

Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

AGM Agenda, 2018

The annual general meeting of the above society will be held in Laburnum Hall 55 Laburnum Road, on Wednesday 28th March 2018 at 7:00pm to transact the following: -

- Minutes of the AGM held on 29th March 2017 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 2018
- 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.

S. S. Swann

Susan Swann, secretary

The accounts will be available for download by the end of March. http://anchortenants.co.uk/agm_2018.php



Minutes of the Annual General Meeting held on Wednesday 29th March 2017

Members

Mr T Gee took the chair, all committee members were present with a further 19 society members present.

Minutes

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

Matters Arising

None

Chairman's Report

Mr T Gee began his report by saying that it is almost impossible to list the amount of maintenance and repairs that have been completed over the past 12 months, although it is nice to report that we are keeping well up to date with the necessary work. The usual list of repairs e.g. blocked drains, failed window seals, dripping and broken taps, loose tiles, broken gutters, etc. kept our maintenance man busy. We still continue with one maintenance man where before we had two at the present we are keeping up to scratch with the repairs and are monitoring the situation to see how things develop. Because of Health and Safety considerations, a lot of the work that our men used to do, is no longer possible. This applies particularly to roof work and chimneys so we will continue with one maintenance man and see how things work out.

With the installation of the disabled toilets and the necessary fire escape ramp, all major work on the hall has now been completed and the hall is available for hire and the bookings have started to come in. I understand, from our hard-working booking agent, Amy Benning, that the hall has already been booked 12 times and there are more bookings to come. This still leaves us with the areas at the side of the hall and discussions are ongoing about their use. One of the ideas for the use of the land on which the old wooden garages stood was to enable tenants to park their cars there in order to get them off our crowded streets. We sent a letter round to all tenants to see if they would like to avail themselves of this opportunity and were disappointed to receive only 3 applications. We may still reserve a small area for tenants to use and allow people who book the hall to use it for parking. We are considering levelling and grassing the other side and making it available for outside activities for those who book the hall. You may think that it would be a simple matter to find a use for these areas, but you have to bear in mind that all the health and safety regulations that apply to the hall also applies to these areas. There is also the matter of costs which can be quite considerable.

The painting program for this year will be part of Keyham Lane. As well as painting these properties we are also going to renew the gutters,

bargeboards, fascias and downrights. This we hope to include in all our future painting programs. We shall also be renewing the balcony on the front of 6 and 8 Fern Rise.

There is currently a drive to make the rules on electrical safety more transparent just as they are with gas safety. It may be that 5 yearly electrical checks will become mandatory. Although this has not yet been agreed, legislation is likely to be introduced in the near future. We need to be aware of this and prepare for it. With this in mind it is of vital importance that if you have any electrical work done in your house, it must be with a qualified electrician and a certificate obtained from the electrician for all work completed. Strict rules govern what electrical work can be done without notification and inspection. Part P of the building regulations limit what work may be carried out other than by a qualified electrician. When work is carried out by a qualified person, they will deal with the necessary paperwork to comply with the regulations. They will also provide you with a completed Electrical Installation Certificate. Whilst the electrician is there they now have to notify us of any wiring that they consider to be substandard. This means that we then have to commission a full report on the state of the wiring and take whatever action is necessary. This is already happening and we are having to undertake 3 full rewiring's and 5 partial rewiring's in order to satisfy safety guidelines.

I can report that finances are in a healthy state and our Auditor Mr Mee will give more details in due course. We have been helped by the lack of empty properties. Having said that, we have just received notification, that one tenant on Fern Rise is vacating her house and getting married, so we will start off this year with at least one vacant property.

Can I ask tenants, that if they put decking or indeed, any other forms of landscaping in the garden, that they give due consideration to drains and inspection covers. Sewers and drains sometimes get blocked and it doesn't help if, in order to clear any blockage, we have to spend time removing decking so that we can access the manhole.

We have finished fitting smoke alarms where necessary. These alarms are to comply with current regulations and should not be removed or tampered with. If you have a problem with them please report it to us and we will rectify it.

