and are administered by a trustee and managed professionally. Pension costs are assessed in accordance with actuarial advice and based on the most recent actuarial valuations of the scheme. These costs are accounted for in accordance with the requirements of FRS102.

A liability is recognised in the balance sheet in respect of the scheme which represents the present value of the defined benefit obligation at the balance sheet date less the fair value of scheme assets. A full valuation of the liability is calculated by an independent actuary every three years and updated on an annual basis using the projected unit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid and that have terms to maturity approximating to the terms of the related pension liability. Actuarial gains and losses are recognised in the Statement of Financial Activities in the year in which they arise.

AHT also participates in the Universities Superannuation Scheme (USS). With effect from 1 October 2016 the scheme changed from a defined benefit only pension scheme to a hybrid pension scheme, providing defined benefits (for all members), as well as defined contribution benefits. The assets of the scheme are held in a separate trustee-administered fund. Because of the mutual nature of USS, the scheme's assets are not attributed to individual institutions and a scheme-wide contribution rate is set. AHT is therefore exposed to actuarial risks associated with other institutions' employees and is unable to identify its share of the underlying assets and liabilities of the scheme on a consistent and reasonable basis. As required by Section 28 of FRS 102 "Employee benefits", AHT therefore accounts for the scheme as if it were a wholly defined contribution scheme. As a result, the amount charged to the Statement of Financial Activities represents the contributions payable to USS in respect of the accounting period. Since AHT has entered into an agreement (the Recovery Plan) that determines how each employer within the scheme will fund the overall deficit, AHT recognises a liability for the contributions payable that arise from the agreement (to the extent that they relate to the deficit) and therefore an expense is recognised.

From 1 April 2011, AHT has operated a defined contribution GPP scheme for employees not eligible to join USS. The assets of the scheme are held separately from those of the charity. The annual contributions payable are included in the statement of financial activities in the financial year in which they become payable.

### **l. Taxation**

AHT, as a charity, is not liable for assessment to tax on its charitable activities, and recoverable income tax is accrued within the accounts.

### **m. Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or are capitalised as an intangible fixed asset or a tangible asset.

The best estimate of the expenditure required to settle an obligation for termination benefits is recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

### **n. Leases**

The annual rental of all operating leases are charged to the statement of financial activities on a straight-line basis over the lease term. Rent free periods and other incentives received for entering into an operating lease are accounted for as a reduction to the expense and are recognised on a straight-line basis over the lease term.

## **1. Accounting policies continued**

### **o. Basis of consolidation**

The financial statements comprise the assets, liabilities and funds, and the statement of financial activities of AHT. AHT has two subsidiaries, Animal Health Trust Promotions Limited and Equine Genetics Research Limited, as detailed in note 11, however consolidated accounts have not been prepared on the grounds that these entities are not considered to be material to the group.

### **p. Critical accounting estimates and judgements**

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

#### **Critical accounting estimates and assumptions**

AHT makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

The present value of the AHT Pension and Life Assurance Scheme defined benefit liability depends on a number of factors that are determined on an actuarial basis using a variety of assumptions. The assumptions used in determining the net cost or income for pensions include the discount rate. Any changes in these assumptions, which are disclosed in note 21, will impact the carrying amount of the pension liability. Furthermore a roll forward approach which projects results from the latest full actuarial valuation performed at 5 April 2016 has been used by the actuary in valuing the pensions liability at 31 December 2017. Any differences between the figures derived from the roll forward approach and a full actuarial valuation would impact on the carrying amount of the pension liability.

#### **Critical areas of judgement**

The Trustees do not consider that there are any critical areas of judgement applied in the preparation of these financial statements.

