

Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

AGM Agenda, 2020

The annual general meeting of the above society will be held in Laburnum Hall 55 Laburnum Road, on **Wednesday 25th March 2020 at 7:00pm** to transact the following: -

- Minutes of the AGM held on 28th March 2019 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 2020
- 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_2020.php



Minutes of the Annual General Meeting held on Thursday 28th March 2019

Members

Mr T Gee took the chair, all committee members were present with a further 17 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 Bradshaw.

Matters Arising

None

Chairman's Report

I will begin, as usual, to put you in the picture regarding empty properties. At the beginning of the financial year, we had six vacant properties, some which were being renovated and others waiting for work to begin. At the present time we are working on the last two houses. We also have had one house vacated by the tenant because of eviction, I will say more about this later in my report. This property had already been brought up to standard and so could be reallocated, to the next eligible person, fairly quickly.

We did discuss, at the general meeting in October last, whether there would be any interest in letting tenants view a renovated property , this was in order to show the amount of work that has to be done to bring them in line with current legislation, and the quality of the finished project. There was a majority in favour of this at the meeting, and we intend to allow viewing of the next finished property and we will notify all those interested in the near future.

It is good to report that our finances are still in a fairly healthy state and our auditor Mr Mee will give all relevant details in his report. The accounts, for the hall, although they show on the balance sheet, were kept separately This was so we could see, at a glance, how the bookings were doing. The spread sheet that we used to do this didn't contain enough information for a full audit to be completed, and we have been "told off" by our auditor. A new style spreadsheet is now in operation and we hope to be back in his good books next year.

The bookings for the hall continue to grow and now that the garden is finished and available for users, we hope to see its use increase. The event that was organised to mark the opening of the community garden was a great success. The weather was kind to us, and the Croft Silver band were excellent. Many thanks, once again, to all those who helped to make it a great day. The other event that deserves a mention, was the Christmas/New year party. We could not hold it before Christmas because the hall was fully booked, and so we held it in the new year. We had glowing reports from those who attended of how much they enjoyed it.

Thanks again must go to those wonderful ladies who put in so much hard work to make it a success. We definitely need more of these events.

We had some work done on the hall roof, at the end of last year. This was to replace the loose ridge and hip tiles and also to renew the gutters and fascias. You would not believe what we found whilst this was being tackled. Bees nests, squirrels' nests, rat runs were just some of the things that came to light. These have now been cleared away and all possible entrances and exits blocked and hopefully we shall have no more problems in the future. We intend to tackle the area on the other side of the hall this year. It is to be made into a car park for users of the hall. This will help to promote the use of the hall and relieve traffic congestion in front of the hall. The condition of the concrete road, which runs alongside the hall is so bad that it has become a health and safety concern, so this will be a priority.

We are awaiting quotations for the painting of the lower part of Lilac Avenue. The replacement of gutters and downpipes, which was put on hold last year, in order to concentrate on the empty properties, is to be reinstated, and the houses that are to be painted will also have their gutters and downpipes replaced.

I did mention, earlier, that we had to serve a section 21 notice on a tenant This was because of non-payment of rent. A section 21 notice is an eviction notice. This is done only as a last resort. We tried our very best to contact the person involved, but none of our letters were answered and all our efforts to secure a meeting, to discuss the situation, came to nought. We were left with no option but to take the action that we did. As I have said before, in situations like this, there are no winners. The tenant loses their home and we are financially out of pocket.

I will just mention gas and electric meters. A lot of people are having smart meters fitted. We have no problem with these. We do have a problem though, with prepayment meters. It is the devil's own job to get them removed should the tenant leave. Before one of these is installed it must be discussed with the committee.

