

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) IAW (b)
Deborah Ann Cockerton of DCA Business Recovery LLP, 2 Nelson Street,
Southend-on-Sea, Essex, SS1 1EF, United Kingdom

the liquidator(s) of the company attach a copy of my/our Progress Report
under section 192 of the Insolvency Act 1986


Signed

Date 03/10/2014

Presenter's name, address and reference (if any)
High Barn Limited
Deborah Ann Cockerton
DCA Business Recovery LLP
2 Nelson Street
Southend-on-Sea
Essex
SS1 1EF
United Kingdom
D0037

For Official Use

Liqu... Section Post Room

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COMPANIES HOUSE

High Barn Limited
Liquidator's Annual Report to Members and Creditors
For the year ended 28/08/2013

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

RECEIPTS AND PAYMENTS ACCOUNT

My Receipts & Payments Account for the period from 29th August 2013 to 28th August 2014 is attached at Appendix 2

ASSETS

Freehold Property

Freehold Property had a value of £1,162,855. The directors had prior to the Liquidation, instructed Bidwells to market the property for sale and there were several interested parties, but to date there is no confirmed offer. The mortgage Company, Commercial First obtained an order for possession and sale and there is an eviction date scheduled for the 28th August 2013. It is anticipated that £1,200,000 will be realised from the sale of the freehold property.

The property was repossessed by the mortgagee Commercial First and is currently on the market with their chosen estate agent, Coke Gearing. I am in regular correspondence with the estate agent and at present the property is still on the market.

Debtors

Debtors were shown in the last set of accounts as at 31st December 2011 with a value of £31,283. It was expected that £7,500 would be realised once the Company entered into Liquidation as Bibby Financial Services Limited advised that there will be a surplus. Since my appointment as Liquidator, I have realised the amount of £8,087.99 in respect of debtors.

Plant & Machinery

The last set of accounts showed plant & machinery with a book value of £19 00 and it was expected that £1,000 would be realised upon the Liquidation of the Company however a full valuation would be carried out by an agent 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 fixtures & fittings that remained at the company premises had a book value of £10,934 as at the last set of accounts 31st December 2011 and it was estimated that £5,000 can be realised from these assets. No realisation has been achieved from fixtures and fittings at this present time as it is still being held with my agent.

Computer Equipment

In the last set of accounts as at 31st December 2011, computer equipment was shown with a value of £2,928. It was expected that £2,000 would be realised from this source in Liquidation, due to the ageing nature of this equipment. No realisation has been achieved from this source at this present time as it is still being held with my agent.

Investments

Investments were shown in the last set of accounts as at 31st December 2011, with a value of £255 and it was expected that nothing would be realised from this source in Liquidation and no value has been achieved.

Stocks

The sum of £43,611 was shown in the last set of accounts as at 31st December 2011 in respect of stock and it was expected that no value will be realised from this source once the Company is in Liquidation. Since my appointment as Liquidator, I instructed an agent to investigate any stock that may have belonged to the Company and at this present time all stock belonging to the Company has not yet been sold. Some of the stock which was held had a retention of title clause and this was given back to suppliers.

Cash at Bank and in Hand

In the last set of accounts as at 31st December 2011, cash at bank and in hand was shown with a value of £4,229. Prior to my appointment as Liquidator, I reviewed the most recent bank statements, and it appeared that the Company bank accounts were overdrawn and it was therefore expected that no value would be realised from this source in Liquidation. I can confirm that I have realised the sum of £1 05.

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 is currently up for sale. My agent has advised that once the property has been sold to a buyer my agent will liaise with the buyer to propose a sale of the assets to them. If no deal is made then the assets will be sold at auction.

Other Assets

I have realised the sum of £31 18 in respect of petty cash and have also received £10.48 in respect of shareholders' funds.

There have been no other assets realised other than net bank interest of £6 00.

