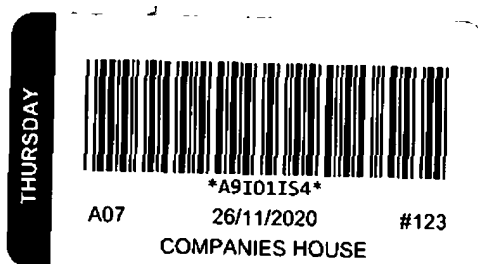


**Company Registration No. 06539418 (England and Wales)**

**Rhodes House Limited**

**Annual report and financial statements  
for the year ended 30 June 2020**



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**Rhodes House Limited****Company information**

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<b>Directors</b>	<b>Mr P Anderson</b> <b>Dr E Kiss</b> <b>Professor K O'Brien</b>	<b>(Appointed 7 November 2019)</b>
<b>Secretary</b>	<b>Ms J Palejowska</b>	
<b>Company number</b>	<b>06539418</b>	
<b>Registered office</b>	<b>Rhodes House</b> <b>South Parks Road</b> <b>Oxford</b> <b>OX1 3RG</b>	
<b>Independent auditor</b>	<b>Saffery Champness LLP</b> <b>71 Queen Victoria Street</b> <b>London</b> <b>EC4V 4BE</b>	

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**Rhodes House Limited**

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**Rhodes House Limited**

**Directors' report  
For the year ended 30 June 2020**

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The directors present their annual report and financial statements for the year ended 30 June 2020.

**Principal activities**

The principal activity of the company continued to be that of the hiring out of Rhodes House for functions and events.

**Covid 19 Pandemic and Future Plans**

The activities of the company have been severely curtailed by the closure of Rhodes House in light of the Covid 19 Pandemic during the spring and summer of 2020. The company has sufficient resources, however, to continue through the summer of 2021, and indeed through the two year period in which Rhodes House Ltd is undergoing major refurbishment and redevelopment into a conference centre. The investment in the building is being undertaken by the Rhodes Trust – Public Purposes Fund, and is due to be completed by October 2022.

**Directors**

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr P Anderson  
Dr E Kiss  
Professor K O'Brien

(Appointed 7 November 2019)

**Auditor**

In accordance with section 485 of the Companies Act 2006, a resolution proposing that Saffery Champness LLP be re-appointed as auditor will be put at a General Meeting.

**Statement of directors' responsibilities**

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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**Rhodes House Limited**

**Directors' report (continued)**  
**For the year ended 30 June 2020**

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**Statement of directors' responsibilities (continued)**

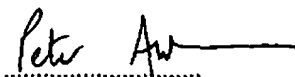
The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies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

**Statement of disclosure to auditor**

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board



Mr P Anderson  
Director

Date: 16 November 2020

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**Rhodes House Limited**

**Independent auditor's report**

**To the members of Rhodes House Limited**

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**Opinion**

We have audited the financial statements of Rhodes House Limited (the 'company') for the year ended 30 June 2020 which comprise the income statement, the statement of financial position, the statement of changes in equity 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 company's affairs as at 30 June 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Basis for opinion**

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

**Conclusions relating to going concern**

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

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

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**Rhodes House Limited**

**Independent auditor's report (continued)**  
**To the members of Rhodes House Limited**

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**Other information**

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

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

We have nothing to report in this regard.

**Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

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

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

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**Rhodes House Limited**

**Independent auditor's report (continued)**

**To the members of Rhodes House Limited**

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**Responsibilities of directors**

As explained more fully in the Directors' Responsibilities Statement set out on page 1, the directors 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 directors 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 directors are responsible for assessing the company'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 directors either intend to liquidate the company 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 auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <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 company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members 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 company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



**Liz Hazell (Senior Statutory Auditor)**  
**for and on behalf of Saffery Champness LLP**

**20 November 2020**  
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**Chartered Accountants**  
**Statutory Auditors**

**71 Queen Victoria Street**  
**London**  
**EC4V 4BE**



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**Rhodes House Limited**

**Income statement**

**For the year ended 30 June 2020**

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	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>	<b>341,765</b>	<b>585,339</b>
<b>Cost of sales</b>	<b>(201,976)</b>	<b>(278,161)</b>
	<hr/>	<hr/>
<b>Gross profit</b>	<b>139,789</b>	<b>307,178</b>
 <b>Administrative expenses</b>	 <b>(74,157)</b>	 <b>(94,786)</b>
	<hr/>	<hr/>
<b>Profit before taxation</b>	<b>65,632</b>	<b>212,392</b>
 <b>Tax on profit</b>	 <b>-</b>	 <b>-</b>
	<hr/>	<hr/>
<b>Profit for the financial year</b>	<b>65,632</b>	<b>212,392</b>
	<hr/>	<hr/>

