

Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

AGM Agenda, 2010

The annual general meeting of the above society will be held in Laburnum Hall, 55 Laburnum Road, on Wednesday 31st March at 7:00pm to transact the following:-

- Minutes of the AGM held on 25th March 2009 to be proposed and seconded
- Matters arising from the minutes of the previous annual general meeting
- Chairman's report
- Result of the committee ballot
- Auditor's report
- Adoption of the report and balance sheet for the year ending 31st January 2010
- Election of Auditors
- Appointment of arbitrators
- Remuneration of the committee
- General Business

Arbitrators are required as per Rule 88.1 below:-

Appointment of Arbitrators - At a general meeting of the society five arbitrators shall be elected, none of whom are directly or indirectly interested in the funds of the society.

If you know of any suitable person who would be willing to act as an arbitrator, then please give their name and address to the secretary before the start of the meeting.

Housing List

Pos	Name	Pos	Name	Pos	Name
1	<i>Miss Polly Snow</i>	54	Mrs Sally Rigley	107	Mrs C Turner
2	<i>Mr Matthew Gaten</i>	55	Mr Mark Cooper	108	Mr D K Christie
3	<i>Mr Ross Proud</i>	56	Mr Kevin Ryan	109	Mr Leigh Mitchell
4	<i>Mr Jacob Cooper</i>	57	Mrs Lesley Lockett	110	Mr Stephen Mellor
5	<i>Mr G Litchfield</i>	58	Mrs Julie Rennie	111	Mrs Patricia Tams
6	<i>Miss Sarah Busko</i>	59	Mrs Margaret White	112	Mrs Tracey Scull
7	<i>Miss Symone Creese</i>	60	Miss Selina White	113	Mr Nicholas Walker
8	<i>Miss K Scott</i>	61	Mr I V Brown	114	Mr Keith Hollis
9	<i>Mr K Reynolds</i>	62	Mr Ian Carter	115	Mrs Chloe Harsant
10	<i>Mr C Jones</i>	63	Miss Diane Barker	116	Miss Denise Cook
11	<i>Miss K Hawryliw</i>	64	Mrs Julie Leech	117	Mr Derek Evans
12	<i>Miss M L Doucet</i>	65	Miss Sally Lydon	118	Miss Amanda Garner
13	<i>Miss A Reynolds</i>	66	Mr G Williams	119	Mr Nicholas Gaten
14	<i>Miss Lucy Pierce</i>	67	Mr Ian Fraser	120	Mr Michael Hollis
15	<i>Miss S M York</i>	68	Mrs Michelle Bingham	121	Mr B Garner
16	<i>Mr A Hargrave</i>	69	Miss Anita Cox	122	Mr C Shaw
17	<i>Mr B L Gaten</i>	70	Mr Christopher Taylor	123	Mr K Deacon
18	<i>Mr Steven Steel</i>	71	Mr C Hill	124	Mr Michael Haddon
19	<i>Mr Connor Snow</i>	72	Mr J B Hill	125	Mrs Valerie Adams
20	<i>Miss D Pierce</i>	73	Mr Rodney Bishop	126	Mrs Jane Goudy
21	<i>Miss Alice Franklin</i>	74	Mrs J Bentley	127	Mr Scott Gaten
22	<i>Miss S Lewin</i>	75	Miss Diane Vesty	128	Mrs Angela Murray
23	<i>Miss R L Felstead</i>	76	Miss S Litchfield	129	Mr E G Hill
24	<i>Miss F I Felstead</i>	77	Mrs S Parr	130	Mrs J Harlow
25	<i>Mr B Geary</i>	78	Mr Richard Oliver	131	Mr S Walker
26	<i>Mr Cristopher Towers</i>	79	Mrs Carolyn Hughes	132	Mr D Green
27	<i>Mr Vaughan Snow</i>	80	Mrs T J Watts	133	Mr K G Cooper
28	<i>Miss L E Johnson</i>	81	Mr Jason Towers	134	Mrs L E Harvey
29	<i>Miss R E Jones</i>	82	Miss Alexandra Small	135	Mrs Patricia Willson
30	<i>Miss Holly Pierce</i>	83	Mrs Rebecca Pridmore	136	Mrs S Baum
31	<i>Mr D S Wood</i>	84	Miss Susan Cort	137	Mr Neil Franklin
32	<i>Mr Lee Andrew Lewin</i>	85	Miss J Cort	138	Mr John Franklin
33	Miss Claire Highfield	86	Miss Laura Franklin	139	Mr D W Harding
34	Mr Nicholas Ireland	87	Mr Sven Sanders	140	Mr David Ryan
35	Mr P Adcock	88	Miss Jennifer Medcalf	141	Mrs Amanda Lewin
36	Mrs Joanne French	89	Miss Helena Small		
37	Mrs C Ashford	90	Mr A. D. Litchfield		
38	Mrs Michelle McGowan	91	Mr N J Malone		
39	Mr Alan Cook	92	Mr Lee Towers		
40	Mr Stewart Small	93	Mr R Green		
41	Mrs Patrica Peacock	94	Mr James Hammond		
42	Mr Robert Fraser	95	Mr Richard Woolley		
43	Mr Andrew Fraser	96	<i>Mr Luke Geary</i>		
44	Mr David Mee	97	Miss Anna Osborne		
45	Mrs T Scott	98	Mrs Sally Mowat		
46	Mr S J Jordon	99	Mr Lawrence Highfield		
47	Mrs J Pawley	100	Mr Nicholas White		
48	Mrs Gail Frith	101	Miss Elizabeth Smith		
49	Mr Andrew Christie	102	Mrs Joanne Chapman		
50	Mrs Vivienne Burchnall	103	Mrs P Wadsworth		
51	Mrs Deborah Thorsby	104	<i>Mr C Doucet</i>		
52	Mr David Vernon	105	Mr Mark O'Hare		
53	Mrs C Manning	106	Mrs A Newcombe		

