

ANCHOR TENANTS LIMITED

FINANCIAL STATEMENTS

For the year ended 31 January 2015

NIXON MEE LIMITED

COALVILLE

LEICESTERSHIRE

ANCHOR TENANTS LIMITED
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 JANUARY 2015

	<u>Note</u>	2015		2014	
		£	£	£	£
INCOME :					
Rents receivable - houses and garages			263,307		232,845
Rent of hall			3,150		3,125
Church rent			200		200
Wayleave			50		50
Key deposits			23		9
Interest received			21		5
			<u>266,751</u>		<u>236,234</u>
EXPENSES :					
Management Expenses					
Salaries		73,486		73,486	
National Insurance		4,861		6,967	
Committee fees		624		624	
Printing, postage and stationery		920		1,028	
Telephone		718		875	
Office and workshop water charges		331		515	
Light and heat		1,657		2,171	
Cleaning and pest control		1,507		1,037	
Van expenses		1,520		2,002	
Audit and accountancy		1,320		1,320	
Professional fees		3,553		3,950	
FCA fee		180		180	
Donations		50		100	
Bank charges		529		683	
Bad debts		218		-	
Sundry expenses		322		215	
			<u>91,796</u>	<u>95,153</u>	
Estate Expenses					
Repairs - Building, roofing and skip hire		34,193		27,875	
- Damp proofing		19,478		10,885	
- Window and door replacement		14,460		8,470	
- Central heating installation and repairs		36,334		34,850	
- Electrical		10,453		14,371	
- Plumbing		4,486		5,833	
- Painting		10,122		-	
- Lead pipe replacement		2,700		-	
- Gas testing, servicing and connection		10,840		12,237	
Empty properties – rates and light & heat		4,593		3,400	
Insurance		13,309		11,575	
			<u>160,968</u>	<u>129,496</u>	
Depreciation			<u>30</u>	<u>44</u>	
Surplus before taxation			13,957	11,541	
Corporation Tax	5		<u>-</u>	<u>-</u>	
Surplus after taxation			13,957	11,541	
Accumulated surplus at beginning of year			-	-	
			<u>90,356</u>	<u>78,815</u>	
Accumulated surplus at end of year			<u>104,313</u>	<u>90,356</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 applicable accounting standards.

Fixed Assets and Depreciation

Fixed assets are stated at cost, less depreciation and amounts written off. Depreciation is calculated to write off tangible fixed assets over their estimated useful lives at the following annual rates:

Plant	-	10% of cost
Office equipment	-	10% of cost
Van	-	20% of cost
Computer equipment	-	25% of cost

Investment properties

Investment properties ('the Estate') are included in the financial statements at their original cost and are not depreciated. This is in contravention of Statement of Standard Accounting Practice No. 19 which requires investment properties to be included in the balance sheet at their open market value.

The committee are of the opinion that the cost of obtaining open market values for the properties would outweigh the benefit.

Stocks

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

(2) TURNOVER

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

(3) FIXED ASSETS

	<u>Estate</u>	<u>Plant</u>	<u>Office Equipment</u>	<u>Van</u>	<u>Total</u>
COST					
At 1 February 2014 and at 31 January 2015	<u>70,150</u>	<u>5,359</u>	<u>2,951</u>	<u>3,300</u>	<u>81,760</u>
DEPRECIATION					
At 1 February 2014	-	5,359	2,768	3,300	11,427
Charge for the year	-	-	30	-	30
At 31 January 2015	<u>-</u>	<u>5,359</u>	<u>2,798</u>	<u>3,300</u>	<u>11,457</u>
NET BOOK VALUE					
At 31 January 2015	<u>70,150</u>	<u>-</u>	<u>153</u>	<u>-</u>	<u>70,303</u>
At 31 January 2014	<u>70,150</u>	<u>-</u>	<u>227</u>	<u>-</u>	<u>70,377</u>

ANCHOR TENANTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS

(4) SHARE CAPITAL

	£
At 1 February 2014	16,754
Additions	220
Withdrawals	(280)
At 31 January 2015	<u>16,694</u>

(5) TAXATION

Corporation tax is charged at 20% on the result for the year. There is no liability to tax for the year due to the utilisation of tax losses brought forward. £18,531 of losses remain available for offset against future profits.

**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 require 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

We have audited the financial statements of Anchor Tenants Limited for the year ended 31 January 2015 which comprise the Income and Expenditure Account, Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Society's members, as a body, in accordance with Section 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 auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Society and the Society's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the Management Committee & the Auditor

As explained more fully in the Statement of the Management Committee's Responsibilities, the Management Committee is responsible for the preparation of the financial statements which give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Society's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Management Committee; and the overall presentation of the financial statements.

Basis for qualified opinion on financial statements

As disclosed in note 1 to the financial statements, investment properties are included in the financial statements at their original cost rather than at current valuation which practice, in our opinion, is not in accordance with Statement of Standard Accounting Practice No. 19.

Qualified opinion on financial statements

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements:

- give a true and fair view of the state of the Society's affairs at 31 January 2015 and of its income and expenditure for the period then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice and with the Co-operative and Community Benefit Societies Act 2014.

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:

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

NIXON MEE LIMITED
Statutory Auditor

COALVILLE
18 March 2015