**2. Donations, legacies and grants**

Donations  
Legacies  
Grants

**3. Investment income**

**(a) By type**

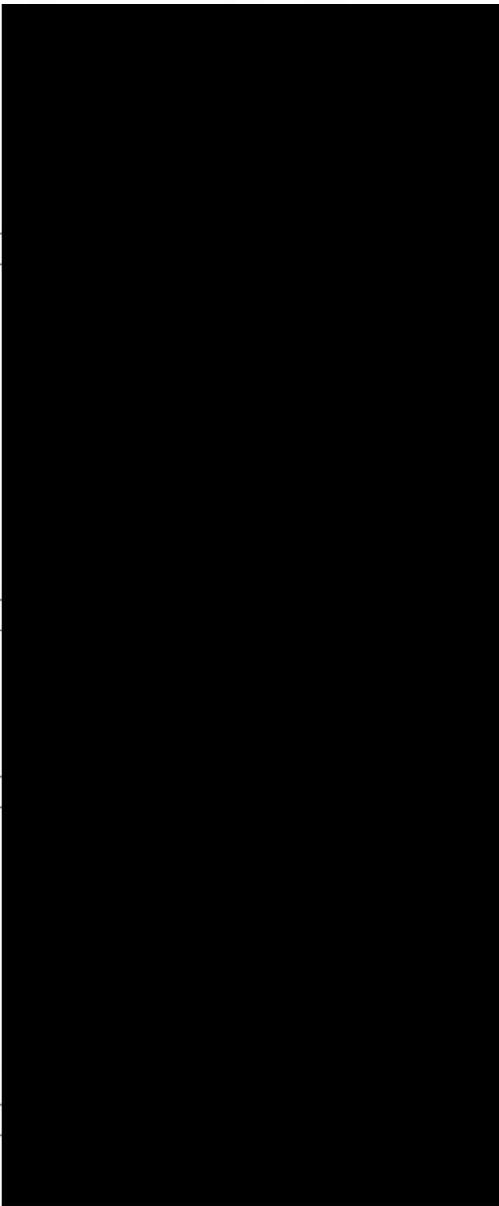
Quoted investments  
Rental income  
Interest

**(b) Geographic analysis**

UK  
Non UK

**4. Other income**

Gain on property disposal  
Research and development tax credits claim  
Licencing intellectual property



**5. Total expenditure**

	Staff costs	Other costs	Support costs	Total 2017	Total 2016
<b>Raising funds:</b>					
Fundraising costs					
Fundraising events					
Non charitable trading					
Investment management					
<b>Charitable activities:</b>					
Scientific research					
Clinical activities					
Education					
<b>Other</b>					
<b>Total expenditure</b>					

Included in total expenditure above are:

Auditor fees – audit					
Auditor fees – other					
Depreciation					
Amortisation					
Operating leases					

**6. Support costs**

	Site Services	Finance	IT	HR	Directorate	PR	Governance	Total 2017	Total 2016
<b>Raising funds:</b>									
Fundraising costs									
Fundraising events									
<b>Charitable activities:</b>									
Scientific research									
Clinical activities									
Education									
<b>Total expenditure</b>									

PR costs are apportioned to reflect PR activities, this is estimated to be Fundraising costs 45%, Fundraising events 5%, Education 25% and Clinical activities 25%. All other Support costs are apportioned in proportion to staff costs.

## 7. Other expenditure

FRS102 finance costs (note 21 i)  
FRS102 past service cost (note 21 i)  
AHT Pension & Life Assurance Scheme  
administration costs

## 8. Staff costs and employee benefits

### (a) Costs

Wages and salaries  
Redundancy and termination  
Social security costs  
Pension costs  
USS difference between actual and expected  
contribution experience (note 21 ii)  
Apprenticeship levy  
Other benefits

Other benefits are the costs of staff discounts given on veterinary treatment and the private medical service insurance, an employee cash health plan and an employee assistance programme.

### (b) The average number of employees analysed by function was:

Charitable activities  
Fundraising  
Support and management

### (c) Higher paid employees

The emoluments of higher paid employees (including redundancy and lieu of notice but excluding pension contributions) fell within the following bands:

All the above are members of one of the three AHT pension schemes (2016: all).



**8. Staff costs and employee benefits continued**

**(d) Remuneration and benefits received by key management personnel**

The trustees consider key management personnel to be members of the Council of Management and Executive Committee.

No member of the Council of Management received remuneration in the year (2016 none).

