



**The Anchor Society Limited**  
(Limited by Guarantee)

Trustees' report and unaudited financial statements  
for the year ended 31 December 2021

Company registration 05796497  
(England and Wales)

Charity registration number 1116392

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## Trustees' Report

The Trustees, who are also directors of the charity for the purposes of the Companies Act 2006, submit their report and the financial statements of the charity for the year ended 31 December 2021.

The Trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015).

### Reference and administrative details

The Anchor Society Limited is a company limited by guarantee, registered in England and Wales on 26 April 2006 (Number 05796497), and was registered as a charity on 16 October 2006 (Number 1116392).

Each of the members is liable to contribute a sum not exceeding £10 towards the assets of the company in the event of liquidation.

**Registered Office**

Bennetts Solicitors  
Barley Wood Stables,  
Long Lane  
Wrington  
Bristol  
BS40 5SA.

**Independent examiner**

Lawes & Co UK Limited  
Boyce's Building  
40-42 Regent Street  
Clifton  
Bristol  
BS8 4HU

**Solicitors**

Bennetts Solicitors  
Barley Wood Stables,  
Long Lane  
Wrington  
Bristol  
BS40 5SA

**Bankers**

HSBC UK Bank Plc  
62 George White Street  
Cabot Circus  
Bristol  
BS1 3BA

### Trustees

The following served as Trustees during the year:

WJ Marshall	Chairman
HL Wallington	Hon Secretary
RE Evans	Hon Treasurer
WHR Durie	
BJ Hanson	

### Company Secretary

HL Wallington

## **Trustees' Report (continued)**

### **Structure and Governance**

The Anchor Society Limited is controlled by its governing documents, its memorandum and articles of association as a company limited by guarantee as defined by the Companies Act 2006.

The charity is governed by its board of directors appointed in consultation with The Anchor Society CIO.

The Board can second additional members to advise it as it sees fit. All Board members, whether Trustees or Seconded, are appointed from The Anchor Society CIO's membership and are assessed by the Board as having the required skills and experience to fulfil their responsibilities. Decisions are made by the Board who meet on a quarterly basis.

### **Objectives and activities for the public benefit**

The company was established to develop superior quality housing for older people in the BS and neighbouring postcode areas and to sell (outright or on a shared ownership basis) or rent these properties to qualifying persons. Profits generated are to be used to fund retained property equity shares and to enable future possible development schemes to be identified and progressed. Retained profits in excess of these needs may be transferred to The Anchor Society CIO and used to support its charitable purposes.

The company holds factory premises at Badminton Road, Yate which is let. The company has been given responsibility for applying for planning permission to develop properties to further enhance the charitable assets of The Anchor Society CIO. The rental income from the factory will fund investigation of new projects in pursuit of its charitable objectives and those of The Anchor Society CIO.

The company has made available low cost loans to needy individuals, aged over 55, for essential home improvements. These enable them to remain in their own home for longer. The loan is secured and repayable out the proceeds of sale when the owner leaves the property. They are indexed in line with the Consumer Prices Index.

The charity's Trustees have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance published by the Charity Commission on public benefit.

### **Review of developments, activities and achievements**

During the year, The Anchor Society Limited received rents from the factory premises at Badminton Road and made progress on planning applications at the remainder of Home Farm which is owned by The Anchor Society CIO.

A charitable donation of £10,000 was made to The Anchor Society CIO in support of their President's collection.

A grant of £1,550 was received from The Anchor Society CIO that was used for intergenerational project costs.

## **Trustees' Report (continued)**

### **Financial review**

On 31<sup>st</sup> December 2021 the charity's reserves amounted to £933,047, which are mainly invested in the factory premises at Yate. These premises are currently undergoing a rent review, which may have an impact on the market value. In the Directors' opinion, the value of the factory is likely to exceed £570,000 (the value included in the balance sheet). Determination of the current market value cannot be completed under the review is concluded. Negotiations are still ongoing.

The Trustees review the level of cash and investments held at each meeting of the Board to ensure there are sufficient liquid funds to meet its commitments over the following 12 months. Future income will be used to meet its charitable objectives.

### **Risk management**

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure proper controls are in place to provide reasonable assurance against fraud and error. Risks and their management are formally reviewed every year.

### **Statement of trustees' responsibilities**

The Trustees, who are also the directors for the purposes of company law, are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and regulations and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company and that enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements.

