

# LIQ03

## Notice of progress report in voluntary winding up



Companies House

TUESDAY



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28/07/2020

#133

COMPANIES HOUSE

### 1 Company details

Company number 0 1 0 6 6 1 7 6

Company name in full Hillgrove Developments (North West) Limited

→ Filling in this form  
Please complete in typescript or in  
bold black capitals.

### 2 Liquidator's name

Full forename(s) Paul

Surname Zalkin

### 3 Liquidator's address

Building name/number High Holborn House

Street 52-54 High Holborn

Post town London

County/Region

Postcode W C 1 V 6 R L

Country

### 4 Liquidator's name

Full forename(s) Michael

Surname Kiely

① Other liquidator  
Use this section to tell us about  
another liquidator.

### 5 Liquidator's address

Building name/number High Holborn House

Street 52-54 High Holborn

Post town London

County/Region


Postcode W C 1 V 6 R L

Country

② Other liquidator  
Use this section to tell us about  
another liquidator.

LIQ03

## Notice of progress report in voluntary winding up

<b>6</b>	<b>Period of progress report</b>											
From date	<sup>d</sup>	<sup>d</sup>	<sup>m</sup>	<sup>m</sup>	<sup>y</sup>	<sup>y</sup>	<sup>y</sup>	<sup>y</sup>				
	3	0	0	5	2	0	1	9				
To date	<sup>d</sup>	<sup>d</sup>	<sup>m</sup>	<sup>m</sup>	<sup>y</sup>	<sup>y</sup>	<sup>y</sup>	<sup>y</sup>				
	2	9	0	5	2	0	2	0				
<b>7</b>	<b>Progress report</b>											
<input checked="" type="checkbox"/> The progress report is attached												
<b>8</b>	<b>Sign and date</b>											
Liquidator's signature	<div>Signature</div> <div>X </div>								X			
Signature date	<sup>d</sup>	<sup>d</sup>	<sup>m</sup>	<sup>m</sup>	<sup>y</sup>	<sup>y</sup>	<sup>y</sup>	<sup>y</sup>				
	2	8	0	7	2	0	2	0				

LIQ03

## Notice of progress report in voluntary winding up

**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 **Paul Zalkin**Company name **Quantuma LLP**Address **High Holborn House****52-54 High Holborn**Post town **London**

County/Region

Postcode **W C 1 V 6 R L**

Country

DX

Telephone **020 3856 6720****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)

**Hillgrove Developments (North West) Limited**  
**(In Liquidation)**  
**Joint Liquidators' Summary of Receipts & Payments**

Statement of Affairs £	From 30/05/2019 To 29/05/2020 £	From 30/05/2019 To 29/05/2020 £
	<b>ASSET REALISATIONS</b>	
	Bank Interest Gross	425.87
2,835.18	Cash at Bank	2,835.18
Uncertain	Freehold / Leasehold - 27 Leacroft Ro	275,000.00
Uncertain	Freehold / Leasehold - Clare House	217,564.56
	Freehold Rent - Massey Souray & Co	1,690.81
	Leasehold Rent - Cambridge Weight P	43,197.27
		<u>540,713.69</u>
	<b>COST OF REALISATIONS</b>	
	(Pre-Apppt) Photocopying	15.40
	(Pre-Apppt) Postage	8.54
	(Pre-Apppt) Stationery	7.00
	Fletcher Day - Legal Disbursements	668.06
	Fletcher Day - Legal Fees	16,010.00
	Lambert Smith Hampton - Agents' Fee	16,300.00
	Leasehold Rent - Massey Souray & Co	33,623.00
	LSH - Agents' Disbursements	1,829.28
	Markel Consultancy Services	750.00
	Office Holders Fees	42,830.25
	Photocopying	9.60
	PLW Advisors	1,950.00
	Postage	7.32
	Pre-Appointment Statutory Advertising	84.50
	Refund of pre appointment receipt	7,500.00
	Specific Bond	135.00
	Stationery	6.00
	Statutory Advertising	253.50
		<u>(121,987.45)</u>
	<b>UNSECURED CREDITORS</b>	
	Distribution - Unsecured Creditors	200,000.00
(2,745.57)	HM Revenue and Customs - VAT	NIL
(999,517.65)	Homes England	NIL
(384,611.86)	Inter-co Loan - Hillgrove Developments	NIL
(2,138.18)	Trade & Expense Creditors	NIL
		<u>(200,000.00)</u>
	<b>DISTRIBUTIONS</b>	
(100.00)	Ordinary Shareholders	NIL
		<u>NIL</u>
<b>(1,386,278.08)</b>		<b>218,726.24</b>
	<b>REPRESENTED BY</b>	
	Bank 1 Current	211,552.97
	Vat Payable	(8,977.62)
	Vat Receivable	16,150.89
		<u>218,726.24</u>

*Paul Zalkin*

Paul Zalkin  
Joint Liquidator

## **HILLGROVE DEVELOPMENTS (NORTH WEST) LIMITED (IN LIQUIDATION)**

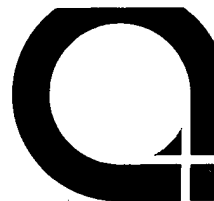
### **THE JOINT LIQUIDATORS' PROGRESS REPORT**

**28 July 2020**

**This report has been prepared for the sole purpose of updating the members and creditors for information purposes. The report is private and confidential and may not be relied upon, referred to, reproduced or quoted from, in whole or in part, by members and creditors for any purpose other than updating them for information purposes, or by any other person for any purpose whatsoever.**

**Paul Zalkin and Michael Kiely of Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL, were appointed Joint Liquidators of Hillgrove Developments (North West) Limited on 30 May 2019.**

**Paul Zalkin is licensed to act as an Insolvency Practitioner by the Institute of Chartered Accountants in England and Wales and Michael Kiely is licensed to act as an Insolvency Practitioner by the Insolvency Practitioners Association.**



