Section 106

The insolvency Act 1986

Return of Final Meeting in a Creditors' Voluntary Winding Up S.106

Pursuant to Section 106 of the For official **Insolvency Act 1986** To the Registrar of Companies Company Number 00180235 Name of Company (a) Insert full name of (a) Evans & Reid Investment Co Ltd company (b) Insert full name(s) and I/We(b) Ross D Connock Robert Nicholas Lewis address(es) PricewaterhouseCoopers LLP PricewaterhouseCoopers LLP 31 Great George Street Bristol 31 Great George Street Bristol

give notice

Avon BS1 5QD

(e) The copy account must be authenticated by the written signature(s) of the liquidator(s)

(c) delete as applicable 1 that a general meeting of the company was duly (c) held on 18 March 2014 (d) (d) Insert date pursuant to section 106 of The Insolvency Act 1986, for the purpose of having an account (of which a copy is attached) (e) laid before it showing how the winding up of the company has been conducted, and the property of the company has been disposed of and no quorum was present at the meeting

Avon BS1 5QD

2. that a meeting of the creditors of the company was duly (c) held on 18 March 2014(d) pursuant to section 106 of The Insolvency Act 1986, for the purpose of having the said account laid before it showing how the winding up of the company has been conducted and the property of the company has been disposed of and no quorum was present at the meeting

Signed

Date 24 (3) 14

Presenter's name, Lesha Parsons

address and reference PncewaterhouseCoopera LLP

(if any) Benson House 33 Weilington Street Leeds LS1 4JP

Liquida #55 25/03/2014 COMPANIES HOUSE

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Liquidator's statement of account: creditors' voluntary winding up

Statement showing how winding up has been conducted and the property of the company has been disposed of

Name of Company Evans & Reid Investment Co Ltd

From 04 June 2010

(commencement of winding up) to

(close of winding up)

	Statement of assets and liabilities	Receipt		Payment
Receipts	£	٤		£
Cash at Bank	0	0	Costs of Solicitor to Liquidator	20,710
Cash in hand	0	1,410	Other law costs	
Marketable securities	ļ 0	0	1	Ļ
Sundry debtors	0	64,301	Where (% on £ realised) 0	
Stock in trade	0	0	applicable (% on £ distributed) 0	159,535
Work in progress	0	0		4
Freehold Property	0	1,498,345	By whom	
Rent	0	730	Auctioneer's and Valuer's Charges	33,489
Plant and machinery	0	0	· · · · · · · · · · · · · · · · · · ·	1
Furniture, Fittings, Utensils, etc	اه ا	7,500	Costs of possession and maintenance o	f
Patents, Trademarks, etc		2,189	Lactata	16,126
Investments other than	l ĭl	2,103	Costs of gazetting and other	
Marketable Securities	0	2,532	l , , , , ~.	297
Surplus from securities	اه	1,388	l 1	ļ
Unpaid Calls at Commencement	[1,000		
of Winding Up	0	0	Total costs and £	230,157
Amount received from Calls on			(i Debenture £	
Contributories made in the	}) ·	Ì
Winding Up	l o	0	0]
Insurance Claims	0	1,608	0	ļ
Otto				1,357,062
Other property		205		1
Grants and subsidies	0	635	(II Creditors* £)
Tax and other refunds	0	6,581	0 Preferential dividend at 0 00p in £ 0 on £0	1
	0	0 0	0 Unsecured dividend at 0 00p in £ 0	0
	0	0	on £0	[
	["[· ·	(The estimate of amount to rank for	1
0	0	1,588,219	dividend was £0)	1
£	Ů,	1,366,219	/w. Datuma to	
Less	£		(iii Returns to £	j
Payments to Redeem Securities	О		0	
Costs of execution	0		0	ļ
Payments per Trading Account	o			0
and have reasoned reasonable				ľ
	0	0)]
Net £		1 588,219	BALANCE ε	1,588,219

Except where otherwise stated all values shown are exclusive of VAT

Form 4.72 (contd.)