## Trustees' Report (continued)

In so far as the Trustees are aware:

- there is no relevant information in relation to the independent examination of which the charitable company's independent examiners are unaware; and
- the Trustees have taken all steps that they ought to have taken to make themselves aware of any relevant information in relation to the independent examination and to establish that the independent examiners are aware of that information.

### Independent examiner

The independent examiner, Lawes & Co UK Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

Approved by order of the board of Trustees on 27<sup>th</sup> April 2022 and signed on its behalf by:

**RE Evans**  
*Trustee*

## **Report of the independent examiner to the Trustees and members of The Anchor Society Limited (Limited by Guarantee) ('the Company')**

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 December 2021.

### **Responsibilities and basis of report**

As the charity's trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the 2011 Act ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

### **Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities [applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)].

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

**Mr PA Freeman BA FCA FCCA  
for and on behalf of Lawes & Co UK Limited**

Boyce's Building  
40-42 Regent Street  
Clifton  
Bristol, BS8 4HU

Dated: 3<sup>rd</sup> May 2022

## Statement of financial activities for the year ended 31 December 2021

(including income and expenditure account)

		2021	2020
	<i>Note</i>	£	£
<b>Income from:</b>			
Grants		1,550	2,200
Cash investments		29	65
Other trading activities	2	81,000	81,000
		<b>82,579</b>	83,265
<b>Expenditure on:</b>			
Charitable activities	4	11,703	11,751
Raising funds	5	13,103	2,200
		<b>24,806</b>	13,951
<b>Net income for the year</b>		<b>57,773</b>	69,314
<b>Other recognised gains/losses:</b>			
Gains/(losses) on soft loans	9	2,241	266
<b>Net movement in funds</b>		<b>60,014</b>	69,580
<b>Unrestricted funds brought forward</b>		<b>873,033</b>	803,453
<b>Unrestricted funds carried forward</b>		<b>933,047</b>	873,033

The results for the period derive from continuing activities and there are no gains or losses other than those shown above.



## Registered company no. 05796497

### Balance sheet at 31 December 2021

	<i>Note</i>	<b>2021</b> £	£	<b>2020</b> £	£
<b>Fixed assets</b>					
Fixed asset investments	8	<b>570,000</b>		570,000	
<b>Current assets</b>					
Debtors	9	<b>43,719</b>		55,755	
Cash at bank		<b>347,349</b>		276,914	
		<b>391,068</b>		332,669	
<b>Current liabilities</b>					
Amounts falling due within one year	10	<b>(28,021)</b>		(29,636)	
<b>Net current assets</b>		<b>363,047</b>		303,033	
<b>Net assets</b>		<b>933,047</b>		873,033	
<b>Represented by:</b>					
Unrestricted funds	11	<b>933,047</b>		873,033	

For the year ending 31 December 2021 the charitable company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 December 2021 in accordance with section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for

- ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to charitable small companies.

These financial statements were approved by the board of trustees on 27<sup>th</sup> April 2022 and were signed on its behalf by:

**RE Evans**  
*Trustee*

## **Notes**

**(forming part of the financial statements)**

### **1 Accounting policies**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

#### **Basis of preparation**

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

#### **Income**

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- Donation income is credited in the year in which it is received, and no adjustments are made for arrears or advance receipts, except where covenanted donations are paid for several years in advance, in which case the balance relating to future periods is included in creditors.
- Donated services and facilities and gifts in kind are included at the value to the charity where this can be quantified. The value of services provided by volunteers has not been included in these accounts.
- Rental income is included when receivable.
- Investment income is included when receivable.

#### **Expenditure**

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

- Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.
- Governance costs include those costs associated with meeting constitutional and statutory requirements of the charity and include the audit fees and costs linked with the strategic management of the charity. Grants offered subject to conditions which have not been met at the year end date are noted as a commitment but not accrued as expenditure.

## Notes (continued)

### Allocation and apportionment of costs

All costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly; others are apportioned.

### Tangible fixed assets

Fixed assets are stated at cost less accumulated depreciation. Assets with a value of less than £1,000 are not capitalised.

### Investment properties

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

### Leased assets

Rentals in respect of operating leases are charged directly to the statement of financial activities in the period in which they fall due.

### Taxation

The charity is exempt from tax on its charitable activities.

### Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the Trustees. In addition to the elderly and needy of Bristol, such funds may be held in order to finance capital investment and working capital.

