

Return of Final Meeting in a Creditor's Voluntary Winding Up

S.106

Pursuant to Section 106 of the Insolvency Act 1986

To the Registrar of Companies

Company number

04476094

Name of Company

(a) Insert full name of
company

Rena Lange Limited - (In Creditors Voluntary Liquidation)

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

I / ~~We~~
Paul Appleton
David Rubin & Partners
26 – 28 Bedford Row
London
WC1R 4HE

(c) 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 summoned for 15 June 2017 pursuant to section 106 of the Insolvency Act 1986, for the purpose of having an account [of which a copy is attached ^(c)] laid before it showing how the winding up of the company has been disposed of and that no quorum was present at the meeting.

2. give notice that a meeting of the creditors of the company was duly summoned for 15 June 2017 pursuant to section 106 of the Insolvency Act 1986, for the purpose of having the said 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 no quorum was present at the meeting.

(d) Insert venue of the
meeting

The meeting was held at ^(d)Pearl Assurance House, 319 Ballards Lane, London, N12 8LY

The winding up covers the period from 10 April 2015 (opening of winding up) to 15 June 2017 the final meeting (close of winding up).

Signed: _____

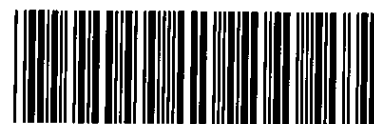
Date: 15 June 2017

Presenter's name address
and reference (if any)

David Rubin & Partners
Pearl Assurance House
319 Ballards Lane
London, N12 8LY

PA/PK/TC/R933

FRIDAY



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A28

16/06/2017

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COMPANIES HOUSE

IN THE MATTER OF
RENA LANGE LIMITED - IN LIQUIDATION
AND
THE INSOLVENCY ACT 1986

THE LIQUIDATOR'S FINAL REPORT
PURSUANT TO SECTION 106 OF THE INSOLVENCY ACT 1986
AND
RULE 4.49D OF THE INSOLVENCY RULES 1986
FOR THE PERIOD FROM 10 APRIL 2015 TO 31 MARCH 2017

This report will be laid before the final meetings of members and creditors to be held on 15 June 2017.

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- B. Cumulative time analysis for the period from 10 April 2015 to 31 March 2017.

RENA LANGE LIMITED - IN LIQUIDATION

(a) Introduction

Rena Lange Limited ("the Company") was placed into liquidation by a Special Resolution of the members followed by a meeting of the creditors convened under Section 98 of the Insolvency Act 1986 on 10 April 2015. I have now concluded my administration of the liquidation and present a draft of the report which I shall lay before the meetings of members and creditors convened under Section 106 of the Insolvency Act 1986.

Rule 4.49D(2) – Content of Final Report

(b) Statutory information

Company name: Rena Lange Limited
Registered office: 26 - 28 Bedford Row, London, WC1R 4HE
Company number: 04476094
Trading address: 12 Grafton Street, London, W1S 4ER

(c) Liquidator's name and address

Paul Appleton of David Rubin & Partners, 26 - 28 Bedford Row, London, WC1R 4HE was appointed Liquidator of the Company on 10 April 2015.

(d) Basis of Liquidator's remuneration

1.1 Basis of remuneration

At the first meeting of creditors a resolution was passed approving that the basis of my remuneration as Liquidator be fixed by reference to the time properly spent by my staff and myself in attending to matters arising in the winding-up.

In accordance with the provisions of Statement of Insolvency Practice 9, a schedule of my firm's charge-out rates was issued to creditors at the time the basis of the Liquidator's remuneration was approved. There has been no change in charge-out rates during this appointment. Our current hourly charge-out rates exclusive of VAT, which are charged in units of 6 minutes, are as follows:-

	£
Senior/Managing Partners	450
Partners/Office Holders	320 - 395
Managers/Senior Managers	250 - 295
Senior Administrators	180 - 220
Administrators	130 - 160
Cashiers	120 - 160
Support Staff	110 - 120

Charge-out rates are normally reviewed annually in November, when rates are adjusted to reflect such matters as inflation, increases in direct wage costs, and changes to indirect costs such as Professional Indemnity Insurance.