This list is correct as of Tuesday March 9, 2010

Note: The names highlighted and in italics are currently not eligible to be offered a house.

Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

Report and statement of accounts for the year ending 31st January 2010

Committee of Management

Mrs J Benning – Chairman
Mrs A Sheppard
Mrs K Creese

Mr T Gee
Mrs L Osborne
Mrs R Wan

Mr A Ridgway
Mr I Pawson

Secretary Susan Swann
Bankers Barclays Bank PLC

Solicitors Salusburys Harding & Barnett
Auditors Nixon Mee Limited.

Attendance for the year (53 possible)

J Benning	52	I Pawson	52	K Creese	52
L Osborne	44	T Gee	49	A Sheppard	41
R Wan	44	A Ridgway	42		

Order of retirement

J Benning	2010	K Creese	2011	L Osborne	2012
A Ridgway	2010	I Pawson	2011	A Sheppard	2012
		T Gee	2011	R Wan	2012

Report of the Committee

Fellow Members,

We present herewith the Statement of Accounts for the year ending 31st January 2010. After meeting all expenses including interest on the reserve fund, there is a balance of -£20,520.00

The Committee of Management recommends that no dividend be paid for the year ended 31st January 2010 and that all revenues received be used for the running, upkeep and maintenance of the Societies properties.

On behalf of the Committee



J. Benning - Chairman

Anchor Tenants Limited

Shareholders are requested to compare the amount standing to their credit in the books of the Society with the share certificates in their possession. In case of any discrepancy, please communicate with the Societies auditors within two months of the date of the auditors' certificate otherwise the amounts stated below will be considered to be correct.

