

**ANCHOR TENANTS LIMITED
MANAGEMENT COMMITTEE'S REPORT AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2026**



**Anchor Tenants Limited
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**Anchor Tenants Limited
Company Information
For The Year Ended 31 January 2026**

Management Committee	Mr A Gee Mrs K Creese Mrs L Osborne Mr L Pierce Mr J Hollis Mrs E Allen Mrs K Bagnall Mr C Doucet
Secretary	Ms R Pierce
Company Number	IP03962R
Registered Office	55 Laburnum Road Leicester LE5 1FS
Business	55 Laburnum Road Leicester LE5 1FS
Accountants & Auditors	Cunnington and Co Limited Chartered Certified Accountants and Registered Auditors Edward House Grange Business Park Whetstone Leicester LE8 6EP

Anchor Tenants Limited
Company No. IP03962R
Annual Report For The Year Ended 31 January 2026

The directors present their report and the financial statements for the year ended 31 January 2026.

Management Committee

The members who held office during the year were as follows:

Mr A Gee

Mrs J Benning Resigned 20/05/2025

Mrs K Creese

Mrs L Osborne

Mr L Pierce

Mr J Hollis

Mrs E Allen

Mrs K Bagnall

Mr C Doucet Appointed 20/05/2025

Statement of Responsibilities of the Management Committee for the Financial Statements

Anchor Tenants Limited is registered under the Cooperative and Community Benefit Societies Act 2014. The society exists to provide quality, affordable housing to and for the benefit of its members.

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

The Cooperative and Community Benefit Societies Act 2014 requires the management committee to prepare financial statements for each financial period. Under the act, the committee have elected to prepare the financial statements in accordance with UK 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 the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company 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 enable it to ensure that the financial statements comply with the Cooperative and Community Societies Act 2014. It is also responsible for safeguarding the assets of the Society and for taking reasonable steps for the prevention and detection of fraud and other irregularities

Statement of Disclosure of Information to Auditors

In the case of each member in office at the date the Annual Report is approved:

- so far as the member is aware, there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the society's auditors are aware of that information.

On behalf of the committee:

Mr L Pierce

Mrs K Creese

Dated:

**Independent Auditor's Report
to the Members of
Anchor Tenants Limited**

Opinion

We have audited the financial statements of Anchor Tenants Limited for the year ended 31 January 2026 which comprise the Profit and Loss Account, Balance Sheet, Statement of Changes of Equity and the related notes, 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 (United Kingdom Generally Accepted Accounting Practice), including FRS 102 - Section 1A for Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 January 2026 and of its profit/(loss) for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to smaller entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for Opinion

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 company 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 the circumstances set out in note 7 to the financial statements, 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

In auditing the financial statements, we have concluded that the management committee use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the entity's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Opinions on Other Matters Prescribed by the Cooperative and Community Benefit Societies Act 2014

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Annual Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the management committee's report has been prepared in accordance with applicable legal requirements.

Matters on Which We Are Required to Report by Exception

In light of the knowledge and understanding of the society and its environment obtained in the course of the audit, we have not identified material misstatements in the report of the management committee.

We have nothing to report in respect of the following matters in relation to which the Cooperative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records or returns; or
- certain disclosures of committee members' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit, or

Responsibilities of the Management Committee

As explained more fully in the Management Committee Responsibilities Statement set out on page 2, the management committee 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 the committee determine 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 management committee 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 either intend to liquidate the society or to cease operations, or have no realistic alternative but to do so.

**Independent Auditor's Report (continued)
to the Members of
Anchor Tenants Limited**

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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements, including how fraud may occur by enquiring of management of its own consideration of fraud. We did not identify any key audit matters relating to irregularities, including fraud.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use Of Our Report

This report is made solely to the society's members, as a body, in accordance with section 87 of the Cooperative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the society's members those matters that 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

Graham Smith (Senior Statutory
Auditor)
for and on behalf of Cunnington & Co
Limited, Statutory Auditor

Dated:

Anchor Tenants Limited
Profit and Loss Account
For The Year Ended 31 January 2026

	Notes	2026 £	2025 £
TURNOVER		397,813	371,933
Cost of sales		(295,608)	(267,075)
GROSS PROFIT		102,205	104,858
Administrative expenses		(85,645)	(78,958)
OPERATING PROFIT AND PROFIT FOR THE FINANCIAL YEAR		16,560	25,900

The notes on pages 8 to 9 form part of these financial statements.

Anchor Tenants Limited
Balance Sheet
As At 31 January 2026

	Notes	2026		2025	
		£	£	£	£
FIXED ASSETS					
Tangible Assets	4		88,596		72,389
			<u>88,596</u>		<u>72,389</u>
CURRENT ASSETS					
Cash at bank and in hand		74,447		76,877	
		<u>74,447</u>		<u>76,877</u>	
Creditors: Amounts Falling Due Within One Year	5	(9,167)		(11,820)	
			<u>65,280</u>		<u>65,057</u>
NET CURRENT ASSETS (LIABILITIES)			65,280		65,057
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>153,876</u>		<u>137,446</u>
NET ASSETS			<u>153,876</u>		<u>137,446</u>
CAPITAL AND RESERVES					
Called up share capital	6		16,553		16,683
Profit and Loss Account			137,323		120,763
			<u>153,876</u>		<u>137,446</u>
SHAREHOLDERS' FUNDS			<u>153,876</u>		<u>137,446</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

On behalf of the board

Mr L Pierce

Mrs K Creese

Dated:

The notes on pages 8 to 9 form part of these financial statements.