LIABILITIES

Secured Liabilities

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 respect of preferential creditors. Claims totaling £11,739 00 have been received in respect of preferential claims

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 £83,600 07 has been received in respect of VAT and £48,253 86 has been received in respect of PAYE

Unsecured Creditors

The statement of affairs included 32 unsecured creditors with an estimated total liability of £400,635 53. I have received claims from 11 creditors at a total of £91,712 45. To date I have not received claims from 22 creditors with original estimated claims in the statement of affairs of £309,516 55. One of the claims that I have received from one of the creditors was listed on the Statement of Affairs but did not show a value as we were unaware of the amount due to this creditor and an estimate was not given. This claim has been admitted.

I have received claims from 4 creditors who were not listed on the statement of affairs. The total amount for all four claims amounts to £8,208 91. I have reviewed claims for these four creditors and the claims have been admitted for dividend purposes.

LIQUIDATOR'S ACTIONS SINCE APPOINTMENT

Since my appointment as Liquidator I have dealt with the former employees of the Company and have successfully sent off all claims to the Redundancy Payments Office which have since been paid.

I have realised the amount of £8,087 99 in respect of debtors and also received the sum of £1 05 from the Company's cash at bank balance. I have also realised £10 48 in respect of shareholders' funds and £31 18 in respect of petty cash.

At this present time the freehold property of High Barn Limited is on the market with the estate agent of Commercial First Limited who is the mortgagee in possession. I am liaising with the estate agent on a constant basis in regards to the current asking price of the property and there have been a number of interested parties but at this present time the property remains as unsold and still on the market.

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.

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 assistance with preparing the statement of affairs and a further £1,750 plus VAT for producing and circulating the notices for the meeting of members and creditors prior to my appointment at a meeting held on 29th August 2013. The fee for the statement of affairs and meetings was paid prior to my appointment as Liquidator

LIQUIDATOR'S REMUNERATION

My remuneration was previously authorised by creditors at a meeting held on 29th August 2013 to be drawn on a time cost basis

My total time costs incurred to 28th August 2014 amount to £46,801.50 plus VAT which have been charged at an average charge out rate of £264.86 plus VAT per hour. The total hours spent on the case amount to 176.7 hours

I have drawn £3,000 plus VAT to date which equates to an average hourly rate of £16.98 plus VAT

A schedule of my time costs incurred to date is attached as Appendix 1

A description of the routine work undertaken in the liquidation to date is as follows

- 1 Administration and Planning
 - Preparing the documentation and dealing with the formalities of appointment
 - Statutory notifications and advertising
 - Preparing documentation required
 - Dealing with all routine correspondence
 - Maintaining physical case files and electronic case details on Vision Blue
 - Review and storage
 - Case bordereau
 - Case planning and administration
 - Preparing reports to members and creditors
 - Convening and holding meetings of members and creditors
 - 2 Cashiering
 - Maintaining and managing the liquidator's cashbook and bank account
 - Ensuring statutory lodgements and tax lodgement obligations are met
 - 3 Creditors
 - Dealing with creditor correspondence and telephone conversations
-

- Preparing reports to creditors
- Maintaining creditor information on Vision Blue
- Reviewing and adjudicating on proofs of debt received from creditors

4 Investigations

- Review and storage of books and records
- Prepare a return pursuant to the Company Directors Disqualification Act
- Conduct investigations into suspicious transactions
- Review books and records to identify any transactions or actions a liquidator may take against a third party in order to recover funds for the benefit of creditors

5 Realisation of Assets

- Corresponding with debtors and attempting to collect outstanding book debts
- Liaising with the company's bank regarding the closure of the account
- Corresponding with mortgage provider and estate agent regarding potential sale of property

A copy of 'A Creditors Guide to Liquidators' Fees' published by the Association of Business Recovery Professionals and 'A Statement of Insolvency Practice 9 (Revised)' 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. A copy of this firm's fee and disbursement policy is attached.

LIQUIDATOR'S EXPENSES

My expenses to 28th August 2014 amount to £1,267.97. I have drawn £1,208.24 and there is currently £54.73 outstanding in respect of advertising and £5.00 outstanding in respect of search fees. This will be drawn in due course.

