

The Insolvency Act 1986

Liquidator's Progress
Report**S. 192**Pursuant to section 192 of the
Insolvency Act 1986

To the Registrar of Companies

For official use

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Company Number

2880965

Name of Company

(a) Insert
full name of
company

(a) HIGH BARN LIMITED

(b) Insert full
name(s) and
address(es)

IAWe (b)

Deborah Ann Cockerton of DCA Business Recovery LLP, 2 Nelson Street,
Southend-on-Sea, Essex, SS1 1EF, United Kingdomthe liquidator(s) of the company attach a copy of my/our Progress Report
under section 192 of the Insolvency Act 1986


Signed

Date 24/10/2016

Presenter's name, address and reference (if any)

Deborah Ann Cockerton
DCA Business Recovery LLP
2 Nelson Street
Southend-on-Sea
Essex
SS1 1EF
United Kingdom
D0037

For Official Use

Liquidation Section

Post Room

THURSDAY



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COMPANIES HOUSE

**High Barn Limited – in Creditors' Voluntary Liquidation
Liquidator's Progress Report to Creditors and Members
For the year ending 28/08/2016**

STATUTORY INFORMATION

Company name	High Barn Limited
Registered office	2 Nelson Street, Southend-on-Sea, Essex, SS1 1EF, United Kingdom
Former registered office	Great Bardfield, Braintree, Essex, CM7 4SL, United Kingdom
Registered number	2880965
Liquidator's name	Deborah Ann Cockerton
Liquidator's address	2 Nelson Street, Southend-on-Sea, Essex, SS1 1EF, United Kingdom
Liquidator's date of appointment	29/08/2013

LIQUIDATOR'S ACTIONS SINCE LAST REPORT

Since my last annual progress report, I have been in correspondence numerous times with my agent in respect of enquiring as to the asset sale. The agent has confirmed that there has been some difficulty in selling the assets of the Company as some of the assets have been specifically designed to fit the property.

I have also received notification from the mortgage company, Commercial First that the freehold property was sold for the sum of £468,000 plus VAT. The sale of the freehold property failed to clear the mortgage and there is now a shortfall on the mortgage for the sum of £423,763.39.

There is certain work that I am required by the insolvency legislation to undertake work in connection with the liquidation that provides no financial benefit for the creditors. A description of the routine work undertaken since my appointment as Liquidator is as follows:

1 Administration

- Case planning - devising an appropriate strategy for dealing with the case and giving instructions to the staff to undertake the work on the case
- Dealing with all routine correspondence and emails relating to the case
- Maintaining and managing the office holder's estate bank account
- Maintaining and managing the office holder's cashbook
- Undertaking regular bank reconciliations of the bank account containing estate funds
- Reviewing the adequacy of the specific penalty bond on a quarterly basis
- Undertaking periodic reviews of the progress of the case
- Overseeing and controlling the work done on the case by case administrators
- Preparing, reviewing and issuing annual progress reports to creditors and members
- Filing returns at Companies House
- Preparing and filing VAT returns
- Preparing and filing Corporation Tax returns

2 Creditors

- Dealing with creditor correspondence, emails and telephone conversations regarding their claims
- Maintaining up to date creditor information on the case management system

RECEIPTS AND PAYMENTS ACCOUNT

My Receipts & Payments Account for the period from 29th August 2015 to 28th August 2016 is attached at Appendix 1

The balance of funds are held in an interest bearing estate bank account

ASSETS

Freehold Property

Since my last annual progress report for the year ended 28th August 2015, I have received notification that the freehold property has been sold for the sum of £468,000 plus VAT

The freehold property was repossessed by the mortgagee, Commercial First and was sold via their agent Coke Gearing Limited. Commercial First have stated that the sale of the property completed on the 21st October 2015 and failed to clear the outstanding mortgage. The shortfall on the mortgage amounts to £423,763.39. I have been provided with a completion statement following this sale and therefore no realisation will be achieved in Liquidation.

