

Section 106

Return of Final Meeting in a
Creditors' Voluntary Winding UpPursuant to Section 106 of the
Insolvency Act 1986

To the Registrar of Companies

S.106

Company Number

04338110

Name of Company

JDL Properties Limited

/ We

Darren Terence Brookes, The Old Bank, 187a Ashley Road, Hale, Cheshire, WA15 9SQ

Colin Thomas Burke, The Old Bank, 187a Ashley Road, Hale, Cheshire, WA15 9SQ

Note The copy account must be
authenticated by the written
signature(s) of the Liquidator(s)

1 give notice that a general meeting of the company was duly held on/summoned for 17 July 2014 pursuant to section 106 of the Insolvency Act 1986, for the purpose of having an account (of which a copy is attached) 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 that the same was done accordingly / no quorum was present at the meeting,

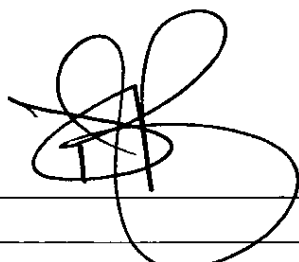
2 give notice that a meeting of the creditors of the company was duly held on/summoned for 17 July 2014 pursuant to Section 106 of the Insolvency Act 1986, for the purpose of having the said account laid before it showing how the winding up the company has been conducted and the property of the company has been disposed of and that the same was done accordingly/no quorum was present at the meeting

The meeting was held at The Old Bank, 187a Ashley Road, Hale, Cheshire, WA15 9SQ

The winding up covers the period from 21 May 2013 (opening of winding up) to the final meeting (close of winding up)

The outcome of any meeting (including any resolutions passed) was as follows

Signed

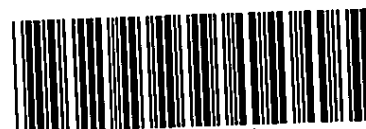


Date 17 July 2014

Milner Boardman & Partners
The Old Bank
187a Ashley Road
Hale
Cheshire
WA15 9SQ

Ref JD2170/DTB/CTB/WS

TUESDAY



A13

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22/07/2014

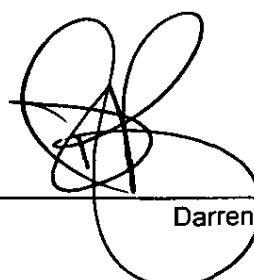
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COMPANIES HOUSE

JDL Properties Limited
(In Liquidation)
Joint Liquidators' Abstract of Receipts & Payments
From 21 May 2013 To 17 July 2014

S of A £		£	£
	SECURED ASSETS		
400,000 00	Freehold Properties	NIL	
NIL	Leasehold Property	NIL	
			NIL
	SECURED CREDITORS		
(1,560,647 00)	Due to AIB Group (UK) plc	NIL	
(335,120 00)	Due to Lloyds TSB Bank plc	NIL	
			NIL
	ASSET REALISATIONS		
NIL	Book Debts	NIL	
6,000 00	Cash in Hand	6,000 00	
			6,000 00
	COST OF REALISATIONS		
	Specific Bond	30 00	
	Preparation of S of A	5,000 00	
	Office Holders Fees	688 56	
	Statutory Advertising	281 44	
			(6,000 00)
	UNSECURED CREDITORS		
(5,803 00)	Trade & Expense	NIL	
(56,000 00)	Directors	NIL	
			NIL
	DISTRIBUTIONS		
1 00	Ordinary Shareholders	NIL	
			NIL
(1,551,569.00)			0.00

REPRESENTED BY


 Darren Terence Brookes
 Joint Liquidator



MILNER BOARDMAN
& PARTNERS
Corporate Recovery

JDL PROPERTIES LIMITED - IN LIQUIDATION

**Joint Liquidators' Final Report
In accordance with
Section 106 of the Insolvency Act 1986
laid down at the final meeting**

**Covering the Period
21 May 2013 to 19 May 2014**

17 July 2014

**Milner Boardman and Partners
The Old Bank
187A Ashley Road
Hale
Cheshire
WA15 9SQ**

Our Ref DTB/CTB/wls/2170/24

**Joint Liquidators'
Draft Final Report**

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1. Statutory Information and Background

