

# LIQ03

## Notice of progress report in voluntary winding up



Companies House

For further information, please  
refer to our guidance at  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

### 1 Company details

Company number 0 0 0 3 1 7 5 4

Company name in full Davy Property Holdings Limited

#### → Filling in this form

Please complete in typescript or in  
bold black capitals.

### 2 Liquidator's name

Full forename(s) Guy Robert Thomas

Surname Hollander

### 3 Liquidator's address

Building name/number Tower Bridge House

Street St Katharine's Way

Post town London

County/Region

Postcode E 1 W 1 D D

Country

### 4 Liquidator's name ①

Full forename(s) Neil John

Surname Mather

#### ① Other liquidator

Use this section to tell us about  
another liquidator.

### 5 Liquidator's address ②

Building name/number Tower Bridge House

Street St Katharine's Way

Post town London

County/Region

Postcode E 1 W 1 D D

Country

#### ② Other liquidator

Use this section to tell us about  
another liquidator.

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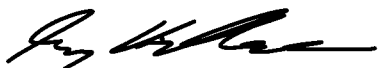
### 6 Period of progress report

From date	<sup>d</sup> 2	<sup>d</sup> 8	<sup>m</sup> 0	<sup>m</sup> 5	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 0	
To date	<sup>d</sup> 2	<sup>d</sup> 7	<sup>m</sup> 0	<sup>m</sup> 5	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 1	

### 7 Progress report

<input checked="" type="checkbox"/> The progress report is attached	
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### 8 Sign and date

Liquidator's signature	<div>Signature</div> <div> X  X </div>	
Signature date	<sup>d</sup> 2 <sup>d</sup> 6 <sup>m</sup> 0 <sup>m</sup> 7 <sup>y</sup> 2 <sup>y</sup> 0 <sup>y</sup> 2 <sup>y</sup> 1	

**Presenter information**

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name Jolyon Wheller

Company name Mazars LLP

Address Tower Bridge House

St Katharine's Way

Post town London

County/Region

Postcode E 1 W 1 D D

Country

DX

Telephone 020 7063 4000

**Checklist**

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following:**

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed the form.

**Important information**

**All information on this form will appear on the public record.**

**Where to send**

**You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:**

The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

**Further information**

For further information please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**

## Davy Property Holdings Limited - In Liquidation

Liquidators' progress report covering the period from 28 May 2020 to 27 May 2021

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### Progress Report to Creditors & Members

#### 1. Introduction

- 1.1. This report is prepared pursuant to Rules 18.3 and 18.7 of the Insolvency (England and Wales) Rules 2016, the purpose of which is to provide creditors with details of the progress of the Liquidation during the 12 months to 27 May 2021.
- 1.2. I was appointed Joint Liquidator of the Company together with Michael Wellard at a meeting of creditors held on 28 May 2014. Mr Wellard retired as a partner of the firm and was replaced as Joint Liquidator by Roderick John Weston on 29 April 2014. Roderick Weston subsequently retired from the firm and was replaced by Neil Mather, also of Mazars LLP, by Court Order dated 5 September 2016.
- 1.3. Both myself and Mr Mather are authorised to act as Insolvency Practitioners in the UK by the Institute of Chartered Accountants in England and Wales.
- 1.4. Identification details relating to the Company and the Liquidators are attached at Appendix A.

#### 2. Liquidators' Receipts and Payments

- 2.1. A summary of receipts and payments covering the period from 28 May 2020 to 27 May 2021 is attached at Appendix B. The receipts and payments account also covers the cumulative period from the date of appointment to 27 May 2021. A comparison of the figures provided in the directors' Statement of Affairs to actual realisations made to date is included to assist creditors in assessing progress to date.

#### 3. Asset Realisations and Details of Progress

- 3.1. As per the director's statement of affairs, the Company's only assets are investments in group companies and intercompany receivables as per Appendix B.
- 3.2. There have been no realisations made in the current reporting period.
- 3.3. As you were advised in my letter of 25 October 2018, the process of calculating the distributions within the Group is complex given the significant number and quantum of the intercompany claims, as assets available for distribution within one company depend on the value of its claims against other companies, and vice versa. A modelling exercise was carried out and Counsel's advice was obtained.
- 3.4. On the basis of the above, we concluded with the directors and their legal adviser that it was appropriate to consolidate the estates across all 16 companies given the complexities of making distributions across the various estates. The model demonstrated that there would have to be in excess of 14,000 distributions to undertake if the exercise was completed manually.

