



The Anchor Society Limited
(Limited by Guarantee)

Trustees' report and unaudited financial statements
for the year ended 31 December 2022

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 2022.

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 2019).

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
Wroughton
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
Wroughton
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:

BJ Hanson	Chairman	(from 10 August 2022)
WJ Marshall	Chairman	(resigned 10 August 2022)
HL Wallington	Hon Secretary	
RE Evans	Hon Treasurer	
WHR Durie		

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 Secondees, 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. Agreement was reached for the renewal of the lease of these premises.

Progress was made on planning applications at the remainder of Home Farm which is owned by The Anchor Society CIO.

A charitable donation of £15,000 was made to The Anchor Society CIO in support of their President's collection.

Trustees' Report (continued)

Financial review

Following the agreement for renewal of the lease of the factory premises, the directors have revalued the property based on a rental yield, using discounted cash flow. In view of the long-term nature of this asset, the directors have created a designated fund representing its market value.

On 31st December 2022 the unrestricted reserves amounted to £1,514,310, which are mostly invested in long term, designated schemes (£1,100,000).

During the year, the charity purchased freehold land, on which it is intending to develop housing for older people.

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 26th April 2023 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 2022.

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: 5th May 2023

Statement of financial activities for the year ended 31 December 2022

(including income and expenditure account)

		2022	2021
	<i>Note</i>	£	£
Income from:			
Grants		-	1,550
Cash investments		242	29
Other trading activities	2	93,812	81,000
		<hr/>	<hr/>
		94,054	82,579
Expenditure on:			
Charitable activities	4	17,317	11,703
Raising funds	5	29,348	13,103
		<hr/>	<hr/>
		46,665	24,806
Net income for the year		<hr/>	<hr/>
		47,389	57,773
Other recognised gains/losses:			
Gains on investment assets:			
Freehold property	8	530,000	-
Soft loans	9	3,874	2,241
		<hr/>	<hr/>
Net movement in funds		581,263	60,014
Unrestricted funds brought forward		<hr/>	<hr/>
		933,047	873,033
Unrestricted funds carried forward		<hr/>	<hr/>
		1,514,310	933,047

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 2022

	<i>Note</i>	2022 £	£	2021 £	£
Fixed assets					
Fixed asset investments	8	1,323,239		570,000	
Current assets					
Debtors	9	47,593		43,719	
Prepayments		287		-	
Cash at bank		184,720		347,349	
		232,600		391,068	
Current liabilities					
Amounts falling due within one year	10	(41,529)		(28,021)	
Net current assets		191,071		363,047	
Net assets		1,514,310		933,047	
Represented by:					
Unrestricted funds	11				
Designated Funds		1,100,000		-	
General Funds		414,310		933,047	
		1,514,310		933,047	

For the year ending 31 December 2022 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 2022 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 26th April 2023 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 2019)', 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

	2022 £	2021 £
Rent	<u>93,812</u>	<u>81,000</u>

Notes (continued)

3 Analysis of expenditure by activity

	<i>Note</i>	Assisting the elderly in need £	Support costs £	Total £
Donation to The Anchor Society CIO		15,000	-	15,000
Governance costs	6	-	2,317	2,317
		15,000	2,317	17,317

4 Expenditure on charitable activities

	<i>Note</i>	2022 £	2021 £
Grants			
The Anchor Society CIO		15,000	10,000
Governance costs	6	2,317	1,703
		17,317	11,703

5 Expenditure on raising funds

	2022 £	2021 £
Investment property costs	24,377	8,553
Project costs	4,971	4,550
	29,348	13,103

6 Governance costs

	2022 £	2021 £
Independent examiners' remuneration	1,450	1,400
Other costs	867	303
	2,317	1,703

7 Trustees' remuneration and benefits

There were no Trustees' remuneration or other benefits for the year ended 31 December 2022 (2021: £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 2022	570,000
Additions, at cost	223,239
Revaluation	530,000
	<hr/>
Net Book Value at 31 December 2022	1,323,239
	<hr/>

Land and buildings

The net book value of land and buildings comprise:

	£
Freehold property	
Land and buildings at Yate	1,100,000
Development land	223,239
	<hr/>
	1,323,239
	<hr/>

Following the renewal of the lease, the Directors have revalued the freehold land and buildings at Yate. The valuation is based on the rental yield, using discounted cash flow. The directors review the valuation each year. The additions to land and buildings are included at cost.

9 Debtors - amounts falling due after more than one year

	2022 £	2021 £
Soft loans		
Debtors at beginning of the year	43,719	55,755
Repayments during the year	-	(14,277)
Revaluation	3,874	2,241
	<hr/>	<hr/>
Debtors at year end	47,593	43,719
	<hr/>	<hr/>

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

	2022 £	2021 £
Creditors	2,355	-
Accruals	2,345	1,500
Taxation	9,329	6,271
Income in advance	27,500	20,250
	41,529	28,021

11 Movement in funds

	Designated Funds £	General Funds £	Total £
At 1 January 2022	-	933,047	933,047
Net movement in funds	1,100,000	(518,737)	581,263
At 31 December 2022	1,100,000	414,310	1,514,310

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

	Designated Funds £	General Funds £	Total £
Income	-	94,054	94,054
Transfers	570,000	(570,000)	-
Expenditure	-	(46,665)	(46,665)
Gains and losses	530,000	3,874	533,874
Net movement in funds	1,100,000	(518,737)	581,263

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 long term investment made in freehold property.

Notes (continued)

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

During the year, the following relevant transactions occurred:

- a donation of £15,000 was made to The Anchor Society CIO (2021: £10,000). All of the trustees are also trustees of The Anchor Society CIO.
- fees of £17,100 were paid to Bennetts Limited (Solicitors) for professional services. HL Wallington, a trustee, is a director of Bennetts Limited.