

Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

AGM Agenda, 2011

The annual general meeting of the above society will be held in Laburnum Hall, 55 Laburnum Road, on Wednesday 30th March at 7:00pm to transact the following:-

- Minutes of the AGM held on 31st March 2010 to be proposed and seconded
- Matters arising from the minutes of the previous annual general meeting
- Chairman's report
- Auditor's report
- Adoption of the report and balance sheet for the year ending 31st January 2011
- 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.

Susan Swann, secretary

This list is correct as of 21st February 2011 11:31:20

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

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

Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

Report and statement of accounts for the year ending 31st January 2011

Committee of Management

Mrs J Benning – Chairman
Mrs L Osborne
Mrs K Creese

Mr T Gee
Mr I Pawson

Mr A Ridgway
Mrs R Wan

Secretary Susan Swann
Bankers Barclays Bank PLC

Solicitors Salusburys Harding & Barnett
Auditors Nixon Mee.

Attendance for the year (51 possible)

J Benning	51	I Pawson	48	K Creese	49
L Osborne	41	T Gee	46	A Ridgway	41
R Wan	49				

Order of retirement

K Creese	2011	L Osborne	2012	A Ridgway	2013
I Pawson	2011	R Wan	2012	J Benning	2013
T Gee	2011				

Report of the Committee

Fellow Members,

We present herewith the Statement of Accounts for the year ending 31st January 2011. After meeting all expenses including interest on the reserve fund, there is a balance of £26,288.00

The Committee of Management recommends that no dividend be paid for the year ended 31st January 2011 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
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 JANUARY 2011

	<u>Note</u>	2011		2010	
		£	£	£	£
INCOME :					
Rents receivable - houses and garages			214,794		199,340
Rent of hall			3,125		5,000
Church rent			200		200
Online filing incentive			-		75
Wayleave			50		50
Key deposits			13		124
Interest received			14		(173)
			<u>218,196</u>		<u>204,616</u>
EXPENSES :					
Management Expenses					
Salaries		67,258		60,028	
National Insurance		6,417		5,321	
Committee fees		788		722	
Printing, postage and stationery		895		1,384	
Telephone		795		795	
Office and workshop rates		703		870	
Light and heat		1,228		1,915	
Cleaning and pest control		816		706	
Van expenses		1,208		1,130	
Audit and accountancy		1,260		1,234	
Professional fees		1,088		14,258	
FSA fee		180		180	
Donations		150		50	
Bad debts		472		278	
Bank charges		666		711	
Sundry expenses		426		314	
			<u>84,350</u>		<u>89,896</u>
Estate Expenses					
Repairs - Painting		8,730		16,689	
- Building, roofing and skip hire		14,567		27,326	
- Plastering		-		9,935	
- Damp proofing		6,642		6,828	
- Window and door replacement		26,790		10,475	
- Central heating installation		14,157		22,124	
- Electrical		5,725		13,840	
- Plumbing		4,571		7,495	
- Lead pipe replacement		5,011		-	
- Gas testing and servicing		9,267		8,821	
Insurance		11,172		10,692	
			<u>106,632</u>		<u>134,225</u>
Depreciation			<u>360</u>		<u>1,015</u>
Surplus/(deficit) before taxation			26,854		(20,520)
Corporation Tax	5		566		-
Surplus/(deficit)after taxation			<u>26,288</u>		<u>(20,520)</u>
Accumulated surplus at beginning of year			95,869		116,389
Accumulated surplus at end of year			<u><u>122,157</u></u>		<u><u>95,869</u></u>

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 2010	70,150	7,095	3,145	3,300	83,690
Additions	-	-	305	-	305
Disposals		(1,736)	(499)		(2,235)
At 31 January 2011	<u>70,150</u>	<u>5,359</u>	<u>2,951</u>	<u>3,300</u>	<u>81,760</u>
DEPRECIATION					
At 1 February 2010	-	6,814	2,912	3,300	13,026
Charge for the year	-	226	134	-	360
Disposals	-	(1,736)	(499)		(2,235)
At 31 January 2011	<u>-</u>	<u>5,304</u>	<u>2,547</u>	<u>3,300</u>	<u>11,151</u>
NET BOOK VALUE					
At 31 January 2011	<u>70,150</u>	<u>55</u>	<u>404</u>	<u>-</u>	<u>70,609</u>
At 31 January 2010	<u>70,150</u>	<u>281</u>	<u>233</u>	<u>-</u>	<u>70,664</u>

ANCHOR TENANTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS

(4) SHARE CAPITAL

	£
At 1 February 2010	18,472
Additions	250
Withdrawals	(1,224)
Shares cancelled	(161)
At 31 January 2011	<u>17,337</u>

(5) TAXATION

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

This year's liability has been reduced by the utilisation of £23,967 of losses brought forward from previous 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 auditor as stated in their report.

The Management Committee is responsible for preparing the financial statements in accordance with applicable law and regulations.