An agent has been instructed by myself as Liquidator and is currently holding various assets of the Company. Upon my discussions with the agent, most of the assets that are currently being held by my agent are designed to fit the freehold property which I have been advised by the mortgage Company that the property has been sold.

Plant & Machinery

It was expected that £1,000 would be realised in Liquidation in respect of plant and machinery. No realisation has been achieved during this time as plant and machinery are still being held with my agent.

Fixtures & Fittings

The statement of affairs estimated that £5,000 can be realised from fixtures and fittings. No realisation has been achieved from fixtures and fittings at this present time as it is still being held with my agent.

Computer Equipment

Computer equipment was shown with an estimated to realise value of £2,000 however at this present time no realisation has been achieved from this source as it is still being held with my agent.

Santander Shares

No realisation was expected to be achieved in Liquidation in regards to Santander shares however I have received the balance of £25.74, of which £10.10 has been received in this period.

Other Assets

There has been no other realisation of assets other than net bank interest of £10.02 in this period.

LIABILITIES

Secured Creditors

An examination of the company's mortgage register held by the Registrar of Companies, showed that the company granted a debenture to Commercial First Business Limited on the 9th January 2008 and another debenture was granted to Bibby Financial Services Limited on the 3rd December 2008.

Preferential Creditors

The statement of affairs anticipated £22,539 in preferential creditors. My last annual progress report for the period ending 28th August 2015 stated that the preferential claim of £11,739.00 had been received; however, this is incorrect and the Redundancy Payments Office are still due to submit their claim to me as Liquidator. I would apologise for any inconvenience caused in this regard.

Crown Creditors

The statement of affairs included £56,058.23 owed to HMRC in respect of VAT and £34,914.03 in respect of PAYE. HMRC's final claim of £86,600.07 has been received in respect of VAT and £48,253.86 has been received in respect of PAYE.

Non-preferential unsecured Creditors

The statement of affairs included 32 non-preferential unsecured creditors with an estimated total liability of £400,635.53. I have received claims from 17 creditors at a total of £231,774.89. I have not received claims from 15 creditors with original estimated claims in the statement of affairs of £168,860.60.

DIVIDEND PROSPECTS

Secured creditors

At this moment in time, it is highly doubtful that a dividend will be paid to secured creditors from the Liquidation.

Preferential creditors

It is highly doubtful that a dividend will be paid to preferential creditors.

Floating charge creditors

At this moment in time, it is doubtful that a dividend will be paid to secured creditors.

Non-preferential unsecured creditors

It is highly doubtful that a dividend will be paid to non-preferential unsecured creditors.

Since the Company's net property is less than £10,000, the insolvency legislation does not require me to distribute the prescribed part of the net property to creditors if I think that the costs of distributing the prescribed part would be disproportionate to the benefits to creditors. I am of the view that the costs of distribution would be disproportionate and so will not be making a distribution of the prescribed part of the net property to non-preferential unsecured creditors.

INVESTIGATION INTO THE AFFAIRS OF THE COMPANY

I undertook an initial investigation into the Company's affairs to establish whether there were any potential asset recoveries or conduct matters that justified further investigation, taking account of the public interest, potential recoveries, the funds likely to be available to fund an investigation, and the costs involved. In particular, I recovered, listed and reviewed the Company's accounting records, obtained and reviewed copy bank statements for the months prior to the Company ceasing to trade from the Company's bankers, and compared the information in the Company's last set of accounts with that contained in the statement of affairs lodged in the Liquidation and made enquiries about the reasons for the changes.

There were no matters that justified further investigation in the circumstances of this appointment.

Within six months of my appointment as Liquidator, I am required to submit a confidential report to the Secretary of State to include any matters which have come to my attention during the course of my work which may indicate that the conduct of any past or present Director would make him unfit to be concerned with the management of the Company. I would confirm that my report has been submitted.

PRE-APPOINTMENT REMUNERATION

The Board previously authorised the payment of a fee of £1,750 plus VAT for my assistance with preparing the statement of affairs and £1,750 plus VAT for convening and holding the meeting of creditors at a meeting held on 15th July 2013. The fee for preparing the statement of affairs and convening and holding the meeting of creditors paid by the Company.