# mazars

- 3.5. Based on the advice and the results of the modelling exercise, we concluded that the most efficient way to make the distribution was through TH Group Services Limited – in liquidation (“THGS”) that had held the majority of the cash across the Group. Accordingly, THGS will be paying distributions to all third party, unsecured creditors across the 16 estates.
- 3.6. We are still awaiting a recovery in respect of an independent joint venture that is expected to generate around £70,000 before adjudicating on claims and making the distributions.
- 3.7. In accordance with Statement of Insolvency Practice 13, I would advise you that there have been no transactions with connected parties.

## 4. Liabilities

### 4.1. Secured and Preferential Creditors

- 4.1.1. There are no secured or preferential creditors in this case

### 4.2. Unsecured Creditors

- 4.2.1. The Company’s liabilities, as disclosed in the directors’ statement of affairs, are referenced in the receipts and payments account.
- 4.2.2. The distribution model created shows that there will be sufficient funds to pay a dividend to unsecured creditors but at this stage the quantum is unknown.
- 4.2.3. An advert for creditors’ claims was placed in The London Gazette on 20 November 2018. No further claims were received as a result and a further advert will be published once we are in a position to adjudicate on claims.

## 5. Prescribed Part

- 5.1. In accordance with Section 176A of the Insolvency Act 1986, a proportion of the Company’s net assets are to be set aside for the benefit of the Company’s unsecured creditors where the Company has granted a floating charge after 15 September 2003. This is calculated as being 50% of the first £10,000 of net property and 20% of net property thereafter, subject to a maximum fund of £600,000. Net property is defined as being the realisations from assets subject to the floating charge after costs and after settlement of the preferential creditors’ claims.
- 5.2. As there is no floating charge, the Prescribed Part does not apply in this instance.

## 6. Investigations

- 6.1. In accordance with the Company Directors Disqualification Act 1986, the Joint Liquidators are required to investigate the affairs of the Company and the conduct of the directors during the three years prior to the Liquidation. The Joint Liquidators can confirm that this obligation has been complied with and a confidential report was submitted to the Insolvency Service on 01 July 2016.

- 6.2. An initial investigation into the Company's affairs was also undertaken by the Liquidators in accordance with Statement of Insolvency Practice 2. The purpose of these investigations is to establish whether there are any potential asset recoveries or conduct which requires further investigation.
- 6.3. Following this initial review no further assets or actions were identified which would lead to a recovery for creditors. Therefore, no additional time in respect of investigations has been incurred in this period.
- 6.4. Should creditors have any information which they consider may assist the Liquidators in carrying out their investigations, or be aware of any matters which they believe should be brought to the attention of the Liquidators, please provide details in writing to this office. This request for information forms part of our usual investigation procedures and does not imply that there may be any cause of action lying against any person concerned in the Company's affairs.

## 7. **Liquidators' Remuneration**

- 7.1. It should be noted that following the approval of a fixed fee in the liquidation of TH Group Services Limited (in Liquidation) ("THGS") on 1 October 2018, all billing across the group will be done under this fixed fee and no time will be charged to the individual Group companies.

## 8. **Liquidators' Expenses**

- 8.1. Expenses are any payments from the estate which are neither an office holder's remuneration nor a distribution to a creditor or a member. Expenses also include disbursements. Disbursements are payments which are first met by the office holder, and then reimbursed to the office holder from the estate.
- 8.2. Expenses are divided into those that do not need approval before they are charged to the estate (category 1) and those that do (category 2).
  - Category 1 expenses: These are payments to persons providing the service to which the expense relates who are not an associate of the office holder. Category 1 expenses can be paid without prior approval.
  - Category 2 expenses: These are payments to associates or which have an element of shared costs. Before being paid, category 2 expenses require approval in the same manner as an office holder's remuneration. Category 2 expenses require approval whether paid directly from the estate or as a disbursement.
- 8.3. Details of all expenses incurred during the period of the report and likely future expenses are provided in the Expenses Statement attached at Appendix D, together with an explanation as to why the expenses have been or will be incurred. This also includes details of the Liquidators' previous Expenses Estimate, for comparison purposes.
- 8.4. Any expenses are paid through THGS for the reasons explained above.

## 9. Matters outstanding

- 9.1. Currently, the only matter outstanding which is preventing the closure of this case is paying the distribution. As mentioned in Section 3.1.6, we are still awaiting a sizeable receipt before we can proceed with the distribution.

## 10. Creditors' Rights

### 10.1. Further information

- 10.1.1. I would advise you that, pursuant to Rule 18.9 of the Insolvency (England and Wales) Rules 2016, a secured creditor or an unsecured creditor with concurrence of at least 5% in value of the unsecured creditors or an unsecured creditor with permission of the Court, may, within 21 days of receipt of this progress report, ask the Liquidators for further information about the remuneration and expenses set out in this progress report.