The total cost of remuneration and benefits received in the year by members of the Executive Committee amounted to:

Salaries, employers NI, pensions and other benefits

**9. Tangible fixed assets**

**Cost**

At 1 January 2017

Additions

Disposals

**At 31 December 2017**

**Depreciation**

At 1 January 2016

Charge for the year

Disposals

**At 31 December 2017**

**Net book value**

**At 31 December 2017**

At 31 December 2016

Included within tangible fixed assets are the following which were

Buildings in the course of construction  
Equipment in the course of construction

**10. Intangible fixed assets**

**Cost**

At 1 January

Disposals

**At 31 December**

**Amortisation**

At 1 January

Charge for the year

Disposals

**At 31 December**

**Net book value at 31 December**



**11. Investments**

**(a) Market Value**

	Quoted Investments	Investment Property	2017 Total	2016 Total
--	-----------------------	------------------------	---------------	---------------

At 1 January 2017

Additions

Disposals

Net gains

**At 31 December 2017**

Unquoted investments

Investments in subsidiaries

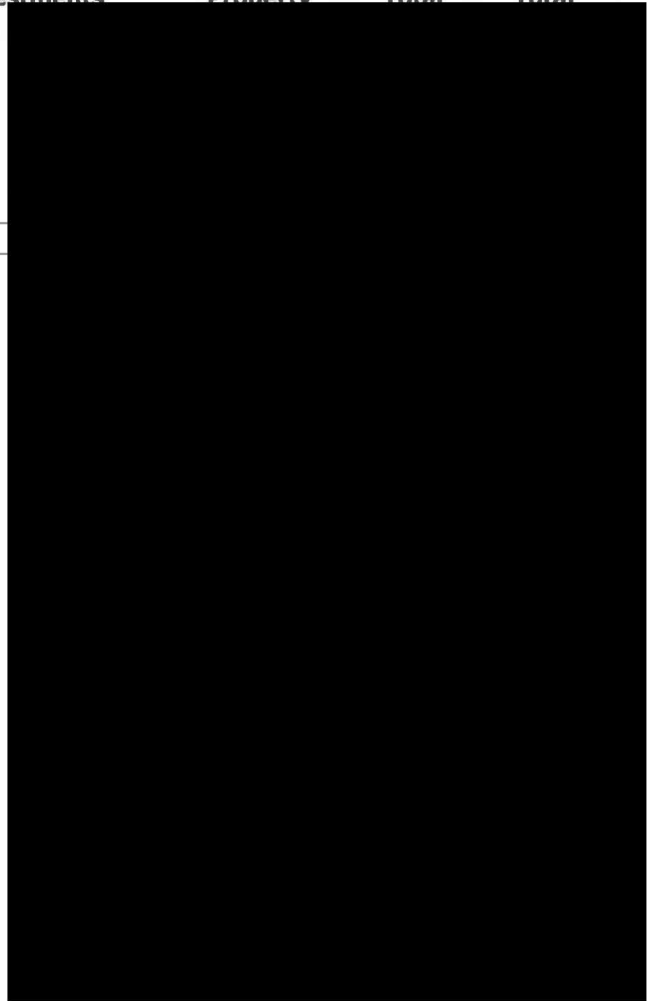
Cash

**Total investments at 31 December 2017**

**Fixed asset investments**

**Current asset investments**

**Total investments**



**(b) Investment gains and losses**

Realised gains

Unrealised gains

**11. Investments continued**

(c) Quoted investments at cost

(d) Geographical analysis of investments

UK  
Non UK

(e) Subsidiary undertakings

AHT owns 100 per cent of the issued share capital of Animal Health Trust Promotions Limited, a company incorporated in England and Wales. The company recommenced trading with effect from 1 July 2012, principally in the merchandising of goods and the letting of Lanwades Hall as a wedding venue. With effect from 31 December 2017 the company has temporarily ceased trading.

The financial statements of the company disclose the following:

	Year ended 31 December 2017 £'000	Year ended 31 December 2016 £'000
Income		
Expenditure		
(Loss) / profit for the year		
Paid up share capital		
Accumulated reserves		
Net liabilities		

AHT owns 100 per cent of the issued share capital of Equine Genetics Research Limited, a company incorporated in England and Wales whose principal activity is to exploit intellectual property arising from equine genetics research and breeding.