- 1 1 On 16 April 2013 the board of directors signed notices convening meetings of the Company's members and creditors with a view to placing the Company into Creditors' Voluntary Liquidation
- 1 2 On 21 May 2013 members passed a special resolution placing the Company into Liquidation and an ordinary resolution appointing Colin Burke and Darren Brookes as Joint Liquidators. At a meeting of the Company's creditors held on the same day, creditors passed a resolution confirming the appointment of Colin Burke and Darren Brookes as Joint Liquidators
- 1 3 The Liquidation is being handled by Milner Boardman & Partners, situated at The Old Bank, 187A Ashley Road, Hale, Cheshire, WA15 9SQ
- 1 4 The Company traded from 22 Coronation Road, Crosby, Liverpool. The former registered office was also that address
- 1 5 The registered office of the Company is c/o Milner Boardman & Partners, The Old Bank, 187A Ashley Road, Hale, Cheshire, WA15 9SQ and its registered number is 04338110
- 1 6 It is considered that the EC Regulation on Insolvency Proceedings applies to these proceedings, which are main proceedings as defined in Article 3 of the EC Regulations

2. Case Overview

- 2 1 The principal business activity of the Company was property rental
- 2 2 The reason for the failure of the Company according to the director was the global economic downturn and drop in properties prices
- 2 3 According to the director's statement of affairs, the assets of the Company consisted of freehold and leasehold properties, book debts and cash in hand

3. Asset Realisation and Actions Since Appointment

- 3 1 As previously reported, the freehold properties owned by the Company were at 1 Oxtan Road, Birkenhead, and 7 Whetstone Lane, Birkenhead and they were subject to charges in favour of AIB Group plc ("AIB"). Valuations prepared for the bank by Currie & Co in Liverpool indicated that there was negative equity in the properties following discharge of the mortgage liabilities. In view of this, the Joint Liquidators' interest in each property was disclaimed on 30 May 2013. On 5 June 2013, AIB appointed David Currie and Andrea Shackleton of Winterhill Largo Property, Kempson Street, Liverpool, L3 8NG as LPA Receivers in respect of both these properties
- 3 2 The leasehold property owned by the Company was at 62 Livingstone Street in Birkenhead and was subject to a charge in favour of Lloyds TSB Bank plc ("LTSB"). A valuation of the property indicated that there was negative equity following settlement

of the debt due to LTSB and the Joint Liquidators also disclaimed their interest in the property on 30 May 2013 LTSB appointed Jon Gershinson and Annika Kisby of 33 Wigmore Street, London, W1U 1BZ as LPA Receivers of the property on 15 October 2013

- 3 2 The statement of affairs indicated that there were two outstanding book debts totalling £120,532 but the director did not believe that either of these debts were collectable One debtor, Squareaway Limited, went into Compulsory Liquidation owing the sum of £51,237 and correspondence from the Insolvency Service confirmed that no dividend was to be paid to creditors The remaining debt of £69,295 was due from Vanbelt Limited Further investigations by the Joint Liquidators showed that Vanbelt Limited was dissolved in 2007 and the debt should have been written off
- 3 3 The director, Mr Lynch, paid £6,000 to the Joint Liquidators to cover the cost of the Liquidation
- 3 4 There were no further asset realisations in this matter

4. Receipts and Payments

- 4 1 A receipts and payments account for the period 21 May 2013 to 19 May 2014 is enclosed with this report at appendix 3

5. Investigation

- 5 1 As part of our duties as Joint Liquidators, we undertook enquiries into the Company's previous trading activities The purpose of this aspect of the investigation was to ascertain the existence and whereabouts of any Company assets, whether disclosed on the director's sworn statement of affairs or not It was also to establish whether any conduct matters justified further investigation taking into account public interest, potential recoveries, funds available to fund an investigation and the cost involved
- 5 2 This investigation necessitated an examination of the books and records maintained by the Company, together with Company correspondence either retained by the Company or provided to us subsequently by creditors
- 5 3 We have also examined the conduct of the individuals concerned in the management of the Company and have, where necessary, interviewed the directors of the Company
- 5 4 We have complied with our statutory duty under the Company Director Disqualification Act 1986 by submitting an appropriate return to the Secretary of State

