

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021**

**FOR**

**COX HOLDINGS LIMITED**

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**FOR THE YEAR ENDED 30 JUNE 2021**

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**COX HOLDINGS LIMITED**

**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 30 JUNE 2021**

**DIRECTORS:**

Mrs P Pankhania  
P Pankhania

**SECRETARY:**

P Pankhania

**REGISTERED OFFICE:**

Room 405, Highland House  
165 The Broadway  
Wimbledon, London  
SW19 1NE

**REGISTERED NUMBER:**

01859962 (England and Wales)

**ACCOUNTANTS:**

Z group  
Room 405  
Highland House  
165 The Broadway  
London  
SW19 1NE

**BALANCE SHEET**  
**30 JUNE 2021**

	Notes	30.6.21 £	£	30.6.20 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		4,827		1,976
Investment property	5		<u>1,805,000</u>		<u>1,705,000</u>
			1,809,827		1,706,976
<b>CURRENT ASSETS</b>					
Debtors	6	521		6,906	
Cash at bank		<u>48,460</u>		<u>49,396</u>	
		48,981		56,302	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>8,897</u>		<u>14,573</u>	
<b>NET CURRENT ASSETS</b>			<u>40,084</u>		<u>41,729</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			1,849,911		1,748,705
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(172,600)		(172,600)
<b>PROVISIONS FOR LIABILITIES</b>	9		<u>(194,058)</u>		<u>(175,058)</u>
<b>NET ASSETS</b>			<u>1,483,253</u>		<u>1,401,047</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			5,750		5,750
Other reserve - fair valuation	10		1,319,624		1,238,624
Capital redemption reserve	10		4,250		4,250
Retained earnings	10		<u>153,629</u>		<u>152,423</u>
			<u>1,483,253</u>		<u>1,401,047</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 June 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 June 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

**BALANCE SHEET - continued**  
**30 JUNE 2021**

The 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.

The financial statements were approved by the Board of Directors and authorised for issue on 31 March 2022 and were signed on its behalf by:

P Pankhania - Director

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2021**

**1. STATUTORY INFORMATION**

Cox Holdings Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

**2. ACCOUNTING POLICIES**

**BASIS OF PREPARING THE FINANCIAL STATEMENTS**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

**TANGIBLE FIXED ASSETS**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc - 25% on cost

**INVESTMENT PROPERTY**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**TAXATION**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**DEFERRED TAX**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2020 - 1).

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 JUNE 2021****4. TANGIBLE FIXED ASSETS**

	Plant and machinery etc £
<b>COST</b>	
At 1 July 2020	21,289
Additions	4,828
At 30 June 2021	<u>26,117</u>
<b>DEPRECIATION</b>	
At 1 July 2020	19,313
Charge for year	1,977
At 30 June 2021	<u>21,290</u>
<b>NET BOOK VALUE</b>	
At 30 June 2021	<u>4,827</u>
At 30 June 2020	<u>1,976</u>

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 July 2020	1,705,000
Revaluations	100,000
At 30 June 2021	<u>1,805,000</u>
<b>NET BOOK VALUE</b>	
At 30 June 2021	<u>1,805,000</u>
At 30 June 2020	<u>1,705,000</u>

The fair value of the investment properties have been arrived at on the basis of a valuation carried out at year end by the director. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

Fair value at 30 June 2021 is represented by:

	£
Valuation in 2021	100,000
Valuation in 2015	1,238,624
Cost	<u>466,376</u>
	<u>1,805,000</u>

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 JUNE 2021****6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.6.21	30.6.20
	£	£
Trade debtors	470	5,064
Other debtors	-	1,528
Prepayments and accrued income	51	314
	<u>521</u>	<u>6,906</u>

**7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	30.6.21	30.6.20
	£	£
Corporation tax payable	2,195	6,276
Other creditors	11	13
Directors' current accounts	832	347
Accruals and deferred income	5,859	7,937
	<u>8,897</u>	<u>14,573</u>

**8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	30.6.21	30.6.20
	£	£
Bank loans 5 + years	<u>172,600</u>	<u>172,600</u>

**9. PROVISIONS FOR LIABILITIES**

	30.6.21	30.6.20
	£	£
Deferred tax	<u>194,058</u>	<u>175,058</u>
		Deferred tax
		£
Balance at 1 July 2020		175,058
Provided during year		<u>19,000</u>
Balance at 30 June 2021		<u>194,058</u>

Above deferred tax represent deferred tax calculated on fair valuation gain of investment properties at a prevailing corporation tax rate of 19%



**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 JUNE 2021****10. RESERVES**

	Retained earnings £	Other reserve - fair valuation £	Capital redemption reserve £	Totals £
At 1 July 2020	152,423	1,238,624	4,250	1,395,297
Profit for the year	93,206			93,206
Dividends	(11,000)			(11,000)
Properties' fair valuation	(81,000)	81,000	-	-
At 30 June 2021	<u>153,629</u>	<u>1,319,624</u>	<u>4,250</u>	<u>1,477,503</u>

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS**  
**ON THE UNAUDITED FINANCIAL STATEMENTS OF**  
**COX HOLDINGS LIMITED**

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance sheet. Readers are cautioned that the Income statement and certain other primary statements and the Report of the directors are not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Cox Holdings Limited for the year ended 30 June 2021 which comprise the Income statement, Balance sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Cox Holdings Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Cox Holdings Limited and state those matters that we have agreed to state to the Board of Directors of Cox Holdings Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Cox Holdings Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Cox Holdings Limited 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 Cox Holdings Limited. You consider that Cox Holdings Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Cox Holdings Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

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Room 405  
Highland House  
165 The Broadway  
London  
SW19 1NE

31 March 2022

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.