

Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

AGM Agenda, 2019

The annual general meeting of the above society will be held in Laburnum Hall 55 Laburnum Road, on **Thursday 28th March 2019 at 7:30pm** to transact the following: -

- Minutes of the AGM held on 28th March 2018 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 2019
- 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_2019.php



Minutes of the Annual General Meeting held on Wednesday 28th March 2018

Members

Mr T Gee took the chair, all committee members were present with a further 13 society members present.

Minutes

Minutes of the previous annual general meeting were confirmed and signed, proposed by Mrs J Bradshaw and seconded by Mrs J Taylor.

Matters Arising

None

Chairman's Report

At the present time we have five empty houses. Three of these we are working on at the moment and our target is to have all of these properties tenanted in the current financial year. While the cost of renovating these houses is quite considerable, the properties, once tenanted, bring in a higher level of rent, and so help to increase our income.

Our intention is to renew all gutters, facias and downpipes and it is proceeding as expected and we have managed to complete part of Keyham Lane and most of Chestnut Avenue. The renewing of these features is beneficial in two ways, increased safety and reduced costs in the painting programme. As with all major new projects, we do tend to get some initial problems and it is fair to say that we have had a few with this one. Health and safety means that the houses must be scaffolded to renew the gutters and facias. Co-ordinating the scaffolding with the progress of work has been a problem, trying to get the work done during the winter with the appalling weather that we have had, hasn't helped and we must apologise to those tenants who have had scaffolding against their houses for longer periods than necessary. Whilst the contractors initial work was satisfactory, we are not too happy with progress and will be using another contractor in the future.

It is nice to report that we are still in a fairly good financial position and our auditor, Mr Mee will give you all the relevant information in due course.

At our last quarterly meeting, we asked if there was anybody who wished to take on the running of the Hall on behalf of Anchor Tenants, and we are happy to report that a person has been appointed and all the bookings and other relevant matters, will be handled by Sian Bateman. Sian lives on the estate and we welcome her as part of our team and hope that under her guidance the hall will prosper.

As you can see, we have started to work on the land at the side of the hall. This has been cleared and all the rubbish that had accumulated over the years has been removed. The next step is to import some topsoil and sow grass seed. We intend to make this into a garden and recreation space that can be used by people who rent the hall and also the rest of the community. We have, once more, submitted an application for a lottery grant to help with the costs. We have taken onboard all the advice given by the lottery people with regards to the application and hope that this time we will be successful. I can now report that since preparing my speech, we have been contacted by the Lottery Awards for All and they have

confirmed that we have been awarded a grant of £10,000.00 to enable us to complete the work required. We already have a plan of what we intend to do, and we welcome your comments on it. We have trees, shrubs and flowers to plant. This is a community project, and anybody who wishes to volunteer their help will be most welcome.

Condensation is still causing problems in some of the houses. This is something that effects, not just our houses, but many homes throughout the country. In order to combat this, we have started to fit electric fans in some kitchens and bathrooms and have found them to be of great help. If fitted, they should not be removed, as they are an important part of the condensation control. It is impossible to completely prevent condensation in the home, but you should aim to reduce it to a level so that it doesn't cause problems. We have a leaflet that explains how this can be done and should you require one please let us know.

I would like to remind those shareholders who do not live on the estate, and also those that reside at home with their parents, how important it is that they notify us, should they change address. If they are on the housing list, how can we let you know that a house is available, if we don't know where you are. We also have to send out notices of meetings etc and we still get some returned with "not at this address" stamped on them.

I would also like to stress that the contractors that we use should not be contacted direct by the tenants. All repairs and any maintenance problems should be notified to the office where a job sheet will be completed, and the relevant contractor dispatched as soon as possible. If the office is closed and an emergency occurs, a member of the committee should be contacted, and they will deal with the problem. Our policy of using the same band of contractors has sometimes been criticised. They know how we work, are policies and what is expected of them. It certainly paid dividends this winter. The damage done by the high winds, mainly the loss of roof and ridge tiles, were speedily fixed by the roofing contractor and also the latest cold spell, which caused problems with many of our boilers, all of which were dealt with quickly and efficiently by the plumber either the same day we were notified, or the next day.