It may seem, especially to those of us who have been on the estate for a number of years, that all the committee do is to issue dictates saying that you must do this or you can't do that. The freedoms that we used to have, to run this estate how we wished, are no longer valid. Various acts of parliament, new housing regulations and landlord and tenant legislation and particularly health and safety regulations now limit and control our actions. Many legal and safety issues rest with the landlord and we take them very seriously. We know that your house is your home and many of you have spent time and money on it. If we have to do any work on your home we will try our best to make sure that you are inconvenienced as little as possible.

We are not just a collection of houses, we are a community and your

committee and our hardworking secretary Susan, wish to make sure it continues as such. Many of us can step out of our front door and say hello to the neighbours on either side of us, wave to the people across the road and chat to others as we walk around the estate. This is a situation that is unknown in many other places. It would be a shame if this disappeared. I have always stressed in my reports, the need to support the ethos of Anchor Tenants. Attending our meetings shows support, and I thank those who have taken the trouble to be here tonight, filling in the voting forms shows support and again I thank all those who have done so. But how about a session on the committee, let's have lots more nominations.

This concluded the chairman's report.

Result of Ballot

The result was as follows:

- Mrs K Creese 93
- Mr M Carter 71
- Mr T Gee 295
- Mr I Pawson 135

As there are three positions to fill, Mrs K Creese, Mr T Gee and Mr I Pawson are elected to the committee. Mr Gee thanked everyone that had voted and Mrs I Gatlen and Mrs J Taylor for acting as Scrutineers.

Auditor's Report

Mr Mee began his report by saying that the rent had increased, this was a combination of factors. A £2.00 per week rent increase pulled in an extra £15,000 and with a 53-week year and the empty houses coming on stream, this took the increase up to £24,00 but there was less income from the hall.

In terms of spending, the management expenses which the biggest component of this is the wages and salaries. In the first three months of the 2016 year there were three employees' then for the rest of the year you were down to two, so there was a saving on that and also on the national insurance contributions. Most other expenses were the same as the previous year apart from the hall expenses, this was for various equipment pots and pans etc. Mr Mee said there were two empty houses where extensive work was carried out. There was more spent on damp proofing, as an occupied property had to be treated at a cost of £4,000. Spending on electrical work was down from the previous year due to there being only two empty properties. There was more spent on the painting programme for Laburnum Road, and more on lead pipe replacement this year. There was also £6,500 spent on installing a disabled ramp and £7,350 for toilets. This brings the total spent on the hall including last years spend to a total of £28,000. Hopefully this will be the end of doing up the hall and you will not be doing that sort of spending in the future years.

Overall, you are still left with £40,000 surplus, this will cost the society £6,500 in corporation tax, there has not been any paid over the last several years due to the losses incurred over that time. But the downside of putting

money back into the society's funds is that you have to pay tax. Essentially you have the funds to carry out the essential work that needs to be done, the society is in a strong position with a nice fighting fund.

Mr Mee finished his report by saying that it was a credit to the committee's hard work for getting the society in this position.

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

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

Arbitrators

Not required

Remuneration of Committee

Mr T Gee said that last year the committee had quite a rise and they would not be looking for an increase this year.

Mr Pawson said that personally he thought that the remuneration for the committee in his opinion should be zero. He said that they do not do it for the money, they are all in walking distance so there are no expenses involved. The money comes out of the rent and should be spent on maintaining the properties not on the committee.

Mr Cort said that the committee do put themselves out and go that extra mile. A large percentage of the people on the estate don't appreciate and can't even be interested. He went on to say that he appreciates what Mr Pawson is saying and it is a wonderful gesture but, he thinks that the remuneration goes a little way in showing the tenants appreciation.

Mr Gee said that any individual committee member could refuse payment if they wanted to.

It was agreed to keep the fee's as they are.