## **CONTENTS**

<b>1</b>	<b>INTRODUCTION</b>
<b>2</b>	<b>THE PROGRESS OF THE LIQUIDATION</b>
<b>3</b>	<b>CREDITORS: CLAIMS AND DISTRIBUTIONS</b>
<b>4</b>	<b>OTHER MATTERS AND INFORMATION TO ASSIST CREDITORS</b>
<b>5</b>	<b>THE JOINT LIQUIDATORS' FEES AND EXPENSES</b>

## **APPENDICES**

<b>Appendix 1</b>	<b>Statutory Information</b>
<b>Appendix 2</b>	<b>The Joint Liquidators' receipts and payments account as at 29 May 2020</b>
<b>Appendix 3</b>	<b>The Joint Liquidators' estimated outcome statement as at 29 May 2020</b>
<b>Appendix 4</b>	<b>Schedule of pre appointment time-costs</b>
<b>Appendix 5</b>	<b>Schedule of Joint Liquidators' time-costs</b>
<b>Appendix 6</b>	<b>Detailed narrative list of work undertaken by the Joint Liquidators during the Review Period</b>
<b>Appendix 7</b>	<b>Proof of Debt</b>

## **ABBREVIATIONS**

For the purpose of this report the following abbreviations shall be used:

"the Act"	Insolvency Act 1986
"the Rules"	Insolvency (England and Wales) Rules 2016
"the Joint Liquidators"	Paul Zalkin and Michael Kiely of Quantuma LLP
"the Company"	Hillgrove Developments (North West) Limited – In Liquidation
"EOS"	Estimated Outcome Statement
"SIP"	Statement of Insolvency Practice (England & Wales)
"Review Period"	Period covered by the report from 30 May 2019 to 29 May 2020
"the Agents"	Lambert Smith Hampton
"the Solicitors"	Fletcher Day Solicitors
"TOGC"	Transfer of a Going Concern

## **1. INTRODUCTION**

### **Introduction**

This report has been prepared to provide members and creditors with an update on the progress of the Liquidation of the Company since our appointment as Joint Liquidators on 30 May 2019.

A schedule of statutory information in respect of the Company is attached at Appendix 1.

### **Details of the appointment of the Joint Liquidators**

Paul Zalkin and Michael Kiely of Quantuma LLP were appointed Joint Liquidators of the Company on 30 May 2019.

The Joint Liquidators confirm that they are authorised to carry out all functions, duties and powers by either one or both of them.

## **2. THE PROGRESS OF THE LIQUIDATION**

### **The Joint Liquidators' receipts and payments account**

Attached at Appendix 2 is a receipts and payments account covering the Review Period.

An EOS as at 29 May 2020 is attached at Appendix 3.

The rest of this report describes the key developments in the Liquidation over the Review Period.

We have summarised the main asset realisations during the Review Period and an estimation of the those assets yet to be realised, together with details of costs incurred but as yet remaining unpaid.

### **VAT Basis**

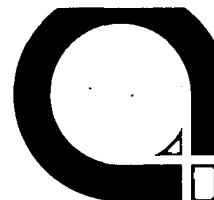
Receipts and payments are shown net of VAT, with any amount due from HM Revenue and Customs shown separately.

### **Administrative, Statutory & Regulatory Tasks**

The Joint Liquidators have met a considerable number of statutory and regulatory obligations. Whilst many of these tasks have not had a direct benefit in enhancing realisations for the insolvent estate, they have assisted in the efficient and compliant progressing of the Liquidation, which has ensured that the Joint Liquidators and their staff have carried out their work to high professional standards.

During the Review Period, primarily these tasks have included:

- Informing all relevant persons of the commencement of the Liquidation, including filing statutory documents at Companies House and meeting statutory advertising requirements;
- Drafting and issuing the progress report to creditors;
- Consulting with and instructing staff and independent advisers as regards practical, technical and legal aspects of the case to ensure efficient progress;
- Maintaining electronic case files, which must include records to show and explain the Liquidation and any decisions made by the Joint Liquidators that materially affect the Liquidation;
- Monitoring and maintaining an adequate statutory bond;
- Conducting periodic case reviews to ensure that the Liquidation is progressing efficiently, effectively and in line with the statutory requirements;



- Maintaining and updating the estate cash book and bank accounts, including regular bank reconciliations and processing receipts and payments;
- Completing periodic tax returns; and
- Preparing a report on the conduct of the directors as required by the Company Directors Disqualification Act.

## **Realisation of assets**

### **27 Leacroft Road**

#### **Leasehold Interest**

The Agents reviewed the lease agreement and considered that the leasehold interest in this property would not be of value to the open market. Nonetheless, having been involved in this property for a number of substantial periods, Homes England expressed an interest in taking on the lease via an assignment. Following a period of discussions, the leasehold interest was assigned to Homes England on 1 August 2019 for nil consideration.

#### **Freehold Interest**

The freehold interest of the property was sold via private treaty with a guide price of £85,000. Following an online marketing campaign which lasted circa 6 weeks, the Agents' achieved a sale price of £275,000 plus VAT. The balance has been received in full.

### **Freehold Interest at Clare House**

#### **Freehold Interest**

The freehold interest of the property was sold via auction with a guide price of £90,000. Following an online marketing campaign which lasted circa 7 weeks, the Agents' achieved a sale price of £217,564.56. The balance has been received in full.

#### **Freehold Rent**

The Company leased the premises to S.M Cohen, S.S. Courts, V. Smith and J. Rome, c/o Massey Souray & Co. Upon the sale of the freehold property, the purchasers (Clarewood Properties Limited) paid the Company £1,690.81 plus VAT in respect of the outstanding rent arrears for the following periods:

- 24 June 2019 to 28 September 2019; and
- 29 September 2019 to 11 October 2019.

All arrears have been received in full.

#### **Leasehold Rent**

The Company operated an under-lease agreement with Cambridge Weight Plan Limited. In respect of this agreement, the sum of £43,197.27 plus VAT was collected in rent for the following periods:

- 24 June 2019 to 23 September 2019; and
- 24 September 2019 to 19 December 2019.

