

# ANCHOR TENANTS LIMITED.

Registered under the Industrial and Provident Societies Act, 1893.

Registered Office : ESTATE OFFICE, LABURNUM ROAD,  
HUMBERSTONE GARDEN SUBURB, LEICESTER.

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## Report & Statement of Accounts

### FOR THE YEAR ENDING JANUARY 31st, 1935.

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#### Committee of Management.

Chairman : MR. E. HARROTT

MR. J. JAYS.

MR. S. E. MEE.

MR. C. W. PURDY.

MR. W. PRATT.

MR. S. T. HICKLING.

MR. W. LANGLEY.

Secretary : MR. J. T. TAYLOR, *pro. tem.*

#### Bankers :

BARCLAYS BANK LTD., LEICESTER, and CO-OPERATIVE WHOLESALE SOCIETY LTD., MANCHESTER

Solicitors : Messrs. HARDING & BARNETT, New Street, Leicester.

Auditors : Messrs. APPLEBY & WOOD, Chartered Accountants, Victoria House, Southampton Row,  
London, W.C.1

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TO THE SHAREHOLDERS,

Herewith are presented the Report and Statement of Accounts for the Year ending January 31st, 1935.

The revenue from Rents amounts to £2,514 14s. 1d., and after meeting all expenses including Interest on Loans, Loan Stock and Loan Bonds, also Interest on Property Reserve Fund, there is a balance of £504 13s. 3d., which the Committee recommend should be allocated as follows :

To Dividend at the rate of 5% on paid up Share Balances .. ..	£345 7s. 0d.
Property Reserve Fund .. .. .	£10,000 0s. 0d.
Balance to carry forward .. .. .	£59 6s. 3d.
	<hr/> £504 13s. 3d.

During the year your Committee has proceeded with the development of the present built-on areas. Six houses are occupied and fourteen more are in preparation, for which we have already applicants. There is every indication that this policy will prove successful.

Yours faithfully,

On behalf of the Committee,

March 1st, 1935.

E. HARROTT, *Chairman.*

# STATEMENT OF ACCOUNTS for the Year ended January 31st, 1935.

## 1.—EXPENSES ACCOUNT.

	£	s.	d.		£	s.	d.
<b>To Salaries and Fees .. ..</b>			181 12 3	<b>By Interest on Investments ..</b>			3 16 0
„ <b>Audit Fee .. ..</b>			21 0 0	„ <b>Bank Interest</b>			9 2 9
„ <b>Rates .. ..</b>			5 8 8	„ <b>Insurance Agency Commission</b>			9 6
„ <b>Heating and Lighting ..</b>			3 17 8	„ <b>Dividend—</b>			
„ <b>Insurance .. ..</b>			31 13 5	Co-operative Insurance Society, Ltd.			1 15 0
„ <b>Repairs .. ..</b>			381 17 2	„ <b>Balance—</b>			
„ <b>Upkeep of Estate .. ..</b>			24 18 7	To Property Revenue Account			2040 0 7
„ <b>Printing and Stationery ..</b>			11 8 3				
„ <b>Postages and Stamps ..</b>			4 14 3				
„ <b>Property Tax .. ..</b>			70 18 2				
„ <b>Subscriptions—</b>							
Co-partnership Tenants, Ltd.	13	19	2				
Co-operative Union, Ltd.	1	6	8				
Co-operative Productive Federation Ltd.	10	6					
			15 16 4				
„ <b>Bank Charges .. ..</b>			8 5 10				
„ <b>Advertising .. ..</b>			1 12 0				
„ <b>Law Charges, etc. (re Mortgages)</b>			117 14 9				
„ <b>Interest—</b>							
Loan Stock .. ..	433	12	6				
Loans Unsecured .. ..	117	5	2				
Mortgages .. ..	486	14	10				
Property Reserve Fund ..	124	12	0				
Reserve Fund .. ..	12	2	0				
			1174 6 6				
			£2,055 3 10				£2,055 3 10

## 2.—ESTATE ACCOUNT.

	£	s.	d.		£	s.	d.
<b>To Balance, 31st January, 1934:—</b>				<b>By Balance 31st January, 1935—</b>			
„ <b>Land, Road Making and</b>				Land, Road Making and			
Open Spaces .. ..	5913	15	9	Open Spaces .. ..	5913	15	9
„ <b>Houses .. ..</b>	25588	1	1	„ <b>Houses .. ..</b>	27464	1	1
			31,501 16 10				33377 16 10
„ <b>Additions .. ..</b>			1876 0 0				
			£3,3377 16 10				£33,377 16 10

## 3.—PROPERTY RESERVE FUND.

	£	s.	d.		£	s.	d.
<b>To Balance, as per Balance Sheet .. ..</b>	3226	1	11	<b>By Balance, 31st January, 1934 ..</b>	3101	9	11
				„ <b>Interest—Expenses Account @ 4%</b>	124	12	0
			£3,226 1 11				£3,226 1 11