General Business

Mr Cort brought up electricals mentioned earlier, he said that partial work had been done in his house over the years by a qualified electrician. He went on to ask that if the rest is found to be substandard who would pay the cost. Mr Gee says that that depends, the electrical spec we put into a property now is far greater that it was years ago, so in some cases people are going to get more. But it is fair to say that if there are any extras over and above that spec then tenants would have to pay for the extra. Mr Gee clarified that if a property needs to be rewired then Anchor Tenants would pay, anything extra would have to be paid by the tenant.

Mr Osborne said that he would like to thank the committee for taking this on board. He went on to say, wouldn't it be better if all tenants went through the office to the committee before any electrical work is carried out. Mr Gee said that a letter will be sent out asking tenants that if they have any electrical work done that they inform us first.

Mr Parr said that he has the old type fuse box, does the electrical spec include fitting a new consumer box. Mr Gee said that a complete wiring includes a new consumer box.

Mr Ireland asked what were the two bits of land either side of the hall going to be used for. Mr Gee said that the garage side we are hoping that some tenants may use it to park their vehicles and for people using the hall. The other side is under discussion, it is hoped that this can be levelled and grassed and be used with the hall and also outside events in the summer.

Mrs C Smith asked if there were plans to have a caretaker to clean and look after the hall. Mr Gee said that we already have a cleaner coming in, the rest we are looking after ourselves. If we have lots of business coming in, then we may have to look at someone else taking over or another way of running it. Mrs Osborne said that if we get someone else to do it we would have to pay them.

Mrs C Smith said who on the committee would come to the hall and take responsibility and make sure that everything is alright. Mr Gee said that at the moment the committee take it in turns.

Mr Parr brought up the 20mph speed limit through the estate and asked if we could do anything about the speed people come through the estate as they take no notice of the speed limit. Other society members voiced their concerns.

Mr Gee said that there was nothing that the estate could do but advised tenants to keep reporting it to the police.

Mr Woolley said that he had spoken to a police officer and was told to take it up with the council.

Mrs Bradshaw said that she had brought it up at a community meeting. Mr Gee said that probably we should have a go at the council.

Mrs C Smith asked if there was a time limit on the hall. Mr Gee said that it is 11.00pm although if someone wanted it any longer we may have to get special permission.

Mr Ireland asked if we had got any bookings for the hall. Mr Gee said that there had been twelve bookings up to now and there's more coming in. Mr Ireland said that the local community halls had put their rents up. Mr Gee said that we had the rent for the hall fairly low at the moment with a view to increase it if necessary. If the bookings come flooding in we shall look at it again.

Mr Woolley said going back to the 20-mph speed limit could you get in touch with the council to complain. Mr Gee said that we have just the same effect as individuals writing to them. The more people that write and complain about the speeding vehicles the more effect it may have. He said that there is a website that you can put comments on.

Miss Benning said that when she complained about the dog mess on Lilac Walk, they came and put up signs but that was all. She was told that there is an app that you can download and if you see something, you can register it on the app whether it is dog fouling or regarding the 20mph speed limit

it will then be actioned. The more people that report things the more chance there is that something will be done about it.

Mr Woolley asked if it would be better coming from the estate. Mr Gee said that the road pavements and grass verges are entirely out of Anchor Tenants control and we are treated no differently than any other individual.

This concluded the business of the meeting and Mr Gee thanked everyone for their attendance before declaring the meeting closed at 7.35pm.

These minutes are the official record of what happened, and not a verbatim account.

Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

Report and statement of accounts for the year ending 31st January 2018

Committee of Management

Mrs J Benning
Mrs L Osborne
Mrs P Smith

Mr T Gee – Chairman
Mr I Pawson

Miss A Benning
Mrs K Creese

Secretary Susan Swann
Bankers Barclays Bank PLC

Solicitors Salusburys Harding & Barlow LLP
Auditors Nixon Mee Ltd.

