

Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

AGM Agenda, 2009

The annual general meeting of the above society will be held in Laburnum Hall, 55 Laburnum Road, on Wednesday 25th March at 7:15pm to transact the following:-

- Minutes of the AGM held on 9th April 2008 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 2009
- 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.

Housing List

Pos	Name	Pos	Name	Pos	Name
1	<i>Miss Polly Snow</i>	55	<i>Mr A Hargrave</i>	109	Mr K G Cooper
2	Mr Michael Highfield	56	Mr R Green	110	<i>Mr D S Wood</i>
3	<i>Mr Matthew Gaten</i>	57	<i>Mr B L Gaten</i>	111	<i>Mr Lee Andrew Lewin</i>
4	<i>Mr Ross Proud</i>	58	<i>Mr Robert Medcalf</i>	112	Mrs L E Harvey
5	<i>Mr Jacob Cooper</i>	59	<i>Mr Steven Steel</i>	113	Mrs Patricia Willson
6	Mrs Julie Leech	60	<i>Mr Connor Snow</i>	114	Mrs S Baum
7	<i>Miss S Litchfield</i>	61	<i>Miss D Pierce</i>	115	Mr Neil Franklin
8	<i>Mr G Litchfield</i>	62	Mr James Hammond	116	Mr John Franklin
9	<i>Miss Sarah Busko</i>	63	Mr Richard Woolley	117	Mr D W Harding
10	<i>Miss Symone Creese</i>	64	Mr Nicholas White	118	Mr David Ryan
11	Miss Nicola Mason	65	Miss Elizabeth Smith	119	Mrs Amanda Lewin
12	Mr Ian Carter	66	Mrs Joanne Chapman	120	Miss Claire Highfield
13	Miss Diane Barker	67	<i>Miss Alice Franklin</i>	121	Mr Nicholas Ireland
14	Mr Ian Fraser	68	<i>Miss S Lewin</i>	122	Mr P Adcock
15	<i>Mr Lawrence Highfield</i>	69	Mr Simon O'Hare	123	Mrs Joanne French
16	Miss Sally Lydon	70	Mr Ben O'Hare	124	Mrs C Ashford
17	Mrs Michelle Bingham	71	Mr Mark O'Hare	125	Mrs Michelle McGowan
18	Miss Anita Cox	72	Mrs A Newcombe	126	Mr Alan Cook
19	Mr Brian Richardson	73	<i>Miss R L Felstead</i>	127	Mr Stewart Small
20	Mr M Neale	74	<i>Miss F I Felstead</i>	128	Mrs Patrica Peacock
21	Mrs S Parr	75	Mrs C Turner	129	Mr Robert Fraser
22	Mr Christopher Taylor	76	Mr D K Christie	130	Mr Andrew Fraser
23	Mr C Hill	77	<i>Mr B Geary</i>	131	Mr David Mee
24	Mr J B Hill	78	<i>Mr Cristopher Towers</i>	132	Mrs T Scott
25	Mr Rodney Bishop	79	<i>Mr Vaughan Snow</i>	133	Mr S J Jordon
26	Mrs J Bentley	80	<i>Miss L E Johnson</i>	134	Mrs J Pawley
27	Mr Kevin Geary	81	<i>Miss R E Jones</i>	135	Mrs Gail Frith
28	Miss Diane Vesty	82	Mr Leigh Mitchell	136	Mr Andrew Christie
29	Miss Susan Cort	83	Mr Stephen Mellor	137	Mrs Vivienne Burchnall
30	Mr Richard Oliver	84	Mrs Patricia Tams	138	Mrs Deborah Thorsby
31	Mrs Carolyn Hughes	85	Mrs Tracey Scull	139	Mr David Vernon
32	Mrs T J Watts	86	Mr Nicholas Walker	140	Mrs C Manning
33	Miss J Cort	87	Mr Keith Hollis	141	Mrs Sally Rigley
34	Mr Jason Towers	88	Mrs Chloe Harsant	142	Mr Mark Cooper
35	Miss Alexandra Small	89	Miss Denise Cook	143	Mr Kevin Ryan
36	Miss Rebecca Highfield	90	Mr Derek Evans	144	Mrs Lesley Luckett
37	<i>Miss K Scott</i>	91	Miss Amanda Garner	145	Mrs Julie Rennie
38	<i>Mr K Reynolds</i>	92	Mr Nicholas Gaten	146	Mrs Margaret White
39	Miss Louise Franklin	93	Mr Ian Small	147	Miss Selina White
40	Miss Laura Franklin	94	Mr Michael Hollis	148	Mr I V Brown
41	Mr Sven Sanders	95	Mr B Garner		
42	Miss Jennifer Medcalf	96	Mr C Shaw		
43	Miss Anna Osborne	97	Mr K Deacon		
44	<i>Mr C Jones</i>	98	Mr Michael Haddon		
45	Miss Helena Small	99	Mrs Valerie Adams		
46	Miss S Litchfield	100	Mrs Jane Goudy		
47	Mr A. D. Litchfield	101	Mr Scott Gaten		
48	<i>Miss K Hawryliw</i>	102	Mrs Angela Murray		
49	<i>Miss M L Doucet</i>	103	<i>Miss Holly Pierce</i>		
50	<i>Miss A Reynolds</i>	104	Mrs Deborah Brookes		
51	Mr N J Malone	105	Mr E G Hill		
52	<i>Miss L Pierce</i>	106	Mrs J Harlow		
53	<i>Miss S M York</i>	107	Mrs S Walker		
54	Mr Lee Towers	108	Mr D Green		