Signed (by the Liquidator)

Section 106

Name and address of Liquidator (IN BLOCK LETTER8)

ROSS D CONNOCK
PRICEWATERHOUSECOOPERS LLP
31 GREAT GEORGE STREET BRISTOL
AVON BS1 5QD

ROBERT NICHOLAS LEWIS
PRICEWATERHOUSECOOPERS LLP
31 GREAT GEORGE STREET BRISTOL
AVON BS1 5QD

Notes

* State number Preferential creditors need not be separately shown if all creditors have been paid in full

† State nominal value and class of share

Evans & Reid Investment Company Limited – in Creditors' Voluntary Liquidation ("the Company")

Final report to members and creditors

This is the liquidators' final report to members and all known creditors. Attached at Appendix A is a summary of the financial information relating to the liquidation.

Asset realisations

All of the Company's assets have now been realised, and are-

	Actual realisations £*	Estimated to realise per the statement of affairs £*
Assets specifically pledged		
Freehold property – 7 Mount Stuart Square, Cardiff	205,000	175,000
Freehold land – Mill Street, Glossop	700,000	700,000
Freehold land - Empire House car park	163,345	165,000
Leasehold property - Tanfield Lea	-	-
Freehold land — East Moors Road, Cardiff Freehold property — Ceredig House, 6 Mount	200,000	200,000
Stuart Square, Cardıff	230,000	200,000
Rent	1,823	
	1,500,168	1,440,000
Assets not specifically pledged		
Office equipment	7,500	2,000
WRU debentures	-	-
Investments in subsidiaries	-	-
Intercompany debtors	-	-
Refunds and sundry	9,879	-
Artwork	1,780	10,000
Other debtors	64,301	
	83,460	12,000

^{*} The above figures do not take into account costs of realisation

Assets specifically pledged

Freehold land and buildings

o 7 Mount Stuart Square, Cardiff

This property was sold for £205,000 on 6 April 2011. The net sale proceeds have been passed to the secured creditor, Barclays.

o Mill Street, Glossop

The leasehold titles to land in Glossop, Derbyshire, were sold for £700,000. The net sale proceeds have been passed to the secured creditor.

o Empire House car park, Cardiff

This land was sold for £163,345 on 22 July 2010 as part of a joint sale with another group company. The Georgian Company Limited, who owned the Empire House property. The net sale proceeds have been passed to the secured creditor, Barclays

o Tanfield Lea, County Durham

The professional valuation of this property stated that, theoretically, these leasehold premises had significant value but a marketing period in excess of 2 years would be required to achieve that potential. Considerable holding costs in excess of £100,000 per annum were also advised. In view of the uncertainty in the property market and also a lack of available funding, the Liquidators disclaimed the Company's interest in the lease in April 2011.

o East Moors Road, Cardiff

This land was sold for £200,000 on 24 July 2010. The net sale proceeds have been passed to the secured creditor, Barclays

o Ceredig House, 6 Mount Stuart Square, Cardiff

This property was sold for £230,000 on 24 November 2010. The net sale proceeds enabled the primary chargeholder, HSBC, to be paid in full which turther enabled a small distribution to the secondary chargeholder, Barclays.

Rental income

£1,410 was received with respect to rental income derived from spaces in the Empire House car park, of which £317 36 was apportioned to the purchaser.

Rental of an office at 6 Mount Stuart Square realised £695 89 prior to its sale. A VAT correction increased the realisation by £34 27 to £730 16

Assets not specifically pledged

· Office equipment

The office equipment was sold for £7 500 as part of the sale of the 6 Mount Stuart Square property

Artwork

The Company owned four Harry Holland paintings which were sold at auction realising £1,780. Despite the directors estimating a value of £10,000 for these assets, art specialists considered that the sale price was fair in consideration for the paintings' content which depicted street views that the artist is not well known for

WRU debentures

Two debentures from the Welsh Rugby Umon (WRU") were thought to be held by the Company Further investigations however determined that these were transferred to the Evans & Reid Coal Company Limited — in liquidation ("COAL") prior to the Company's liquidation. The debentures were sold by the liquidators of COAL for £4,050. The transfer to COAL could have been challenged by the Liquidators but, given the value of the asset, it was not considered cost-effective to do so since the net benefit to the liquidation estate would be minimal.