The under-lease agreement was terminated upon the Joint Liquidators disclaiming their interest in the leasehold on 20 December 2019.





### **Cash at Bank**

The Joint Liquidators have been in correspondence with the Company's bank to recover the remaining cash at bank. Following the necessary communication, the Joint Liquidators have received the balance of £2,835.18.

### **Bank Interest Gross**

During the Review Period, the sum of £425.87 has been received in respect of bank interest.

### **Payments**

- First interim distribution to unsecured creditors – £200,000;
- Fletcher Day Solicitors (fees) – £16,010;
- Fletcher Day Solicitors (disbursements) – £1,829.28;
- Lambert Smith Hampton (fees) – £16,300;
- Lambert Smith Hampton (disbursements) – £668.06;
- PLW Advisors ( – £1,950.00;
- Markel Consultancy Services (VAT advice on whether the sale of the property constituted a TOGC) – £750;
- Courts Advertising (statutory advertising) – £253; and
- Bordereau – £135.

### **Costs incurred but remaining unpaid**

During the Review Period, the Joint Liquidators have also incurred time-costs and category 2 disbursements, not all of which have yet been discharged. Further details of these costs are set out below.

## **3. CREDITORS: CLAIMS AND DISTRIBUTIONS**

### **Secured creditors**

There are no known secured creditors of the Company.

### **Preferential creditors**

There are no known preferential creditors of the Company.

### **Prescribed Part**

Under Section 176A of the Insolvency Act 1986, where after 15 September 2003 a company has granted to a creditor a floating charge, a proportion of the net property of the company must be made available purely for the unsecured creditors. This equates to:

- 50% of net property up to £10,000;
- Plus, 20% of net property in excess of £10,000.
- Subject to a maximum of £600,000.

The Company has not granted a floating charge to any creditor after 15 September 2003 and consequently there will be no prescribed part in this Liquidation.



### **Unsecured creditors**

Unsecured claims were estimated at £1,389,013.26 in the Director's Estimated Statement of Affairs and, to date, 5 claims have been received totalling £1,735,250.88. To date, the sum of £200,000 has been distributed to unsecured creditors.

A Notice of Intended Dividend will be distributed to those creditors yet to prove their debts on 12 June 2020, with the last date of proving due on 10 July 2020. A second and final distribution will then be made to the unsecured creditors by close of business on 10 September 2020. The quantum of this distribution will be dependent on the final costs and the level of agreed claims but I currently anticipate that the dividend will likely be in the range of 10.77p in the £.

It should be noted that during the Review Period, Homes England confirmed that their previous claim of £1,303,391.42 was incorrect and have submitted a revised claim in the sum of £1,036,787.74. Accordingly, and as part of this second and final distribution, the Joint Liquidators will be conducting an exercise to equalise the previous first and interim dividend. It is estimated that Homes England's dividend will be reduced by circa £30,000, the total sum of which will be payable to the other unsecured creditors *pari passu*.

Although significant time-costs have been incurred in adjudicating on creditors' claims, this work has had a financial benefit for creditors as it has ensured that payments have only been and will only be made to parties who have a statutory right to a dividend.

### **Claims process**

Due to the possible distribution to unsecured creditors, you are requested to submit claims to the address on the front of this report, marked for the attention of Benjamin Wooster.

A Proof of Debt form is attached at Appendix 7.

## **4. OTHER MATTERS AND INFORMATION TO ASSIST CREDITORS**

### **Investigations**

During the Review Period, the Joint Liquidators carried out an initial review of the Company's affairs in the period prior to appointment. This included seeking information and explanations from the director(s) (and senior employees) by means of questionnaires (and interviews); making enquiries of the Company's accountants; reviewing information received from creditors; and collecting and examining the Company's bank statements, accounts and other records.

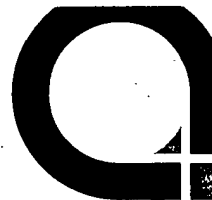
The directors provided the books and records and a completed questionnaire as well as a Statement of Affairs.

The information gleaned from this process enabled the Joint Liquidators to meet their statutory duty to submit a confidential report on the conduct of the directors (past and present) to the Insolvency Service.

This work was also carried out with the objective of making an initial assessment of whether there were any matters that may lead to any recoveries for the benefit of creditors. This would typically include any potential claims which may be brought against parties either connected to or who have past dealings with the Company.

This initial assessment has been completed and the Joint Liquidators did not identify any further assets or actions which might lead to a recovery for creditors.

Although this work did not generate any financial benefit to creditors, it was necessary to meet the statutory duties as well as conduct appropriate enquiries and investigations into potential rights of actions to enhance realisations.



### **EU Regulations (Whether Proceedings Are Main Proceedings or Territorial)**

The Company's centre of main interest was in the UK as both their registered office address and trading address was 10 Wrens Court, 48 Victoria Road, Sutton Coldfield, B72 1SY.

Therefore it is considered that the EU Regulations apply. These proceedings are main proceedings as defined in the EU Regulation.

### **Further Information**

Please note that the Joint Liquidators are bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment. Further information can be viewed at the following link <https://www.gov.uk/government/publications/insolvency-practitioner-code-of-ethics>. Additionally the Joint Liquidators are also bound by the regulations of their Licensing Bodies.

To comply with the Provision of Services Regulations, some general information about Quantuma LLP, including our complaints policy and Professional Indemnity Insurance, can be found at <http://www.quantuma.com/legal-information/>.

Information about this insolvency process may be found on the R3 website here <http://www.creditorinsolvencyguide.co.uk/>.

### **General Data Protection Regulation**

In compliance with the General Data Protection Regulation, creditors, employees, shareholders, directors and any other stakeholder who is an individual (i.e. not a corporate entity) in these insolvency proceedings is referred to the Privacy Notice in respect of Insolvency Appointments, which can be found at this link [www.quantuma.com/legal-notice/](http://www.quantuma.com/legal-notice/).