Anchor Tenants Limited
Statement of Changes in Equity
For The Year Ended 31 January 2026

	Share Capital	Profit and Loss Account	Total
	£	£	£
As at 1 February 2024	16,853	94,863	111,716
Profit for the year and total comprehensive income	-	25,900	25,900
Arising on shares issued during the period	110	-	110
Share capital reduction	(280)	-	(280)
As at 31 January 2025 and 1 February 2025	16,683	120,763	137,446
Profit for the year and total comprehensive income	-	16,560	16,560
Arising on shares issued during the period	350	-	350
Share capital reduction	(480)	-	(480)
As at 31 January 2026	16,553	137,323	153,876

Anchor Tenants Limited
Notes to the Financial Statements
For The Year Ended 31 January 2026

1. General Information

Anchor Tenants Limited is a cooperative society, registered under the Cooperative and Community Benefit Societies Act 2014, registered number IP03962R . The registered office is 55 Laburnum Road, Leicester, LE5 1FS.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

2.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Sale of goods

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

Rendering of services

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

2.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses.

Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

- | | |
|-----------------------|-------------|
| • Freehold | N/A |
| • Plant & Machinery | 10% of cost |
| • Motor Vehicles | 20% of cost |
| • Fixtures & Fittings | 25% of cost |
| • Computer Equipment | 25% of cost |

No depreciation is provided on land and buildings because, in the opinion of the directors, the provision of depreciation against freehold and leasehold property is inappropriate given the policy of continuous upgrading and improvement which the company follows resulting in no diminution in value over the period.

Due to the long economic life and high residual value of the property, the management committee are of the opinion that depreciation would be so immaterial as to not provide it.

3. Average Number of Employees

Average number of employees, on the payroll, during the year was: 2 (2025: 2)

Anchor Tenants Limited
Notes to the Financial Statements (continued)
For The Year Ended 31 January 2026

4. Tangible Assets

	Land & Property			
	Freehold	Plant & Machinery	Fixtures & Fittings	Total
	£	£	£	£
Cost				
As at 1 February 2025	70,150	4,477	6,302	80,929
Additions	-	-	16,513	16,513
As at 31 January 2026	70,150	4,477	22,815	97,442
Depreciation				
As at 1 February 2025	-	4,477	4,063	8,540
Provided during the period	-	-	306	306
As at 31 January 2026	-	4,477	4,369	8,846
Net Book Value				
As at 31 January 2026	70,150	-	18,446	88,596
As at 1 February 2025	70,150	-	2,239	72,389

5. Creditors: Amounts Falling Due Within One Year

	2026	2025
	£	£
Other creditors	8,682	11,358
Taxation and social security	485	462
	9,167	11,820

6. Share Capital

	2026	2025
	£	£
Allotted, Called up and fully paid	16,553	16,683

7. FRC's Ethical Standard - Provision Available for Small Entities

In common with other businesses of our size and nature we use our auditors to prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

Anchor Tenants Limited
Trading Profit and Loss Account
For The Year Ended 31 January 2026

	2026		2025	
	£	£	£	£
TURNOVER				
Rents receivable - Properties		388,266		362,437
Rent of hall		8,230		8,599
Wayleave		50		50
Interest received		1,267		847
		397,813		371,933
COST OF SALES				
Repairs Building roofing and skip hire	113,100		106,652	
Repairs Tree Care	4,450		8,900	
Repairs Window and door replacement	9,160		9,115	
Repairs Electrical	12,658		10,431	
Repairs Gas testing and servicing	8,724		9,240	
Repairs Hall	2,630		965	
Repairs Boundary fencing	10,885		-	
Repairs Gardening	1,611		1,915	
Repairs Cleaning	2,190		7,024	
Repairs Building Renovations	99,824		87,502	
Repairs - Scaffolding	3,516		7,130	
Heating, Plumbing and Gas Repairs	19,570		18,201	
Repairs - Painting	7,290		-	
		(295,608)		(267,075)
GROSS PROFIT		102,205		104,858
Administrative Expenses				
Wages and salaries	35,158		33,921	
Employers pensions - defined contributions scheme	820		786	
Committee fees	990		860	
Rates	5,652		3,108	
Light and heat	4,387		3,783	
Cleaning and pest control	361		310	
Office and workshop water charges	2,639		1,714	
Insurance	25,519		23,859	
Printing, postage and stationery	708		928	
Telecommunications and data costs	3,317		4,300	
Accountancy fees	2,450		2,547	
Professional fees	764		1,392	
Hall expenses	54		54	
Bank charges	242		149	
Donations and gifts	538		231	
Depreciation of fixtures and fittings	306		644	
Sundry expenses	1,740		372	
		(85,645)		(78,958)
OPERATING PROFIT AND PROFIT FOR THE FINANCIAL YEAR		16,560		25,900