The following expenses have been incurred but have not yet been paid:

Type of expense	Amount of expense incurred/accrued to date	Amount still to be paid
	£	£
Statutory Advertising	£54.73	£54.73
Search Fees	£5.00	£5.00

The following agents or professional advisors have been utilised in this matter:

Professional Advisor & Qualification	Nature of Work	Fee Arrangement
General Auctions Limited	Valuer/Auctioneer	Percentage of realisations

The choice of professionals 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. The fees charged have been reviewed and I 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

DIVIDEND PROSPECTS

Secured creditors

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

It is uncertain at this present time whether a dividend will be paid to any class of creditor in this Liquidation Until the sale of the property has been completed and surplus funds from the sale have been received I am unable to confirm at this present time if a dividend will be likely

Preferential creditors

Preferential claims amount to £11,739 and unsecured employees claims amount to £162,877 55 It is uncertain whether a dividend will be paid to preferential creditors at this current time

Floating charge creditors

There are no floating charge creditors

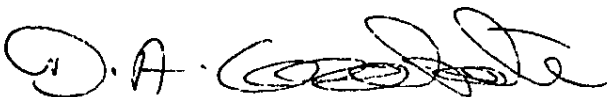
SUMMARY

The liquidation will remain open until all assets have been sold and the property has been sold to a buyer I am currently in contact with Commercial First on a regular basis who are the mortgagee in possession of selling the property

I estimate that the Liquidation will remain open for a further 12 months from the date of this report

Once this issue has been dealt with the liquidation will be finalised and our files will be closed

Should you have any queries regarding this matter please contact Toni James at this office



Deborah Ann Cockerton MABRP MIPA
Liquidator

Analysis of Liquidator's Time Costs

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 1st April 2014 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 1st April 2014 £	Hourly rate from 1st April 2013 £
Partner	350	350
Senior Manager	275	275
Manager	250	250
Senior Administrator (Grade 1)	225	225
Senior Administrator (Grade 2)	200	200
Administrator (Grade 1)	175	175
Administrator (Grade 2)	150	150
Administrator (Grade 3)	110	110

- 2 The total hours expended by the Liquidator and all staff involved with the case during the period 29th August 2013 to 28th August 2014 and the whole period is 176.7 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 2013 to 28th August 2014 and the whole period is £46,801.50 plus VAT, an average of £264.86 plus VAT per hour for this period and the whole period of the Liquidation. The Liquidator has been paid the sum of £3,000 plus VAT on account of time costs incurred during this period and the whole period of the Liquidation. This equates to an average of £16.98 plus VAT per hour for this period and for the whole period.
- 4 A general analysis of the time incurred during the period 29th August 2013 to 28th August 2014 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	47.6	2.3	8.20	26.6	84.7	£22,240.50	£262.58
Investigations	3		3		6	£1,500.00	250
Realisation of Assets	15.9	30.9	6.1		52.9	£14,200.00	£268.43
Trading							
Creditors	18.5	5.8	5.2	3.6	33.1	£8,861.00	£267.70
Case Specific Matters							
Total	85	39	22.5	30.2	176.7	£46,801.50	£264.86

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

**LIQUIDATOR'S RECEIPTS AND PAYMENTS ACCOUNT
FOR THE PERIOD 29/08/2013 - 28/08/2014**

Estimated Realisations per SOA		First Year Ended 28/08/2014
	<u>RECEIPTS</u>	
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	-
-	Cash at Bank	1 05
-	Petty Cash	31 18
-	Shareholder Shares	10 48
-	Net Bank Interest	6 00
<u>1,215,500 00</u>		<u>8,136 70</u>

PAYMENTS

Insolvency Bond	530 00
Search Fees	8 00
Stationery	56 40
Postage	44 18
Statutory Advertising	54 73
Redirection of Mail	120 00
Subsistence	4 03
Insurance	280 90
Case Management Fee	110 00
Liquidators Fees	3,000 00
Balance Held in a Lloyds Bank plc interest bearing account	3,928 46
	<u>8,136 70</u>

All figures are shown net of VAT