1.2 Staff allocation and the use of subcontractors

Our general approach to resourcing our assignments is to allocate staff with the skills and experience to meet the specific requirements of the case. The constitution of the case team will usually consist of a Partner, Manager, Senior Administrator, and two Administrators. The exact constitution of the case team will depend on the anticipated size and complexity of the assignment and additional staff may be allocated to meet the demands of the case.

I have not utilised the services of any subcontractors in this case.

(e) Liquidator's remuneration

My time costs for the period from 10 April 2016 to 31 March 2017, which covers the period since my last progress report to creditors, are £10,407. This represents 46.6 hours at an average rate of £223 per hour. I attach, as Appendix B, a time analysis which provides details of the activity during this period, analysed by staff grade, in respect of my firm's remuneration fixed by reference to time properly spent by my staff and me in managing the liquidation.

I have also reviewed my cumulative time costs for the period from 10 April 2015 to 31 March 2017 and would report that my total time costs are £48,118 for 185.8 hours, which equates to an average cost of £259 per hour. A breakdown of my cumulative time charges is also set out in Appendix B.

I have drawn fees of £45,036, leaving a balance of £3,082 which I have not drawn.

To view an explanatory note concerning Liquidators' remuneration approved by the Joint Insolvency Committee, please visit the Publications folder on our website www.drpartners.com/cases, using the following log-on details:

USERNAME: R933@drco.co.uk

PASSWORD: 339Rdm*!

Alternatively, please contact this office to arrange for a copy to be sent to you.

Included in the work undertaken by me and my staff is the following:-

- i) Dealing with creditors' enquiries both by correspondence and by telephone and noting their claims;
- ii) Carrying out all necessary investigations, including the examination of the Company's statutory books and books of accounts and records in order to enable me to prepare and submit a Liquidator's report on the conduct of the Directors pursuant to the requirements of the Company Directors Disqualification Act 1986 ("CDDA");
- iii) Preparation and circulation of my annual progress reports and receipts and payments account to creditors pursuant to S104A of the Insolvency Act 1986 and submission of same to the Registrar of Companies;
- iv) Instructing and liaising with agents, Williams & Partners, to provide a valuation and assist with the sale of the Company's chattel assets and leasehold interest at 12 Grafton Street, London, W1S 4ER;

(e) Liquidator's remuneration ... continued.

- v) Instructing and liaising with property agents, Lewis Craig, in respect of the advertising and marketing of the Company's leasehold interest and assisting with the assignment of the lease;
- vi) Extensive correspondence with the landlord of the leasehold interest, Grafton Estate No 1 Limited Partnership ("Grafton Estate"), and its managing agents, Lawson & Partners LLP, in respect of the assignment of the lease;
- vii) Instructing and liaising with solicitors, Locke Lord (UK) LLP ("Locke Lord"), in respect of the assignment of the lease;
- viii) E-mail and letter correspondence with Westminster City Council and Global Blue UK Limited in order to recover refunds due to the Company;
- ix) Agreeing preferential claims and paying a preferential dividend;
- x) Extensive correspondence with the Director in respect of his conduct as Director and completion of a CDDA Questionnaire;
- xi) Correspondence with HM Revenue & Customs' Specialist Office in Woolwich and the VAT Central Unit in respect of VAT matters for the pre-appointment periods to Liquidation and the Insolvency Claims Handling Unit in respect of deregistration for VAT;
- xii) Calculation of pre-appointment VAT for the pre-appointment period from 1 February 2015 to the date immediately preceding Liquidation;
- xiii) Correspondence with HM Revenue & Customs' Debt Management and Banking Department in respect of PAYE liabilities for the pre-appointment period;
- xiv) Correspondence with the Company's local Corporation Tax office at Lincoln in respect of a nil profit/nil loss position for the pre-appointment period from 1 May 2014 to the date immediately preceding Liquidation;
- xv) Dealing with the remittance of the Company's funds held at Lloyds Bank to the designated Liquidation account, together with the retrieval of copies of the Company's financial statements, mandates and other information/documentation held with the bank;
- xvi) Submission of the relevant redundancy payment forms to the Redundancy Payments Office ("RPO") and associated correspondence;
- xvii) Filing the appropriate documents relating to the liquidation at Companies House;
- xviii) Collecting and archiving the Company's books and records;
- xix) Applying for the Liquidator's bond, as required by the Insolvency Practitioners Regulations 2005;
- xx) Publishing the necessary statutory advertisements in respect of the liquidation proceedings;