The Friendly and Industrial and Provident Societies Act 1968 and the Industrial and Provident Societies Acts 1965 to 2002 require the Management Committee to prepare financial statements for each financial period. Under these Acts the Management Committee have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to 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 accounts; and
- prepare the financial statements on the going concern basis unless it is in appropriate to assume that the Society will continue in business.

The Management Committee is also responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Society and enables it 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 also responsible for safeguarding the assets of the Society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Management Committee is aware:

- there is no relevant audit information of which the Society's auditor is unaware; and
- the Management Committee has taken all steps that it ought to have taken to make itself aware of any relevant audit information and to establish that the auditor is aware of that information.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ANCHOR TENANTS LIMITED

We have audited the financial statements of Anchor Tenants Limited for the year ended 31 January 2011 which comprise the Income and Expenditure Account, Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 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 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 Auditor

As explained more fully in the Statement of the Management Committee's Responsibilities, the Management Committee is responsible for the preparation of the financial statements which give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors, including "APB Ethical Standard -Provisions Available for Small Entities (Revised)", in that in common with many other organisations of this size and nature the Society has used our services to assist with the preparation of the financial statements.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Society's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Management Committee; and the overall presentation of the financial statements.

Basis for qualified opinion on financial statements

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.

Qualified opinion on financial statements

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements:

- give a true and fair view of the state of the Society's affairs at 31 January 2011 and of its income and expenditure for the period then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice and with the Friendly and Industrial and Provident Societies Act 1968, and the Industrial and Provident Societies Acts 1965 to 2002.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Friendly and Industrial and Provident Societies Acts 1965 to 2002 require us to report to you if, in our opinion:

- proper books of account have not been kept by the Society in accordance with the requirements of the legislation,
- a satisfactory system of control over transactions has not been maintained by the Society in accordance with the requirements of the legislation,
- the financial statements are not in agreement with the books of account of the Society,
- we have not obtained all the information and explanations necessary for the purposes of our audit

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

788	£50.00	843	£50.00	893	£60.00	943	£50.00
790	£50.00	844	£50.00	894	£10.00	945	£50.00
791	£80.00	845	£50.00	895	£10.00	946	£50.00
792	£50.00	846	£50.00	896	£10.00	947	£10.00
794	£50.00	847	£50.00	897	£10.00	948	£50.00
795	£50.00	848	£50.00	898	£50.00	949	£50.00
796	£50.25	849	£50.00	899	£50.00	950	£30.00
797	£50.00	850	£50.00	900	£50.00	952	£50.00
798	£50.00	851	£50.00	901	£50.00	953	£50.00
799	£50.00	853	£50.00	903	£50.00	954	£50.00
800	£10.00	854	£50.00	904	£50.00	955	£50.00
801	£53.50	855	£50.00	905	£50.00	956	£50.00
802	£50.00	856	£50.00	906	£50.00	957	£50.00
803	£50.00	857	£50.00	907	£50.00	958	£10.00
804	£50.00	858	£50.00	911	£10.00	959	£50.00
805	£50.00	859	£50.00	912	£10.00	960	£50.00
806	£50.00	861	£50.00	914	£50.00	961	£50.00
808	£50.00	862	£50.00	915	£100.00	962	£50.00
810	£50.00	867	£50.00	916	£50.00	963	£50.00
811	£50.00	868	£50.00	917	£50.00	964	£50.00
812	£50.00	869	£50.00	918	£50.00	965	£50.00
813	£50.00	870	£50.00	920	£50.00	966	£50.00
815	£50.00	871	£50.00	921	£50.00	967	£50.00
816	£60.00	872	£50.00	922	£50.00	968	£50.00
817	£50.00	873	£50.00	923	£50.00	970	£50.00
818	£50.00	874	£50.00	925	£10.00	971	£50.00
819	£50.00	875	£50.00	926	£60.00	972	£50.00
820	£80.00	876	£50.00	927	£50.00	973	£50.00
821	£50.00	877	£50.00	928	£50.00	974	£10.00
822	£50.00	878	£50.00	929	£50.00	975	£50.00
823	£50.00	879	£110.00	930	£10.00	976	£50.00
825	£50.00	880	£50.00	931	£50.00	977	£50.00
828	£50.00	881	£50.00	932	£50.00	978	£50.00
829	£50.00	882	£50.00	933	£50.00	979	£50.00
831	£50.00	883	£20.00	934	£50.00	980	£50.00
832	£50.00	884	£50.00	935	£50.00	981	£50.00
833	£50.00	885	£50.00	936	£50.00	982	£50.00
837	£50.00	886	£50.00	937	£50.00	983	£50.00
838	£50.00	887	£50.00	938	£50.00	984	£50.00
839	£50.00	889	£50.00	939	£50.00	985	£50.00
840	£50.00	890	£10.00	940	£50.00	Total	£17,337
841	£50.00	891	£10.00	941	£50.00		
842	£50.00	892	£50.00	942	£50.00		