### 10.2. Apply to Court

- 10.2.1. Additionally, pursuant to Rule 18.34 of the Insolvency (England and Wales) Rules 2016, a secured creditor or an unsecured creditor with concurrence of at least 10% in value of the unsecured creditors or an unsecured creditor with the permission of the Court may, within 8 weeks of the receipt of this progress report, apply to the Court on one or more of the following grounds:

- a. That the remuneration charged by the Liquidators, or
- b. That the basis fixed for the Liquidators' remuneration, or
- c. That the expenses incurred by the Liquidators,

is, in all of the circumstances, excessive or inappropriate.

### 10.3. Further guidance

- 10.3.1. In accordance with Statement of Insolvency Practice 9, creditors can find additional information on their rights relating to Liquidators' fees in a copy of the publication "A creditors guide to Liquidators' fees" which is available to download from the website: <https://www.r3.org.uk/technical-library/england-wales/technical-guidance/fees/more/29114/page/1/guide-to-liquidators-fees/> or, alternatively, will be provided free of charge upon written request to this office.
- 10.3.2. For further general information regarding a creditor's role throughout an insolvency process, creditors are reminded that they can also visit <http://www.creditorinsolvencyguide.co.uk>.



G R T Hollander  
Joint Liquidator

Dated 26 Jul 2021

Authorised to act as an insolvency practitioner in the UK by the Institute of Chartered Accountants in England and Wales and bound by the Insolvency Code of Ethics. Where personal data is required to be processed, this will be dealt with in accordance with the Mazars LLP Insolvency Services Privacy Statement which can be accessed at: [www.mazars.co.uk/Legal-and-privacy](http://www.mazars.co.uk/Legal-and-privacy).



## Davy Property Holdings Limited - In Liquidation

### Identification Details

#### Details relating to the Company

<b>Company name</b>	<b>Davy Property Holdings Limited</b>
<b>Company number</b>	00031754
<b>Registered office</b>	Tower Bridge House, St Katharines Way, London, E1W 1DD
<b>Trading address</b>	Surrey House, 36-44 High Street, Redhill, Surrey, RH1 1RH

#### Details relating to the Liquidators

<b>Date of appointment</b>	28 May 2014
Liquidators	G R T Hollander and N J Mather IP Nos: 009233 and 008747
<b>Previous Liquidator(s)</b>	M J Wellard and R J Weston formerly of Mazars LLP IP Nos: 009670 and 008730
Liquidators' address	Mazars LLP, Tower Bridge House, St Katharine's Way, London, E1W 1DD
Liquidators' <b>contact telephone number</b>	020 7063 4000

Davy Property Holdings Limited  
Joint Liquidators' Abstract of Receipts & Payments

Statement of Affairs			From 28/05/2014	From 28/05/2020	From 28/05/2014
Book value	Estimated to		To 27/05/2020	To 27/05/2021	To 27/05/2021
	Realise				
		ASSET REALISATIONS			
6,579,080	Uncertain	Debt due from Kvaerner E&C Holdings Ltd - In liquidation	-	-	-
3,249,038	Uncertain	Debt due from TH Financial Services Ltd - In liquidation	-	-	-
972,627	Uncertain	Debt due from TH Group Services Ltd	-	-	-
		Funding for costs from TH Group Services Limited	9,065	-	9,065
			9065	0	9,065
		COST OF REALISATIONS			
		Liquidators' fees	7,301	-	7,301
		Bond	40	-	40
		Storage	14	-	14
		Misc disbursements	200	-	200
		VAT Irrecoverable	1,511	-	1,511
			(9,065)	-	(9,065)
		UNSECURED CREDITORS			
(1)	(1)	Financial Services Compensation Scheme	-	-	-
(1)	(1)	Kennedys Law LLP	-	-	-
(68)	(68)	Chester Street Insurance Holdings Limited	-	-	-
(130,538)	(130,538)	Debt owing from One Berkeley Street Limited - in liquidation	-	-	-
(48,455)	(48,455)	Employer liability claims	-	-	-
	(7,301)	Amount owed to TH Group Service Limited - in liquidation under funding agreement	-	-	-
			NIL	NIL	NIL
		DISTRIBUTIONS			
(26,000,000)	(26,000,000)	Ordinary Shareholders	-	-	-
			NIL	NIL	NIL
(15,378,318)	(26,186,363)		NIL	0	NIL