Anchor Tenants Limited

55 Laburnum Road, Leicester, LE5 1FS

Report and statement of accounts for the year ending 31st January 2009

Committee of Management

Mrs J Benning – Chairman
Mrs J Bradshaw
Mrs K Creese

Mr T Gee
Mrs L Osborne
Mrs L Taylor

Mr A Ridgway
Mr I Pawson

Secretary Susan Swann
Bankers Barclays Bank PLC

Solicitors Harding & Barnett
Auditors Godkin & Co.

Attendance for the year (50 possible)

J Benning	48	I Pawson	50	K Creese	46
L Osborne	40	T Gee	38 (41)	L Taylor	47
J Bradshaw	37	A Ridgway	41		

Order of retirement

L Osborne	2009	J Benning	2010	K Creese	2011
J Bradshaw	2009	A Ridgway	2010	I Pawson	2011
L Taylor	2009			T Gee	2011

Report of the Committee

Fellow Members,

We present herewith the Statement of Accounts for the year ending 31st January 2009. After meeting all expenses including interest on the reserve fund, there is a balance of -£4,280.00

The Committee of Management recommends that no dividend be paid for the year ended 31st January 2009 and that all revenues received be used for the running, upkeep and maintenance of the Societies properties.

On behalf of the Committee



J. Benning - Chairman

ANCHOR TENANTS LIMITED

FINANCIAL ACCOUNTS

For the year ended 31 January 2009

GODKIN & CO LIMITED

LOUGHBOROUGH

LEICESTERSHIRE

ANCHOR TENANTS LIMITED
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 JANUARY 2009

	2009		2008	
	£	£	£	£
INCOME :				
Rents receivable - houses and garages		181,431		176,218
Rent of hall		5,000		5,000
Church rent		167		-
Online filing incentive		100		150
Wayleave		50		50
Sundry receipts		8		30
Interest received		1,699		2,444
		<u>188,455</u>		<u>183,892</u>
EXPENSES :				
Management Expenses				
Salaries	49,119		46,428	
National Insurance	4,355		3,970	
Committee fees	624		418	
Printing, postage and stationery	1,492		1,536	
Telephone	702		592	
Office and workshop rates	854		1,025	
Light and heat	1,661		1,249	
Cleaning and pest control	746		668	
Van expenses	1,090		1,180	
Audit and accountancy	1,236		1,222	
Professional fees	6,892		3,140	
FSA fee	170		155	
Donations	200		286	
Bad debts	373		-	
Centenary celebrations	2,453		-	
Bank charges	780		748	
Sundry expenses	249		471	
		<u>72,996</u>		<u>63,088</u>
Estate Expenses				
Repairs - Painting	10,933		5,281	
- Building, roofing and skip hire	14,497		14,186	
- Plastering	6,270		8,435	
- Damp proofing	4,902		-	
- Window and door replacement	21,874		29,081	
- Central heating installation	14,214		-	
- Electrical	9,669		17,547	
- Plumbing	8,512		12,263	
- Lead pipe replacement	7,720		9,565	
- Gas testing	9,516		15,042	
Insurance	10,218		8,881	
		<u>118,325</u>		<u>120,281</u>
Depreciation		<u>1,414</u>		<u>2,761</u>
Deficit before taxation		(4,280)		(2,238)
Corporation Tax		-		-
Deficit after taxation		<u>(4,280)</u>		<u>(2,238)</u>
Accumulated surplus at beginning of year		110,841		113,079
Depreciation written back on property		9,828		-
Accumulated surplus at end of year		<u><u>116,389</u></u>		<u><u>110,841</u></u>