The financial statements of the company disclose the following:

	31 December 2017 £'000	31 December 2016 £'000
Income		
Expenditure		
Loss for the year		
Paid up share capital		
Share premium		
Accumulated reserves		
Net liabilities		

AHT is the sole member of Animal Health Trust Pension Trustees Limited, a company limited by guarantee incorporated in England and Wales on 19 July 2010. The company has been established to act as corporate trustee for the Animal Health Trust Pension and Life Assurance scheme, and was appointed trustee on 1 August 2010. The company has not traded since incorporation.

**12. Debtors**

Professional services  
Amounts due from subsidiary undertakings  
Other debtors  
Accrued legacies  
Prepayments and accrued income

**13. Creditors due within one year**

Expense creditors  
Taxes and social security  
Other creditors  
USS deficit reduction obligation (note 21 ii)  
Accruals and deferred income

**14. Financial instruments**

The carrying amount of AHT's financial instruments at 31 December were

**Financial assets**

Instruments measured at fair value through income and expenditure  
Debt instruments measured at amortised cost  
Equity instruments measured at amortised cost

**Financial liabilities**

Measured at amortised cost

**15. Creditors due after more than one year**

USS deficit reduction obligation (note 21 ii)  
Deferred income

Deferred income of [redacted] relates to the sale, in 2011, of an option with an initial term of eight years, over land at Wrea Green, Lancashire.

**16. Unrestricted funds**

	Balance at 01/01/2017	Income	Expenditure	Investment Gains	Pension Gains	Transfers	Balance at 31/12/2017
<b>General fund</b>							
<b>Pension Reserve</b>							
<b>General funds including pension reserve</b>							
<b>Designated funds</b>							
Building Fund							
Equipment Fund							
New Offices Fund							
Centre of Small Animal Studies funds							
Other designated funds							

The Pension reserve represents the FRS102 deficit of the AHT Pension fund, and the present value of the USS deficit reduction obligation.

The Building and Equipment funds account for the written down value of certain buildings and equipment where the purchase cost has been funded by designated and restricted funds. The assets transferred to these funds have no continuing restrictions placed upon their use by the donors. The balances on these funds are reduced by an annual depreciation charge over the useful economic life of the assets.

£1,493,000 has been transferred to the Building fund from the New Offices fund representing construction costs of the new offices and employee accommodation buildings during the year.

Centre of Small Animal Studies funds represents funds designated by AHT's management for various projects or investment in the Centre.

Other designated funds represents the balance of an amount designated in 2013 to fund planning application costs of AHT's former site at Balaton Lodge, and a designated fund created in 2014 to fund anticipated costs of the ongoing Grass Sickness trial.

**17. Restricted funds**

	Balance at 01/01/2017 £'000	Income £'000	Expenditure £'000	Transfers £'000	Balance at 31/12/2017 £'000
Appeals & Restricted Donations					
Project funds					

Appeals and Restricted Donations funds represent donations and legacies received for restricted purposes, either to fund revenue costs of AHT or capital costs of new equipment and building work which are then transferred to the designated Building or Equipment Fund.

Project funds represent grants received for specific projects.

**18. Endowment Funds**

	Balance at 01/01/2017 £'000	Income £'000	Expenditure £'000	Investment Gains £'000	Transfers £'000	Balance at 31/12/2017 £'000
--	-----------------------------------	-----------------	----------------------	------------------------------	--------------------	-----------------------------------

*Expendable Endowments*

P Mellon Endowment



Income and expendable capital from the P Mellon fund is restricted to fund equine research expenditure.