## **5. THE JOINT LIQUIDATORS' REMUNERATION AND EXPENSES**

A copy of 'A Creditors Guide to Liquidators' Fees' effective from 6 April 2017 together with the firm's current schedule of charge-out rates and chargeable disbursements may be found at <https://www.quantuma.com/guide/creditors-guide-fees/>.

A hard copy of both the Creditors' Guide and the firm's charge-out rate and disbursement policy may be obtained on request at no cost.

### **Pre-Appointment Costs**

A fixed fee of £7,500.00 plus VAT was agreed and paid by the directors prior to the winding-up resolution

### **Joint Liquidators' Remuneration**

The basis of the Joint Liquidators' fees was originally fixed on 22 July 2019 by postal resolutions considered and approved by creditors as follows:

1. That the basis of the Joint Liquidators' fees be fixed by reference to the time properly given by the Joint Liquidators and their staff in attending to matters as set out in the fees estimate (£26,830.25), such time to be charged at the prevailing standard hourly charge out rates used by Quantuma LLP at the time when the work is performed (plus VAT).

Further fees in excess of the fees estimate were approved by reason of postal resolutions considered and approved by creditors on 23 December 2019. The resolution passed by the creditors was as follows:



1. That the basis of the Joint Liquidators' fees be fixed by reference to the time properly given by the Joint Liquidators and their staff in attending to matters as set out in the fees estimate, such time to be charged at the prevailing standard hourly charge out rates used by Quantuma LLP at the time when the work is performed, estimated to be £45,111.75, (plus VAT).

In accordance with this resolution, fees totalling £42,830.25 plus VAT have been drawn.

### Comparison of estimates

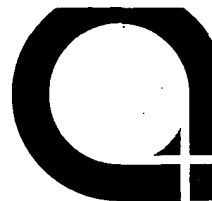
The Joint Liquidators' time-costs incurred to date (whether or not they have been charged to the Liquidation estate) are compared with the adjusted fees estimate and the actual time-costs incurred to date. The fee estimate covered the life of the case.

For a detailed schedule of work undertaken by the Joint Liquidators during the Review Period, see Appendix 5. A detailed narrative list of the work undertaken during the Review Period is provided at Appendix 6.

Work category	Adjusted fees estimate			Actual time-costs incurred during the Review Period		
	No. of hours	Blended hourly rate £ per hour	Total fees £	No. of hours	Average hourly rate £ per hour	Total time-costs £
Administration and Planning	39.20	261.31	10,243.25	70.00	266.99	18,689.50
Creditors	27.00	272.65	7,361.50	26.10	267.13	6,972.00
Investigations	12.10	242.02	2,928.50	10.70	224.81	2,405.50
Realisation of Assets	69.10	303.14	20,947.00	73.20	272.87	19,974.00
Cashiering	6.40	234.84	1,503.00	13.00	192.88	2,507.50
Closing Procedures	9.10	233.90	2,128.50	-	-	-
<b>TOTAL</b>	<b>162.90</b>	<b>276.93</b>	<b>45,111.75</b>	<b>193.00</b>	<b>261.91</b>	<b>50,548.50</b>

The expenses incurred to date are compared with the original expenses estimate as follows:

Expenses	Original expenses estimate £	Actual expenses incurred in the Review Period £	Reason for any excess (if the expenses are likely to, or have, exceeded the original estimate)
<b>Category 1 expenses</b>			
Legal costs	-	17,635.00	Legal costs were incurred in order to deal with the assignment of the lease at 27 Leacroft Road and preparing the legal packs and sale contracts for the properties.  Further costs were later incurred in dealing with Shakespeare Martineau's application for a vesting order, applied for on behalf of Cambridge Weight Plan Ltd.
Legal disbursements	-	908.06	As above.
Agents' fees	-	16,300.00	The Agents' fees were contingent on the successful sales of the properties and the sale values of the properties



Expenses	Original expenses estimate £	Actual expenses incurred in the Review Period £	Reason for any excess (if the expenses are likely to, or have, exceeded the original estimate)
			were not anticipated. Further information on the Agents' fee will be provided below.
Agents' disbursements	-	1,829.28	As above.
Market Tax Advice	-	750.00	Tax advice was required to confirm that we were legitimately proceeding with a TOGC transaction.
PLW Advisors	-	1,950.00	Accountants fees were incurred to calculate the Corporation Tax owed in respect of the gains made on the value of the properties.
Statutory advertising	338.00	253.50	
Insurance	1,500.00	-	
Bonding	135.00	135.00	
Postage	30.00	7.32	
Storage costs	250.00	-	
<b>Category 2 expenses</b>			
AML electronic ID search	12.00	-	
Photocopying	32.00	9.60	
Stationery	26.00	6.00	
<b>TOTAL</b>	<b>£2,323.00</b>	<b>£39,783.76</b>	

The bases on which the expenses defined as Category 2 disbursements are calculated are explained in Quantuma LLP's current schedule of charge-out rates and chargeable disbursements referred to above. Creditors approved the payment of Category 2 disbursements on these bases on 22 July 2019.

Having regard for the costs that are likely to be incurred in bringing this Liquidation to a close, the Joint Liquidators consider that:

- the adjusted fees estimate has been exceeded; and
- the original expenses estimate has been exceeded for the reasons given above.

The main reasons why the fees estimate has been exceeded are:

- Substantial time was spent on removing travellers from the site at 27 Leacroft Road and implementing a security team to manage access to the site;
- There was additional administration which was required in order to deal with the assignment of the lease for 27 Leacroft Road and the sales of both properties; and
- Substantial time has been spent attempting to resolve the VAT issue with HMRC and re-register for the purpose of VAT.



## **Other professional costs**

### **Solicitors**

Fletcher Day solicitors were instructed by the Joint Liquidators to advise on appropriate legal matters, including preparing the relevant contracts to deal with the leasehold and freehold interests of the properties and dealing with Shakespeare Martineau's application for a vesting order. Their costs have been agreed on the basis of their standard hourly charge out rates, plus disbursements and VAT. The Solicitors' time-costs for the Review Period amount to £17,635 plus disbursements and VAT. To date, the sum of £1,625 remains outstanding.