(e) Liquidator's remuneration ... continued.

- xxi) Opening a designated bank account and dealing with the movement of funds;
- xxii) Preparation and submission to HM Revenue & Customs of the relevant VAT and Corporation Tax returns; and
- xxiii) Preparation of my draft final report and Receipts and Payments Account to creditors pursuant to S106 of the Insolvency Act 1986.

(f) Liquidation expenses

Expenses incurred in the liquidation are explained at (g) below in my comments on the receipts and payments account.

(g) Details of progress for the period under review

The work carried out during the liquidation is as set out at (e) above and in the explanations to my receipts and payments account.

At Appendix A, I have provided an account of my Receipts and Payments for the period from 10 April 2016 to 31 March 2017 and cumulative figures for the whole liquidation to 31 March 2017, together with a comparison to the Directors' Statement of Affairs values, which is further explained below.

1. Receipts

1.1 Leasehold interest

The Company traded from leasehold premises at 12 Grafton Street, London W1S 4ER ("Leasehold Interest") since 2003. The initial lease in respect of the premises expired on 22 February 2013 and, following extensive negotiations with the landlord, the Company entered into a new lease on 29 September 2013 to the period ended 16 February 2016. The lease was guaranteed by M Lange & Co GmbH ("M Lange"), the Company's parent undertaking. The rental for the new lease was £125,000 per annum and rent was paid up to 24 March 2015.

Whilst my agents, Williams and Partners, initially considered that there was little value in a non-renewable lease with less than one year before its term expired, it was indicated that a premium could be achievable in respect of the premises given the high demand for retail premises in the area. Property specialists, Lewis Craig, were appointed to market the Leasehold Interest on my behalf.

Given the potential value in the Company's Leasehold Interest, I discussed with my agents the options available in order to maximise the value of the same. The following options were considered:

- i) The lease could be assigned for an agreed premium, passing over the responsibility for payment of the rent to a new tenant and reducing the contingent liability that the Liquidator may have.

1.1 Leasehold interest ... continued.

- ii) The property could be sublet for a profit rent, foregoing the premium and retaining the statutory compensation. However, it would have the disadvantage of making the Company the landlord, responsible to a head landlord in the event of a default by the tenant.

Taking into consideration the risk factors involved, I took the decision to assign the lease for an agreed premium with the co-operation of the landlord. Given the outstanding rent due for the quarter period commencing 25 March 2015 in respect of the premises, I sought to assign the lease expeditiously to minimise the quantum of rent due, albeit for the best achievable value. Significant interest was shown in the premises and an offer of £55,000 was accepted. With the assistance of my solicitors, Locke Lord, the lease was assigned to an unconnected third party on 23 June 2015.

It was agreed with the landlord that from the premium received from the assignee, 5% (£2,750) would be paid to the landlord in respect of rent arrears and transaction costs.

1.2 Fixtures and fittings, Computer equipment and Stock

The Director's Estimated Statement of Affairs as at 10 April 2015 ("ESOA") disclosed chattel assets which were estimated to realise a total of £800. Williams and Partners confirmed that the stock and computer equipment had little to no value and was unable to find a purchaser. The fixtures and fittings were sold for £300 to an unconnected third party.

1.3 Cash at bank

The ESOA showed cash at bank of £25,293. Following my appointment, the Company's bank account with Lloyds Bank plc was closed and the balance of £25,249 was remitted to me.