**19. Analysis of net assets between funds**

**Unrestricted funds**

*General fund*

*Pension reserve*

*Designated funds*

Building Fund

Equipment Fund

New Offices Fund

Other designated funds

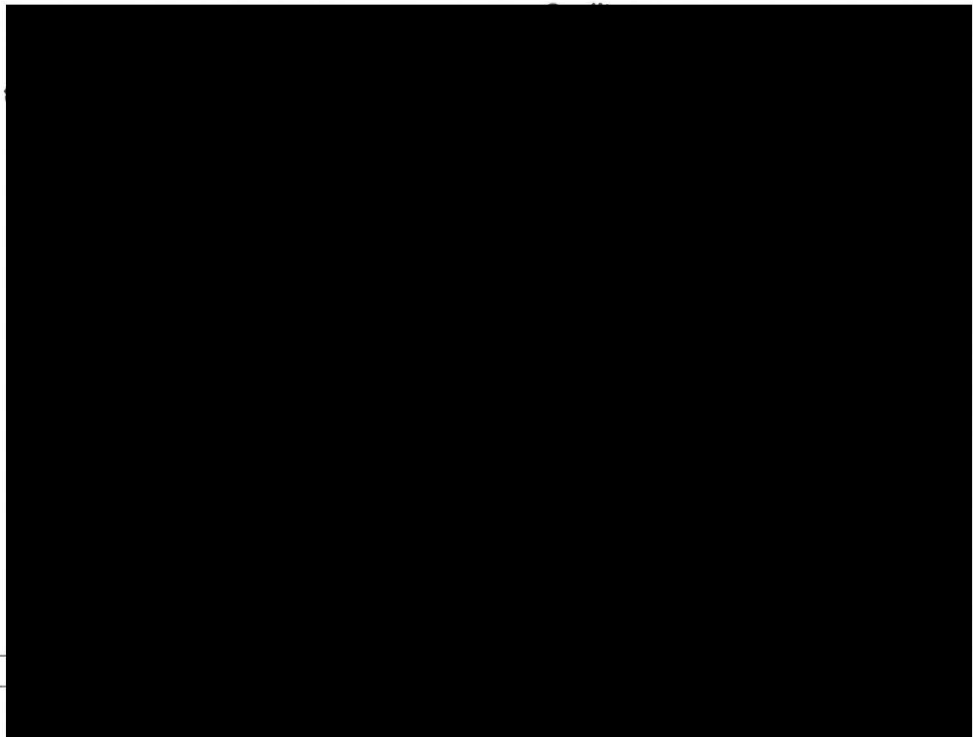
**Restricted funds**

Appeals & Restricted Donations

Project funds

**Expendable Endowment Funds**

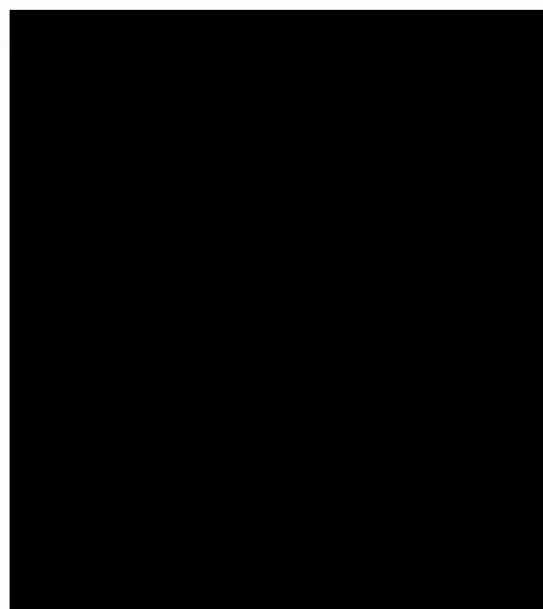
**Total funds 2017**



## 20. Cash flow information

### Reconciliation of net expenditure for the reporting period to net cashflow from operating activities

Net expenditure for the reporting period	
Investment gains	
Non cash legacy	
Dividends, interest received & paid	
Non cash flows relating to FRS102 pension provisions	
Depreciation	
Amortisation	
Profit on disposal of fixed assets	
(Increase) / decrease in stock	
(Increase) / decrease in debtors	
Increase in creditors	
Net cash (used in) / provided by operating activities	



## 21. Pension costs

AHT contributes to two defined benefit schemes and one defined contribution scheme, the assets of which are held separately from those of AHT in independently administered funds. Contributions to the defined benefit schemes have been made on the basis of actuarial valuations. The pension contributions paid to the three schemes during the year amounted to [REDACTED] (2016: [REDACTED]). The two defined benefit schemes are the AHT Pension and Life Assurance Scheme and Universities Superannuation Scheme.

### (i) Animal Health Trust Pension and Life Assurance Scheme

This defined benefit pension scheme closed to future accrual on 31 March 2011. The Scheme's assets are held separately from the assets of AHT, are administered by a trustee and managed professionally.