6. Joint Liquidators' Remuneration

- 6 1 At the initial meeting of creditors, payment of £5,000 plus VAT was authorised for our assistance with preparing the statement of affairs and convening and holding the meetings of members and creditors This sum has been paid as can be seen on the attached receipts and payments

- 6 2 Also at the initial meeting of creditors held on 21 May 2013, sanction was given for the remuneration of the Joint Liquidators to be calculated on a time costs basis and charged at the applicable rates of Milner Boardman & Partners and to be drawn as and when appropriate. The policy of Milner Boardman & Partners is to charge the time, directly to each case, of all staff with the exception of secretarial staff. The attached summary at appendix 1 is intended to provide a breakdown of time costs incurred to date. Please note that Milner Boardman & Partners record time in 6 minute units.
- 6 3 As you can see from the attached summary at appendix 1, the time costs to date are £8,618.50, which represents 41.80 hours at an average rate of £211.25 per hour. As is shown in the attached receipts and payments account an amount of £688.56 has been drawn in respect of Joint Liquidators' fees. The remaining balance of time costs will be written off.
- 6 4 Attached at appendix 2 are details of creditor's rights in relation to the Liquidator's remuneration and expenses. A copy of "A creditors guide to Liquidators fees" is available via "www.insolvency-practitioners.org.uk" or alternatively a hard copy may be requested from this office.
- 6 5 The main areas where time costs have been incurred are 'Administration and Planning', 'Investigations', and 'Creditors'. These are discussed in more detail below.
- 6.6 Administration and Planning**
- 6 6 1 A total of £7,127.50 has been spent on administration and planning, including time spent on meetings and telephone conversations with the director, and the Company book keeper and accountant, complying with statutory duties, reporting to creditors and general administrative work including convening meetings of members and creditors and preparing reports.
- 6.7 Investigations**
- 6 7 1 A total of £1,276.00 has been spent on dealing with investigations into the directors' conduct and Company assets which has included corresponding with the former director as well as reviewing books and records provided to me.
- 6.8 Creditors**
- 6 8 1 A total of £215.00 has been spent on dealing with creditors. Work carried out relates to dealing with trade creditors, secured creditors and HM Revenue & Customs ("HMRC") and includes advising of the appointment, dealing with claims and any other queries.

7. Joint Liquidators' Disbursements

- 7 1 With regard to disbursements, specific expenditure relating to the administration of the insolvent's estate and payable to an independent third party is recoverable without creditor approval. Payments made in respect of the above are defined as "Category 1

disbursements" Category 1 disbursements in this case total £311 44 and relate to the specific bond and statutory advertising

7 2 Expenditure incidental to the administration of the insolvent's estate, which by its nature includes an element of shared or allocated costs, are recoverable with Creditors' approval Payments in respect of this type of expense are referred to as "Category 2 disbursements" Category 2 disbursements require creditor authorisation before they can be drawn Category 2 disbursements include staff mileage costs Milner Boardman & Partners have not charged Category 2 disbursements

7 3 All disbursements are shown net of VAT and £1,194 of VAT paid will be recoverable for the benefit of the insolvent's estate

8 Creditors

8.1 Secured Claims

8 1 1 According to Companies House, the following charges were registered against the Company

- Legal Mortgage in favour of AIB dated 23 November 2007 in respect of 1 Oxtan Road, Birkenhead and registered on 30 November 2007 (Deed of Priority over LTSB)
- Mortgage Debenture in favour of AIB dated 13 August 2007 in respect of 7 Whetstone Lane, Birkenhead and registered on 22 August 2007
- Legal Mortgage in favour of AIB dated 13 August 2007 in respect of 7 Whetstone Lane, Birkenhead and registered on 22 August 2007
- Mortgage in favour of LTSB dated 4 April 2005 in respect of 62 Livingstone Road, Birkenhead and registered on 21 April 2005
- Mortgage Deed in favour of LTSB dated 22 November 2004 in respect of 1 Oxtan Road and registered on 24 November 2004