ANCHOR TENANTS LIMITED
BALANCE SHEET AS AT 31 JANUARY 2009

	<u>Note</u>	2009		2008	
		£	£	£	£
ASSETS EMPLOYED :					
Fixed assets	2		71,679		62,940
Current Assets :					
Stocks		1,075		1,075	
Debtors and prepayments		4,252		2,382	
Balance at bank - Current account		548		5,596	
- Deposit account		9,664		14,647	
- Tracker account		61,592		59,803	
Cash in hand		2,282		336	
		<u>79,413</u>		<u>83,839</u>	
Current Liabilities :					
Creditors		4,271		5,668	
Tenant Bonds		10,149		9,717	
Share Capital Reserve		1,694		1,644	
		<u>16,114</u>		<u>17,029</u>	
Net Current Assets			<u>63,299</u>		<u>66,810</u>
			<u>134,978</u>		<u>129,750</u>
FINANCED BY :					
Share capital	3		18,589		18,909
Reserves			116,389		110,841
			<u>134,978</u>		<u>129,750</u>

MRS J BENNING }
 }
 } MEMBERS OF COMMITTEE
 }
 MR I PAWSON }

MRS S SWANN } SECRETARY 11 March 2009

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 2 to 5.

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 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 2008	70,150	7,095	3,747	3,300	84,292
Additions	-	-	325	-	325
Disposals	-	-	(927)	-	(927)
At 31 January 2009	<u>70,150</u>	<u>7,095</u>	<u>3,145</u>	<u>3,300</u>	<u>83,690</u>
DEPRECIATION					
At 1 February 2008	9,828	6,187	3,357	1,980	21,352
Charge for the year	-	375	379	660	1,414
Written back	(9,828)	-	-	-	(9,828)
On disposals	-	-	(927)	-	(927)
At 31 January 2009	<u>-</u>	<u>6,562</u>	<u>2,809</u>	<u>2,640</u>	<u>12,011</u>
NET BOOK VALUE					
At 31 January 2009	<u>70,150</u>	<u>533</u>	<u>336</u>	<u>660</u>	<u>71,679</u>
At 31 January 2008	<u>60,322</u>	<u>908</u>	<u>390</u>	<u>1,320</u>	<u>62,940</u>

ANCHOR TENANTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS

(4) SHARE CAPITAL

	£
At 1 February 2008	18,909
Additions	150
Withdrawals	(370)
Shares cancelled	(100)
At 31 January 2009	<u>18,589</u>

**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 auditors as stated in their report.

Legislation requires the management committee to prepare financial statements for each period which 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 financial statements; 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 responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Society and to enable them to ensure that the financial statements comply with the Friendly and Industrial and Provident Societies Act 1968 and the Industrial and Provident Societies Acts 1965 to 2002. It is responsible for maintaining a satisfactory system of control over the Society's books of accounts, its cash holdings and its receipts and remittances and must also take adequate precautions to guard against falsification and facilitate its discovery.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ANCHOR TENANTS LIMITED

We have audited the financial statements of Anchor Tenants Limited for the year ended 31 January 2009 which comprise the Income and Expenditure Account, Balance Sheet and the related notes. These financial statements are prepared in accordance with the accounting policies set out therein.

This report is made solely to the Society's members as a body, in accordance with Section 9 of the Friendly and Industrial and Provident Societies Act 1968. 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 Auditors

As described in the Statement of the Management Committee's responsibilities, the Management Committee is responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

It is our responsibility to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Friendly and Industrial and Provident Societies Act 1968 and the Industrial and Provident Societies Acts 1965 to 2002. We also report to you if, in our opinion the Society has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if a satisfactory system of internal control has not been established and maintained.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Management Committee in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Society's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

We have undertaken the audit in accordance with the requirements of APB Ethical Standards including APB Ethical Standard – 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 prepare and submit returns to the tax authorities and assist with the preparation of the financial statements.

Qualified opinion arising from disagreement over accounting treatment

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

In our opinion, the financial statements:

- give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the Society's income and expenditure for the period then ended; and
- have been properly prepared in accordance with the Friendly and Industrial and Provident Societies Act 1968, and the Industrial and Provident Societies Acts 1965 to 2002.