The most recent formal actuarial valuation of the Scheme was carried out as at 6 April 2016. The results have been updated to 31 December 2017 by a qualified independent actuary.

The assumptions used were as follows:

#### Financial assumptions

	2017	2016
Discount rate	2.40%	2.60%
Price inflation - RPI	3.40%	3.40%
Price inflation - CPI	2.60%	2.60%
Pension increases		
- Pre 88 GMP	0.00%	0.00%
- Post 88 GMP	2.60%	2.60%
- Pension in excess of GMP	2.60%	2.60%
Rate of increase for deferred pensioners	2.60% / 2.50 %	2.60% / 2.50%

**21. Pension costs continued**

**(i) Animal Health Trust Pension and Life Assurance Scheme continued**

**Demographic assumptions**

	2017		2016	
	Male	Female	Male	Female
Pre retirement mortality	<b>S2PMAcmi 2016 rate of improvement of 1.25%</b>	<b>S2PFAcmi 2016 rate of improvement of 1.25%</b>	S2PMAcmi 2015 rate of improvement of 1%	S2PFAcmi 2015 rate of improvement of 1%
Post retirement mortality	<b>S2PMAcmi 2016 rate of improvement of 1.25%</b>	<b>S2PFAcmi 2016 rate of improvement of 1.25%</b>	S2PMAcmi 2015 rate of improvement of 1%	S2PFAcmi 2015 rate of improvement of 1%

**Life expectancies**

	2017		2016	
	Males	Females	Males	Females
Life expectancy for a current 65 year old	<b>21.9 years</b>	<b>23.8 years</b>	21.9 years	23.9 years
Life expectancy at age 65 for a current 45 year old	<b>23.3 years</b>	<b>25.4 years</b>	23.2 years	25.4 years

**Assets**

The assets of the Scheme are invested in a diversified portfolio.

	2017		2016	
	Market Value	% of total scheme assets	Market Value	% of total scheme assets
Equities				
Property				
Bonds				
Other				
Cash				
<b>Total</b>				
Actual return on assets over the period				



## 21. Pension costs continued

### (i) Animal Health Trust Pension and Life Assurance Scheme continued

#### Reconciliation to the balance sheet

Present value of funded obligations  
Fair value of Scheme assets

Pension liability recognised in the balance sheet

#### Analysis of changes in the value of the scheme obligations over the year

Present value of funded obligations at start of year  
Past service cost  
Interest cost  
Benefits paid  
Actuarial loss

Present value of funded obligations at end of year

#### Analysis of changes in the value of the scheme assets over the year

Fair value of assets at start of year  
Interest income  
Return on scheme assets excluding amounts included in interest income  
Employer contributions  
Benefits paid

Fair value of assets at end of year

#### Amounts recognised in Statement of Financial Activities

Interest expense  
Interest income  
Past service cost

Net charge

Total charge to statement of financial activities

Actuarial gain / (loss)

#### Future funding obligation

Following the completion of the actuarial valuation of the Scheme performed by the actuary for the Scheme Trustee as at 6 April 2016, AHT expects to pay ██████████ to the Scheme during the accounting year beginning 1 January 2018.

**21. Pension costs continued**

**(ii) Universities Superannuation Scheme**

AHT participates in the Universities Superannuation Scheme (USS). The assets of the scheme are held in a separate fund administered by the trustee, Universities Superannuation Scheme Limited.

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 (typically) an industry-wide scheme such as that provided by USS.

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 is recognised in profit or loss. The Trustees are satisfied that the scheme provided by USS meets the definition of a multi-employer scheme and have therefore recognised the discounted fair value of the contractual contributions under the funding plan in existence at the date of approving the financial statements.

The assumptions used, movement in AHT's obligation and amounts charged to the Statement of Financial Activities are detailed below.