We have been asked, many times, whether we can do anything about people parking on the grass verges and making a mess of them. The grass verges, roads and pavements, are the responsibility of Leicester Council and whilst we have written to them with regards to the problem they have always pleaded poverty and lack of time to attend to this. I understand now that they have a small team going around and photographing the worst areas. They then do any repair work necessary and send the owners of the cars parked there a bill for the damage. You have been warned.

In conclusion, it would be very remiss of me if I didn't mention Janet Goodwin, who died earlier this year. We of course mourn all our members who pass away, but I think it is fair to say some will be missed more greatly than others. Janet will be one of these. She had been on the estate for most of her life and for a long time was a member and also chairman of this committee, until ill health caused her to retire. She was a staunch supporter of the ethos of Anchor Tenants and all we try to do. A lady of strong views and who was never afraid to voice them. She helped to keep the committee on its toes and she never missed a quarterly meeting. It is strange to stand here and not to see her sitting on the front row. Those of us who knew her well, will understand when I say "if there are ash trees in heaven, they will be quaking in their roots ". We shall miss her.

This concluded the chairman's report.

Result of Ballot

The result was as follows:

- Miss A Benning 196
- Mr M Carter 73
- Mrs L Osborne 165
- Mrs P Smith 170

As there are three positions to fill, Miss A Benning, Mrs L Osborne and Mrs P Smith are elected to the committee. There were five void papers this year. 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 previous year the society made quite a lot of money, but this year it was spent.

With regards to the income received, rents are actually lower this is because the previous year was a 53-week rent year and 2017 was a 52-week year. But there was added income from the empty properties which were let, and a full years rent was received from them.

The hall had just started to be rented out and £2,419.00 was taken, but this will increase now that there is someone in charge and promoting the use of the hall.

In terms of the expenses, the running costs shows a small increase in wages, but the majority is on par with the previous year.

The roofing and building expenses were up this was due to new guttering and fascias to 21 houses and also the re-roofing of 2 properties.

There were less empty properties in the year this meant that there was less spent on damp proofing and central heating installation.

More was spent on the electrics this was due to several occupied houses that required the wiring to be upgraded.

There was less spending on the hall apart from the new doors that were installed and the clearing of the compound.

Overall £40,000 more was spent in 2017 than the previous year which means that there was a small deficit of £1,522.

What has been generated in income has covered this year's costs and as shown on the balance sheet £95,000 is retained in the bank accounts. This shows that the society is in a very healthy position and is able to afford and carry on doing improvements to the estate.

This concluded Mr Mee's report.

Mrs R Newcombe asked what the wayleave was. Mr Mee said that it was the ground rent that the electricity company pay for the sub station at the top of Chestnut Avenue.

Mrs Newcombe also asked if it mattered not showing the true value of the estate on the accounts. Mr Mee said that as far as accounting standards go it is shown as an investment property, to get each property valued would come at an enormous cost, so the committee decision was that the cost of doing that would

grossly out way the benefit.

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

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

Arbitrators

Not required

Remuneration of Committee

Mr Pawson said that as you can see the cost of the committee's fees for last year were over a thousand pounds and he thought that this was vastly far too much. He went on to say that he didn't think that there should be any remuneration and five pounds was too much, but the rest of the committee didn't agree.

Mr Gee said that he didn't agree with him and it is open to any committee member not to accept it.

It was proposed by Mr C Newcombe that the fees remain the same as the previous year, seconded by Mr R Parr.

Mrs Osborne said that there are two people on the committee, Mr T Gee and Mr I Pawson who come into the office to help the secretary out. They both spend a lot of time over and above their duties to help this estate and thinks that this should be minuted.

General Business

Mrs R Newcombe said that on the voting papers it gives a folio number this means the person who is voting can be traced. She went on to say that she understands that the folio number needs to be on the letter to allocate the number of votes that the person has got but, felt that it should not go on the voting paper.

Mr T Gee said that it is printed on to stop fraud because, if we have two papers in with the same number on the top we know that it is fraud. Also, nobody knows who the folio number belongs to, they would have to look at the share book and we would not allow that. It does stop fraud; the scrutineers do not know who the folio numbers belong to.