1.4 Cash held on appointment

The amount of £9,000 was held by my firm prior to my appointment as Liquidator, specifically for the purposes of meeting the costs of the Statement of Affairs fee as detailed below.

In addition, the Company's petty cash in the sum of £1,067 forwarded to my firm and held in a client account prior to the date of liquidation.

1.5 Business rates refund

A refund of £128 was received from Westminster City Council in respect of pre-paid national non-domestic rates.

1.6 Sundry refund

The sums £1,513 was received Global Blue UK Limited in respect of a tourism shopping tax refund.

1.7 Bank interest received

The funds in hand are held in an interest bearing account with a High Street bank in the Office Holder's name.

Interest earned on the funds in hand amounts to £73.

2. Payments

2.1 Statement of Affairs fee

A fee of £7,500 was paid to my firm for the assistance given to the Director of the Company in notifying and convening the members and creditors meetings pursuant to Section 98 of the Insolvency Act 1986 and the preparation of the Statement of Affairs and Director's report to creditors. This fee was approved at the first meeting of creditors.

2.2 Specific bond

The specific bond is the cost of insurance, based on the level of realisations by the Liquidator, as required by the Insolvency Practitioners Regulations 2005. The amount of £72 has been paid in this regard.

2.3 Statutory advertising

This represents the costs for the publishing of statutory advertising in the London Gazette in respect of the first and final meetings of members and creditors, including notice of the appointment of the Liquidator and for creditors to submit their claims in the liquidation. Statutory advertising costs of £423 have been paid.

2.4 Meeting costs

The first meetings of members and creditors were held at my offices for which my firm charged a nominal rental of £150 for the provision of the boardroom and ancillary facilities.

2.5 Carriage and archiving

My firm uses its own personnel and vehicle for the collection and listing of books and records for which we charge £30 per hour. My firm has been paid £37.50 for 1.25 hours and an additional £10.50 congestion charge.

2.6 Storage costs

My firm uses a commercial archiving company for storage facilities for the Company's records and papers. This is recharged at the rate of £10 per box per quarter and includes a small charge to cover the administration costs of archiving and retrieval of documents. I am also required to keep my working papers for 6 years from the conclusion of the liquidation. Storage costs of £360 have been charged.

2.7 Agents' fees

The amount of £8,500 was paid to Lewis Craig in respect of the marketing, disposal and assignment of the Leasehold Interest, together with discussions with the landlord and reaching an agreement for a premium consideration. Lewis Craig were chosen due to their expertise in the retail property sector. Their fees were agreed on a commission basis of 15% of the first £50,000 of the premium and 20% of the balance.

In addition, the sum of £1,746 was paid to Williams and Partners in respect of its fees and expenses in valuing the Leasehold Interest, dealing with the removal and realisation of the chattel assets and assisting with the disposal of the Company's Leasehold Interest.

Williams & Partners were selected as agents on the basis of their experience and expertise in dealing with valuations and sale of assets in insolvency situations, taking into account the locality and size of the Company. The agreed basis of their fees was 10% of asset realisation but they agreed to limit their fees to £1,500 plus disbursements of £246.

2.8 Other property expenses

The sum of £21,312 was paid to the landlord's managing agents, Lawson and Partners LLP, in respect of rent for the outstanding period from 25 March 2015 to 23 June 2016, being the date of assignment. This was calculated as follows:

	£
Quarterly Service Charge in Advance	1,812
Quarterly Rent in Advance	31,250
Less: Compensation Due Per Quarter	<u>(11,750)</u>
Total	<u>21,312</u>

In addition, and as mentioned at (g) 1.1 above, Grafton Estate was paid £2,750 in respect of the agreed offset to cover its costs.

2.9 Legal fees

The amount of £2,000 was paid to Locke Lord in respect of their services in the preparation for the assignment of the lease at the Company's leasehold premises. Locke Lord were chosen on the basis of their expertise in dealing with lease assignments after taking into account the size and complexity of the legal issues. . Locke Lord charge their fees on a time costs basis.