Because of the effects of the matter referred to in the preceding paragraph, in our opinion the financial statements

- do not give a true and fair view of the financial position of the Society at 31 January 2009

LOUGHBOROUGH

11 March 2009

GODKIN & CO LIMITED
Registered Auditors
Chartered Accountants

Anchor Tenants Limited

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	520	£130.00	667	£50.00	735	£70.00
11	£52.50	537	£50.00	668	£50.00	736	£50.00
19	£50.00	539	£74.47	670	£50.00	738	£100.00
21	£10.50	544	£50.00	675	£50.00	739	£50.00
39	£50.00	545	£50.00	678	£50.00	740	£50.00
53	£10.50	549	£30.00	680	£50.00	741	£50.00
82	£10.50	550	£50.00	684	£50.00	742	£50.00
125	£50.00	551	£50.00	685	£80.00	744	£50.00
129	£50.00	554	£70.00	686	£50.00	745	£50.00
167	£50.00	555	£50.00	687	£70.00	746	£50.00
177	£50.00	566	£50.00	688	£90.00	747	£50.00
204	£200.57	567	£110.00	689	£50.00	748	£50.00
210	£50.00	568	£50.00	690	£50.00	749	£50.00
262	£50.00	572	£50.00	691	£50.00	750	£50.00
275	£21.00	574	£50.00	692	£150.00	752	£50.00
288	£80.00	576	£90.00	695	£60.00	753	£100.00
292	£50.00	579	£30.00	696	£50.00	754	£50.00
297	£50.00	581	£52.50	697	£50.00	755	£50.00
306	£50.00	582	£50.00	698	£50.00	756	£50.00
328	£50.00	584	£80.00	699	£50.00	757	£50.00
335	£50.00	595	£30.00	700	£50.00	758	£50.00
339	£50.00	598	£40.00	703	£50.00	759	£50.00
341	£50.00	599	£50.00	705	£50.00	760	£50.00
345	£50.00	604	£50.00	707	£60.00	761	£50.00
361	£10.00	605	£50.00	708	£50.00	762	£50.00
365	£50.00	608	£50.00	709	£67.58	763	£50.00
377	£50.00	609	£70.00	710	£50.00	764	£50.00
401	£52.50	611	£50.00	711	£100.00	766	£50.00
409	£23.15	612	£70.00	712	£50.00	767	£50.00
419	£50.00	613	£80.00	713	£50.00	768	£50.00
422	£30.00	614	£30.00	714	£50.00	770	£50.00
428	£100.00	615	£120.00	715	£50.00	771	£50.00
431	£50.00	616	£50.00	716	£50.00	772	£50.00
432	£50.00	617	£50.00	717	£20.00	773	£50.00
437	£50.00	620	£50.00	719	£50.00	774	£50.00
438	£50.00	621	£50.00	720	£50.00	775	£50.00
439	£50.00	622	£50.00	721	£50.00	779	£50.00
441	£50.00	629	£50.00	722	£50.00	780	£50.00
454	£50.00	630	£50.00	723	£30.00	781	£50.00
461	£80.00	632	£80.00	724	£50.00	782	£50.00
468	£80.00	633	£120.00	726	£50.00	783	£50.00
481	£50.00	645	£150.00	727	£50.00	784	£90.00
484	£50.00	646	£50.00	728	£50.00	785	£50.00
489	£20.00	656	£40.00	730	£50.00	786	£50.00
506	£90.00	657	£79.86	731	£50.00	787	£50.00
510	£50.00	661	£50.00	732	£50.00	788	£50.00
512	£50.00	665	£130.00	733	£60.00	790	£50.00
515	£90.00	666	£50.00	734	£50.00	792	£50.00

