

Company registration number: **11867288**

Rhodes Lettings (Leeds) Ltd
Unaudited Filleted Financial Statements for the
year ended
31 March 2022

Rhodes Lettings (Leeds) Ltd

Chartered accountant's report to the board of directors on the preparation of the unaudited statutory financial statements of Rhodes Lettings (Leeds) Ltd

Year ended 31 March 2022

In order to assist you to fulfil your duties under the Companies Act 2006, I have prepared for your approval the financial statements of Rhodes Lettings (Leeds) Ltd for the year ended 31 March 2022 which comprise the income statement, statement of financial position, statement of changes in equity and related notes from the company's accounting records and from information and explanations you have given me.

As a practising member of the Institute of Chartered Accountants in England and Wales (ICAEW), I am subject to its ethical and other professional requirements which are detailed at [icaew.com/regulations](https://www.icaew.com/regulations).

This report is made solely to the Board of Directors of Rhodes Lettings (Leeds) Ltd, as a body. My work has been undertaken solely to prepare for your approval the financial statements of Rhodes Lettings (Leeds) Ltd and state those matters that I have agreed to state to the Board of Directors of Rhodes Lettings (Leeds) Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than Rhodes Lettings (Leeds) Ltd and its Board of Directors, as a body, for my work or for this report.

It is your duty to ensure that Rhodes Lettings (Leeds) Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Rhodes Lettings (Leeds) Ltd. You consider that Rhodes Lettings (Leeds) Ltd is exempt from the statutory audit requirement for the year.

I have not been instructed to carry out an audit or a review of the financial statements of Rhodes Lettings (Leeds) Ltd. For this reason, I have not verified the accuracy or completeness of the accounting records or information and explanations you have given to me and I do not, therefore, express any opinion on the statutory financial statements.

NOVIS & CO

Chartered Accountants

1 Victoria Court

Bank Square

Morley

Leeds

LS27 9SE

United Kingdom

Date: 20 December 2022

Rhodes Lettings (Leeds) Ltd

Statement of Financial Position

31 March 2022

| | | 2022 | 2021 |
|---|------|-----------------|-------------|
| | Note | £ | £ |
| FIXED ASSETS | | | |
| Tangible assets | 5 | 3,311,488 | - |
| CURRENT ASSETS | | | |
| Debtors | 6 | 83,732 | 4 |
| Cash at bank and in hand | | 55,947 | - |
| | | <hr/> 139,679 | <hr/> 4 |
| Creditors: amounts falling due within one year | 7 | (55,991) | - |
| | | <hr/> 83,688 | <hr/> 4 |
| Net current assets | | | |
| | | <hr/> 3,395,176 | <hr/> 4 |
| Total assets less current liabilities | | | |
| Creditors: amounts falling due after more than one year | 8 | (2,123,770) | - |
| | | <hr/> 1,271,406 | <hr/> 4 |
| Net assets | | <hr/> <hr/> | <hr/> <hr/> |
| CAPITAL AND RESERVES | | | |
| Called up share capital | | 1,271,313 | 4 |
| Profit and loss account | | 93 | - |
| | | <hr/> 1,271,406 | <hr/> 4 |
| Shareholders funds | | <hr/> <hr/> | <hr/> <hr/> |

For the year ending 31 March 2022, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

In accordance with Section 444 of the Companies Act 2006, the income statement has not been delivered.

These financial statements were approved by the board of directors and authorised for issue on 20 December 2022, and are signed on behalf of the board by:

A. P. Rhodes

Director

D. J. Rhodes

Director

Company registration number: 11867288

Rhodes Lettings (Leeds) Ltd

Notes to the Financial Statements

Year ended 31 March 2022

1 GENERAL INFORMATION

The company is a private company limited by shares and is registered in England and Wales. The address of the registered office is 2 Town End, Morley, Leeds, West Yorkshire, LS27 8AQ, England.