It was a little disappointing, to have only two nominations for the committee this time and the two nominations were for retiring committee members. This estate will not function, in its present form, without a management committee. Anchor Tenants has been in existence for approx. 111 years and over that time the housing market has changed considerably. The latest English Housing survey has just been released analysing the U K private rental sector, and the report has uncovered some interesting statistics about today's tenants. A fifth, that is 20% of the U K population now lives in privately rented accommodation. This is a huge leap from previous surveys, and it is expected to rise to 25% by 2021. This changing trend to rent rather than buy is explained by many by the out of reach prices of buying a house. We have on our housing list some 71 people who are waiting for a house. Many of these are our children and grandchildren. Our estate is one of their best hopes of getting a home at a reasonable cost. Whilst it's true that an element of experience is needed on the committee, we also need the younger people with their ideas and energy to make sure that this estate continues to help those waiting for a house.

This concluded the chairman's report

Auditor's Report

Mr Mee began his report by saying that the income from rents had slightly increased, this was solely due to the renovated properties being let.

There had been a full year income from the hall which brought in £6,000. There was also the Lottery Grant of £10,000 which covered some of the expenses on the hall.

In terms of running costs the wages go up each year due to a small wage rise. Most of the expenses are very similar, but as mentioned there was an eviction. This comes with legal costs, of approximately £1,300 which is comes under professional fees.

With the full year rental of the hall, this comes with expenses, namely caretaker/ booking person and cleaner making up these costs.

The bad debt of £1,449.00 is the amount of rent not collected and the tenant was evicted.

The sundry expenses are higher as this included the cost of the open day event and the O.A.P party.

In terms of what was spent on the estate, there were four empty properties, the cost of renovating these, re-roofing etc, four lots of damp proofing. The electrical cost was not as high as the previous year when there were a lot of rewiring to properties that had to be done.

There was no painting programme this year, instead the guttering and facias were replaced on Chestnut Avenue, this is included in the building repairs.

There was a big spend on the hall, the work on the roof cost £12,300 there was also the work on the fence, garden and plants etc. totalled £14,700 less the £10,000 received from the Lottery Grant the money spent on the hall was £4,700.

With the empty properties comes costs, as full Council Tax has to be paid on each property, plus the loss of rent.

Mr Mee said that there had been a small deficit of £1,000 which was planned as the idea is that what you take in then you spend on the estate and that is what has been done this year.

The balance sheet looks virtually the same as it was twelve months ago, the assets remain the same. The society is still in a strong position.

Mr Mee finished his report by saying that the hall records and income were not as detailed as they should have been and made it difficult for him to trace, but hopefully more details have now been put in place. This is mentioned in our Auditors Report.

Mrs I Gaten proposed that the accounts were accepted as a true record, seconded by Mrs R Newcombe.

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

There was no ballot for the election of committee members, as there were two vacancies and only two nominations, so a vote was not required.

Arbitrators

Not required

Remuneration of Committee

Mr T Gee said that at the moment the committee get £5.00 per meeting and it is fair to say that they would not seek an increase on that.

As far as an increase is concerned Mr Pawson said he does not think there should be any remuneration, the committee fees were over a £1,000 last year.

Mrs J Bradshaw asked if he accepted his. Mr Pawson said that he donates his to Loros.

Mr Cort said he thought that was great, but he thinks that the committee are a guiding force within the society. There are a lot of people that haven't come to the meeting tonight and do not come to other meetings.

He went on to say that we need people like you on the committee and that you are well worth the £5.00.

It was proposed by Mr M Cort that the fees remain the same as the previous year, seconded by Mr G Baker.

General Business

Mr G Baker thanked the committee for the promptness when his boiler broke down and the excellent work done by D J B Gas & Heating Services who went the extra mile, along with the maintenance man.

Mr T Gee thanked him for his comments and said that we would make sure that they go to the right people.

Mr M Osborne said that it was sad that there are only a few of our youngsters come to the meetings and don't know what happens and it is our job it is to get the message across to them and tell them how much work there is involved in the running of the estate.

And a vote of thanks to be put in writing in the minutes. It doesn't get any easier maintaining our aging properties because of the difficulties of organising the care and renovation of them. So, he would like to thank the committee for the work they have done this past year.