### **Agents & Valuers**

Lambert Smith Hampton were instructed as agents and valuers in relation to the assets of the Company. Their costs have been agreed on the following bases:

- Valuation and marketing – their standard hourly charge out rates, plus disbursements and VAT; and
- Sale of the properties – their standard sales commission rate at 2.5% of the proceeds of the sale, plus VAT.

The Agent's fees incurred during the Review Period amount to £16,300 plus disbursements and VAT and they have been paid in full.

### **Tax Advisors**

Markel Consultancy were instructed by the Joint Liquidators to provide tax advice concerning a TOGC transaction. Their costs have been agreed on the basis of their standard hourly charge out rates, plus disbursements and VAT. Markel's time-costs for the Review Period amount to £750 plus VAT and they have been paid in full.

All professional costs are reviewed and analysed before payment is approved.

### **Creditors' right to request information**

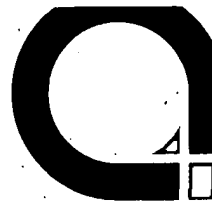
Any secured creditor, or unsecured creditor with the support of at least 5% in value of the unsecured creditors or with permission of the Court, may request in writing the Joint Liquidators to provide additional information regarding remuneration or expenses to that already supplied within this report. Such requests must be made within 21 days of receipt of this report.

### **Creditors' right to challenge remuneration and/or expenses**

Any secured creditor, or unsecured creditor with the support of at least 10% in value of the unsecured creditors or with permission of the Court, may apply to the Court for one or more orders, reducing the amount or the basis of remuneration which the Joint Liquidators are entitled to charge or otherwise challenging some or all of the expenses incurred.

Such applications must be made within 8 weeks of receipt by the applicant(s) of the progress report detailing the remuneration and/or expenses being complained of.

Please note that such challenges may not disturb remuneration or expenses disclosed in prior progress reports.



### **Future of the Liquidation**

A Notice of Intended Dividend will be distributed to those creditors yet to prove their debts with the last date of proving due on 10 July 2020. A second and final distribution will then be made to the unsecured creditors by close of business on 10 September 2020.

Once the dividend has been paid, the Joint Liquidators will seek their release from office by issuing their final account to members and creditors.

Should you have any queries in regard to any of the above please do not hesitate to contact Benjamin Wooster on 020 3856 6720 or by e-mail at [ben.wooster@quantuma.com](mailto:ben.wooster@quantuma.com).

**Paul Zalkin**  
**Joint Liquidator**

**Hillgrove Developments (North West) Limited  
(IN LIQUIDATION)****STATUTORY INFORMATION**

Company Name	Hillgrove Developments (North West) Limited
Trading Address	10 Wrens Court, 48 Victoria Road, Sutton Coldfield, B72 1SY
Proceedings	In Liquidation
Date of Appointment	30 May 2019
Joint Liquidators	Paul Zalkin and Michael Kiely Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL
Registered office Address	c/o Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL
Company Number	01066176
Incorporation Date	16 August 1972



**Appendix 2**

**Hillgrove Developments (North West) Limited  
(IN LIQUIDATION)**

**THE JOINT LIQUIDATORS' RECEIPTS AND PAYMENTS ACCOUNT  
AS AT 29 MAY 2020**

**Hillgrove Developments (North West) Limited**  
**(In Liquidation)**  
**Joint Liquidators' Summary of Receipts and Payments**  
**To 29 May 2020**

<b>RECEIPTS</b>	<b>Statement of Affairs (£)</b>	<b>Total (£)</b>
Freehold / Leasehold - Clare House	Uncertain	217,564.56
Freehold / Leasehold - 27 Leacroft Road	Uncertain	275,000.00
Leasehold Rent - Cambridge Weight Plan		43,197.27
Cash at Bank	2,835.18	2,835.18
Freehold Rent - Massey Souray & Co		1,690.81
Bank Interest Gross		425.87
		<hr/>
		540,713.69
		<hr/>
<b>PAYMENTS</b>		
(Pre-App't) Postage		8.54
(Pre-App't) Stationery		7.00
(Pre-App't) Photocopying		15.40
PLW Advisors		1,950.00
Specific Bond		135.00
Office Holders Fees		42,830.25
Refund of pre appointment receipt		7,500.00
Leasehold Rent - Massey Souray & Co		33,623.00
Lambert Smith Hampton - Agents' Fees		16,300.00
LSH - Agents' Disbursements		1,829.28
Fletcher Day - Legal Fees		16,010.00
Fletcher Day - Legal Disbursements		668.06
Photocopying		9.60
Stationery		6.00
Postage		7.32
Statutory Advertising		253.50
Pre-Appointment Statutory Advertising		84.50
Market Consultancy Services		750.00
Trade & Expense Creditors	(2,138.18)	0.00
Distribution - Unsecured Creditors		200,000.00
Homes England	(999,517.65)	0.00
HM Revenue and Customs - VAT	(2,745.57)	0.00
Inter-co Loan - Hillgrove Developments	(384,611.86)	0.00
Ordinary Shareholders	(100.00)	0.00
		<hr/>
		321,987.45
		<hr/>
Net Receipts/(Payments)		218,726.24
		<hr/>

**MADE UP AS FOLLOWS**

Bank 1 Current	211,552.97
VAT Receivable / (Payable)	7,173.27
	<hr/>
	218,726.24
	<hr/>