2 STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable to the UK and Republic of Ireland'.

3 ACCOUNTING POLICIES

BASIS OF PREPARATION

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain assets.

The financial statements are prepared in sterling, which is the functional currency of the company.

TURNOVER

Turnover is measured at the fair value of the consideration received or receivable for goods supplied, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

CURRENT TAX

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

TANGIBLE ASSETS

Tangible assets are initially measured at cost, and are subsequently measured at cost less any accumulated depreciation and accumulated impairment losses or at a revalued amount.

Any tangible assets carried at a revalued amount are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation is recognised in other comprehensive income and accumulated in capital and reserves. However, the increase is recognised in profit or loss to the extent that it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves. If a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess is recognised in profit or loss.

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

| | |
|---------------------|----------------------|
| Land and buildings | Nil |
| Plant and machinery | 25% reducing balance |

INVESTMENT PROPERTIES

Investment property is measured initially at cost, which includes purchase price and any directly attributable expenditure. Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in profit or loss.

IMPAIRMENT

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

FINANCIAL INSTRUMENTS

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price and are subsequently measured as follows: Debt instruments are subsequently measured at amortised cost and commitments to receive a loan and to make a loan to another entity are subsequently measured at amortised cost. Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

All other financial instruments, including derivatives, are initially recognised at fair value, which is normally the transaction price and are subsequently measured at fair value, with any changes recognised in profit or loss.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of

impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

All equity instruments regardless of significance, and other financial assets that are individually significant, are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4 AVERAGE NUMBER OF EMPLOYEES

The average number of persons employed by the company during the year was 2 (2021: nil).

5 TANGIBLE ASSETS

| | Land and buildings | Plant and machinery etc. | Total |
|------------------|-----------------------|-----------------------------|-----------|
| | £ | £ | £ |
| COST | | | |
| At 1 April 2021 | - | - | - |
| Additions | 3,311,000 | 545 | 3,311,545 |
| At 31 March 2022 | 3,311,000 | 545 | 3,311,545 |
| DEPRECIATION | | | |
| At 1 April 2021 | - | - | - |
| Charge | - | 57 | 57 |
| At 31 March 2022 | - | 57 | 57 |
| CARRYING AMOUNT | | | |
| At 31 March 2022 | 3,311,000 | 488 | 3,311,488 |
| At 31 March 2021 | - | - | - |

INVESTMENT PROPERTY

Included in land and buildings are the following amounts in relation to investment properties:

| | 2022 |
|----------------------------------|------------------|
| | £ |
| Carrying amount at 1 April 2021 | - |
| Additions | 3,311,000 |
| Carrying amount at 31 March 2022 | <u>3,311,000</u> |

The properties are valued by the directors at fair value as of 31 March 2022.

6 DEBTORS

| | 2022 | 2021 |
|---------------|---------------|----------|
| | £ | £ |
| Trade debtors | 2,417 | - |
| Other debtors | 81,315 | 4 |
| | <u>83,732</u> | <u>4</u> |

7 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 2022 | 2021 |
|------------------------------|---------------|----------|
| | £ | £ |
| Bank loans and overdrafts | 18,275 | - |
| Trade creditors | 25,141 | - |
| Taxation and social security | 1,276 | - |
| Other creditors | 11,299 | - |
| | <u>55,991</u> | <u>-</u> |

8 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

| | 2022 | 2021 |
|--|------|------|
| | £ | £ |

| | | |
|---------------------------|-----------|---|
| Bank loans and overdrafts | 2,123,770 | - |
|---------------------------|-----------|---|

The mortgages are secured on the properties within fixed assets.

Mortgages of £2,061,502 are due over 5 years.

9 RELATED PARTY TRANSACTIONS

During the year the company entered into the following transactions with related parties:

| | 2022 | 2021 |
|------------|---------|------|
| | £ | £ |
| A director | (6,448) | 4 |

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.