LIQUIDATOR'S REMUNERATION

My remuneration was previously authorised by the creditors at a meeting held on 29th August 2013. My remuneration was authorised on a time cost basis. My total time costs to 28th August 2016 amount to £56,788.00 plus VAT, representing 221.40 of hours work at an average charge out rate of £256.50 plus VAT per hour, of which £4,492.50 plus VAT, representing 20.6 of hours work, was charged in the period since 28 August 2015, at an average charge out rate of £218.08 plus VAT per hour.

I have drawn £4,500 plus VAT on account of time costs incurred for the whole period of the Liquidation. No remuneration has been drawn in this reporting period.

Since my appointment as Liquidator of the Company, I have spent considerable time in liaising with the mortgagee in possession, visiting the property and liaising with the mortgagee in possession agent Coke Gearing in respect of obtaining regular updates on the progression of the sale.

I have also been in correspondence on a regular basis with the agent of General Auctions Limited in regards to obtaining regular updates as to the asset sale of the Company.

I have also assisted and liaised with the former employees of the Company and discussed their employment with the directors and submitted claims to the Redundancy Payments Office in order that the employees can be paid accordingly.

I have also made enquiries in to the various assets belonging to the Company.

Upon the anniversary of the Liquidation, Corporation Tax returns have been submitted to HM Revenue and Customs for each respective year.

Further information about creditors' rights can be obtained by visiting the creditors' information micro-site published by the Association of Business Recovery Professionals (R3) at <http://www.creditorinsolvencyguide.co.uk/>. A copy of 'A Creditors Guide to Liquidators' Fees' also published by the R3 is available at the link <http://www.dcabr.co.uk/business-advice-guides>. A hard copy of the Creditors Guide can be obtained on request from the address below. Please note that there are different versions of the Guidance Notes and in this case you should refer to the October 2015 version. A copy of this firm's fee and disbursement policy is attached.

LIQUIDATOR'S EXPENSES

I have incurred expenses to 28th August 2016 of £1,267.97 of which none of this amount has been incurred in this reporting period. I have drawn £1,267.97 to date of which this balance was drawn in earlier reporting periods.

I have used the following agents or professional advisors in the reporting period:

Professional Advisor	Nature of Work	Basis of Fees
General Auctions Limited	Valuer/Auctioneer	Percentage of realisations

The choice of professionals used was based on my perception of their experience and ability to perform this type of work, the complexity and nature of the assignment and the basis of my fee arrangement with them. I have reviewed the fees charged and am satisfied that they are reasonable in the circumstances of this case.

FURTHER INFORMATION

An unsecured creditor may, with the permission of the court or with the concurrence of 5% in value of the unsecured creditors (including the creditor in question) request further details of the Liquidator's remuneration and expenses, within 21 days of receipt of this report. Any secured creditor may request the same details in the same time limit.

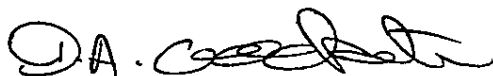
An unsecured creditor may, with the permission of the court or with the concurrence of 10% in value of the creditors (including the creditor in question), apply to court to challenge the amount and/or basis of the Liquidator's fees and the amount of any proposed expenses or expenses already incurred, within 8 weeks of receipt of this report. Any secured creditor may make a similar application to court within the same time limit.

To comply with the Provision of Services Regulations, some general information about DCA Business Recovery LLP can be found in the attached summary sheet.

SUMMARY

The Liquidation will remain open until the remaining Company assets have been sold by my agent. I estimate that this will take approximately 6 months and once resolved the Liquidation will be finalised and our files will be closed.

If creditors have any queries regarding the conduct of the Liquidation, or if they want hard copies of any of the documents made available on-line, they should contact Toni James on 01702 344558.

A handwritten signature in black ink, appearing to read 'DA. Cockerton', with a stylized flourish at the end.