Mr I Pawson said that it does not have to be a secret ballot, nowhere in the rule book does it state that, we could print the shareholders full name, but we choose not to. By printing the folio number, it is no different to the card you receive with a number printed on it for voting in elections.

Mr T Gee assured the meeting that no one would know who a shareholder had voted for.

Mr M Osborne asked if the tenants are going to be notified that the council may be checking the grass verges.

Mr T Gee said that they would know if they read the minutes that will be sent out. He went on to say that they may come around.

Mrs Bakker said following on from the chairman's report regarding gas electricity and boilers. She said that her boiler had broken down just before Christmas and she would like to say a big thank you for it being dealt with so well. She said that they could have been in a real mess over the holidays, but they were brilliant.

Mr T Gee said that people who are a little bit dismissive of this sometimes should

go onto the landlords and tenant's websites and see what other tenants have to put up with. Boilers breaking down, landlords not getting in touch for three weeks and people sitting freezing.

He said that he thinks that the service we give and try to give is probably the best in the country.

Mr C Newcombe said that they would like to second that as their boiler broke down over the holiday and D J B came out and did a temporary repair. Since that, they have now had a new boiler fitted. Mrs Newcombe said that they were brilliant and a pleasure to have in the house.

Mr T Gee said that it was nice to hear, and it would be passed on to them. He also said that they were fetched out at weekends over the holiday period and not once did they refuse to come out.

This concluded the business of the meeting and Mr T Gee thanked everyone for their attendance and hoped that more people would attend in the future before declaring the meeting closed at 7.30pm.

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 2019

Committee of Management

Mrs J Benning
Mrs L Osborne
Mr W Gee

Mr T Gee – Chairman
Mr I Pawson

Mrs P Smith
Mrs K Creese

Secretary Susan Swann
Bankers Barclays Bank PLC

Solicitors Salusburys Harding & Barlow LLP
Auditors Nixon Mee Ltd.

Attendance for the year (30 possible)

J Benning	26	I Pawson	30	K Creese	30
L Osborne	29	T Gee	29	W Gee	29
A Benning	9	P Smith	28		

Order of retirement

K Creese	2020	L Osborne	2021	J Benning	2022
I Pawson	2020	P Smith	2021	W Gee	2022
T Gee	2020				

Report of the Committee

Fellow Members,

We present herewith the Statement of Accounts for the year ending 31st January 2019. After meeting all expenses including interest on the reserve fund, there is a balance of -£1,004.

The Committee of Management recommends that no dividend be paid for the year ended 31st January 2019 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 2019

NIXON MEE LIMITED

COALVILLE

LEICESTERSHIRE

ANCHOR TENANTS LIMITED
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 JANUARY 2019

	2019		2018	
	£	£	£	£
INCOME :				
Rents receivable		297,412		293,310
Rent of hall		8,403		2,419
Church rent		200		200
Wayleave		50		50
Lottery grant		10,000		-
Interest received		56		75
		<u>316,121</u>		<u>296,054</u>
EXPENSES :				
Management Expenses				
Salaries	52,764		51,724	
National Insurance	1,970		1,891	
Committee fees	1,035		1,100	
Printing, postage and stationery	981		885	
Telephone	861		788	
Website	295		36	
Office and workshop water charges	887		279	
Light and heat	1,767		1,648	
Cleaning and pest control	634		671	
Van expenses	1,840		1,390	
Audit and accountancy	1,380		1,350	
Professional fees	3,733		2,520	
FCA fee	211		205	
Donations	50		100	
Bank and Paypal charges	341		226	
Hall expenses	6,710		1,827	
Bad debts	1,449		-	
Sundry expenses	1,422		469	
		<u>78,330</u>		<u>67,109</u>
Estate Expenses				
Repairs - Building, roofing and skip hire	110,087		114,765	
- Damp proofing	11,784		2,998	
- Window and door replacement	6,626		5,170	
- Central heating installation and repairs	21,124		17,771	
- Electrical	24,041		32,856	
- Painting	450		14,500	
- Lead pipe replacement	450		8,590	
- Gas testing, servicing and connection	11,860		11,345	
- Hall	27,624		4,863	
- Cleaning and gardening	3,428		813	
Empty properties – rates and light & heat	5,374		1,274	
Insurance	14,271		14,130	
		<u>237,119</u>		<u>229,075</u>
Depreciation		<u>1,534</u>		<u>1,534</u>
Deficit before taxation		(862)		(1,664)
Taxation		<u>(142)</u>		<u>142</u>
Deficit after taxation		(1,004)		(1,522)
Accumulated surplus at beginning of year		<u>153,473</u>		<u>154,995</u>
Accumulated surplus at end of year		<u>152,469</u>		<u>153,473</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 measured at the fair value of the consideration received.