Attendance for the year (29 possible)

J Benning	25	I Pawson	29	K Creese	29
L Osborne	26	T Gee	29	W Gee	24
A Benning	18	P Smith	27		

Order of retirement

L Osborne	2018	J Benning	2019	K Creese	2020
A Benning	2018	W Gee	2019	I Pawson	2020
P Smith	2018			T Gee	2020

Report of the Committee

Fellow Members,

We present herewith the Statement of Accounts for the year ending 31st January 2018. After meeting all expenses including interest on the reserve fund, there is a balance of -£1,522.

The Committee of Management recommends that no dividend be paid for the year ended 31st January 2018 and that all revenues received are used for the running, upkeep and maintenance of the Societies properties.

On behalf of the Committee



T. Gee – Chairman

ANCHOR TENANTS LIMITED

FINANCIAL STATEMENTS

For the year ended 31 January 2018

NIXON MEE LIMITED

COALVILLE

LEICESTERSHIRE

ANCHOR TENANTS LIMITED
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 JANUARY 2018

	2018		2017	
	£	£	£	£
INCOME :				
Rents receivable		293,310		295,636
Rent of hall		2,419		286
Church rent		200		200
Wayleave		50		50
Interest received		75		95
		<u>296,054</u>		<u>296,267</u>
EXPENSES :				
Management Expenses				
Salaries	51,724		50,721	
National Insurance	1,891		1,763	
Committee fees	1,100		531	
Printing, postage and stationery	885		1,297	
Telephone	788		720	
Website	36		338	
Office and workshop water charges	279		317	
Light and heat	1,648		1,472	
Cleaning and pest control	1,684		1,801	
Van expenses	1,390		1,522	
Audit and accountancy	1,350		1,350	
Professional fees	2,520		2,629	
FCA fee	205		195	
Donations	100		-	
Bank charges	226		149	
Hall expenses	1,827		1,181	
Key deposit refunds	-		115	
Sundry expenses	469		360	
		<u>68,122</u>		<u>66,461</u>
Estate Expenses				
Repairs - Building, roofing and skip hire	114,765		60,602	
- Damp proofing	2,998		10,474	
- Window and door replacement	5,170		14,201	
- Central heating installation and repairs	17,771		22,485	
- Electrical	32,856		6,893	
- Painting	14,500		19,008	
- Lead pipe replacement	8,590		9,780	
- Gas testing, servicing and connection	11,345		12,859	
- Hall	4,663		15,988	
Empty properties – rates and light & heat	1,274		2,218	
Insurance	14,130		13,882	
		<u>228,062</u>		<u>188,390</u>
Depreciation		<u>1,534</u>		<u>1,098</u>
(Deficit) /surplus before taxation		(1,664)		40,318
Taxation		142		(6,514)
(Deficit)/surplus after taxation		<u>(1,522)</u>		<u>33,804</u>
Accumulated surplus at beginning of year		<u>154,995</u>		<u>121,191</u>
Accumulated surplus at end of year		<u><u>153,473</u></u>		<u><u>154,995</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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' as applied to smaller entities by the adoption of Section 1A of FRS 102 (s.1A of FRS 102). The disclosure requirements of s.1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling which is the functional currency of the Society.

Turnover

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

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:

Estate	-	nil
Plant and fixtures	-	10% of cost
Van	-	20% of cost
Computer equipment	-	25% of cost

Stocks

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

(2) FIXED ASSETS

	<u>Estate</u>	<u>Plant</u>	<u>Fixtures and equipment</u>	<u>Van</u>	<u>Total</u>
COST					
At 1 February 2017	70,150	5,359	4,665	4,500	84,674
Additions	-	-	579	-	579
At 31 January 2018	<u>70,150</u>	<u>5,359</u>	<u>5,244</u>	<u>4,500</u>	<u>85,253</u>
DEPRECIATION					
At 1 February 2017	-	5,359	1,420	1,500	8,279
Charge for the year	-	-	634	900	1,534
At 31 January 2018	<u>-</u>	<u>5,359</u>	<u>2,054</u>	<u>2,400</u>	<u>9,813</u>
NET BOOK VALUE					
At 31 January 2018	<u>70,150</u>	<u>-</u>	<u>3,190</u>	<u>2,100</u>	<u>75,440</u>
At 31 January 2017	<u>70,150</u>	<u>-</u>	<u>3,245</u>	<u>3,000</u>	<u>76,395</u>

The committee are of the opinion that the cost of obtaining a fair value of the Estate would outweigh the benefit and accordingly the Estate is classified as property. Depreciation should be provided on this, but has not been done, which is not in accordance with the requirements of Financial Reporting Standard 102.