## 4.—RESERVE FUND.

	£	s.	d.		£	s.	d.
<b>To Depreciation—Share Investment .. ..</b>	204	0	0	<b>By Balance, 31st January, 1934 ..</b>	302	8	0
„ <b>Balance, as per Balance Sheet .. ..</b>	147	15	2	„ <b>Interest—Expenses Account @ 4%</b>	12	2	0
				„ <b>Amount transferred—Share Account</b>	23	5	2
				Loan Stock .. ..	14	0	0
			£351 15 2				£351 15 2



### 5.—PROPERTY REVENUE ACCOUNT.

			£	s.	d.				£	s.	d.
To	Expenses, as per Account	..	2040	0	7	By	Rents—Houses and Garages	..	2449	15	6
„	Balance to Profit and Loss Account		472	13	6	„	„ Undeveloped Land	..	62	18	7
			<hr/>						<hr/>		
			£2,512	14	1				£2,512	14	1

## 6.—PROFIT AND LOSS ACCOUNT.

				£	s.	d.					£	s.	d.	
To	Allocations sanctioned: —						By	Balance brought forward, 31st Jan., 1934						
	Share Dividend	..	..	..	339	14	6				371	9	9	
„	Balance carried forward	..	..	..	31	15	3							
					<hr/>									
					£371	9	9							
					<hr/>							£371	9	9
„	Balance to Balance Sheet	..	..	..	504	13	3							
					<hr/>									
					£504	13	3							

„	Balance brought forward	..	..	..	31	15	3							
„	Property Revenue Account	..	..	..	472	13	6							
„	Fees and Rules	..	..	..	4	6								
					<hr/>							£504	13	3

7.—BALANCE SHEET, JANUARY 31st, 1934.

LIABILITIES.						ASSETS.							
	£	s.	d.	£	s.	d.		£	s.	d.	£	s.	d.
Shares .. .. .				6994	7	2	Estate, as per Account .. ..	33377	16	10			
Loan Stock and Loan Bond ..				8700	7	6	Less Property Reserve Fund	3226	1	11			
Public Works Loan Board—											30151	14	11
Mortgage .. .. .	1794	4	6				Investments :—						
Public Works Loan Board—							Co-partnership Tenants Ltd.—						
Mortgage Interest accrued ..	30	18	0				Shares.. .. .	136	0	0			
				1825	2	6	Ditto Loan Stock .. ..	77	5	0			
Sundry Mortgages .. .. .	10229	0	6				Loan—Leicester Anchor Boot						
" " Interest accrued	27	11	9				and Shoe Productive Society,						
				10256	11	9	Ltd. .. .. .	15	9	5			
Loans .. .. .				2045	14	8	Share—Co-operative Productive						
Sundry Creditors—Expenses Account				673	5	4	Federation, Ltd. .. ..	17	0				
											229	11	5
Total Liabilities, including Share							Expenses paid in advance				324	17	2
Capital .. .. .				30495	8	11	Sundry Debtors—						
Reserve Fund .. .. .				147	15	2	Rents due .. .. .				44	19	5
							Stock of Materials .. ..				13	2	0
Balance, Profit and Loss Account ..				504	13	3	Plant .. .. .				6	0	0
							Cash at Bank .. .. .	376	4	11			
							Cash in hand .. .. .	1	7	6			
											377	12	5
				£31,147	17	4					£31,147	17	4

## AUDITOR'S REPORT.

The undersigned, having had access to all the Books and Accounts of the Society, and having examined the foregoing General Statement, and verified the same with the Accounts and Vouchers relating thereto, now sign the same as found to be correct, duly vouched, and in accordance with law. Satisfactory evidence has been produced that the Deeds of the Estate are in order and in safe custody.

(Signed) ALBERT J. WEBSTER, F.C.A.,  
(Appleby and Wood)

Chartered Accountant & Public Auditor.

VICTORIA HOUSE, SOUTHAMPTON ROW, LONDON, W.C.1.  
25th February, 1935.

# ANCHOR TENANTS LIMITED.

Holders are requested to compare the amount standing to their credit in the Books of the Society with the Certificates or Pass Books in their possession, and in case of discrepancy to communicate with the Auditors, Messrs. Appleby & Wood, Deansgate Arcade, Manchester, within two months after the date of the Auditors' Certificate, otherwise the amounts stated below will be considered correct.