793	£50.00	845	£50.00	891	£10.00	936	£50.00
794	£50.00	846	£50.00	892	£50.00	937	£50.00
795	£50.00	847	£50.00	893	£60.00	938	£50.00
796	£50.25	848	£50.00	894	£10.00	939	£50.00
797	£50.00	849	£50.00	895	£10.00	940	£50.00
798	£50.00	850	£50.00	896	£10.00	941	£50.00
799	£50.00	851	£50.00	897	£10.00	942	£50.00
800	£10.00	853	£50.00	898	£50.00	943	£50.00
801	£53.50	854	£50.00	899	£50.00	944	£50.00
802	£50.00	855	£50.00	900	£50.00	945	£50.00
803	£50.00	856	£50.00	901	£50.00	946	£50.00
804	£50.00	857	£50.00	903	£50.00	947	£10.00
805	£50.00	858	£50.00	904	£50.00	948	£50.00
806	£50.00	859	£50.00	905	£50.00	949	£50.00
808	£50.00	860	£50.00	906	£50.00	950	£30.00
810	£50.00	861	£50.00	907	£50.00	952	£50.00
811	£50.00	862	£50.00	908	£50.00	953	£50.00
812	£50.00	863	£50.00	910	£50.00	954	£50.00
813	£50.00	866	£50.00	911	£10.00	955	£50.00
815	£50.00	867	£50.00	912	£10.00	956	£50.00
816	£60.00	868	£50.00	913	£50.00	957	£50.00
817	£50.00	869	£50.00	914	£50.00	958	£10.00
818	£50.00	870	£50.00	915	£50.00	959	£50.00
819	£50.00	871	£50.00	916	£50.00	960	£50.00
820	£80.00	872	£50.00	917	£50.00	961	£50.00
821	£50.00	873	£50.00	918	£50.00	962	£50.00
822	£50.00	874	£50.00	919	£50.00	963	£50.00
823	£50.00	875	£50.00	920	£50.00	964	£50.00
824	£50.00	876	£50.00	921	£50.00	965	£50.00
825	£50.00	877	£50.00	922	£50.00	966	£50.00
828	£50.00	878	£50.00	923	£50.00	967	£50.00
829	£50.00	879	£110.00	924	£10.00	968	£50.00
831	£50.00	880	£50.00	925	£10.00	970	£50.00
832	£50.00	881	£50.00	926	£60.00	971	£50.00
833	£50.00	882	£50.00	927	£50.00	972	£50.00
837	£50.00	883	£20.00	928	£50.00	973	£50.00
838	£50.00	884	£50.00	929	£50.00	974	£10.00
839	£50.00	885	£50.00	930	£10.00	975	£50.00
840	£50.00	886	£50.00	931	£50.00	976	£50.00
841	£50.00	887	£50.00	932	£50.00	977	£50.00
842	£50.00	888	£50.00	933	£50.00	Total	£18,589.38
843	£50.00	889	£50.00	934	£50.00		
844	£50.00	890	£10.00	935	£50.00		

Welcome to our web



www.anchor tenants.co.uk

Have a look at our updated web site. As well as historical documents and pictures, there is now a password protected area for up to date information for shareholders.

It is intended to change the username and password each time any information is sent to shareholders. The current settings are:-

Username: myshares

Password: amosMann

Minutes of the Annual Meeting held on Wednesday 9th April 2008

Members

Mrs Benning took the chair, all committee members were present, with a further 20 society members in attendance.

Minutes

Mr A Newcombe has requested by letter that the minutes be amended, as it was his recollection that a member of the committee had agreed that the estate should provide a chimney pot where there had been one previously prior to a flue being fitted. Mrs Benning asked if there was anyone who was at that meeting and could recollect what was said, as no committee person could recall this. Mrs Benning said that she did not feel that an individual committee member would have said this. As Mr Newcombe was not present and no one else could recall this, the minutes of the previous meeting were then confirmed and signed. Proposed by Mr M Osborne and seconded by Mrs A Vernon.

Matters Arising

None

Chairman's report

The chairman commenced by saying that in 2007 there had been five empty houses; these had now been let after having a considerable amount of money spent on them. Already this year we have another two empty properties with another pending, the properties need far more work doing to them before they are re-let because of their age. It has now been decided that central heating will be fitted in the empty properties and rent will be set accordingly.

The painting programme will continue this year with the bottom half of Lilac Avenue being done, also doors will be replaced before this, where needed.

The lead pipe replacement is carrying on with four properties on Keyham Lane and the even numbers on Fern Rise being the next houses to be done.

It has been decided to only have two shareholders meetings a year, the AGM in March and another meeting in November. This decision has been taken after taking into account the cost of administration and postage, but if anyone would prefer further meetings please let the committee know.

There have been reports of break-ins to sheds and garages, could you please secure your property where possible. Also any contractors carrying out work in you property must be qualified and fully registered.

We will be commemorating the laying of the stone on the first cottage built, this will be held on the 12th July, and information on this will be sent out shortly on events that we hope to lay on.