8 1 2 At the date of appointment, it was estimated that AIB was owed approximately £1,560,647 in respect the three outstanding mortgages and other banking facilities, although it was not anticipated that AIB would recover its lending in full AIB hold a personal guarantee from the director, Mr John Lynch and will seek to pursue him for any shortfall

8 1 3 According to the statement of affairs, LTSB were owed approximately £335,000 by the Company at the date of appointment, however LTSB has subsequently confirmed that the debt outstanding is circa £339,000

8.2 Prescribed Part

8 2 1 Under Section 176A of the Insolvency Act 1986, where after 15th September 2003 a company "Prescribed Part" has granted to a creditor a floating charge, a proportion of the net property realised, must be made available exclusively for the unsecured creditors

8.2.2 In this case, there was a relevant floating charge registered against the Company but the provision will not apply as the Company's net assets after costs will be nil and therefore the Prescribed Part will be nil

8.3 Preferential Creditors

8.3.1 There have been no preferential claims in this matter as was anticipated in the statement of affairs

8.4 Unsecured Creditors

8.4.1 In the statement of affairs, the Company's liabilities did not include HMRC. Since appointment, HMRC has submitted a claim in the sum of £3,240, relating to NIC and PAYE underpayments/penalties and also CIS penalties

8.4.2 The statement of affairs included two unsecured creditors with an estimated total liability of £5,803 in addition to the director who was owed approximately £56,000. Claims received total £9,192

8.4.3 At the initial meeting of creditors, it was indicated that based on information presented to the meeting, it would seem unlikely that there would be sufficient funds available to distribute to unsecured creditors. We can confirm that no dividend has been paid to any class of creditor in this matter as the funds realised have been used to meet the expenses of the Liquidation

9. Conclusion

9.1 The winding up of the Company is now for all practical purposes complete and we are able to summon final meetings of the Company's members and creditors to receive our final report and seek our release as Joint Liquidators. Creditors and members should note that if we obtain our release as Joint Liquidators, our case files will be placed in storage after the final meetings on 17 July 2014. If any creditor or member has a query, they are asked to contact this office before these meetings are held

Should you require further information please contact this office on 0161 927 7788

Yours faithfully
for and on behalf of
JDL Properties Limited



Darren Brookes
Joint Liquidator



MILNER BOARDMAN
& PARTNERS
Corporate Recovery

Appendix 1

Milner Boardman & Partners' Time Analysis

Milner Boardman & Partners

TIME & CHARGEOUT SUMMARIES

JDL Properties Limited

From 21 May 2013 to 19 May 2014

HOURS							
Classification Of work Function	Partner	Manager	Other Senior Professional	Assistants & Support Staff	Total Hours	Time Cost £	Average Hourly Rate £
Administration & Planning	1 00	5 00	0 00	32 90	38 90	7,127 50	183 23
Investigations	0 00	3 90	0 00	2 50	6 40	1,276 00	199 38
Creditors	0 00	1 00	0 00	0 00	1 00	215 00	215 00
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
Total Fees Claimed £	295 00	2,128 50	0 00	6,195 00		8,618 50	
Total Hours	1 00	9 90	0 00	35 40	46 30		
Average Rate	295 00	215 00	0 00	175 00			



Appendix 2

Creditor's Rights in relation to Liquidator's Remuneration

1 November 2008

MILNER BOARDMAN & PARTNERS CURRENT CHARGE OUT RATE

PARTNER	From £295 to £370
MANAGER	£215
SENIOR ADMINISTRATOR/ASSISTANT/SUPPORT	£175

Basis of Charging Disbursements and Expenses

Certain costs may be incurred in relation to a case and in the first instance, paid by Milner Boardman and Partners and then recharged to the case. The amount recharged is the exact amount incurred. Examples are statutory bond, statutory advertising, land registry searches, insurance, travel and substances, archiving and storage costs.

Other costs, which may be charged to the case, are room hire for meetings held at the office of Milner Boardman & Partners and the cost of sending out reports to creditors, if material. The costs recharged are based upon the actual cost of the materials used or the costs, which would have been incurred if that service had been sourced externally.