Folio	Holding	539	£74.47	675	£50.00	740	£50.00
11	£52.50	544	£50.00	678	£50.00	741	£50.00
21	£10.50	545	£50.00	680	£50.00	742	£50.00
39	£50.00	549	£30.00	684	£50.00	744	£50.00
53	£10.50	550	£50.00	685	£80.00	745	£50.00
82	£10.50	551	£50.00	686	£50.00	746	£50.00
125	£50.00	554	£70.00	687	£70.00	747	£80.00
129	£50.00	555	£50.00	688	£90.00	748	£50.00
167	£50.00	566	£50.00	689	£50.00	749	£50.00
177	£50.00	568	£50.00	690	£50.00	750	£50.00
204	£200.57	572	£50.00	691	£50.00	752	£50.00
210	£50.00	574	£50.00	692	£150.00	753	£100.00
262	£50.00	576	£90.00	695	£60.00	754	£50.00
275	£21.00	579	£30.00	696	£50.00	755	£50.00
288	£80.00	581	£52.50	697	£50.00	756	£80.00
292	£50.00	582	£50.00	698	£50.00	757	£50.00
297	£50.00	584	£80.00	699	£50.00	758	£50.00
306	£50.00	595	£30.00	700	£50.00	759	£50.00
328	£50.00	598	£40.00	703	£50.00	760	£50.00
335	£50.00	599	£50.00	705	£50.00	761	£50.00
339	£50.00	604	£50.00	707	£60.00	762	£50.00
341	£50.00	605	£50.00	708	£50.00	763	£50.00
345	£50.00	608	£50.00	710	£50.00	764	£50.00
361	£10.00	609	£70.00	711	£100.00	766	£50.00
365	£50.00	611	£50.00	712	£50.00	767	£50.00
377	£50.00	612	£70.00	713	£50.00	768	£50.00
401	£52.50	613	£80.00	714	£50.00	770	£50.00
409	£23.15	614	£30.00	715	£50.00	771	£50.00
419	£50.00	615	£120.00	716	£50.00	772	£50.00
422	£30.00	616	£50.00	717	£20.00	773	£50.00
428	£100.00	617	£50.00	719	£50.00	774	£50.00
431	£50.00	620	£50.00	720	£50.00	775	£50.00
432	£50.00	621	£50.00	721	£50.00	779	£50.00
437	£100.00	622	£50.00	722	£50.00	780	£50.00
438	£50.00	629	£50.00	723	£30.00	781	£50.00
439	£50.00	630	£50.00	724	£50.00	783	£50.00
441	£50.00	632	£80.00	726	£50.00	784	£90.00
454	£50.00	633	£120.00	727	£50.00	785	£50.00
461	£80.00	645	£150.00	728	£50.00	786	£50.00
481	£50.00	646	£50.00	730	£50.00	787	£50.00
484	£50.00	656	£40.00	731	£50.00	788	£50.00
489	£20.00	657	£79.86	732	£50.00	790	£50.00
506	£90.00	661	£50.00	733	£60.00	791	£80.00
510	£50.00	665	£130.00	734	£50.00	792	£50.00
512	£50.00	666	£50.00	735	£70.00	794	£50.00
515	£90.00	667	£50.00	736	£50.00	795	£50.00
520	£130.00	668	£100.00	738	£100.00	796	£50.25
537	£50.00	670	£50.00	739	£50.00	797	£50.00

798	£50.00	849	£50.00	895	£10.00	940	£50.00
799	£50.00	850	£50.00	896	£10.00	941	£50.00
800	£10.00	851	£50.00	897	£10.00	942	£50.00
801	£53.50	853	£50.00	898	£50.00	943	£50.00
802	£50.00	854	£50.00	899	£50.00	944	£50.00
803	£50.00	855	£50.00	900	£50.00	945	£50.00
804	£50.00	856	£50.00	901	£50.00	946	£50.00
805	£50.00	857	£50.00	903	£50.00	947	£10.00
806	£50.00	858	£50.00	904	£50.00	948	£50.00
808	£50.00	859	£50.00	905	£50.00	949	£50.00
810	£50.00	860	£50.00	906	£50.00	950	£30.00
811	£50.00	861	£50.00	907	£50.00	952	£50.00
812	£50.00	862	£50.00	908	£50.00	953	£50.00
813	£50.00	863	£50.00	910	£50.00	954	£50.00
815	£50.00	867	£50.00	911	£10.00	955	£50.00
816	£60.00	868	£50.00	912	£10.00	956	£50.00
817	£50.00	869	£50.00	913	£50.00	957	£50.00
818	£50.00	870	£50.00	914	£50.00	958	£10.00
819	£50.00	871	£50.00	915	£50.00	959	£50.00
820	£80.00	872	£50.00	916	£50.00	960	£50.00
821	£50.00	873	£50.00	917	£50.00	961	£50.00
822	£50.00	874	£50.00	918	£50.00	962	£50.00
823	£50.00	875	£50.00	920	£50.00	963	£50.00
824	£50.00	876	£50.00	921	£50.00	964	£50.00
825	£50.00	877	£50.00	922	£50.00	965	£50.00
828	£50.00	878	£50.00	923	£50.00	966	£50.00
829	£50.00	879	£110.00	924	£10.00	967	£50.00
831	£50.00	880	£50.00	925	£10.00	968	£50.00
832	£50.00	881	£50.00	926	£60.00	970	£50.00
833	£50.00	882	£50.00	927	£50.00	971	£50.00
837	£50.00	883	£20.00	928	£50.00	972	£50.00
838	£50.00	884	£50.00	929	£50.00	973	£50.00
839	£50.00	885	£50.00	930	£10.00	974	£10.00
840	£50.00	886	£50.00	931	£50.00	975	£50.00
841	£50.00	887	£50.00	932	£50.00	976	£50.00
842	£50.00	888	£50.00	933	£50.00	977	£50.00
843	£50.00	889	£50.00	934	£50.00	978	£50.00
844	£50.00	890	£10.00	935	£50.00	979	£50.00
845	£50.00	891	£10.00	936	£50.00	980	£50.00
846	£50.00	892	£50.00	937	£50.00	Total	£18,471.80
847	£50.00	893	£60.00	938	£50.00		
848	£50.00	894	£10.00	939	£50.00		