• Investments in subsidiaries

Investments relate predominantly to shares in the Company's subsidiaries which do not hold any realisable value as these companies are either subject to insolvency proceedings or have been dissolved. This is supported by the directors' statement of affairs.

Intercompany debtors

As previously mentioned, the other companies in the group are either subject to insolvency proceedings or have been dissolved.

Other debtors

An unsecured distribution of £64,301 27, relating to an outstanding book debt, was received from the administrators of E & R Polymers Limited

Refunds and Sundry includes:

o Refunds

Insurance refunds totalling £6,302 66 were received.

o Grants and subsidies

Funds totalling £634 86 were received with respect to wayleaves access

Dividends received

The Company received total dividends of £752 22 in respect of shares held in Abbey Line

Previously, it was reported that the Liquidators were in the process of selling shares they held in Abbey Line Limited. They have now been sold for £2,189. The price was in line with the market value.

Outcome for creditors

The secured creditors have not been paid in full. The costs of realisation have exceeded the available floating charge realisations and, accordingly, there is no prospect of a dividend to the Company's preferential creditors. There has been no distribution to unsecured creditors.

Investigations

The Liquidators reviewed the affairs of the Company prior to liquidation and also considered the points raised by creditors in discharging their duties under the Company Directors' Disqualification Act 1986. The Liquidators had a statutory obligation to consider the directors' conduct and to submit a return/report to the Insolvency Service. The I iquidators confirm that they complied with this requirement.

Professional advisors

On this assignment the Liquidators have used the professional advisors listed below

Name	Nature of work	Basis of fee arrangement	Fees paid £
Geldards LLP	Legal advice [,] East Moors Road	Time costs	4.443 50
GoIndustry UK Limited	Agents appraisals for fixtures & fittings	Fixed fee	1,626 68
Jones Lang LaSalle	Agents Mill Street	Initial advice [,] fixed Sale % of realisations	15,000 00
Knight Frank I.I.P	Agents Tanfield Lea valuation, Ceredig House & 7 Mount Stuart Sq	% of realisations	16,018 66
Rees Wood Terry	Legal advice Ceredig House & 7 Mount Stuart Sq, Empire House car park	Time costs	8,369 50
TLT LI P	Legal advice disclaimed Fanfield Lea Mill Street	Time costs	8,530 76

C Geeks Limited and Anthemion Auctions are included in agents' lees in the total of £844 or

The Liquidators' choice of advisors was based upon their perception of experience and ability to perform this type of work, the complexity and nature of the assignment and the basis of the fee

arrangement. The Liquidators have reviewed the fees charged and are satisfied that they are reasonable in the circumstances of the case.

Liquidators' remuneration

Creditors may recall at the first meeting of creditors held on 4 June 2010 that a resolution was passed to enable the Liquidators to draw remuneration by reference to the time properly given by them and their staff in attending to the matters arising in the winding up. Fo 18 March 2014, the Liquidators have incurred time costs of £338,599 93. This represents 1,191.75 hours at an average hourly rate of £284.12. These figures include a change in charge out rates effective from 1 July 2013. The Liquidators have drawn fees totalling £153,035.36. There were insufficient funds to pay the time costs in full.

It has been the Liquidators' policy to delegate the routine administration of the liquidation to junior staff in order to maximise the cost effectiveness of the work performed. These staff have been supervised by senior staff and the Liquidators. Any matter of particular complexity or significance that has required responsibility of an exceptional kind has also been dealt with by senior staff and the Liquidators themselves. Details of the time costs incurred from 4 June 2010 to 18 March 2014, by work category, are attached at Appendix B.

In common with all professional firms, scale rates increase from time to time over the period of the administration of each insolvency case. PricewaterhouseCoopers LLP ("PwC"), or any successor firm, reserves the right to change the rates and grade structure in accordance with their policy. Full details of the charge out rates charged to this case are included at Appendix B. Specialist departments within PwC, such as tax, VAT, property and pensions, sometimes charge a small number of hours should the Liquidators require their expert advice. These departmental rates vary, however, the figures given provide an indication of the maximum rate per hour.

