

# Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

## AGM Agenda, 2012

The annual general meeting of the above society will be held in Laburnum Hall, 55 Laburnum Road, on Wednesday 28<sup>th</sup> March at 7:00pm to transact the following:-

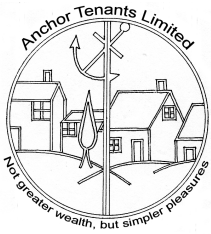
- Minutes of the AGM held on 30<sup>th</sup> March 2011 to be proposed and seconded
- Matters arising from the minutes of the previous annual general meeting
- Chairman's report
- Auditor's report
- Adoption of the report and balance sheet for the year ending 31<sup>st</sup> January 2012
- Election of 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



# Anchor Tenants Limited

Registered under the Industrial and Provident Societies Act, 1965

## Housing List

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

This list is correct as of Tuesday 6th March 2012

Note: The names in bold italic 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 31<sup>st</sup> January 2012

### Committee of Management

Mrs J Benning  
Mrs L Osborne  
Mrs K Creese

Mr T Gee – Chairman  
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 (35 possible)

J Benning	34	I Pawson	35	K Creese	35
L Osborne	33	T Gee	33	A Ridgway	25
R Wan	30				

### Order of retirement

A Ridgway	2013	K Creese	2014	L Osborne	2015
J Benning	2013	I Pawson	2014	R Wan	2015
		T Gee	2014		

### Report of the Committee

Fellow Members,

We present herewith the Statement of Accounts for the year ending 31<sup>st</sup> January 2012. After meeting all expenses including interest on the reserve fund, there is a balance of -£21,089.00

The Committee of Management recommends that no dividend be paid for the year ended 31<sup>st</sup> January 2012 and that all revenues received be used for the running, upkeep and maintenance of the Societies properties.

On behalf of the Committee



T. Gee - Chairman

**ANCHOR TENANTS LIMITED**  
**INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 JANUARY 2012**

	<u>Note</u>	2012		2011	
		£	£	£	£
<b>INCOME :</b>					
Rents receivable - houses and garages			214,191		214,794
Rent of hall			2,958		3,125
Church rent			200		200
Wayleave			50		50
Key deposits			13		13
Interest received			16		14
			<u>217,428</u>		<u>218,196</u>
<b>EXPENSES :</b>					
<b>Management Expenses</b>					
Salaries		70,610		67,258	
National Insurance		6,774		6,417	
Committee fees		654		788	
Printing, postage and stationery		1,014		895	
Telephone		775		795	
Office and workshop rates		430		703	
Light and heat		824		1,228	
Cleaning and pest control		864		816	
Van expenses		1,359		1,208	
Audit and accountancy		1,290		1,260	
Professional fees		2,500		1,088	
FSA fee		180		180	
Donations		350		150	
Bad debts		-		472	
Bank charges		708		666	
Sundry expenses		248		426	
			<u>88,580</u>	<u>84,350</u>	
<b>Estate Expenses</b>					
Repairs - Painting		16,788		8,730	
- Building, roofing and skip hire		14,427		14,567	
- Damp proofing		7,962		6,642	
- Window and door replacement		24,045		26,790	
- Central heating installation and repairs		41,821		14,157	
- Electrical		12,744		5,725	
- Plumbing		5,901		4,571	
- Lead pipe replacement		4,380		5,011	
- Gas testing and servicing		10,892		9,267	
Insurance		11,354		11,172	
			<u>150,314</u>	<u>106,632</u>	
Depreciation			<u>189</u>	<u>360</u>	
<b>(Deficit)/surplus before taxation</b>			(21,655)	26,854	
<b>Corporation Tax</b>	6		<u>566</u>	<u>(566)</u>	
<b>(Deficit)/surplus after taxation</b>			(21,089)	26,288	
<b>Accumulated surplus at beginning of year</b>			122,157	95,869	
<b>Accumulated surplus at end of year</b>			<u>101,068</u>	<u>122,157</u>	



