

**Liquidator's Progress
Report****S.192****Pursuant to Sections 92A and 104A and 192
of the Insolvency Act 1986**

To the Registrar of Companies

Company Number

✓ 04645818

Name of Company

✓
BMB Property Developments Limited

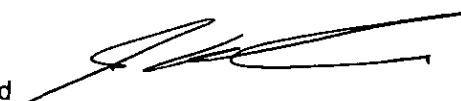
~~By~~ We
Guy Robert Thomas Hollander
Tower Bridge House
St Katharine's Way
London
E1W 1DD

Roderick John Weston
Tower Bridge House
St Katharine's Way
London
E1W 1DD

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

The Progress Report covers the period from 18/12/2014 to 17/12/2015

Signed



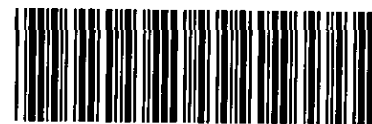
Date

16/2/2016

Mazars LLP
Tower Bridge House
St Katharine's Way
London
E1W 1DD

Ref BMB001/GZH/RJW/MZM/JZB/AZH

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COMPANIES HOUSE

BMB PROPERTY DEVELOPMENTS LIMITED - IN LIQUIDATION

Progress Report to Members

This is the liquidators' first annual progress report to the members covering the period 18 December 2014 to 17 December 2015

1. Statutory information

- 1 1 I was appointed Joint Liquidator of the company together with Roderick Weston at a meeting of members held on 18 December 2014. My address is Mazars LLP, Tower Bridge House, St Katharine's Way, London, E1W 1DD
- 1 2 Both myself and Roderick Weston are authorised to act as Insolvency Practitioners in the UK by the Institute of Chartered Accountants in England and Wales
- 1 3 The trading company formerly traded from 2 Physic Place, Royal Hospital Road, London, SW3 4HQ
- 1 4 The registered office of the company is Tower Bridge House, St Katharine's Way, London, E1W 1DD and its registered number is 04645818

2. Receipts and payments Account

- 2 1 A summary of receipts and payments covering the period from 18 December 2014 to 17 December 2015 is attached at Appendix A

3. Details of progress

Since my appointment, the following assets have been realised

3 1 *Cash at bank*

Upon my appointment, I was aware that the Company held the following bank accounts

- Barclays balance upon appointment £6,014,278
- NS&I account (Julian Mercer) balance upon appointment £1,416,060
- NS&I account (Paul Pheysey) balance upon appointment £2,014,005

We instructed Barclays bank to freeze the accounts and hold the funds to the Liquidators' order

A first interim distribution was issued to the shareholders immediately upon appointment. The full amounts held on the NS&I accounts were distributed to the shareholders with the remaining balance of funds paid from the Barclays account.

Following the distribution, Barclays transferred the sum of £3,044,344 to the Liquidators bank account

3 2 *Loans to Clareville Grove*

The Company issued loans to Clareville Grove in respect of the following developments

Melbourne House The sum of £162,000 was loaned under an agreement dated 12 Septemebr 2014 Repayment was due by 11 September 2017 plus interest of 22% per annum compounded annually The total sum of £189,069 has been received in this respect

Yvon House The sum of £1,362,924 was loaned under an agreement dated 4 March 2014 Repayment was due by 3 March 2017 plus interest of 20% per annum compounded annually The total sum of £1,493,343 has been received in this respect

3 3 *Employee costs recharged by Deloitte*

There were two employees who continue to be paid by BMB in respect of their services for properties 38 & 40 Avenue Road, London Their wages were paid by BMB and then recharged by Deloitte each month The employees' contracts ceased upon the sale of the properties and a total of £33,953 has now been received back from Deloitte in this respect

3 4 *Business rates refund*

A refund of £5,848 was received from Kensington & Chelsea Borough Council in respect of the rates paid for 2 Physic Place

A company called CVS were also instructed by the Company prior to our appointment to carry out a business rates appeal to try and obtain a refund of the rates paid The appeal application was successful and the total received was £6,395

3 5 *Non-executive directors fees*

A total of £1,500 in respect of the above was received from BMB Property Co No 2 Ltd

3 6 *Bank interest*

Bank interest received during the course of the liquidation totals £6,915

3 7 *Insurance Refund*

The sum of £68 45 has been received in respect of an insurance refund

3 8 *Facility Agreement*

The Company had a facility agreement with Graphute London Limited whereby it loaned the sum of £275,000 to aid the initial start-up of the company £113,000 has been received in this respect

3 9 *Lowndes Square LLP - Profit share*

The Company was entitled to a profit share as a member of the partnership £40,416 76 has been received in this respect and no further funds are expected

3 10 *Director's Loan Account*

One of the directors had a loan account with a balance of £1 2 million owing to the company This asset was included in the first distribution made immediately upon appointment

3 11 *Sales commission*

The Company was due sales commission of 0 5% on the sale of the properties known as 38 & 40 Avenue Road, London

These properties were dealt with by Deloitte as Administrators of Swiss Cottage (38) Properties Ltd and Swiss Cottage (40) Properties Ltd. The sale completed for the sum of £61.55m and therefore commission of £307,750 was received.

