

**THE ANCHORAGE MANAGEMENT COMPANY LIMITED  
UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**THE ANCHORAGE MANAGEMENT COMPANY LIMITED**  
**UNAUDITED ACCOUNTS**  
**CONTENTS**

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	<b>Page</b>
<a href="#"><u>Company information</u></a>	<a href="#"><u>3</u></a>
<a href="#"><u>Statement of financial position</u></a>	<a href="#"><u>4</u></a>
<a href="#"><u>Notes to the accounts</u></a>	<a href="#"><u>5</u></a>

**THE ANCHORAGE MANAGEMENT COMPANY LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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<b>Directors</b>	Anthony Howard Boothman Emma Jane Morton Paul Edward Brustad Abiola Modupeola Motajo
<b>Secretary</b>	Mourant Governance Services (UK) Limited
<b>Company Number</b>	02450444 (England and Wales)
<b>Registered Office</b>	4th Floor, 52-54 Gracechurch Street London EC3V 0EH

**THE ANCHORAGE MANAGEMENT COMPANY LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2022**

	Notes	2022 £	2021 £
<b>Current assets</b>			
Debtors	<a href="#">4</a>	327,816	242,126
Cash at bank and in hand		263,718	278,808
		<u>591,534</u>	<u>520,934</u>
<b>Creditors: amounts falling due within one year</b>	<a href="#">5</a>	(591,434)	(520,834)
<b>Net current assets</b>		<u>100</u>	<u>100</u>
<b>Net assets</b>		<u>100</u>	<u>100</u>
<b>Capital and reserves</b>			
Called up share capital	<a href="#">6</a>	100	100
<b>Shareholders' funds</b>		<u>100</u>	<u>100</u>

For the year ending 31 December 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - Small Entities. The profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board of Directors and authorised for issue on 21 September 2023 and were signed on its behalf by

Emma Jane Morton  
Director

Company Registration No. 02450444

**THE ANCHORAGE MANAGEMENT COMPANY LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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**1 Statutory information**

The Anchorage Management Company Limited is a private company, limited by shares, registered in England and Wales, registration number 02450444. The registered office is 4th Floor, 52-54 Gracechurch Street, London, EC3V 0EH.

**2 Compliance with accounting standards**

The financial statements have been prepared on a going concern basis under the historical cost convention unless otherwise specified within the accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006 as applicable to companies subject to the small companies Regime.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

***Going concern***

The directors of the Company have discussed the position of the Company and can confirm that it is the directors' opinion that the net assets and Professional Indemnity Insurance cover are sufficient to meet the commitments of the Company and to withstand the risks to which its business is subject.

The directors have undertaken a review and conclude that the Company has adequate resources and suitable arrangements in place for it to be able to continue in operational existence for the foreseeable future. Therefore the directors consider it appropriate for the financial statements to be prepared on a going concern basis.

***Service charge receivable***

Service charge receivable represents costs incurred in respect of the year, which are recoverable from the occupiers of the site. Amounts are charged quarterly on account and any surplus or deficit is credited to the same parties, resulting in no profit or loss to the Company.

***Receivables***

Receivables are measured at a cost which is deemed to be approximately fair value, unless in the opinion of the directors the amounts will not be paid in full. Where this is the case the debtors will be written down for impairment to their expected recoverable value.

***Payables***

Payables are measured at cost which is deemed to the approximately fair value.

***Taxation***

Corporation tax is provided on taxable profits on current tax rates applicable to the Company's activities. Deferred taxation is accounted for, without discounting, in respect of all timing between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the statement of financial position date except as otherwise required by Financial Reporting Standard 102. Provision is made at the tax rates which are expected to apply in the periods in which the timing differences reverse. Deferred tax assets are recognised only to the extent that it is considered more likely that not that they will be recovered.

A deferred tax asset is recognised only to the extent that it is probable that future tax profits will be available against which the asset can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that a related tax benefit will be realised. Income tax expense comprises current and deferred tax.

Income tax expense is recognised in the Income Statement except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity. Current tax is the expect tax payable on the taxable income for the period, using tax rates applicable to the Company's activities enacted for substantially enacted at the reporting date.

**THE ANCHORAGE MANAGEMENT COMPANY LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

<b>4 Debtors</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year</b>		
VAT	-	3,120
Trade debtors	118,941	3,750
Accrued income and prepayments	199,964	225,732
Other debtors	8,911	9,524
	<u>327,816</u>	<u>242,126</u>
<b>5 Creditors: amounts falling due within one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
VAT	32,740	-
Trade creditors	166,915	167,261
Other creditors	178,840	224,586
Accruals	212,939	128,987
	<u>591,434</u>	<u>520,834</u>
<b>6 Share capital</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Allotted, called up and fully paid:		
100 Ordinary shares of £1 each of £1 each	<u>100</u>	<u>100</u>

**THE ANCHORAGE MANAGEMENT COMPANY LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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**7 Transactions with related parties**

The directors received no remuneration in respect of their services to the Company during the financial year (2021: £nil).

During the year, the following shareholders at the reporting date were charged service charge on account in respect of being a tenant within the development:

Harbor Holdings (Salford Quays) Limited (formerly H.I.G Salford Property 1 Limited):

2022 Transactions - £218,338

2022 Balance due at year end - £62,712

2021 Transactions - £368,737

2021 Balance due at year end - £nil

COIF Nominees Limited:

2022 Transactions - £nil

2022 Balance due at year end - £nil

2021 Transactions - £17,175

2021 Balance due at year end - £nil

PBM Debury Limited:

2022 Transactions - £13,686

2022 Balance due at year end - £992

2021 Transactions - £16,804

2021 Balance due at year end - £nil

Tene Living UK (Manchester) Limited:

2022 Transactions - £108,854

2022 Balance due at year end - £26,125

2021 Transactions - £nil

2021 Balance due at year end - £nil

Anchorage Gateway (CW) Limited

2022 Transactions - £32,272

2022 Balance due at year end - £18,343

2021 Transactions - £nil

2021 Balance due at year end - £nil

Total:

2022 Transactions - £373,150

2022 Balance due at year end - £108,172

2021 Transactions - £402,716

2021 Balance due at year end - £nil

**8 Average number of employees**

During the year the average number of employees was 0 (2021: 0).