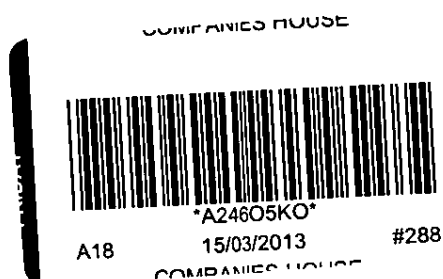


Report of the Director and
Unaudited Financial Statements
for the Year Ended 30 April 2012
for
Anchor House Properties Limited



David Jones & Co
Chartered Certified Accountants
19 Reading Road
Pangbourne
Berkshire
RG8 7LR

Anchor House Properties Limited

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for the Year Ended 30 April 2012

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Anchor House Properties Limited

Company Information
for the Year Ended 30 April 2012

DIRECTOR: Mr R H Addison

SECRETARY: Mr F R H Greenhow

REGISTERED OFFICE: 19 Reading Road
Pangbourne
Berkshire
RG8 7LR

REGISTERED NUMBER: 04019397 (England and Wales)

ACCOUNTANTS: David Jones & Co
Chartered Certified Accountants
19 Reading Road
Pangbourne
Berkshire
RG8 7LR

Anchor House Properties Limited

Report of the Director
for the Year Ended 30 April 2012

The director presents his report with the financial statements of the company for the year ended 30 April 2012

PRINCIPAL ACTIVITY

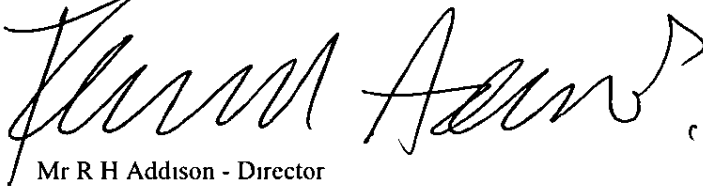
The principal activity of the company in the year under review was that of property investment and development

DIRECTOR

Mr R H Addison held office during the whole of the period from 1 May 2011 to the date of this report

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

ON BEHALF OF THE BOARD:

A handwritten signature in black ink, appearing to read 'R H Addison', is written over the printed name.

Mr R H Addison - Director

1 March 2013

Anchor House Properties Limited

Profit and Loss Account
for the Year Ended 30 April 2012

	Notes	2012 £	2011 £
TURNOVER		-	-
Administrative expenses		21,604	10,268
		(21,604)	(10,268)
Other operating income		33,700	36,713
OPERATING PROFIT	2	12,096	26,445
Interest payable and similar charges		10,031	11,381
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		2,065	15,064
Tax on profit on ordinary activities	3	413	353
PROFIT FOR THE FINANCIAL YEAR		1,652	14,711

The notes form part of these financial statements

Anchor House Properties Limited

Balance Sheet
30 April 2012

	Notes	2012 £	2011 £
FIXED ASSETS			
Tangible assets	4	561,120	561,120
Investments	5	20	20
		<u>561,140</u>	<u>561,140</u>
CURRENT ASSETS			
Cash at bank		2,105	-
CREDITORS			
Amounts falling due within one year	6	<u>75,214</u>	<u>74,761</u>
NET CURRENT LIABILITIES		<u>(73,109)</u>	<u>(74,761)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		488,031	486,379
CREDITORS			
Amounts falling due after more than one year	7	<u>506,065</u>	<u>506,065</u>
NET LIABILITIES		<u><u>(18,034)</u></u>	<u><u>(19,686)</u></u>
CAPITAL AND RESERVES			
Called up share capital	9	100	100
Profit and loss account	10	<u>(18,134)</u>	<u>(19,786)</u>
SHAREHOLDERS' FUNDS		<u><u>(18,034)</u></u>	<u><u>(19,686)</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 April 2012

The members have not required the company to obtain an audit of its financial statements for the year ended 30 April 2012 in accordance with Section 476 of the Companies Act 2006

The director acknowledges his responsibilities for

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company

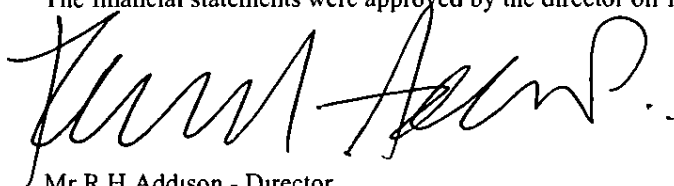
The notes form part of these financial statements

Anchor House Properties Limited

Balance Sheet - continued
30 April 2012

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

The financial statements were approved by the director on 1 March 2013 and were signed by

A handwritten signature in black ink, appearing to read 'R H Addison', is written over the printed name.