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.

Taxation

Current tax is recognised on taxable surplus for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Financial instruments

Financial instruments are classified and accounted for according to the substance of the contractual arrangement as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the Society after deducting all of its financial liabilities.

ANCHOR TENANTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)

(2) FIXED ASSETS

	<u>Estate</u>	<u>Plant</u>	<u>Fixtures and equipment</u>	<u>Van</u>	<u>Total</u>
COST					
At 1 February 2018 and at 31 January 2019	70,150	5,359	5,244	4,500	85,253
DEPRECIATION					
At 1 February 2018	-	5,359	2,054	2,400	9,813
Charge for the year	-	-	634	900	1,534
At 31 January 2019	-	5,359	2,688	3,300	11,347
NET BOOK VALUE					
At 31 January 2019	70,150	-	2,556	1,200	73,906
At 31 January 2018	70,150	-	3,190	2,100	75,440

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 freehold property rather than investment property.

Depreciation should be provided on this, but this has not been done, which is not in accordance with the requirements of Financial Reporting Standard 102.

(3) SHARE CAPITAL

	£
At 1 February 2019	16,743
Additions	200
Withdrawals	(180)
At 31 January 2019	<u>16,763</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 2019 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 matters 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 2019 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

In respect of income from the hire of the hall the evidence available to us was limited because the system of control over this area of income was found to be insufficient for us to rely upon for the purpose of our audit and there were no other satisfactory audit procedures that we could adopt to confirm independently that all such income was properly recorded.

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.

Matters on which we are required to report by exception

In respect solely of the limitation of our work relating to hall hire income described above:

- we were unable to determine whether the Society had kept proper books of account, and maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; and
- we have not obtained all the information and explanations necessary for the purposes of our audit.

(continued)

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

Matters on which we are required to report by exception (continued)

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 revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the Society's books of account.