Our web site

The new username and password below will come into effect immediately following the AGM

Username: myshares

Password: anchor1902



ANCHOR TENANTS LIMITED
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 JANUARY 2010

	<u>Note</u>	2010		2009	
		£	£	£	£
INCOME :					
Rents receivable - houses and garages			199,340		181,431
Rent of hall			5,000		5,000
Church rent			200		167
Online filing incentive			75		100
Wayleave			50		50
Key deposits			124		8
Interest received			(173)		1,699
			<u>204,616</u>		<u>188,455</u>
EXPENSES :					
Management Expenses					
Salaries		60,028		49,119	
National Insurance		5,321		4,355	
Committee fees		722		624	
Printing, postage and stationery		1,384		1,492	
Telephone		795		702	
Office and workshop rates		870		854	
Light and heat		1,915		1,661	
Cleaning and pest control		706		746	
Van expenses		1,130		1,090	
Audit and accountancy		1,234		1,236	
Professional fees		14,258		6,892	
FSA fee		180		170	
Donations		50		200	
Bad debts		278		373	
Centenary celebrations		-		2,453	
Bank charges		711		780	
Sundry expenses		314		249	
			<u>89,896</u>	<u>72,996</u>	
Estate Expenses					
Repairs - Painting		16,689		10,933	
- Building, roofing and skip hire		27,326		14,497	
- Plastering		9,935		6,270	
- Damp proofing		6,828		4,902	
- Window and door replacement		10,475		21,874	
- Central heating installation		22,124		14,214	
- Electrical		13,840		9,669	
- Plumbing		7,495		8,512	
- Lead pipe replacement		-		7,720	
- Gas testing and servicing		8,821		9,516	
Insurance		10,692		10,218	
			<u>134,225</u>	<u>118,325</u>	
Depreciation			<u>1,015</u>	<u>1,414</u>	
Deficit before taxation			(20,520)	(4,280)	
Corporation Tax	5		-	-	
Deficit after taxation			<u>(20,520)</u>	<u>(4,280)</u>	
Accumulated surplus at beginning of year			116,389	110,841	
Depreciation written back on property			-	9,828	
Accumulated surplus at end of year			<u>95,869</u>	<u>116,389</u>	

**ANCHOR TENANTS LIMITED
BALANCE SHEET AS AT 31 JANUARY 2010**

	<u>Note</u>	2010		2009	
		£	£	£	£
ASSETS EMPLOYED :					
Fixed assets	2		70,664		71,679
Current Assets :					
Stocks			1,075		1,075
Debtors and prepayments			2,810		4,252
Balance at bank - Current account			21,941		548
- Deposit account			-		9,664
- Tracker account			10,004		61,592
- Nationwide account			25,001		-
Cash in hand			2,217		2,282
			<u>63,048</u>		<u>79,413</u>
Current Liabilities :					
Creditors			4,467		4,271
Tenant Bonds			13,192		10,149
Share Capital Reserve			1,712		1,694
			<u>19,371</u>		<u>16,114</u>
Net Current Assets			<u>43,677</u>		<u>63,299</u>
			<u>114,341</u>		<u>134,978</u>
FINANCED BY :					
Share capital	3		18,472		18,589
Reserves			95,869		116,389
			<u>114,341</u>		<u>134,978</u>

MRS J BENNING	}	MEMBERS OF COMMITTEE
	}	
	}	
MR I PAWSON	}	

MRS S SWANN	}	SECRETARY	10 March 2010
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ANCHOR TENANTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS

(1) ACCOUNTING POLICIES

The Society has adopted the following accounting policies, which should be read in conjunction with the financial statements as set out on pages 1 to 4.

Basis of Accountancy

The financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards.

Fixed Assets and Depreciation

Fixed assets are stated at cost, less depreciation and amounts written off. Depreciation is calculated to write off tangible fixed assets over their estimated useful lives at the following annual rates:

Plant	-	10% of cost
Office equipment	-	10% of cost
Van	-	20% of cost
Computer equipment	-	25% of cost

Investment properties

Investment properties ('the Estate') are included in the financial statements at their original cost and are not depreciated. This is in contravention of Statement of Standard Accounting Practice No. 19 which requires investment properties to be included in the balance sheet at their open market value.