**Note:**

1. The receipts and payments account must be read in conjunction with the attached notes and report.

**Appendix 3**

**Hillgrove Developments (North West) Limited  
(IN LIQUIDATION)**

**THE JOINT LIQUIDATORS' ESTIMATED OUTCOME STATEMENT  
AS AT 29 MAY 2020**

Insolvency Act 1986 and Insolvency Rules (England and Wales) 2016

Hillgrove Developments (North West) Limited - In Liquidation

Joint Liquidators' Estimated Outcome Statement as at 29 May 2020

	Current Realisations / Payments £	Estimated Future Realisations £	Total £
<b>ASSETS</b>			
Freehold / Leasehold - Clare House	217,564.56	0.00	217,564.56
Freehold / Leasehold - 27 Leacroft Road	275,000.00	0.00	275,000.00
Leasehold Rent - Cambridge Weight Plan	43,197.27	0.00	43,197.27
Cash at Bank	2,835.18	0.00	2,835.18
Freehold Rent - Massey Souray & Co	1,690.81	0.00	1,690.81
Bank Interest Gross	540.98	0.00	540.98
VAT Payable	8,977.62	55,000.00	63,977.62
VAT Receivable	16,150.89	866.72	17,017.61
	<u>565,957.31</u>	<u>55,866.72</u>	<u>621,824.03</u>
<b>COSTS</b>			
(Pre-Appt) Postage	(8.54)	0.00	(8.54)
(Pre-Appt) Stationery	(7.00)	0.00	(7.00)
(Pre-Appt) Photocopying	(15.40)	0.00	(15.40)
Specific Bond	(135.00)	0.00	(135.00)
Joint Liquidators' Remuneration	(42,830.25)	(2,281.50)	(45,111.75)
Refund of Pre-Appointment Receipt	(7,500.00)	0.00	(7,500.00)
Leasehold Rent - Massey Souray & Co	(33,623.00)	0.00	(33,623.00)
Lambert Smith Hampton - Agents' Fees	(16,300.00)	0.00	(16,300.00)
LSH - Agents' Disbursements	(1,829.28)	0.00	(1,829.28)
Fletcher Day - Legal Fees	(16,010.00)	(1,625.00)	(17,635.00)
Fletcher Day - Legal Disbursements	(668.06)	(240.00)	(908.06)
Photocopying	(9.60)	(8.00)	(17.60)
Stationery	(6.00)	(4.00)	(10.00)
Postage	(7.32)	(6.00)	(13.32)
Statutory Advertising	(253.50)	(169.10)	(422.60)
Pre-Appointment Statutory Advertising	(84.50)	0.00	(84.50)
Market Consultancy Services	(750.00)	0.00	(750.00)
Distribution - Unsecured Creditors	(200,000.00)	0.00	(200,000.00)
Closing Costs	0.00	(1,250.00)	(1,250.00)
Pre-Appointment Corporation Tax Liability	0.00	(9,931.16)	(9,931.16)
Corporation Tax	0.00	(47,032.60)	(47,032.60)
VAT Payable	(8,977.62)	(55,000.00)	(63,977.62)
VAT Receivable	(16,150.89)	(866.72)	(17,017.61)
	<u>(345,165.96)</u>	<u>(118,414.08)</u>	<u>(463,580.04)</u>
<b>TOTAL ASSETS AVAILABLE TO CREDITORS</b>	<b>220,791.35</b>	<b>(62,547.36)</b>	<b>158,243.99</b>
<b>LIABILITIES</b>			
Preferential Creditors:- None			0.00
Net Property Available to Ordinary Unsecured Creditors			<u>158,243.99</u>
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)			
Trade & Expense Creditors			(47,247.60)
Hillgrove Developments Ltd			(384,611.86)
Homes England			<u>(1,036,787.74)</u>
			<u>(1,468,647.20)</u>
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall in respect of F.C.'s post 14 September 2003)			<u>(1,310,403.21)</u>
Estimated deficiency to creditors			<u>(1,310,403.21)</u>
Issued and called up capital			
Ordinary Shareholders			(100.00)
<b>TOTAL SURPLUS/(DEFICIENCY)</b>			<u><u>(1,310,503.21)</u></u>

**SUMMARY OF ESTIMATED RETURN TO CREDITORS**

Estimated Funds Available for Distribution:	£158,243.99
Total Creditors Admitted for Distribution:	£1,468,647.20
Estimated Dividend to Floating Charge Holder:	N/A p in the £
Estimated Dividend to Preferential Creditors:	N/A p in the £
Estimated Dividend to Unsecured Creditors:	10.77 p in the £

**Appendix 4**

**Hillgrove Developments (North West) Limited  
(IN LIQUIDATION)**

**SCHEDULE OF PRE-APPOINTMENT TIME-COSTS**

# Time Entry - SIP9 Time & Cost Summary

6004526 - Hillgrove Developments (North West) Limited  
Project Code: PRE  
To: 30/05/2019

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time-cost (£)	Average Hourly Rate (£)
Admin & Planning	1.60	12.90	0.50	0.00	15.00	4,713.00	314.20
Case Specific Matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cashiering	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Closing Procedures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	0.00	0.00	1.30	0.00	1.30	240.50	185.00
Investigations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pre Appointment	0.00	1.60	12.90	1.60	16.10	3,014.50	187.24
Realisation of Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trading	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Hours</b>	<b>1.60</b>	<b>14.50</b>	<b>14.70</b>	<b>1.60</b>	<b>32.40</b>	<b>7,968.00</b>	<b>245.93</b>
<b>Total Fees Claimed</b>						<b>7,500.00</b>	
<b>Total Disbursements Claimed</b>						<b>0.00</b>	

# Time Entry - SIP9 Time & Cost Summary

## Category 2 Disbursements

6004526 - Hillgrove Developments (North West) Limited  
Project Code: PRE  
To: 30/05/2019

Other amounts paid or payable to the office holders firm or to party in which the office holder or his firm or any associate has an interest.