(3) SHARE CAPITAL

	£
At 1 February 2017	16,453
Additions	350
Withdrawals	(60)
At 31 January 2018	<u>16,743</u>

ANCHOR TENANTS LIMITED
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 Co-operative and Community Benefit Societies Act 2014 requires the Management Committee to prepare financial statements for each financial period. Under this Act 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 Co-operative and Community Benefit Societies Act 2014. 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

Qualified Opinion

We have audited the financial statements of Anchor Tenants Limited (the 'Society') for the year ended 31 January 2018 which comprise the Income & Expenditure Account and Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Society's members, as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014. 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.

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 as at 31 January 2018 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014.

Basis for qualified opinion

As disclosed in note 2 to these financial statements depreciation is not provided on the freehold property, which practice, in our opinion, is not in accordance with the requirements of Financial Reporting Standard 102.

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Society in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and the 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 assist with the preparation of its payroll and with the preparation of the financial statements and the preparation and submission of returns to the tax authorities and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the committee of management's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the committee of management has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Society's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

(continued)

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

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

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

Responsibilities of the committee of management

As explained more fully in the committee of management's responsibilities statement set out on page 4 the committee of management is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as it determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the committee of management is responsible for assessing the Society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the committee of management either intends to liquidate the Society or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but, except to the extent otherwise explicitly stated in our report, not for the purpose of expressing an opinion on the effectiveness of the Society's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the committee of management.
- Conclude on the appropriateness of the committee of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Society's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Society to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Anchor Tenants Limited

Registered under the Industrial and Provident Societies Act, 1965

Shareholding List

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	Folio	Holding	Folio	Holding	Folio	Holding	Folio	Holding
11	£52.50	613	£80.00	722	£50.00	779	£50.00	838	£50.00
36	£30.00	615	£120.00	723	£30.00	780	£50.00	840	£50.00
39	£50.00	616	£50.00	724	£50.00	781	£50.00	841	£50.00
129	£50.00	617	£50.00	727	£50.00	783	£50.00	842	£50.00
177	£50.00	620	£50.00	728	£50.00	784	£90.00	843	£50.00
210	£50.00	621	£50.00	730	£50.00	785	£50.00	844	£50.00
262	£50.00	630	£50.00	731	£50.00	786	£50.00	845	£50.00
275	£21.00	632	£90.00	732	£50.00	787	£50.00	846	£50.00
292	£50.00	645	£150.00	733	£60.00	788	£50.00	847	£50.00
297	£50.00	646	£50.00	734	£50.00	790	£50.00	848	£50.00
306	£50.00	661	£50.00	735	£70.00	791	£80.00	849	£50.00
335	£50.00	665	£130.00	736	£50.00	792	£50.00	850	£50.00
345	£50.00	667	£50.00	738	£100.00	794	£50.00	851	£50.00
361	£10.00	670	£50.00	739	£50.00	795	£50.00	853	£50.00
409	£23.15	675	£50.00	740	£50.00	796	£50.25	854	£50.00
422	£30.00	678	£50.00	741	£60.00	797	£50.00	855	£50.00
428	£100.00	685	£80.00	742	£70.00	798	£50.00	856	£50.00
431	£100.00	687	£70.00	744	£50.00	799	£50.00	857	£50.00
437	£100.00	688	£90.00	745	£50.00	802	£50.00	859	£50.00
438	£50.00	689	£50.00	746	£50.00	803	£50.00	861	£50.00
439	£50.00	690	£50.00	747	£80.00	804	£50.00	867	£50.00
441	£50.00	691	£50.00	748	£50.00	805	£50.00	868	£50.00
461	£80.00	692	£150.00	749	£50.00	806	£50.00	869	£50.00
510	£50.00	695	£60.00	750	£50.00	808	£50.00	870	£50.00
537	£50.00	696	£50.00	753	£150.00	810	£80.00	872	£50.00
544	£50.00	697	£50.00	754	£50.00	811	£80.00	873	£50.00
545	£50.00	698	£50.00	755	£50.00	812	£50.00	874	£50.00
549	£30.00	699	£50.00	756	£80.00	813	£50.00	875	£50.00
550	£50.00	705	£50.00	757	£50.00	815	£50.00	876	£50.00
551	£50.00	707	£60.00	759	£50.00	816	£60.00	877	£50.00
554	£70.00	708	£50.00	760	£50.00	817	£50.00	878	£50.00
555	£50.00	710	£50.00	761	£50.00	818	£50.00	879	£110.00
566	£50.00	711	£100.00	762	£50.00	819	£50.00	880	£50.00
574	£50.00	712	£50.00	763	£50.00	820	£80.00	881	£50.00
576	£90.00	713	£50.00	764	£50.00	822	£50.00	882	£50.00
581	£52.50	714	£50.00	767	£50.00	823	£50.00	883	£20.00
584	£80.00	715	£50.00	768	£50.00	825	£50.00	884	£50.00
604	£50.00	716	£50.00	770	£50.00	828	£50.00	885	£50.00
605	£50.00	717	£20.00	771	£50.00	829	£50.00	887	£50.00
609	£80.00	719	£50.00	773	£50.00	831	£50.00	889	£50.00
611	£50.00	720	£50.00	774	£50.00	832	£50.00	891	£63.50
612	£70.00	721	£50.00	775	£50.00	833	£50.00	892	£50.00