All staff who work on this assignment (including cashiers, support and secretarial staff) charge time directly to the assignment and are included within any analysis of time charged. Each grade of staff is allocated an hourly charge out rate which is reviewed from time to time. Work undertaken by cashiers, support and secretarial staff is charged for separately and is not included in the hourly rates charged by partners or other members of staff. Time is charged in units of not greater than 6 minutes. Time is charged by reference to actual work carried out on the assignment in 6 minute units. The minimum time chargeable is 3 minutes (i.e. o.5 units).

In addition, the Liquidators have drawn a statement of affairs fee of £6,500, in accordance with a resolution also passed at the initial meeting of creditors

Liquidators' disbursements

Disbursements are categorised as follows

Category 1

These disbursements are reimbursed at cost. The Liquidators' have incurred disbursements of £562-87 during the period from 4 June 2010 to 3 June 2013. Disbursements of £94-85 have been incurred during the period from 4 June 2013 to 18 March 2014.

Category 2

The Liquidators' current category 2 disbursements policy, as approved by the creditors, is as follows

- Photocopying for circulars or any other bulk copying is charged at 5p per sheet,
- 2 Mileage this is reimbursed at a maximum of 71p per mile (up to 2,000cc) and 93p per mile (over 2,000cc)

The Liquidators have incurred £114 96 and £53 87 in regard of photocopying and mileage respectively during the period from 4 June 2010 to 3 June 2013 £112 08 has been incurred in regard of photocopying during the period from 4 June 2013 to 18 March 2014

No disbursements have been drawn

Statement of expenses

The following expenses have been incurred during the period of the report, irrespective of whether payment has been made

Category	Amount
Liquidators' fees	£13,335 75*
Liquidators' disbursements	£206 93
Storage costs	£21 42
Bank/DTI charges and tees	£77 65
Tax deducted on interest	£12.49
Statutory advertising	£75 82

^{*}As noted above, the Liquidators have incurred time costs of £338,600 and drawn fees on account of £153.035 since the start of the liquidation, the figures in this table relate to the period from 4 June 2013 to 18 March 2014 Not all the accrued time costs will be taken as fees

Additional information

If any creditor requires further explanations on any aspect of the Liquidators' final report, then please telephone or write to Vanessa Jennings. Any request for further information regarding the Liquidators' remuneration or disbursements, however, should be made in writing (rule 4.49(e) IR86).

In addition, should any creditor consider the Liquidators' remuneration and disbursements to be excessive or inappropriate, they have the right to challenge the amounts in accordance with rule 4-131 IR86

An explanatory note giving creditors a statement of their rights in relation to the Liquidators' remuneration and expenses, and their rights to request further information, can be found online at

http://www.icaew.com/~/media/Files/Technical/Insolvency/creditors-guides/creditors-guide-liquidators-fees-final.pdf

A copy may also be obtained free of charge by telephoning Vanessa Jennings on 0113 289 4955