This concluded the chairman's report which was proposed by Mrs I Gatlen and seconded by Mr M Osborne.

Result of the Ballot

The results were:

Mr M Carter	86
Mrs K Creese	128
Mr T Gee	501
Mr I Pawson	187

As there were three positions to fill, Mrs Creese, Mr Gee and Mr Pawson were invited to join the committee.

Mrs Benning thanked everyone that had voted, and thanked Mr E Gaten and Mrs P Smith for acting as scrutineers.

Auditors Report

Mr Mee began his report by saying that there had not been a rent increase within the last two years. With the number of properties being vacant this had resulted in £800.00 less being received in rent, than the figure for the previous year. As these properties are let on an increased rent this will show in the next years income. Laburnum Hall brought in rent of £5,000 plus the interest from the money held in the bank, this had brought the total income for the year near to that of the previous year.

As for expenses, there had been pay rises for all the staff; this was to reflect the extra work that all the staff had undertaken with the amount of work that is now done. Most of the other expenses have not changed from year to year, there has been the additional fee's for a Health and Safety Consultant, and the Rent Deposit Scheme, all contributes to the professional expenses being more this year.

The biggest expense is the repairs to the properties and the estate expenses, this year Chestnut Avenue has been painted. As the doors are replaced on the estate, this will be reflected in the cost of future painting as there will be less wood work to paint.

At the beginning of the financial year a budget is set to aim to spend the income that will be received, but you cannot foresee all expenses. This year slightly more was spent, resulting in the balance sheet showing a deficit of -£2,238.00.

At this time the society is in a strong position with funds in the bank to meet any rainy day problems. This concluded Mr Mee's report.

Mr M Osborne proposed the accounts were accepted as a true record and Mrs P Smith seconded this. Mr T Gee then proposed the re-election of Godkin & Co Ltd as auditors for the coming year; this was seconded by Mr E Gaten.

Arbitrators

Mrs Benning said that as no one had submitted any names, the committee would appoint the arbitrators for the coming year.

Remuneration of Committee

Mrs P Smith proposed that the committee fee remains at £2.00 per meeting; this was seconded by Mrs A Vernon.

General Business

Mrs Benning read out apologies from Mrs J Goodwin and Mr & Mrs J Potterton, who were unable to attend the meeting.

Mr S Smith asked if properties along Chestnut Avenue could be made secure, to stop people getting through to the back way. Mrs Benning said that it had been requested at a previous meeting that tenants make their properties secure as there had been a number of break-ins. She went on to suggest a walkabout by the committee to see how many houses have no side gates, we could then write to these tenants asking if they could fit a gate. Mrs Benning pointed out that this could only be a request. If tenants want to secure their gardens they could always approach their neighbour, to see if they would contribute to the cost. The estate would only fit posts and three strands of wire. Mr T Gee suggested planting good hedging material.

Mr S Smith suggested putting up a notice to say that the area is patrolled; Mrs Benning said that if anyone else had any ideas on security to let the committee know.

Mr A Newcombe, who had arrived at the meeting late, brought up the question along with Mr S Smith regarding skips not being allowed on the back way this made it difficult to dispose of rubbish. Mrs Benning said that the committee made the decision to stop skips being delivered on the back way because they were churning up the ground, and the bottom gates had been damaged by a skip lorry.

Mr A Newcombe said that it would mean having a skip in the street. Mrs Benning said that a lot of people on the estate do not have the same access to their back gardens as those that live adjacent to the back way. These people have to bring things to the front of the house from their back gardens.

Mr A Newcombe asked if transit vans are allowed. Mrs Benning said that it would be classed as a light vehicle.

Mr R Parr brought up the question of rubbish that accumulates outside the shop on Laburnum Road. Mrs Benning said that we could have a word with the council to have the bins emptied on a more regular basis.

Mrs A Cook asked if we were in a smokeless zone as the smoke from bonfires have been horrendous. Mrs Benning informed her that it was. She went on to say that even people on Hamilton had complained. Mrs Benning said that the office had not received any complaints, and she was not sure of the regulations governing bonfires, she advised that if there were any further problems to inform the council.

Mrs C Smith brought up the vehicles that are parked on the back way which are not used, she went on to say that previously she and her neighbour had received letters asking them to move cars parked there. She said that she had written, complaining of cars being parked and had been told that these had a Sorn on them, she felt that this was not fair and people were not being treated the same. Mrs Benning said that this would be looked at during the walkabout.