## SHARE BALANCES, January 31st, 1935.

No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.
1	80	0	0	53	16	3	2	113	80	0	0	210	87	17	1	295	23	7	6
2	50	0	0	55	60	0	0	115	60	0	0	211	59	1	0	296	30	0	0
3	30	0	0	56	81	13	1	117	10	0	0	212	50	0	0	297	16	0	3
4	110	0	0	57	26	0	0	120	50	1	6	216	80	0	0	300	26	11	0
5	10	0	0	58	143	8	10	121	8	13	8	234	50	0	0	301	25	19	3
7	50	0	0	59	50	0	0	122	100	0	0	235	16	2	10	302	26	13	6
8	10	0	0	65	50	0	0	125	51	0	0	247	50	0	0	303	12	7	6
10	100	0	0	66	61	11	11	126	56	5	9	250	10	0	0	304	50	0	0
11	50	0	0	67	11	12	9	128	60	0	0	252	50	0	0	305	10	17	6
12	70	5	10	68	50	0	0	129	50	0	0	253	15	17	0	306	25	9	3
14	50	0	0	69	50	0	0	142	55	11	11	254	54	8	1	307	50	0	0
16	50	0	0	71	50	0	0	144	51	4	5	256	41	1	5	310	20	0	0
17	20	0	0	73	19	15	4	152	120	0	0	259	53	10	3	311	22	10	3
19	50	0	0	74	50	0	0	153	50	0	0	262	50	0	0	312	20	9	3
21	12	2	6	75	10	0	0	155	50	0	0	263	50	0	0	315	9	16	9
22	23	8	3	78	20	0	0	156	50	0	0	264	50	0	0	316	5	0	0
24	10	10	0	79	50	0	0	157	26	7	6	265	50	0	0	317	11	5	0
26	55	19	6	81	330	0	0	159	50	0	0	267	100	0	0	318	10	11	3
31	22	7	9	82	24	14	10	161	50	0	0	271	50	0	0	319	5	8	9
32	50	0	0	84	10	0	0	165	50	0	0	273	13	0	3	320	3	15	0
33	10	0	0	87	11	18	9	167	50	0	0	275	50	0	0	322	13	3	9
35	10	0	0	89	10	0	0	172	50	0	0	277	58	0	0	323	7	18	5
36	60	0	0	90	50	0	0	175	50	0	0	278	21	12	6	324	11	15	0
37	10	0	0	91	57	2	3	177	50	0	0	279	32	3	1	325	8	15	0
38	26	14	11	92	60	0	0	179	50	0	0	280	52	7	6	326	11	16	3
39	50	0	0	93	30	0	0	183	50	0	0	282	28	15	9	327	10	0	0
42	10	0	0	94	26	5	9	189	15	8	3	283	28	3	3	328	11	8	9
44	10	0	0	96	30	0	0	192	50	0	0	285	20	0	0	329	17	6	
45	90	0	0	97	50	0	0	193	50	0	0	286	27	10	0	330	16	3	
46	50	0	0	102	50	0	0	202	50	0	0	288	24	0	9	331	15	0	
48	60	0	0	103	133	14	0	203	31	0	0	289	22	13	0	332	3	3	
49	70	0	0	106	50	0	0	204	50	4	8	291	50	0	0				
50	30	0	0	107	50	0	0	206	120	0	0	292	20	18	0				
51	50	0	0	112	50	0	0	208	60	0	0	293	21	8	6				
																£6,994 7 2			

## LOAN STOCK BALANCES, January 31st, 1935.

No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.
1	3800	0	0	11	30	0	0	22	25	0	0	28	100	0	0	41	100	0	0
3	200	0	0	12	100	0	0	23	574	7	6	29	17	0	0	42	510	0	0
4	50	0	0	13	50	0	0	24	100	0	0	31	310	0	0				
7	20	0	0	16	58	0	0	25	275	0	0	34	50	0	0				
8	15	0	0	18	250	0	0	26	160	0	0	36	60	0	0				
9	75	0	0	20	35	0	0	27	100	0	0	39	10	0	0				
10	150	0	0	21	200	0	0									£7,424 7 6			

## LOAN BALANCES, January 31st, 1935.

No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.
3	43	16	3	106	50	0	0	122	34	17	6	140	100	0	0	166	174	17	6
5	65	3	0	107	134	6	7	123	20	1	1	145	30	6	3	168	9	18	4
22	50	0	0	108	30	0	0	129	99	15	0	147	72	6	11	169	22	4	1
31	35	0	0	109	38	0	0	130	8	4	11	160	37	7	1	173	33	6	0
48	50	0	0	111	35	8	0	133	405	5	5	161	50	0	0				
102	50	0	0	116	25	0	0	134	5	0	0	163	180	4	5				
103	13	10	0	120	10	0	6	138	71	5	4	164	51	9	10				
																£2,045 14 8			

## LOAN BOND BALANCES, January 31st, 1935.

No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.	No.	£	s.	d.
45	100	0	0	48	70	0	0	52	50	0	0	55	200	0	0	58	100	0	0
46	100	0	0	49	100	0	0	53	65	0	0	56	100	0	0	60	50	0	0
47	100	0	0	50	100	0	0	54	100	0	0	57	41	0	0				
																£1,276 0 0			