Transaction Date	Type and Purpose	Disbursement Category	Amount
21/05/2019	Stationery - Notice to creds re: virtual meeting	Category 2	3.50
21/05/2019	Photocopying - Notice to creds re: virtual meeting	Category 2	9.80
24/05/2019	Photocopying - Notice to creds re: SoA	Category 2	5.60
24/05/2019	Stationery - Notice to creds re: SoA	Category 2	3.50
Total			22.40

**Hillgrove Developments (North West) Limited  
(IN LIQUIDATION)**

**SCHEDULE OF THE JOINT LIQUIDATORS' TIME-COSTS DURING THE REVIEW PERIOD**



# Time Entry - Detailed SIP9 Time & Cost Summary

6004526 - Hillgrove Developments (North West) Limited  
To: 29/05/2020  
Project Code: POST

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistant & Support Staff	Total Hours	Time-cost (£)	Average Hourly Rate (£)
100 : Administration & Planning	0.20	11.00	0.00	0.70	11.90	3,392.00	285.04
100A : Initial Statutory & General Notifications & Filing	0.60	0.40	0.00	0.00	1.00	430.00	430.00
101 : Insurance / Bonding	0.00	0.40	0.50	0.00	0.90	210.50	233.89
101A : Bonding	0.00	0.00	0.20	0.00	0.20	37.00	185.00
102A : Recovering & Scheduling books and records	0.00	0.00	0.60	0.00	0.60	136.50	227.50
103 : IPS Case / File set up/ Filing	0.00	0.00	1.90	0.00	1.90	377.00	198.42
104 : General Administration	1.50	2.40	13.30	1.60	18.80	4,757.50	253.06
105 : Case strategy / Review	7.70	0.00	5.30	0.00	13.00	4,229.50	325.35
106 : VAT & CT matters and returns	0.00	0.00	21.70	0.00	21.70	5,119.50	235.92
Admin & Planning	10.00	14.20	43.50	2.30	70.00	18,689.50	266.99
600 : Cashiering	0.00	0.00	5.70	7.30	13.00	2,507.50	192.88
Cashiering	0.00	0.00	5.70	7.30	13.00	2,507.50	192.88
201 : Creditors	0.00	2.30	8.50	0.00	10.80	2,472.00	228.89
203 : Creditor correspondence / Call	0.00	1.80	3.50	0.00	5.30	1,408.00	265.66
204A : Dealing with Pension Schemes	0.00	0.00	0.30	0.00	0.30	55.50	185.00
207 : Payment of dividends	0.60	0.70	3.70	0.00	5.00	1,517.50	303.50
207A : Notice of Intended Dividend	0.00	0.00	1.60	0.00	1.60	432.00	270.00
211 : Annual / Progress report	1.00	0.00	2.10	0.00	3.10	1,087.00	350.65
Creditors	1.60	4.80	19.70	0.00	26.10	6,972.00	267.13
300 : Investigations	0.00	0.00	1.50	0.00	1.50	277.50	185.00
300A : SIP 2 Review	0.00	0.70	4.60	0.00	5.30	1,071.50	202.17
301 : CDDA Reports	1.00	0.00	2.90	0.00	3.90	1,056.50	270.90
Investigations	1.00	0.70	9.00	0.00	10.70	2,405.50	224.81
400 : Realisation of Assets	0.00	0.00	1.90	0.00	1.90	351.50	185.00
401 : Freehold / Leasehold Property	1.60	36.50	24.60	0.00	62.70	17,306.50	276.02
406 : Sale of Business	1.20	0.00	0.00	0.00	1.20	624.00	520.00
412 : Arranging & Monitoring Insurance	0.00	0.00	7.40	0.00	7.40	1,692.00	228.65
Realisation of Assets	2.80	36.50	33.90	0.00	73.20	19,974.00	272.87
Total Hours	15.40	56.20	111.80	9.60	193.00	50,548.50	261.91
Total Fees Claimed						42,830.25	

# Time Entry - SIP9 Time & Cost Summary

## Category 2 Disbursements

6004526 - Hillgrove Developments (North West) Limited  
 Project Code: POST  
 To: 29/05/2020

Other amounts paid or payable to the office holders firm or to party in which the office holder or his firm or any associate has an interest.

Transaction Date	Type and Purpose	Amount
21/06/2019	Stationery: Initial notification appointment letter to creditors	3.50
21/06/2019	Photocopying: Initial notification appointment letter to creditors	5.60
01/07/2019	Stationery: Stationery - Notice of Decision Procedure (Fees)	2.50
01/07/2019	Photocopying: Photocopying - Notice of Decision Procedure (Fees)	4.00
Total		15.60

**Hillgrove Developments (North West) Limited  
(IN LIQUIDATION)**

**DETAILED NARRATIVE LIST OF WORK UNDERTAKEN BY THE JOINT LIQUIDATORS DURING  
THE REVIEW PERIOD**

Description of work undertaken	Includes
<b><u>ADMINISTRATION &amp; PLANNING</u></b>	
Administration & Planning -	
Initial Statutory and General Notifications & Filing e.g. Advertising the appointment, undertaking statutory notifications to Companies House, HMRC, the Pension Protection Fund, preparing the documentation and dealing with other notification of appointment	Filing of documents to meet statutory requirements Advertising in accordance with statutory requirements
Obtaining a specific penalty bond.	
Recovering & Scheduling the company's books and records.	Collection and making an inventory of company books and records
Setting up electronic case files and electronic case details on IPS.	
General Administration - Dealing with all routine correspondence and emails relating to the case.	
Case strategy & completing file reviews at 1 month, 2 months & 6 months.	Discussions regarding strategies to be pursued Meetings with team members and independent advisers to consider practical, technical and legal aspects of the case Periodic file reviews Periodic reviews of the application of ethical, anti-money laundering and anti-bribery safeguards Maintenance of statutory and case progression task lists/diaries Updating checklists
VAT & Corporation Tax matters and returns.	Preparation and filing of VAT Returns Preparation and filing of Corporation Tax Returns
<b><u>CREDITORS</u></b>	
Creditors	
Dealing with creditor correspondence, emails and telephone conversations.	Receive and follow up creditor enquiries via telephone Review and prepare correspondence to creditors and their representatives via email and post
Payment of Dividends - calculating, paying a dividend to creditors & issuing the declaration notice.	Preparation of distribution calculation Preparation of correspondence to creditors announcing declaration of distribution Preparation of cheques/BACS to pay distribution