**ANCHOR TENANTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**

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**(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>
<b>COST</b>					
At 1 February 2011 and at 31 January 2012	<u>70,150</u>	<u>5,359</u>	<u>2,951</u>	<u>3,300</u>	<u>81,760</u>
<b>DEPRECIATION</b>					
At 1 February 2011	-	5,304	2,547	3,300	11,151
Charge for the year	-	55	134	-	189
At 31 January 2012	<u>-</u>	<u>5,359</u>	<u>2,681</u>	<u>3,300</u>	<u>11,340</u>
<b>NET BOOK VALUE</b>					
At 31 January 2012	<u>70,150</u>	<u>-</u>	<u>270</u>	<u>-</u>	<u>70,420</u>
At 31 January 2011	<u>70,150</u>	<u>55</u>	<u>404</u>	<u>-</u>	<u>70,609</u>

**ANCHOR TENANTS LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS**

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**(4) DEBTORS**

	<b>2011</b>	<b>2010</b>
	<b>£</b>	<b>£</b>
Rent arrears	231	666
Due from tenants for work done	343	-
Corporation Tax	566	-
Prepayments	2,190	2,146
	<u>3,330</u>	<u>2,812</u>

**(5) SHARE CAPITAL**

	<b>£</b>
At 1 February 2011	17,337
Additions	200
Withdrawals	(483)
At 31 January 2012	<u>17,054</u>

**(6) TAXATION**

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

**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 2012 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 2012 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	555	£50.00	690	£50.00	744	£50.00
11	£52.50	566	£50.00	691	£50.00	745	£50.00
21	£10.50	572	£50.00	692	£150.00	746	£50.00
39	£50.00	574	£50.00	695	£60.00	747	£80.00
82	£10.50	576	£90.00	696	£50.00	748	£50.00
125	£50.00	581	£52.50	697	£50.00	749	£50.00
129	£50.00	582	£50.00	698	£50.00	750	£50.00
177	£50.00	584	£80.00	699	£50.00	753	£150.00
204	£200.57	595	£30.00	703	£50.00	754	£50.00
210	£50.00	599	£50.00	705	£50.00	755	£50.00
262	£50.00	604	£50.00	707	£60.00	756	£80.00
275	£21.00	605	£50.00	708	£50.00	757	£50.00
288	£80.00	608	£50.00	710	£50.00	758	£50.00
292	£50.00	609	£70.00	711	£100.00	759	£50.00
297	£50.00	611	£50.00	712	£50.00	760	£50.00
306	£50.00	612	£70.00	713	£50.00	761	£50.00
335	£50.00	613	£80.00	714	£50.00	762	£50.00
339	£50.00	615	£120.00	715	£50.00	763	£50.00
345	£50.00	616	£50.00	716	£50.00	764	£50.00
361	£10.00	617	£50.00	717	£20.00	767	£50.00
377	£50.00	620	£50.00	719	£50.00	768	£50.00
409	£23.15	621	£50.00	720	£50.00	770	£50.00
419	£50.00	630	£50.00	721	£50.00	771	£50.00
422	£30.00	632	£90.00	722	£50.00	772	£50.00
428	£100.00	633	£120.00	723	£30.00	773	£50.00
431	£50.00	645	£150.00	724	£50.00	774	£50.00
437	£100.00	646	£50.00	726	£50.00	775	£50.00
438	£50.00	661	£50.00	727	£50.00	779	£50.00
439	£50.00	665	£130.00	728	£50.00	780	£50.00
441	£50.00	667	£50.00	730	£50.00	781	£50.00
461	£80.00	668	£100.00	731	£50.00	783	£50.00
481	£50.00	670	£50.00	732	£50.00	784	£90.00
489	£20.00	675	£50.00	733	£60.00	785	£50.00
510	£50.00	678	£50.00	734	£50.00	786	£50.00
537	£50.00	680	£50.00	735	£70.00	787	£50.00
544	£50.00	684	£50.00	736	£50.00	788	£50.00
545	£50.00	685	£80.00	738	£100.00	790	£50.00
549	£30.00	686	£50.00	739	£50.00	791	£80.00
550	£50.00	687	£70.00	740	£50.00	792	£50.00
551	£50.00	688	£90.00	741	£50.00	794	£50.00
554	£70.00	689	£50.00	742	£50.00	795	£50.00