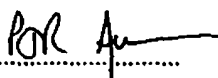
**Rhodes House Limited**

**Statement of financial position  
As at 30 June 2020**

		2020		2019	
	Notes	£	£	£	£
<b>Current assets</b>					
Debtors	3	45,576		119,687	
Cash at bank and in hand		71,312		224,123	
		<u>116,888</u>		<u>343,810</u>	
<b>Creditors: amounts falling due within one year</b>	4	<u>(116,788)</u>		<u>(343,710)</u>	
<b>Net current assets</b>			<u>100</u>		<u>100</u>
<b>Capital and reserves</b>					
Called up share capital	5		<u>100</u>		<u>100</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 16<sup>th</sup> November 2020 and are signed on its behalf by:

  
.....  
Mr P Anderson  
Director

Company Registration No. 06539418

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**Rhodes House Limited**

**Statement of changes in equity  
For the year ended 30 June 2020**

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	Notes	Share capital £	Profit and loss reserves £	Total £
Balance at 1 July 2018		100	-	100
<b>Year ended 30 June 2019:</b>				
Profit and total comprehensive income for the year		-	212,392	212,392
Distributions to parent charity under gift aid		-	(212,392)	(212,392)
Balance at 30 June 2019		100	-	100
<b>Year ended 30 June 2020:</b>				
Profit and total comprehensive income for the year		-	65,632	65,632
Distributions to parent charity under gift aid		-	(65,632)	(65,632)
Balance at 30 June 2020		100	-	100

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**Rhodes House Limited**

**Notes to the financial statements  
For the year ended 30 June 2020**

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**1 Accounting policies**

**Company information**

Rhodes House Limited is a private company limited by shares incorporated in England and Wales. The registered office is Rhodes House, South Parks Road, Oxford, OX1 3RG.

**1.1 Accounting convention**

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

**1.2 Going concern**

The company has cash resources and has no requirement for external funding. The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future, even during the period of restricted activity during the Covid 19 pandemic. They continue to believe the going concern basis of accounting is appropriate in preparing the annual financial statements.

**1.3 Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes.

**1.4 Cash at bank and in hand**

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

**1.5 Financial instruments**

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

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**Rhodes House Limited**

**Notes to the financial statements (continued)**  
**For the year ended 30 June 2020**

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**1 Accounting policies (continued)**

***Basic financial assets***

Basic financial assets, which include debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

***Classification of financial liabilities***

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

***Basic financial liabilities***

Basic financial liabilities, which include creditors, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

**1.6 Equity instruments**

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

**2 Employees**

The average monthly number of persons (including directors) employed by the company during the year was 0 (2019 - 0).

**3 Debtors**

	2020	2019
	£	£
<b>Amounts falling due within one year:</b>		
Trade debtors	4,250	79,024
Amounts owed by group undertakings	12,000	-
Other debtors	29,326	40,663
	<u>45,576</u>	<u>119,687</u>

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**Rhodes House Limited**

**Notes to the financial statements (continued)**

**For the year ended 30 June 2020**

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**4 Creditors: amounts falling due within one year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade creditors	44	19,727
Amounts owed to group undertakings	111,024	251,057
Other creditors	5,720	72,926
	<u>116,788</u>	<u>343,710</u>

**5 Called up share capital**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Ordinary share capital Issued and fully paid 100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

**6 Related party transactions**

The company has taken advantage of the exemption under paragraph 33.1a of FRS 102 from disclosing transactions entered into between two or more members of a group, where any subsidiary undertaking which is a party to the transaction is wholly owned by a member of that group.

**7 Parent entity**

The ultimate parent entity and controlling party is The Rhodes Trust - Public Purposes Fund, a charity registered in the UK, charity registration number 1159648-1 Rhodes House, South Parks Road, Oxford, OX1 3RG.

The results of Rhodes House Limited are included in the consolidated accounts of The Rhodes Trust. The consolidated statements of The Rhodes Trust are available from the registered office.