Deborah Ann Cockerton MABRP MIPA
Liquidator

Analysis of Liquidator's Time Costs

Appendix 1

In accordance with the Statement of Insolvency Practice No 9, creditors are advised that -

- 1 The basis of the fees to be taken by the Liquidator was approved at the Meeting of Creditors held on 29th August 2013. It was resolved that such fees be paid on a time cost basis. This firm's standard insolvency rates with effect from 15th October 2015 are as stated below. For periods prior to this date lower rates will have applied. All rates are exclusive of valued added tax.

GRADE	Hourly rate from 15 Oct 2015 £	Hourly rate from 1 April 2014 £	Hourly rate from 1 April 2013 £
Partner	350	350	350
Senior Manager	275	275	275
Manager	250	250	250
Senior Administrator (Grade 1)	225	225	225
Senior Administrator (Grade 2)	-	200	200
Case Administrator (Grade 1)	175	175	175
Administrator (Grade 2)	-	150	150
Administrator (Grade 3)	-	110	110
Cashier	150	-	-
Support Staff	130	-	-

- 2 The total hours expended by the Liquidator and all staff involved with the case during the period 29th August 2015 to 28th August 2016 is 20.6 hours and for the whole period is 221.40 hours. The Liquidator has ensured that during each period the appropriate member of staff has undertaken the different tasks involved taking into account the complexity of the task and the qualifications and experience of the person involved.
- 3 The charge out value of the period 29th August 2015 to 28th August 2016 is £4,492.50 plus VAT and for the whole period is £56,788.00 plus VAT, an average of £218.08 plus VAT per hour for this period and £256.50 plus VAT per hour for the whole period. The Liquidator has not been paid on account of time costs incurred during this period however she has been paid the sum of £4,500 plus VAT on account of time costs incurred during the whole period of the liquidation. This equates to an average of £20.33 plus VAT for the whole period of the liquidation.
- 4 A general analysis of the time incurred during the period 29th August 2015 to 28th August 2016 confirms that work has been undertaken in the following areas -

HOURS						Time Costs Incurred	Average Hourly Rate
Classification of Work	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours		
Administration and Planning	4.2	0.8	9.80	2.4	17.2	£3,687.50	£214.39
Investigations							
Realisation of Assets	1.1		1.2		2.3	£595.00	£258.70
Trading							
Creditors	0.1		1		1.1	£210.00	£190.91
Case Specific Matters							
Total	5.4	0.8	12	2.4	20.6	£4,492.50	£218.08

**Re: HIGH BARN LIMITED
CREDITORS VOLUNTARY LIQUIDATION**

**LIQUIDATOR'S RECEIPTS AND PAYMENTS ACCOUNT
FOR THE PERIOD 29/08/2015 - 28/08/2016**

Estimated Realisations per SOA		Period 29/08/2015 to 28/08/2016	Total Period Ended 28/08/2016
	Receipts		
1,200,000 00	Freehold Property	-	-
7,500 00	Debtors	-	8,087 99
1,000 00	Plant and Machinery	-	-
5,000 00	Fixtures and Fittings	-	-
2,000 00	Computer Equipment	-	-
-	Petty Cash	-	31 18
-	Shareholders Funds	10 10	25 74
-	Net Bank Interest	10 02	24 16
<u>1,215,500 00</u>		<u>20 12</u>	<u>8,169 07</u>
	Payments		
	Insolvency Bond	-	530 00
	Search Fees	-	13 00
	Stationery	-	56 40
	Postage	-	44 18
	Statutory Advertising	-	109 46
	Redirection of Mail	-	120 00
	Subsistence	-	4 03
	Insurance	-	280 90
	Case Management Fee	-	110 00
	Liquidator's Fees	-	4,500 00
<u>-</u>		<u>-</u>	<u>5,767 97</u>
	Balance at Bank		<u><u>2,401 10</u></u>

Notes Figures shown are net of VAT Balance at bank is held in an interest bearing account with Lloyds Bank Plc