The current levels of costs recharged are detailed below

ROOM HIRE	£60.00
ENVELOPE	4.2p
PAPER (Photocopies per sheet)	1.75p
POSTAGE (Depending on weight)	31p
FILES AND DIVIDERS (Cost per 100 creditors)	£2.00
STORAGE OF ARCHIVE BOX FOR ONE QUARTER	£1.50

Milner Boardman & Partners – Information Sheet for Creditors

What if a creditor is dissatisfied with liquidation remuneration?

If a creditor believes that the liquidator(s) remuneration is too high, the basis is inappropriate, or the expenses incurred by the liquidator(s) are in all the circumstances excessive he may, provided certain conditions are met, apply to the court

Application may be made to the court by any secured creditor, or by any unsecured creditor provided at least 10 per cent in value of unsecured creditors (including himself) agree, or he has the permission of the court. Any such application must be made within 8 weeks of the applicant receiving the liquidator's progress report in which the charging of the remuneration or incurring of the expenses in question is first reported. If the court does not dismiss the application (which it may if it considers that insufficient cause is shown) the applicant must give the liquidator a copy of the application and supporting evidence at least 14 days before the hearing.

If the court considers the application well founded, it may order that the remuneration be reduced, the basis be changed, or the expenses be disallowed or repaid. Unless the court orders otherwise, the costs of the application must be paid by the applicant and not as an expense of the liquidation.

Creditor's rights to information on the liquidator's remuneration and expenses

Within 21 days of receipt of a progress report (or 7 business days where the report has been prepared for the purpose of a meeting to receive the office holder's resignation) a creditor, or in the case of an MVL a member, may request the office holder to provide further information about the remuneration and expenses set out in the report. A request must be in the writing, and may be made by

- A secured creditor, or
- An unsecured creditor with the concurrence of at least 5% in value of the creditors (including that creditor) of the permission of the court,
- In the case of an MVL, by members of the company with at least 5 % of the total voting rights of the all members having the right to vote at general meetings, or
- With the permission of the court –
 - Any unsecured creditor
 - In the case of an MVL, any member

The office holder must provide the requested information within 14 days, unless he considers that

- The time or cost involved in preparing the information would be excessive, or
- Disclosure would be prejudicial to the conduct of the proceedings or might be expected to lead to violence against any person, or
- The office holder is subject of confidentiality in relation to the information requested,

in which case he must give the reasons for not providing the information

Any creditor may apply to the court within 21 days of the office holder's refusal to provide the requested information, or the expiry of the 14 days time limit for the provision of the information

If any creditors have any queries, please contact 0161 927 7788



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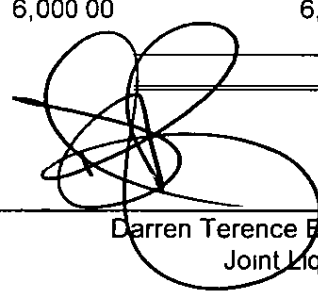
Appendix 3

Receipts and Payments Account

JDL Properties Limited
(In Liquidation)

JOINT LIQUIDATORS' RECEIPTS AND PAYMENTS ACCOUNT

	Statement of affairs £	From 21/05/2013 To 17/07/2014 £	From 21/05/2013 To 17/07/2014 £
RECEIPTS			
Freehold Properties	400,000 00	0 00	0 00
Leasehold Property	NIL	0 00	0 00
Book Debts	NIL	0 00	0 00
Cash in Hand	6,000 00	6,000 00	6,000 00
Ordinary Shareholders	1 00	0 00	0 00
		<u>6,000 00</u>	<u>6,000 00</u>
PAYMENTS			
Leasehold Property		0 00	0 00
Due to AIB Group (UK) plc	(1,560,647 00)	0 00	0 00
Due to Lloyds TSB Bank plc	(335,120 00)	0 00	0 00
Book Debts		0 00	0 00
Specific Bond		30 00	30 00
Preparation of S of A		5,000 00	5,000 00
Office Holders Fees		688 56	688 56
Statutory Advertising		281 44	281 44
Trade & Expense	(5,803 00)	0 00	0 00
Directors	(56,000 00)	0 00	0 00
		<u>6,000 00</u>	<u>6,000 00</u>
BALANCE - 17 July 2014			<u><u>0 00</u></u>


Darren Terence Brookes
Joint Liquidator