Responsibilities of the committee of management

As explained more fully in the committee of management's responsibilities statement set out on page 5 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	616	£50.00	724	£50.00	781	£50.00	842	£50.00
36	£30.00	617	£50.00	727	£50.00	783	£50.00	843	£50.00
39	£50.00	620	£50.00	728	£50.00	784	£90.00	844	£50.00
129	£50.00	621	£50.00	730	£50.00	785	£50.00	845	£50.00
177	£50.00	630	£50.00	731	£50.00	786	£50.00	846	£50.00
210	£50.00	632	£90.00	732	£50.00	787	£50.00	847	£50.00
262	£50.00	645	£150.00	733	£60.00	788	£50.00	848	£50.00
275	£21.00	646	£50.00	734	£50.00	790	£50.00	849	£50.00
292	£50.00	661	£50.00	735	£70.00	791	£80.00	850	£50.00
297	£50.00	665	£130.00	736	£50.00	792	£50.00	851	£50.00
306	£50.00	667	£50.00	738	£100.00	794	£50.00	853	£50.00
335	£50.00	670	£50.00	739	£50.00	795	£50.00	854	£50.00
345	£50.00	675	£50.00	740	£50.00	796	£50.25	855	£50.00
361	£10.00	678	£50.00	741	£60.00	797	£50.00	856	£50.00
409	£23.15	685	£80.00	742	£70.00	798	£50.00	857	£50.00
422	£30.00	687	£70.00	744	£50.00	799	£50.00	859	£50.00
428	£100.00	688	£90.00	745	£50.00	802	£50.00	861	£50.00
431	£100.00	689	£50.00	746	£50.00	803	£50.00	867	£50.00
437	£100.00	690	£50.00	747	£80.00	804	£50.00	868	£50.00
438	£50.00	691	£50.00	748	£50.00	806	£50.00	870	£50.00
439	£50.00	692	£150.00	749	£50.00	808	£50.00	872	£50.00
441	£50.00	695	£60.00	750	£50.00	810	£80.00	873	£50.00
461	£80.00	696	£50.00	753	£150.00	811	£80.00	874	£50.00
510	£50.00	697	£50.00	754	£50.00	812	£50.00	875	£50.00
544	£50.00	698	£50.00	755	£50.00	813	£50.00	876	£50.00
545	£50.00	699	£50.00	756	£80.00	815	£50.00	877	£50.00
549	£30.00	705	£50.00	757	£50.00	816	£60.00	878	£50.00
550	£50.00	707	£60.00	759	£50.00	817	£50.00	879	£110.00
551	£50.00	708	£50.00	760	£50.00	818	£50.00	880	£50.00
554	£70.00	710	£50.00	761	£50.00	819	£50.00	881	£50.00
555	£50.00	711	£100.00	762	£50.00	820	£80.00	882	£50.00
566	£50.00	712	£50.00	763	£50.00	822	£50.00	883	£20.00
574	£50.00	713	£50.00	764	£50.00	823	£50.00	884	£50.00
576	£90.00	714	£50.00	767	£50.00	825	£50.00	885	£50.00
581	£52.50	715	£50.00	768	£50.00	828	£50.00	887	£50.00
584	£80.00	716	£50.00	770	£50.00	829	£50.00	889	£50.00
604	£50.00	717	£20.00	771	£50.00	831	£50.00	891	£63.50
605	£50.00	719	£50.00	773	£50.00	832	£50.00	892	£50.00
611	£50.00	720	£50.00	774	£50.00	833	£50.00	893	£60.00
612	£70.00	721	£50.00	775	£50.00	838	£50.00	894	£10.00
613	£80.00	722	£100.00	779	£50.00	840	£50.00	895	£10.00
615	£120.00	723	£30.00	780	£50.00	841	£50.00	896	£10.00



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
897	£10.00	952	£50.00	997	£50.00				
898	£50.00	953	£50.00	998	£50.00				
899	£50.00	954	£50.00	999	£50.00				
900	£50.00	955	£50.00	1000	£50.00				
901	£50.00	956	£50.00	1001	£50.00				
903	£50.00	957	£50.00	1002	£50.00				
904	£50.00	958	£10.00	1003	£50.00				
905	£50.00	959	£50.00	1004	£50.00				
906	£50.00	960	£50.00	1005	£50.00				
907	£50.00	961	£50.00	1006	£50.00				
911	£10.00	962	£50.00	1007	£50.00				
912	£10.00	963	£50.00	1008	£50.00				
914	£50.00	964	£50.00	1009	£50.00				
915	£100.00	965	£50.00	1010	£50.00				
916	£50.00	966	£90.00	1011	£50.00				
917	£50.00	967	£50.00	1012	£50.00				
918	£50.00	968	£50.00	1013	£50.00				
920	£50.00	970	£50.00	1014	£50.00				
921	£50.00	971	£50.00	1015	£50.00				
923	£50.00	972	£50.00	1016	£50.00				
925	£10.00	973	£50.00	1017	£50.00				
926	£60.00	975	£50.00	1018	£50.00				
927	£50.00	976	£50.00	Total	£16,762.90				
928	£50.00	977	£50.00						
929	£50.00	979	£50.00						
930	£10.00	980	£50.00						
932	£50.00	981	£70.00						
933	£50.00	982	£80.00						
934	£50.00	983	£50.00						
935	£50.00	984	£50.00						
936	£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						
946	£50.00	992	£50.00						
947	£10.00	993	£50.00						
948	£50.00	994	£50.00						
949	£50.00	995	£50.00						
950	£50.00	996	£50.00						