2.10 Insurance of assets

The Company's chattel assets and Leasehold Interest were insured in the period between my appointment as Liquidator and sale at a cost of £211.

2.11 Bank charges

I have incurred bank charges in the sum of £5 in respect of bank charges incurred during the course of the Liquidation.

2.12 Travel expenses

My staff have incurred travel costs of £15 during the course of the liquidation.

2.13 Corporation Tax

Corporation Tax was due on interest received and chargeable gains for the sale of the Leasehold Interest. The amount of £112 shown in the receipts and payments account represents tax paid to HM Revenue and Customs.

2.14 Liquidator's remuneration

As reported at (e) above, I have drawn remuneration, as Liquidator, of £45,036.

(h) Unrealisable assets

Assets that have proved unrealisable have been fully discussed in the receipts and payments account.

(i) Investigations

1.1 In accordance with the Company Directors Disqualification Act 1986, I have submitted a report on the conduct of the Directors of the Company to the Insolvency Service. As this is a confidential report, I am not able to disclose the contents.

1.2 Shortly after appointment, I made an initial assessment of whether there could be any matters that might lead to recoveries for the estate and what further investigations may be appropriate. This assessment took into account information provided by creditors either at the initial meeting or as a response to my request to complete an investigation questionnaire. My initial examinations have not revealed any issues requiring further investigation.

(j) Creditors' rights – Rule 4.49E and Rule 4.131

- i) Within 21 days of the receipt of this report, a secured creditor, or an unsecured creditor (with the concurrence of at least 5% in value of the unsecured creditors) may request, in writing, that the Liquidator provide further information about his remuneration or expenses which have been itemised in this progress report.
- ii) Any secured creditor, or an unsecured creditor (with the concurrence of at least 10% in value of the unsecured creditors) may, within 8 weeks of receipt of this progress report, make an application to court on the grounds that the basis fixed for the Liquidator's remuneration, the remuneration charged or the expenses incurred by the Liquidator, as set out in this progress report, are excessive.

(k) Other relevant information

(i) Secured creditors

The Company has no secured creditors.

(ii) Prescribed part

Section 176A of the Insolvency Act 1986 provides for a prescribed part of the Company's net property to be retained from distribution to the floating charge holder, where the debenture was created on or after 15 September 2003 and made available for the satisfaction of unsecured debts.

This regulation does not apply as there are no secured creditors.

(iii) Preferential creditors

The ESOA anticipated preferential claims of £3,421. I have received a preferential claim of £1,679 from the RPO. There were also the preferential claims of two employees who were owed the balance of their holiday pay amounting to £413. A dividend of 100 pence in the pound was paid to preferential creditors on 13 January 2017.

(iv) Unsecured creditors

The claims of 10 unsecured creditors totalling £1,364,371 have been received compared to 14 creditors totalling £1,560,386 disclosed on the ESOA. However, these claims have not been formally agreed as there was little likelihood of sufficient funds being available to pay a dividend to this class of creditor.

(v) Notice of intended dividend

As stated above, there have been insufficient realisations to enable a dividend to be paid to any class of unsecured creditor.

(I) Conclusion

This report together with final meetings of members and creditors will conclude my administration.

I trust you will find this report adequate for your purposes but should you require any further information, please do not hesitate to contact in the first instance my Manager, Philip Kyprianou, at this office.