Mrs C Smith also asked why a spouse could only have one share and can not be given any more. She went on to say that she felt a second rate citizen on the estate, she said that she had been told previously that she could not be given any more shares, but asked what the situation would be if shares were willed to her. Mrs Benning said that it had been a committee decision not to make new shareholders, and that if a spouse of a tenant could find someone who would transfer a share to them this would be approved. This would then give the spouse, as a holder of one share, the right to attend shareholders meetings and feel part of the estate. She went on to say that as far as she is aware this was still the policy but would look into this and write informing her of the outcome.

Mrs C Smith then brought up the fact that tenants own kitchen units and fitments were not covered by Anchor Tenants insurance. She felt that everyone should be notified of this so that they can take out extra insurance. Mrs Benning said that this had been brought up previously at a shareholders meeting and she hoped that people had read the minutes and were aware of this.

Mr A Newcombe brought up his concerns regarding having a downstairs bathroom when he has a family. As his house has three good sized bedrooms he was hoping that he would be allowed to make alterations to accommodate a shower and toilet upstairs. He went on to say that he had asked previously to install an upstairs bathroom but had been refused. Mrs Benning said that it was policy not to allow a house to change from a three bedroom to a two, as the estate wanted to keep them family sized houses. Mrs Benning said that from time to time the committee have to alter policies, and one had recently been changed regarding replacing baths with showers, she went on to say that if Mr A Newcombe wanted to carry out any alterations he should write in and the committee would consider his request.

Mrs A Cook asked if a friend could transfer her shares to her. Mrs Benning said that she would have to write in requesting this, it would then be considered. She went on to confirm that the only new shares that are issued are to the children of present tenants.

Mrs A Cook said that she felt it was unfair that her grandchildren could not purchase shares.

Mr A Newcombe brought up the discussion held at the previous meeting regarding the lining being left in the chimney, when he took over tenancy of the property. Mr T Ridgway pointed out that his comments at the time were made as a shareholder and not a committee member, when he agreed that it should have been removed by the estate.

Mrs Benning said that there had been a lot of correspondence regarding this, and it had been pointed out that the chimney in question had been made redundant prior to the property being let. If a tenant then chooses at a later date to open that chimney up, then they do so at their own cost. Mr A Newcombe said that the estate was only doing half a job by leaving the flue lining in. Mr Pawson said why should the estate spend money on removing the flue liner when the chimney was being bricked up. Mrs Benning said that on this occasion we would have to agree to disagree on this. But pointed out that when a tenant makes alterations to their property, they must see all the cost of any work through.

Mrs C Smith brought up the central heating that is being put in empty houses, and asked if the tenant will be responsible for servicing and maintenance. Mrs Benning said that it would be down to the estate to service and maintain, as it is where gas fires are fitted by the estate. The committee had thought long and hard over whether to install central heating, but when adding up the cost of installing a new cylinder and immersion, along with a gas fire, the difference was not that great. The rent charged also reflects the cost involved.

Mrs I Gatlen asked what happens if a house becomes empty that has central heating installed, is this left in or taken out. Mrs Benning said that the plumber would check the system it would depend on how old it is, to whether we would take it out and replace it with new.

Mr A Newcombe asked if it had ever been considered, to allow committee members to only stand so many times for the committee. Mrs Benning said that if that were to happen then there would not be a full committee, as there are not many who put their name forward. She went on to say that the majority of people are not interested, this shows with how many people are here tonight out of 143 tenants. It was also pointed out that the younger tenants may not have the time, due to work commitments to serve on the committee. In defence of those that have been on the committee a long time, this came into good stead a few months ago, when something came up relating to a long time ago. The mature members of the committee could remember the incident; this helped enormously when dealing with the current issue.

Mrs C Smith said a walkabout should be done to look at the state of some gardens. Mrs Benning said that as a committee we do write to tenants asking them to tidy their gardens, but we cannot force them.

Mr S Smith asked if anything had become of the traffic survey carried out a few years ago in Fern Rise. Mrs Benning said that nothing had come of this, as the survey was taken during the school holidays when the traffic was a lot less. The estate has written several times to the council regarding the volume of traffic that uses the estate as a cut through.

Mrs Benning ended by welcoming Mr T Ridgway onto the committee. This concluded the business of the meeting, and she thanked the members for their attendance before declaring the meeting closed at 8.20pm.