Mr R H Addison - Director

The notes form part of these financial statements

Anchor House Properties Limited

Notes to the Financial Statements
for the Year Ended 30 April 2012

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life

2 OPERATING PROFIT

The operating profit is stated after charging

	2012 £	2011 £
Director's remuneration and other benefits etc	-	-

3 TAXATION

Analysis of the tax charge

The tax charge on the profit on ordinary activities for the year was as follows

	2012 £	2011 £
Current tax		
UK corporation tax	413	353
Tax on profit on ordinary activities	413	353

4 TANGIBLE FIXED ASSETS

	Long leasehold £	Improvements to property £	Totals £
COST			
At 1 May 2011 and 30 April 2012	535,147	25,973	561,120
NET BOOK VALUE			
At 30 April 2012	535,147	25,973	561,120
At 30 April 2011	535,147	25,973	561,120

Anchor House Properties Limited

Notes to the Financial Statements - continued
for the Year Ended 30 April 2012

5 FIXED ASSET INVESTMENTS

	Interest in associate £
COST	
At 1 May 2011	
and 30 April 2012	20
	<hr/>
NET BOOK VALUE	
At 30 April 2012	20
	<hr/>
At 30 April 2011	20
	<hr/>

The company's investments at the balance sheet date in the share capital of companies include the following

Associated Company

Anchor House 75-77 White Hart Lane Limited

Nature of business Property development

	%
Class of shares	holding
Ordinary	20 00

6 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2012 £	2011 £
Bank loans and overdrafts	-	42
Taxation and social security	766	353
Other creditors	74,448	74,366
	<hr/>	<hr/>
	75,214	74,761
	<hr/>	<hr/>

7 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2012 £	2011 £
Other creditors	506,065	506,065
	<hr/>	<hr/>

Amounts falling due in more than five years

Repayable by instalments		
Other loans more 5yrs instal	400,065	400,065
	<hr/>	<hr/>

8 SECURED DEBTS

The following secured debts are included within creditors

	2012 £	2011 £
Other loans	532,565	532,565
	<hr/>	<hr/>

Anchor House Properties Limited

Notes to the Financial Statements - continued
for the Year Ended 30 April 2012

9 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid Number	Class	Nominal value £1	2012 £ <u>100</u>	2011 £ <u>100</u>
100	Ordinary			

10 RESERVES

	Profit and loss account £
At 1 May 2011	(19,786)
Profit for the year	<u>1,652</u>
At 30 April 2012	<u>(18,134)</u>

11 ULTIMATE CONTROLLING PARTY

The controlling party is Mr R H Addison

The ultimate controlling party is Mr R H Addison

At the year end the company was controlled by Mr R H Addison, the chairman and major shareholder

12 GOING CONCERN

The Financial Statements have been prepared on a going concern basis and this assumes that continued support will be provided by the bank. There are currently no reasons to believe that this support will be withdrawn.

Anchor House Properties Limited

Profit and Loss Account
for the Year Ended 30 April 2012

	2012		2011	
	£	£	£	£
Income		-		-
Other income				
Rents received		33,700		36,713
		<u>33,700</u>		<u>36,713</u>
Expenditure				
Rates and water	1,678		-	
Light and heat	2,288		3,049	
Telephone	2,255		1,194	
Office, post and stationery	1,929		289	
Travelling	1,337		464	
Motor expenses	2,760		-	
Licences and insurance	-		1,209	
Repairs, renewals, cleaning and maintenance	756		825	
Household and cleaning	-		72	
Sundry expenses	345		360	
Accountancy	450		450	
Management charges	3,834		-	
Legal fees	1,110		-	
Entertainment	625		92	
Marketing and promotions	-		770	
	<u> </u>	19,367	<u> </u>	8,774
		14,333		27,939
Finance costs				
Bank charges	2,237		1,494	
Bank interest	6		50	
Mortgage interest and charges	10,025		11,331	
	<u> </u>	12,268	<u> </u>	12,875
NET PROFIT		<u>2,065</u>		<u>15,064</u>

This page does not form part of the statutory financial statements