Description of work undertaken	Includes
	Preparation of correspondence to creditors enclosing payment of distribution Seeking unique tax reference from HMRC, submitting information on PAYE/NI deductions from employee distributions and paying over to HMRC
Notice of Intended Dividend - issuing a notice of intended dividend to creditors and advertising where appropriate	Preparation of correspondence to creditors advising of intention to declare distribution Advertisement of notice of proposed distribution
Reviewing and adjudicating creditors' claims - adjudicating claims & requesting additional information in support of claims	Agreeing allocation of realisations and costs between fixed and floating charges Receipt of POD Adjudicating POD Request further information from claimants regarding POD Preparation of correspondence to claimant advising outcome of adjudication Dealing with unclaimed dividends
Initial Appointment Notification to Creditors - Preparing the documentation & sending out initial appointment notification to creditors	Preparing a fee estimate for inclusion with the report to creditors.
Interim Fee Report to Creditors	
<b><u>INVESTIGATIONS</u></b>	
Investigations -	
SIP 2 Review - Conducting an initial investigation with a view to identifying potential asset recoveries by seeking and obtaining information from relevant third parties, such as the bank, accountants, solicitors, etc.	Correspondence to request information on the company's dealings, making further enquiries of third parties Reviewing questionnaires submitted by creditors and directors Reconstruction of financial affairs of the company Reviewing company's books and records Preparation of deficiency statement Review of specific transactions and liaising with directors regarding certain transactions Liaising with the committee/creditors or major creditors about further action to be taken
CDDA Reports - Preparing a report or return on the conduct of the directors as required by the Company Directors Disqualification Act.	Preparing statutory investigation reports Liaising with Insolvency Service Submission of report with the Insolvency Service Preparation and submission of supplementary report if required Assisting the Insolvency Service with its investigations
Investigating & Pursuing Antecedent Transactions	
<b><u>REALISATION OF ASSETS</u></b>	
Realisation of Assets	
Freehold/Leasehold Property	Liaising with valuers and agents on marketing strategy and offers received

Description of work undertaken	Includes
	Dealing with tenants regarding arrears of rent Pay arrears of rent Liaising with landlords Agreeing assignment, surrender or disclaiming property
Cash at Bank	Contacting the bank to arrange closure of the account and payment of the funds to the estate
Arranging & Monitoring Insurance	Identification of potential issues requiring attention of insurance specialists Correspondence with insurer regarding initial and ongoing insurance requirements Reviewing insurance policies Correspondence with previous brokers
<b><u>CASHIERING</u></b>	
Opening, maintaining and managing the Office Holders' cashbook and bank account.	Preparing correspondence opening and closing accounts Requesting bank statements Correspondence with bank regarding specific transfers Maintenance of the estate cash book
Dealing with cheque requisitions	Issuing cheques/BACS payments
Dealing with deposit forms	Banking remittances
Bank Reconciliations	

#### **Current Charge-out Rates of the staff working on the case**

##### **Time charging policy**

Support staff and executive assistants do not charge their time to each case except when the initial set up is being performed or when a sizeable administrative task or appropriate ad hoc duty is being undertaken

Support staff include secretarial and administrative support.

The minimum unit of time recorded is 6 minutes.

Rates are likely to be subject to periodic increase.

Staff	Charge out rates £
Partner	£345.00 - £580.00
Appointment Taking Director	£315.00 - £500.00
Director	£265.00 - £475.00
Senior Manager	£305.00 - £415.00
Manager	£250.00 - £375.00
Assistant Manager	£195.00 - £335.00
Senior Administrator	£200.00 - £285.00
Administrator	£175.00 - £240.00
Assistant Administrator	£130.00 - £160.00
Case Accountant	£135.00
Junior Administrator	£100.00 - £115.00
Support Staff/Executive Assistant	£100.00 - £135.00

**Hillgrove Developments (North West) Limited  
(IN LIQUIDATION) PROOF OF DEBT**

**PROOF OF DEBT - GENERAL FORM**

**Hillgrove Developments (North West) Limited**

Date of Resolution for voluntary winding up: 30 May 2019

<b>DETAILS OF CLAIM</b>		
1.	Name of Creditor (if a company, its registered name)	
2.	Address of Creditor (i.e. principal place of business)	
3.	If the Creditor is a registered company: <ul style="list-style-type: none"> <li>For UK companies: its registered number</li> <li>For other companies: the country or territory in which it is incorporated and the number if any under which it is registered</li> <li>The number, if any, under which it is registered as an overseas company under Part 34 of the Companies Act</li> </ul>	
4.	Total amount of claim, including any Value Added Tax, as at the date of liquidation, less any payments made after this date in relation to the claim, any deduction under R14.20 of the Insolvency (England & Wales) Rules 2016 and any adjustment by way of set-off in accordance with R14.24 and R14.25	£
5.	If the total amount above includes outstanding uncapitalised interest, please state	YES (£ ) / NO
6.	Particulars of how and when debt incurred	
7.	Particulars of any security held, the value of the security, and the date it was given	
8.	Details of any reservation of title in relation to goods to which the debt relates	
9.	Details of any document by reference to which the debt can be substantiated. [Note the liquidator may call for any document or evidence to substantiate the claim at his discretion]	
10.	Give details of whether the whole or any part of the debt falls within any (and if so which) of the categories of preferential debts under section 386 of, and schedule 6 to, the Insolvency Act 1986	Category  Amount(s) claimed as preferential £
11.	If you wish any dividend payment that may be made to be paid in to your bank account please provide BACS details. Please be aware that if you change accounts it will be your responsibility to provide new information	Account No.: Account Name: Sort code:
<b>AUTHENTICATION</b>		
Signature of Creditor or person authorised to act on his behalf		
Name in BLOCK LETTERS		
Date		
If signed by someone other than the Creditor, state your postal address and authority for signing on behalf of the Creditor		
Are you the sole member of the Creditor?		YES / NO