796	£50.25	849	£50.00	900	£50.00	950	£30.00
797	£50.00	850	£50.00	901	£50.00	952	£50.00
798	£50.00	851	£50.00	903	£50.00	953	£50.00
799	£50.00	853	£50.00	904	£50.00	954	£50.00
800	£10.00	854	£50.00	905	£50.00	955	£50.00
801	£53.50	855	£50.00	906	£50.00	956	£50.00
802	£50.00	856	£50.00	907	£50.00	957	£50.00
803	£50.00	857	£50.00	911	£10.00	958	£10.00
804	£50.00	858	£50.00	912	£10.00	959	£50.00
805	£50.00	859	£50.00	914	£50.00	960	£50.00
806	£50.00	861	£50.00	915	£100.00	961	£50.00
808	£50.00	862	£50.00	916	£50.00	962	£50.00
810	£50.00	867	£50.00	917	£50.00	963	£50.00
811	£50.00	868	£50.00	918	£50.00	964	£50.00
812	£50.00	869	£50.00	920	£50.00	965	£50.00
813	£50.00	870	£50.00	921	£50.00	966	£50.00
815	£50.00	872	£50.00	922	£50.00	967	£50.00
816	£60.00	873	£50.00	923	£50.00	968	£50.00
817	£50.00	874	£50.00	925	£10.00	970	£50.00
818	£50.00	875	£50.00	926	£60.00	971	£50.00
819	£50.00	876	£50.00	927	£50.00	972	£50.00
820	£80.00	877	£50.00	928	£50.00	973	£50.00
822	£50.00	878	£50.00	929	£50.00	974	£10.00
823	£50.00	879	£110.00	930	£10.00	975	£50.00
825	£50.00	880	£50.00	931	£50.00	976	£50.00
828	£50.00	881	£50.00	932	£50.00	977	£50.00
829	£50.00	882	£50.00	933	£50.00	978	£50.00
831	£50.00	883	£20.00	934	£50.00	979	£50.00
832	£50.00	884	£50.00	935	£50.00	980	£50.00
833	£50.00	885	£50.00	936	£50.00	981	£50.00
837	£50.00	887	£50.00	937	£50.00	982	£50.00
838	£50.00	889	£50.00	938	£50.00	983	£50.00
839	£50.00	890	£10.00	939	£50.00	984	£50.00
840	£50.00	891	£10.00	940	£50.00	985	£50.00
841	£50.00	892	£50.00	941	£50.00	986	£50.00
842	£50.00	893	£60.00	942	£50.00	987	£50.00
843	£50.00	894	£10.00	943	£50.00	988	£50.00
844	£50.00	895	£10.00	945	£50.00	989	£50.00
845	£50.00	896	£10.00	946	£50.00		
846	£50.00	897	£10.00	947	£10.00	Total	£17,054.47
847	£50.00	898	£50.00	948	£50.00		
848	£50.00	899	£50.00	949	£50.00		

## **Minutes of the Annual General Meeting held Wednesday 30<sup>th</sup> March 2011**

### **Members**

Mrs Benning took the chair: all committee members were present with a further 15 society members in attendance.

### **Minutes**

Minutes of the previous annual general meeting were confirmed and signed, proposed by Mr M Cort and seconded by Mrs P Smith.

### **Matters Arising**

There were no matters arising from the previous minutes.

### **Chairman's Report**

The chairman commenced her report by informing the meeting that there were at present two empty properties, one of which had to be taken back by the estate under a section 21. Although this had not been a long tenancy, there is a considerable amount of work that needs to be done.