	Receipts and payments for the period from 4 June 2010 to 3 June 2013	Receipts and payments for the period from 4 June 2014 to 18 March 2014	Fotal receipts and payments for the period from 4 June 2010 to 18 March 2014	Directors statement of affairs
	£	£	£	£
f exed charge regligations Frechold prope ty				
Rent il income	1498 145 00		1 tag tt- no	1 Hu 0,0 00
Rent B income	1 420 Ho		1 824 80	1 140 660 60
fixed charge cost of realisations/payments				
Secured creditors				
Vanits fees	1-344-477-75	17 '81 9 1	1 157 062 19	
Insurance	ji diff no		11 018 66	
togations	16 94 10.0		5 50 4 +13	
Legal disbursements	19 na 1 m 866 20		19843.76	
Security			866 20	
•	1 169 00		F=69 00	
Clearing and site clearance easts	390 OO		,90 Oc	
Unimes	1113 90		r 1 f} do	
Office holders fees	75 617 75	1,261.95	*4.879.70	
	1 143 351 53	१६ वर्ष ५४	1 300 167 80	-
Net fixed charge receipts	16,846.58		0.00	1,440,000 00
Floating charge realisations Book and cher dubs Distributions received Grants and subsidies Interest received grass Actwork Corporation Fax refund Ottice equipment Sale of shares	5 \$40 27 7 32 22 6 \$4 86 1 1 2 5 \$5 1 780 00 65 79 7 500 00	212 ‡6 212 ‡6	64 301 47 752 42 634 86 1 387 87 1 780 00 278 23 7 300 00	10 000 00 2 000 00
Refunds	6,301.00	2 (0%///)	6 30266	
	85 pun 12	3 in 188	85 (2h 13	1, 000 00
Floating charge cost of realisations/payments				
Accountants fees	6 500 00		b 400 (N)	
Bunk charges	42 mo	*5 00	137.00	
Agents fees	£ 470 69		2 470 69	
Uff cheque fees	19 35	2 64	5200	
IT costs	10.00	- •	10:150	
Clearing and site clearance costs	564.10		164.29	
Insurance	465 32		16531	
Mail re-direction	51.97		51 97	
Office holders fees	13 752 30	-9 194 16	73 155 66	
Profession il fees	26540	29 195 10	265 00	
Statutory advertising	240 86	75 82	205 OH 396 68	
Storage dusts	2-8 10	21 12	544 NT	
tr ecoverable VAT	240 10	21 12 100 13	249.82	
Ex deducted on a crest	205199	12.19 Pintl	(00.13 27" ,8	
1 Asketta on trees,	55 115 46	2398067	85 126 13	
Net floating charge payments	4° 516 °9		9 00	12 000 80
VAE control account	15 629 88	(15 649 88)		
t losing balance	54 - 12 to	-	0.00	
		1		

Evans & Reid Investment Company Limited – in creditors' voluntary liquidation Analysis of time costs for the period 4 June 2010 to 18 March 2014

Work type	Partner	Director	Semor	Manager	Semor Associate	Assuciate	Support	lotal hours	lunc costs	Average hourly rate
1 ՏԱ ՈՆԵՆ & թիձություց	05.0	*	5.0	9	9, 9				1	
	2) •	or o	OZ O	•	0.50	1 50	595 20	390 80
- Jak of shaks	1	0.50	•	1 60	1	•	r	2 10	739 50	352 14
y closure	•	1	1	2 10	•	ř	•	2 10	00 729	320 00
t Accounting and treasury	•	1	0 20	2 30	0 95	3 55	•	7 00	1,510 45	215 78
5 Statutory and compliance	1 00	,	0.70	13.2	r	0.25	·r	51 51	5,017 50	331 19
o Lay/VAI/Pensions	í	ı	0 10	4 10	5 20	1 00	•	10 40	2,653 10	255 11
" Reporting/haising with secured ereditor	r	(•	069	•		•	06 9	2,148 00	311 30
lotal for year to 6 December 2013	150	0 50	1 20	30 40	6.35	4 80	0.50	45 15	13,335 75	
Brought .orward from period to 3 June 2013								1,146.60	325,264 18	
fotal for the period from 4. June 2010 to 6 December 2015								1 191.75	338,599 93	
(har se out rates per nour from 1 July 2013 (1 July 2012) - insolvency - specialist	555(540)	465(450)	405(395)	320(310)	240(233)	15.2(146)	071 (08)78			

Evans & Reid Investment Company Limited - in Creditors' Voluntary Liquidation

Narrative of the main work areas carried out for the period from 4 June 2013 to 18 March 2014

Area of work	Work undertaken includes:
Accounting and treasury	Bank reconciliations Payment to third party Statutory return review Completing receipt youchers Cheque signing Updating the receipts and payments account
Statutory and compliance	Drafting of the annual report and the final report including the receipts and payments account, the estimated outcome statements and the analysis of the time costs Reviewing of the annual report and the final report and the subsequent preparation to sending out the annual report to all creditors Resending the annual report to creditors who have moved address Reviewing the case on a regular basis by all of the team and ensuring it is progressing Liaising with the team to ensure all statutory and compliance matters are complied with
Fax/VAF/Pensions	Tax return preparation and review VAT reconciliation Preparing and submitting VAT 426 to reclaim VAT Liaising with the RPS regarding unpaid contributions and the RP15 claim
Reporting/liaising with secured creditor	Reconciling the receipts and payments account with the secured creditor's entitlements summary Updating the secured creditor on a regular basis