PAUL APPLETON - LIQUIDATOR

31 March 2017

RENA LANGE LIMITED - IN LIQUIDATION
LIQUIDATOR'S RECEIPTS AND PAYMENTS ACCOUNT
FROM 10 APRIL 2015 TO 31 MARCH 2017

	<u>Estimated to realise</u>	<u>Realised</u>	<u>Period 10-Apr-16 to 31-Mar-17</u>
	£	£	£
<u>Balance brought forward</u>			22,885.50
<u>Receipts</u>			
Leasehold interest	1	55,000.00	-
Fixtures and fittings	300	300.00	-
Computer equipment	Nil	-	-
Stock	500	-	-
Cash at bank	25,293.00	25,249.88	-
Cash held on appointment	<u>1,067.00</u>	10,067.35	-
Business rates refund		127.91	-
Sundry refund		1,513.19	-
Bank interest received		72.98	11.59
		<u>92,331.31</u>	<u>22,897.09</u>
<u>Payments</u>			
Statement of Affairs fee		7,500.00	-
Specific bond		72.00	-
Statutory advertising		423.00	84.60
Meeting costs		150.00	150.00
Carriage and archiving		48.00	48.00
Storage costs		360.00	360.00
Agents' fees		10,245.54	-
Other property expenses		24,062.34	-
Agents Fees		-	-
Legal fees		2,000.00	-
Insurance of assets		210.94	-
Bank charges		5.00	-
Travel expenses		15.00	15.00
Corporation Tax		112.20	112.20
Liquidator's remuneration		<u>45,035.50</u>	<u>20,035.50</u>
		<u>90,239.52</u>	<u>20,805.30</u>
<u>Receipts less Payments</u>		2,091.79	
<u>Distributions:</u>			
Preferential Creditors			
3 creditors with claims totalling £2,092			
Dividend of 100p in the £ paid on 13/01/17		<u>2,091.79</u>	

RENA LANGE LIMITED - IN CREDITORS' VOLUNTARY LIQUIDATION

LIQUIDATOR'S TIME COSTS FOR THE PERIOD FROM 10 APRIL 2016 TO 31 MARCH 2017 SIP 9 TIME SUMMARY							
Classification of work function	Hours					Total Cost £	Average hourly rate £
	Partners	Manager / Senior Manager	Admin / Senior Admin	Cashiers	Total hours		
Statutory compliance, admin and planning	01:00	10:00	25:18	03:18	39:36	8,059.00	203.51
Creditors	04:00	00:30	02:30	00:00	07:00	2,347.50	335.36
Total hours and costs	05:00	10:30	27:48	03:18	46:36	10,406.50	223.32

LIQUIDATOR'S CUMULATIVE TIME COSTS FOR THE PERIOD FROM 10 APRIL 2015 TO 31 MARCH 2017 SIP 9 TIME SUMMARY							
Classification of work function	Hours					Total Cost £	Average hourly rate £
	Partners	Manager / Senior Manager	Admin / Senior Admin	Cashiers	Total hours		
Statutory compliance, admin and planning							
IPS set up & maintenance	00:00	00:00	00:36	00:00	00:36	123.00	205.00
Statutory filings, circulars, notices, etc.	00:00	00:00	16:48	00:00	16:48	2,313.00	137.68
Case planning, strategy & control	00:00	00:48	04:30	00:00	05:18	917.00	173.02
Taxation: PAYE, C/Tax & VAT	00:00	04:30	12:24	00:00	16:54	3,506.50	207.49
Accounting & Cashiering	00:00	00:00	01:00	09:48	10:48	1,648.00	152.59
Case reviews & Diary maintenance	06:00	00:00	09:06	00:00	15:06	4,135.00	273.84
Statutory reporting and compliance	01:00	07:12	15:30	00:00	23:42	5,024.00	211.98
Investigations							
CDDA preparation & reporting	02:00	02:00	04:36	00:00	08:36	2,217.00	257.79
SIP2 assessment and financial review	00:00	00:00	01:00	00:00	01:00	160.00	160.00
Realisation of assets							
Freehold & leasehold properties	19:00	19:00	01:30	00:00	39:30	14,365.00	363.67
Book debts collection	00:00	00:30	00:12	00:00	00:42	179.50	256.43
Tangible assets	04:00	04:42	06:42	00:00	15:24	3,783.50	245.68
Creditors							
Unsec'd Creditors: correspondence & claims	12:00	03:00	05:54	00:00	20:54	7,334.00	350.91
Preferential creditors & employees	01:00	03:30	06:00	00:00	10:30	2,412.50	229.76
Total hours and costs	45:00	45:12	85:48	09:48	185:48	48,118.00	258.98