The lead pipe replacement in Fern Rise has been held up by problems with Severn Trent Water losing the paperwork on two separate occasions. This has been on going since June 2010. A third lot of paperwork has been sent and hopefully a date will now be given for the new connections.

The painting programme, 71 to 111 Keyham Lane, will hopefully start in June; doors will be replaced as required.

Tenants in Lilac Avenue, may be wondering what is happening to the land at the back of their properties. We have not heard from Mr Beesley for quite along time, so we are hoping that it stays that way.

The committee have decided to review the need for a rent increase later in the year. Money has been put aside to cover taking over responsibility for central heating systems. There have been a few problems detected when the landlord's annual safety check has been carried out, but hopefully the funds set aside will cover the cost of any repairs needed.

Last year the age of consent to be offered a house was discussed by the committee, who unanimously decided to leave the age for eligibility for a house at twenty five.

The committee will be doing a walkabout in a few weeks time to have a look around the estate at properties and front gardens.

The committee will be arranging another informal tenants meeting, where it is hoped that a social committee will be formed, who can then arrange events for the estate; tenants will be notified of the date of the meeting.

If anyone is interested in being part of this, then please come along with your ideas. Funding for some events may be available from the estate.

This concluded the chairman's report

### **Auditor's Report**

Mr Mee began his report by saying that the accounts paint a different picture from twelve months ago. The rents revenue had increased by £15,000 even though there has been no rent increase. This is solely due to the rent from houses that had been refurbished and let at an increased rent.

The rental for the hall is reduced; this was due to a new lower rental agreement with the Leicester Orpheans Youth Orchestra for this period.

The deficit last year was due to the expenditure on the empty properties and also the legal fees incurred with the disputed land at the rear of Lilac Avenue.

This year there is a surplus of £26,288 this takes back what was lost the previous year. The estate has funds available if spending is needed on taking over responsibility for central heating systems.

The wage increase was due to a staff change and an increase in hours, as well as increased employers national insurance contributions. Less was spent on plumbing, electrical and building supplies, as there were fewer empty properties to refurbish.

Mr Ross finished by saying that the level of income and good management enables the estate to spend on the houses and keep them in good repair.

Mrs J Goodwin proposed that the accounts were accepted as a true record, seconded by Mrs J Gamble.

Mrs J Bradshaw proposed the re-election of Nixon Mee Limited as auditors for the coming year; this was seconded by Mrs V Thornley.

### **Arbitrators**

Mrs Benning said that as no one had submitted any names, the committee would appoint the Arbitrators for the coming year.

### **Remuneration of Committee**

Mrs J Bradshaw proposed that the committee fee stay at £2.00 per meeting; this was seconded by Mr M Cort.

### **General Business**

Mr E Gaten asked if repairs to boilers were covered by the estate. Mrs Benning informed the meeting that they were. Mr Gaten asked if a boiler had to be replaced, would the tenant's rent be increased. Mrs Benning said rent would not be increased.

Mrs Thornley brought up the road that is going through at the rear of her garden. She was assured that no road was going at the rear of Lilac Avenue, as there is no access. She went on to ask about the boundary at the rear of her garden. She was assured that the fence erected by the estate was on the boundary line.

Miss Gamble asked if she could now put up a new fence. Mrs Benning said that fencing could be put up, but it must be on the boundary line which is marked by posts and wire strands, not inside.

Mrs P Smith said that she was going to suggest organising a street party for the Queens Diamond Jubilee celebrations next year, but after what had been said in the chairman's report, this would be something for the tenant's social committee to organise, once one was formed.

Mrs J Gamble asked if the committee knew how much the rent increase would be. Mrs Benning said that this had not been decided as there may not be the need for one during this financial year.

Mrs I Gaten asked if there was going to be a party for the royal wedding. Mrs Benning said that tenants could arrange one if they wanted.

This concluded the business of the meeting and Mrs Benning thanked members for their attendance, before declaring the meeting closed at 7.25pm.