The committee are of the opinion that the cost of obtaining open market values for the properties would outweigh the benefit.

Stocks

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

(2) TURNOVER

The Society's turnover represents rent receivable during the year.

(3) FIXED ASSETS

	<u>Estate</u>	<u>Plant</u>	<u>Office Equipment</u>	<u>Van</u>	<u>Total</u>
COST					
At 1 February 2009 and at 31 January 2010	<u>70,150</u>	<u>7,095</u>	<u>3,145</u>	<u>3,300</u>	<u>83,690</u>
DEPRECIATION					
At 1 February 2009	-	6,562	2,809	2,640	12,011
Charge for the year	-	252	103	660	1,015
At 31 January 2010	<u>-</u>	<u>6,814</u>	<u>2,912</u>	<u>3,300</u>	<u>13,026</u>
NET BOOK VALUE					
At 31 January 2010	<u>70,150</u>	<u>281</u>	<u>233</u>	<u>-</u>	<u>70,664</u>
At 31 January 2009	<u>70,150</u>	<u>533</u>	<u>336</u>	<u>660</u>	<u>71,679</u>

ANCHOR TENANTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS

(4) SHARE CAPITAL

	£
At 1 February 2009	18,589
Additions	180
Withdrawals	(230)
Shares cancelled	(67)
At 31 January 2010	<u>18,472</u>

(5) TAXATION

Corporation tax is charged at 21% on the result for the year.

There is no liability for this year and there are excess losses of £23,967 available for offsetting against surpluses in future years.

**STATEMENT OF RESPONSIBILITIES OF THE
MANAGEMENT COMMITTEE FOR THE FINANCIAL STATEMENTS**

The purpose of this statement is to distinguish the management committee's responsibilities for the financial statements from those of the auditors as stated in their report.

Legislation requires the management committee to prepare financial statements for each period which give a true and fair view of the Society's state of affairs at the end of the period and of its income and expenditure for that period. In preparing those financial statements the management committee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the Society will continue in business.

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Society and to enable them to ensure that the financial statements comply with the Friendly and Industrial and Provident Societies Act 1968 and the Industrial and Provident Societies Acts 1965 to 2002. It is responsible for maintaining a satisfactory system of control over the Society's books of accounts, its cash holdings and its receipts and remittances and must also take adequate precautions to guard against falsification and facilitate its discovery.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ANCHOR TENANTS LIMITED

We have audited the financial statements of Anchor Tenants Limited for the year ended 31 January 2010 which comprise the Income and Expenditure Account, Balance Sheet and the related notes. These financial statements are prepared in accordance with the accounting policies set out therein.

This report is made solely to the Society's members as a body, in accordance with Section 9 of the Friendly and Industrial and Provident Societies Act 1968. Our audit work has been undertaken so that we might state to the Society's members those matters we are required to state to them in an auditors' 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 Society and the Society's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the Management Committee & the Auditors

As described in the Statement of the Management Committee's responsibilities, the Management Committee is responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

It is our responsibility to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Friendly and Industrial and Provident Societies Act 1968 and the Industrial and Provident Societies Acts 1965 to 2002. We also report to you if, in our opinion the Society has not kept proper accounting records, if the financial statements are not in agreement with the underlying records, if we have not received all the information and explanations we require for our audit, or if a satisfactory system of internal control has not been established and maintained.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Management Committee in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Society's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

We have undertaken the audit in accordance with the requirements of APB Ethical Standards including APB Ethical Standard – Provisions Available for Small Entities, in that in common with many other organisations of this size and nature the Society has used our services to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

Qualified opinion arising from disagreement over accounting treatment

As disclosed in note 1 to the financial statements, investment properties are included in the financial statements at their original cost rather than at current valuation which practice, in our opinion, is not in accordance with Statement of Standard Accounting Practice No. 19.

In our opinion, the financial statements:

- give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the Society's income and expenditure for the period then ended; and
- have been properly prepared in accordance with the Friendly and Industrial and Provident Societies Act 1968, and the Industrial and Provident Societies Acts 1965 to 2002.

Because of the effects of the matter referred to in the preceding paragraph, in our opinion the financial statements

- do not give a true and fair view of the financial position of the Society at 31 January 2010.