Mr M Cort said that he had been on the committee, but it is a different job now to what it was then.

Mr Pawson said that its all the laws and legislations that have come in and it seems that you are spending out money for nothing.

Mr T Gee said that people do not have to come on the committee for years and years, a couple of years would give a really good idea of how the estate works and what you have to do.

Mrs J Bradshaw said is there any reason why you have to rush off to have another meeting, could we not stay and talk to you after the meeting.

Mr Pawson said that we had tried that after the last meeting, and it made no difference.

Mrs R Newcombe asked does anyone know why the younger ones or even others do not come to the meetings. Mrs Bradshaw said that it is probably our job not just the committees to ask people why they are not coming to the meetings.

Mr T Gee said that times have changed, when they take on a house, we impress on them to come to the meetings, but it seems to fall on deaf ears. A discussion then followed regarding ways of getting the younger people on the committee.

Mrs J Benning said that parents work all hours now and we have found that youngsters who have come onto the committee are sometimes unable to come to a meeting because they have no one to look after the children. Their lifestyles are so different. She went on to say that she thinks people want to do it but find that their commitments at home doesn't allow them to.

Further discussions then took place on this subject, several society members gave their points of view.

Mr Doucet said that people now are on social media and this could be used to remind people about meetings and events and reporting problems, which you could immediately get onto.

Mr T Gee said it seems that this is maybe the way forward and we will certainly give this some thought and discuss it.

Mrs Newcombe said that one of the important things is that the young ones are part of the decision-making process. The estate is run by a working committee but equally when they come to a meeting, they can and are part of the decision making process about the houses that they live in.

Mr T Gee said that the shares give them a vote and a means of expressing their opinions and coming to the meetings and having their say.

Mrs Osborne said that if people came to the meetings, they would have more understanding of how everything works. When they are out chatting and getting the wrong end of the stick they call the committee all the names under the sun for making a decision, which actually they haven't made. If they came to the meetings more and understood how things work, we may not get quite so much of this. When people call you corrupt for something that you have not done, it's not nice.

This concluded the business of the meeting and Mr T Gee thanked members for their attendance, before declaring the meeting closed at 7.55pm.

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 2020

Committee of Management

Mrs J Benning	Mr T Gee (Chairman)	Mrs P Smith
Mrs L Osborne	Mr I Pawson	Mrs K Creese
Mr W Gee		

Secretary Susan Swann
Solicitors Salusburys Harding & Barlow LLP
Bankers Barclays Bank PLC
Auditors Evolve Accountants and Business Advisers Ltd.

Attendance for the year (32 possible)

J Benning	30	I Pawson	26	K Creese	32
L Osborne	27	T Gee	30	W Gee	28
		P Smith	30		

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 2020. After meeting all expenses including interest on the reserve fund, there is a balance of -£25,501.

The Committee of Management recommends that no dividend be paid for the year ended 31st January 2020 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 2020

**EVOLVE ACCOUNTANTS &
BUSINESS ADVISORS LTD**

COALVILLE

ANCHOR TENANTS LIMITED
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 JANUARY 2020