**Financial assumptions**

	2017	2016
Discount rate	2.40%	2.60%
Estimated long term per annum USS payroll growth	2.50%	2.50%

**Reconciliation to the balance sheet**

	2017	2016
Present value of deficit reduction obligation at 1 January		
Deficit contributions paid		
Unwinding of discount factor		
Difference between actual and expected contribution experience		
Present value of deficit reduction obligation at 31 December		
Creditors due within one year		
Creditors due after more than one year		

**Amounts recognised in Statement of Financial Activities**

Service cost of benefit accrual		
Unwinding of discount factor		
Difference between actual and expected contribution experience		
Total charge to Statement of Financial Activities		

## 21. Pension costs continued

### (ii) Universities Superannuation Scheme continued

#### Governance and actuarial

At 31 December 2017 AHT had 73 employees as active members of USS and there were contributions of [REDACTED] included in other creditors.

The latest available full actuarial valuation of the scheme was at 31 March 2014 ("the valuation date"), which was carried out using the projected unit method. The valuation as at 31 March 2017 is underway.

Since AHT cannot identify its share of scheme assets and liabilities, the following disclosures reflect those relevant for the scheme as a whole.

The 2014 valuation was the third valuation for USS under the scheme-specific funding regime introduced by the Pensions Act 2004, which requires schemes to adopt a statutory funding objective, which is to have sufficient and appropriate assets to cover their technical provisions. At the valuation date, the value of the assets of the scheme was [REDACTED] and the value of the scheme's technical provisions was [REDACTED] indicating a shortfall of [REDACTED]. The assets therefore were sufficient to cover 89% of the benefits which had accrued to members after allowing for expected future increases in earnings.

Defined benefit liability numbers for the scheme, as at 31 March, have been produced using the following assumptions:

	2017	2016
Discount rate	2.57%	3.6%
Pensionable salary growth	n/a	n/a
Pensions increases (CPI)	2.41%	2.2%

The main demographic assumption used relates to the mortality assumptions. Mortality in retirement is assumed to be in line with the Continuous Mortality Investigation's (CMI) S1NA tables as follows:

Male members' mortality	98% of S1NA ["light"] YoB tables – No age rating
Female members' mortality	99% of S1NA ["light"] YoB tables – rated down 1 year

Use of these mortality tables reasonably reflects the actual USS experience. To allow for further improvements in mortality rates the CMI 2014 projections with a 1.5% pa long term rate were also adopted. The current life expectancies on retirement at age 65 are:

	2017	2016
Males currently aged 65 (years)	24.4	24.3
Females currently aged 65 (years)	26.6	26.5
Males currently aged 45 (years)	26.5	26.4
Females currently aged 45 (years)	29.0	28.8

	2017	2016
Scheme assets	[REDACTED]	[REDACTED]
Total scheme liabilities	[REDACTED]	[REDACTED]
FRS 102 total scheme deficit	[REDACTED]	[REDACTED]
FRS 102 total funding level	[REDACTED]	[REDACTED]

**21. Pension costs continued**

**(iii) GPP Scheme**

From 1 April 2011, AHT has operated a defined contribution scheme for some employees, at year end there were 195 active members of the scheme. The assets of the scheme are held separately from the charity in separately administered funds. Contributions payable by AHT amounted to [REDACTED] and there were contributions of [REDACTED] within other creditors at the year end.

**22. Contingent Liabilities**

Lloyds Bank Plc issued on 23 October 2014 a guarantee amounting to up to [REDACTED] addressed to The Environment Agency under environmental permitting regulations relating to High Activity Sealed Radioactive Sources, to provide for disposal of a Sr-90 Source in the event of AHT failing to meet its obligations under the regulations.

**23. Capital commitments**

At the end of the year AHT had capital commitments contracted but not provided for of [REDACTED]

**24. Related party transactions**

Income from related parties

	2017 £	2016 £
Donations from associated undertakings	[REDACTED]	[REDACTED]
Rental income from subsidiary companies	[REDACTED]	[REDACTED]
Fee income from associated undertakings	[REDACTED]	[REDACTED]
Events income from related companies	[REDACTED]	[REDACTED]
Events income and donations from trustees	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]

AHT is a member and a director of Discover Newmarket Community Interest Company, an annual 'stakeholder' fee of [REDACTED] is paid to the company.

Animal Health Trust Promotions Limited, a wholly owned subsidiary of AHT owed [REDACTED] to AHT at year end. [REDACTED] of this had been provided for as a bad debt provision at 31 December 2017.