Anchor Tenants Limited

Registered under the Industrial and Provident Societies Act, 1965

Shareholding List

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	Folio	Holding	Folio	Holding	Folio	Holding	Folio	Holding
893	£60.00	946	£50.00	992	£50.00				
894	£10.00	947	£10.00	993	£50.00				
895	£10.00	948	£50.00	994	£50.00				
896	£10.00	949	£50.00	995	£50.00				
897	£10.00	950	£50.00	996	£50.00				
898	£50.00	952	£50.00	997	£50.00				
899	£50.00	953	£50.00	998	£50.00				
900	£50.00	954	£50.00	999	£50.00				
901	£50.00	955	£50.00	1000	£50.00				
903	£50.00	956	£50.00	1001	£50.00				
904	£50.00	957	£50.00	1002	£50.00				
905	£50.00	958	£10.00	1003	£50.00				
906	£50.00	959	£50.00	1004	£50.00				
907	£50.00	960	£50.00	1005	£50.00				
911	£10.00	961	£50.00	1006	£50.00				
912	£10.00	962	£50.00	1007	£50.00				
914	£50.00	963	£50.00	1008	£50.00				
915	£100.00	964	£50.00	1009	£50.00				
916	£50.00	965	£50.00	1010	£50.00				
917	£50.00	966	£90.00	1011	£50.00				
918	£50.00	967	£50.00	1012	£50.00				
920	£50.00	968	£50.00	1013	£50.00				
921	£50.00	970	£50.00	1014	£50.00				
923	£50.00	971	£50.00	Total	£16,742.90				
925	£10.00	972	£50.00						
926	£60.00	973	£50.00						
927	£50.00	975	£50.00						
928	£50.00	976	£50.00						
929	£50.00	977	£50.00						
930	£10.00	979	£50.00						
932	£50.00	980	£50.00						
933	£50.00	981	£50.00						
934	£50.00	982	£50.00						
935	£50.00	983	£50.00						
936	£50.00	984	£50.00						
937	£50.00	985	£50.00						
938	£50.00	986	£50.00						
939	£50.00	987	£50.00						
940	£50.00	988	£50.00						
941	£50.00	989	£50.00						
942	£50.00	990	£50.00						
943	£50.00	991	£50.00						