	2020		2019	
	£	£	£	£
INCOME :				
Rents receivable		310,861		297,412
Rent of hall		13,270		8,403
Church rent		200		200
Wayleave		50		50
Lottery grant		-		10,000
Key deposits		45		-
Interest received		54		56
		<u>324,480</u>		<u>316,121</u>
EXPENSES :				
Management Expenses				
Salaries	54,070		52,764	
National Insurance	2,093		1,970	
Committee fees	1,050		1,035	
Printing, postage and stationery	827		981	
Telephone	867		861	
Website and associated costs	822		295	
Office and workshop water charges	442		887	
Light and heat	1,664		1,767	
Cleaning and pest control	623		634	
Van expenses	1,985		1,840	
Audit and accountancy	1,434		1,380	
Professional fees	3,410		3,733	
FCA fee	-		211	
Donations	184		50	
Bank and Paypal charges	534		341	
Hall expenses	8,350		6,710	
Bad debts	-		1,449	
Sundry expenses	730		1,422	
		<u>79,085</u>		<u>78,330</u>
Estate Expenses				
Repairs - Building, roofing and skip hire	136,219		110,087	
- Damp proofing	12,088		11,784	
- Window and door replacement	3,395		6,626	
- Central heating installation and repairs	17,125		21,124	
- Electrical	12,213		24,041	
- Painting	17,062		450	
- Lead pipe replacement	4,800		450	
- Gas testing, servicing and connection	11,860		11,860	
- Hall	3,512		27,624	
- Car park	28,756		-	
-Cleaning and gardening	4,519		3,428	
Empty properties – rates and light & heat	3,176		5,374	
Insurance	14,675		14,271	
		<u>269,400</u>		<u>237,119</u>
Depreciation		<u>1,496</u>		<u>1,534</u>
Deficit before taxation		(25,501)		(862)
Taxation		-		(142)
Deficit after taxation		<u>(25,501)</u>		<u>(1,004)</u>
Accumulated surplus at beginning of year		152,469		153,473
Accumulated surplus at end of year		<u><u>126,968</u></u>		<u><u>152,469</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 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 2019 and at 31 January 2020	70,150	5,359	5,244	4,500	85,253
DEPRECIATION					
At 1 February 2019	-	5,359	2,688	3,300	11,347
Charge for the year	-	-	596	900	1,496
At 31 January 2020	-	5,359	3,284	4,200	12,843
NET BOOK VALUE					
At 31 January 2020	70,150	-	1,960	300	72,410
At 31 January 2019	70,150	-	2,556	1,200	73,906

The Society owns property held primarily for the provision of social benefits, and as such is classified as a public benefit entity. Accordingly the property is accounted for as freehold property in accordance with FRS 102 Section 17, Property, Plant and Equipment.

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

(3) SHARE CAPITAL

	£
At 1 February 2019	16,763
Additions	150
Cancelled	(50)
Withdrawals	(220)
At 31 January 2020	<u>16,643</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 inappropriate 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 2020 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 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 2020 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.

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 Club 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 revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the Club's books of account; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

(continued)