During the year AHT provided services, on a shared costs basis, to Animal Health Trust Promotions Limited to the value of [REDACTED]

Equine Genetics Research Limited, a wholly owned subsidiary of AHT owed [REDACTED] to AHT at year end.

The reimbursement of travel expenses, which have been made or are due to be made to four (2016: three) members of the Council of Management in respect of the year were [REDACTED]

NG Byrne, Trustee, is Chief Executive of the Bedford Lodge Hotel in Newmarket. During 2017 AHT incurred expenditure of £5,235 with the Bedford Lodge Hotel. AHT owed £nil [REDACTED] to Bedford Lodge Hotel at 31 December 2017.

SP Shore, Trustee, is a director of Bet Solutions International PLC. At year end the company owed AHT [REDACTED] in respect to sponsorship of 2017 fundraising events.

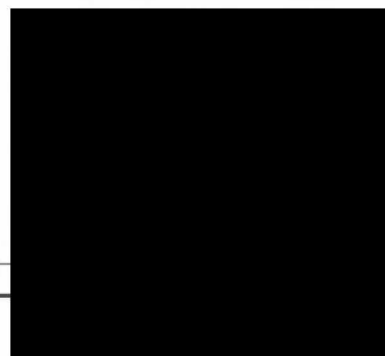
During 2017 two (2016: one) Executive Committee member received discounts, inclusive of VAT, of [REDACTED] on veterinary services under AHT's staff discount scheme.

**25. Commitments under operating leases**

(a) AHT as lessee

As at 31 December 2017, AHT had total commitments under non-cancellable operating leases in respect of buildings, items of equipment and vehicles as set out below:

Within 1 year  
Within 1 -2 years  
Within 2 - 5 years  
Over 5 years

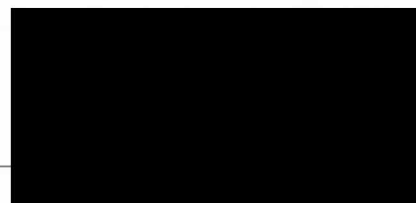


(b) AHT as lessor

As at 31 December 2017, AHT was due rental income from properties under agreements as set out below:

Agreements which expire:

Within 1 year



**26. 2016 Statement of Financial Activities**

Unrestricted Funds    Restricted Funds    Endowment Funds    2016 Total

**Income from**

Donations, legacies and grants

Charitable activities

- Scientific research
- Clinical activities
- Education

Other trading activities

- Fundraising events
- Non charitable trading
- Rental income

Investments

Other

**Total income**

**Expenditure on**

Raising funds

- Fundraising costs
- Fundraising events
- Non charitable trading
- Investment management

Charitable activities

- Scientific research
- Clinical activities
- Education

Other

**Total expenditure**

Gains on investments

**Net (Expenditure) / Income**

**Transfers between funds**

**Other recognised losses**

- Actuarial loss on defined benefit pension scheme

**Net movement in funds**

**Reconciliation of funds**

Total funds brought forward

**Total funds carried forward**



**27. 2016 Unrestricted funds**

	Balance at 01/01/16	Investment	Pension	Balance at 31/12/17
<b>General fund</b>				
<b>Pension Reserve</b>				
<b>General funds including pension reserve</b>				
<b>Designated funds</b>				
Building Fund				
Equipment Fund				
New Offices Fund				
Centre of Small Animal Studies funds				
Other designated funds				

**28. 2016 Restricted funds**

	Balance at 01/01/16	Balance at 31/12/17
Appeals & Restricted Donations		
Project funds		

**29. 2016 Endowment Funds**

	Balance at 01/01/16	Balance at 31/12/17
<i>Permanent Endowments</i>		
Animal Health Trust		
Research Fund		
<i>Expendable Endowments</i>		
P Mellon Endowment		

**19. 2016 Analysis of net assets between funds**

**Unrestricted funds**

*General fund*

*Pension reserve*

*Designated funds*

Building Fund

Equipment Fund

New Offices Fund

Other designated funds

**Restricted funds**

Appeals & Restricted Donations

Project funds

**Expendable Endowment  
Funds**

**Total funds 2016**