Designated funds are those which the charity may, at its discretion, set aside for a specific purpose which would otherwise form part of the general reserves of the organisation. Specifically, the charity sets aside funds which represent the investment made in freehold property fixed assets for use by the charity and long-term loans to other charities for the provision of services to elderly persons in Bristol and the surrounding area.

## 2 Other trading activities

	2021 £	2020 £
Rent	<b>81,000</b>	81,000

## Notes (continued)

### 3 Analysis of expenditure by activity

	<i>Note</i>	<b>Assisting the elderly in need £</b>	<b>Support costs £</b>	<b>Total £</b>
Donation to The Anchor Society CIO		<b>10,000</b>	-	<b>10,000</b>
Governance costs	6	-	<b>1,703</b>	<b>1,703</b>
		<b>10,000</b>	<b>1,703</b>	<b>11,703</b>

### 4 Expenditure on charitable activities

	<i>Note</i>	<b>2021 £</b>	<b>2020 £</b>
<b>Grants</b>			
The Anchor Society CIO		<b>10,000</b>	10,000
<b>Governance costs</b>	6	<b>1,703</b>	1,751
		<b>11,703</b>	<b>11,751</b>

### 5 Expenditure on raising funds

	<b>2021 £</b>	<b>2020 £</b>
Investment property costs	<b>8,553</b>	-
Project costs	<b>4,550</b>	2,200
	<b>13,103</b>	<b>2,200</b>

### 6 Governance costs

	<b>2021 £</b>	<b>2020 £</b>
Independent examiners' remuneration	<b>1,400</b>	1,500
Other costs	<b>303</b>	251
	<b>1,703</b>	<b>1,751</b>

### 7 Trustees' remuneration and benefits

There were no Trustees' remuneration or other benefits for the year ended 31 December 2021 (2020: £Nil) and no Trustees' expenses were paid for either period.

## Notes (continued)

### 8 Fixed asset investments

	Land and buildings
Net Book Value at 1 January 2021	570,000
Net Book Value at 31 December 2021	<b>570,000</b>

#### Land and buildings

The net book value of land and buildings comprise:

	£
<b>Freehold property</b>	
Land and buildings at Yate	<b>570,000</b>

These premises are currently undergoing a rent review, which may have an impact on the market value. In the Directors' opinion, the value of the factory is likely to exceed £570,000 (the value included in the balance sheet). Determination of the current market value cannot be completed under the review is concluded.

### 9 Debtors amounts falling due after more than one year

	2021 £	2020 £
<b>Soft loans</b>		
Debtors at beginning of the year	55,755	55,489
Repayments during the year	(14,277)	-
Revaluation	2,241	266
<b>Debtors at year end</b>	<b>43,719</b>	<b>55,755</b>

#### Soft loans

These comprises loans made to individuals, aged over 55 years, for improvements to their homes to enable them to remain there.

The loans are secured on the properties and are repayable on disposal of the property. No interest is charged on the loan.

The value of the loans are adjusted in line with the consumer prices index to recognise the change in value during the year in accordance with the loan agreement. Any revaluation is recognised in the Statement of Financial Activities.

## Notes (continued)

### 10 Creditors falling due within one year

	2021 £	2020 £
Accruals	1,500	1,500
Taxation	6,271	7,886
Income in advance	20,250	20,250
	<hr/>	<hr/>
	28,021	29,636
	<hr/>	<hr/>

### 11 Movement in unrestricted funds

	2021 £	2020 £
At 1 January 2021	873,033	803,453
Net movement in funds	60,014	69,580
	<hr/>	<hr/>
<b>At 31 December 2021</b>	<b>933,047</b>	<b>873,033</b>
	<hr/>	<hr/>

Net movement in funds, included in the above are as follows:

	2021 £	2020 £
Income	82,579	83,265
Expenditure	(24,806)	(13,951)
Gains and losses	2,241	266
	<hr/>	<hr/>
<b>Net movement in funds</b>	<b>60,014</b>	<b>69,580</b>
	<hr/>	<hr/>

### 12 Ultimate controlling party

There is no ultimate controlling party. The Anchor Society Limited is a company limited by guarantee.

Each of the members is liable to contribute a sum not exceeding £10 towards the assets of the company in the event of liquidation.

### 13 Related party transactions

14 During the year, the following relevant transactions occurred:

- a donation of £10,000 was made to The Anchor Society CIO (2020: £10,000) and grants were received from The Anchor Society CIO of £1,550 (2020: £2,200). All of the trustees are also trustees of The Anchor Society CIO.