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	617	£50.00	727	£50.00	784	£90.00	844	£50.00
36	£30.00	620	£50.00	728	£50.00	785	£50.00	845	£50.00
39	£50.00	621	£50.00	730	£50.00	786	£50.00	846	£50.00
129	£50.00	630	£50.00	731	£50.00	787	£50.00	847	£50.00
177	£50.00	632	£90.00	732	£50.00	788	£50.00	848	£50.00
210	£50.00	645	£150.00	733	£60.00	790	£50.00	849	£50.00
262	£50.00	646	£50.00	735	£70.00	791	£80.00	850	£50.00
275	£21.00	661	£50.00	736	£50.00	792	£50.00	851	£50.00
292	£50.00	665	£130.00	738	£100.00	794	£50.00	853	£50.00
297	£50.00	667	£50.00	739	£50.00	795	£50.00	854	£50.00
306	£50.00	670	£50.00	740	£50.00	796	£50.25	855	£50.00
335	£50.00	675	£50.00	741	£60.00	797	£50.00	856	£50.00
345	£50.00	678	£50.00	742	£70.00	798	£50.00	857	£50.00
361	£10.00	685	£80.00	744	£50.00	799	£50.00	859	£50.00
409	£23.15	687	£70.00	745	£50.00	802	£50.00	861	£50.00
422	£30.00	688	£90.00	746	£50.00	803	£50.00	867	£50.00
428	£100.00	689	£50.00	747	£80.00	804	£50.00	868	£50.00
431	£100.00	690	£50.00	748	£50.00	806	£50.00	870	£50.00
437	£100.00	691	£50.00	749	£50.00	808	£50.00	872	£50.00
438	£50.00	692	£150.00	750	£50.00	810	£80.00	873	£50.00
439	£50.00	695	£90.00	753	£150.00	811	£80.00	874	£50.00
441	£50.00	696	£50.00	754	£50.00	812	£50.00	875	£50.00
461	£80.00	697	£50.00	755	£50.00	813	£50.00	876	£50.00
510	£50.00	698	£50.00	756	£80.00	815	£50.00	877	£50.00
544	£50.00	699	£50.00	757	£50.00	816	£60.00	878	£50.00
545	£50.00	705	£50.00	759	£50.00	817	£50.00	879	£110.00
549	£30.00	707	£60.00	760	£50.00	818	£50.00	880	£50.00
550	£50.00	708	£50.00	761	£50.00	819	£50.00	881	£50.00
551	£50.00	710	£50.00	762	£50.00	820	£80.00	882	£50.00
554	£70.00	711	£100.00	763	£50.00	822	£50.00	883	£20.00
555	£50.00	712	£50.00	764	£50.00	823	£50.00	884	£50.00
566	£50.00	713	£50.00	767	£50.00	825	£50.00	885	£50.00
574	£50.00	714	£50.00	768	£50.00	828	£50.00	887	£50.00
581	£52.50	715	£50.00	770	£100.00	829	£50.00	889	£50.00
584	£80.00	716	£50.00	771	£50.00	831	£50.00	891	£63.50
604	£50.00	717	£20.00	773	£50.00	832	£50.00	892	£50.00
605	£50.00	719	£50.00	774	£50.00	833	£50.00	895	£10.00
611	£50.00	720	£80.00	775	£50.00	838	£50.00	896	£10.00
612	£70.00	721	£50.00	779	£50.00	840	£50.00	897	£10.00
613	£80.00	722	£100.00	780	£50.00	841	£50.00	898	£50.00
615	£120.00	723	£30.00	781	£50.00	842	£50.00	899	£50.00
616	£50.00	724	£50.00	783	£50.00	843	£50.00	900	£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
901	£50.00	957	£50.00	1004	£50.00				
903	£50.00	958	£10.00	1005	£50.00				
904	£50.00	959	£50.00	1006	£50.00				
905	£80.00	960	£50.00	1007	£50.00				
906	£50.00	961	£50.00	1008	£50.00				
907	£50.00	962	£50.00	1009	£50.00				
911	£10.00	963	£50.00	1010	£50.00				
912	£10.00	964	£50.00	1011	£50.00				
914	£50.00	965	£50.00	1012	£50.00				
915	£100.00	966	£90.00	1013	£50.00				
916	£50.00	968	£50.00	1014	£50.00				
918	£50.00	970	£50.00	1015	£50.00				
920	£50.00	971	£50.00	1016	£50.00				
921	£50.00	972	£50.00	1017	£50.00				
923	£50.00	973	£50.00	1018	£50.00				
925	£10.00	975	£50.00	1019	£50.00				
926	£60.00	976	£50.00	1020	£50.00				
927	£50.00	977	£50.00	1021	£50.00				
928	£50.00	979	£50.00	Total	£16,692.90				
929	£50.00	980	£50.00						
930	£10.00	981	£70.00						
932	£50.00	982	£80.00						
933	£50.00	983	£50.00						
934	£50.00	984	£50.00						
935	£50.00	985	£50.00						
936	£50.00	986	£50.00						
938	£50.00	987	£50.00						
939	£50.00	988	£50.00						
940	£50.00	989	£50.00						
941	£50.00	991	£50.00						
942	£50.00	992	£50.00						
943	£50.00	993	£50.00						
946	£50.00	994	£50.00						
947	£10.00	995	£50.00						
948	£50.00	996	£50.00						
949	£50.00	997	£50.00						
950	£50.00	998	£50.00						
952	£50.00	999	£50.00						
953	£50.00	1000	£50.00						
954	£50.00	1001	£50.00						
955	£50.00	1002	£50.00						
956	£50.00	1003	£50.00						