4. Assets still to be realised

4.1 *Assisted Development Loan*

The directors of the Company are one third members of a company called Assisted Developments LLP. A loan of £20,000 was issued to the company as it required some equity. There is no formal loan agreement in place and the amount remains outstanding.

4.2 *Loans to Clareville Grove*

Pearl Works The sum of £1,041,250 was loaned to Pearl Works under an agreement dated 1 July 2013. Repayment is due on 30 June 2016 plus interest of 22% per annum, compounded annually. We therefore expect to receive a sum in the region of £1,278,517 which is still currently outstanding.

4.3 *Lots Road Property LLP (Chelsea Harbour) profit share*

Lots Road Property LLP owned the commercial site which has now been sold but the sales contract is with this Company.

PC Mayfair (Lots Road) LLP and Marcol are due an equal split of the profits of the sale proceeds. BMB will receive a profit share of 80% from PC Mayfair (Lots Road) LLP's entitlement.

The sale of the commercial property is deferred until 2016. The sale price is £2.5m and therefore PC Mayfair (Lots Road) LLP will receive £1.25m of which BMB is entitled to receive 80% (£1m).

4.4 *Book debts*

The amount detailed on the declaration of solvency for book debts was made up as follows:

- Debtors £64,149
- Other debtors £83,400
- Unpaid share capital £1,000
- Transaction recharges – Swiss Cottage £3,705
- Salaries control account £7,078
- Tax/NI payable £2,545

The Company has confirmed that they are unable to identify any records relating to the 'Debtors' and 'Other Debtors' amounts and so it is believed that these amounts were double counted. The amounts in respect of Swiss Cottage, salaries and tax/NI were received and accounted for separately on the receipts and payments and we are currently liaising with the Company to see whether any further amounts are expected.

The unpaid share capital £1,000 is still outstanding.

5. Liabilities

5.1 Secured and Preferential Creditors

The Company has no secured or preferential creditors

5.2 Unsecured Creditors

In their declaration of solvency, the directors listed creditors of £19,484

A Notice to claim was advertised in the London Gazette 23 December 2014 and total claims received to date are £1,460. All claims have been paid in full plus statutory interest

6. Shareholders

6.1 There have been five distributions totalling £10,575,412 made to the shareholders to date

6.2 Further distributions are expected to be in the region of £2.6 million

7. Remuneration

7.1 The liquidators' remuneration was fixed on a time costs basis not to exceed £15,000 plus VAT by written resolution of the members on 18 December 2014. This amount was paid in full from the surplus funds in the accounts on 30 June 2015

7.2 Please see attached a summary of the time spent during the period of the report in accordance with SIP9 as Appendix B. To date, 134 hours have been spent dealing with the administration of this case at a total cost of £28,890, representing an average hourly rate of £215

7.3 You will note from the SIP9 that a large amount of time has been spent realising assets, paying distributions and dealing with tax queries

7.4 I would advise you that pursuant to rule 4.49E of the Insolvency Rules 1986, a member with concurrence of at least 5% of the total voting rights or a member with permission of the court, may, within 21 days of receipt of this progress report, ask the liquidator for further information about the remuneration and expenses set out in this progress report

7.5 Additionally, pursuant to rule 4.148C of the Insolvency rules 1986, a member with concurrence of at least 10% in value of the total voting rights or a member with the permission of the court may, within 8 weeks of the receipt of this progress report, apply to the court on one or more of the following grounds

- the remuneration charged by the liquidator, or
- the basis fixed for the liquidator's remuneration, or
- expenses incurred by the liquidator

is or are in all of the circumstances, excessive or inappropriate



I trust that this is sufficient information for your requirements but please do not hesitate to contact me should you need anything further

A handwritten signature in black ink, appearing to read 'G R T Hollander'.

G R T Hollander
Joint Liquidator

Dated 16 February 2016

Authorised to act as an insolvency practitioner in the UK by the Institute of Chartered Accountants in England and Wales and bound by the Insolvency Code of Ethics

BMB Property Developments Limited - In Liquidation**Joint Liquidators' Abstract Of Receipts And Payments
To 17 December 2015**

RECEIPTS	Declaration of Solvency (£)	Total (£)
Facility Agreement Loan-Graphite London		113,000
Sales Commission - Swiss Cottage Props		307,750
Motor Vehicles	545	0
Office Furniture	1,547	0
Directors' Loan Account	1,202,089	1,200,000
Assisted Development Loan	20,000	0
Loan to Clareville Grove - Melbourne Hse	162,000	189,069
Book Debts	161,877	0
Shares & Investments	3	0
Loan to Clareville Grove re Yvon House	1,362,924	1,493,343
Loan to Clareville Grove re Pearl Works	1,821,250	0
Insurance Refund		68
Cash at Bank	11,351,824	9,448,811
Lowndes Square LLP - Profit Share		40,417
Deloitte emp recharge-Swiss Cottage		33,953
Rates Refund		6,395
Bank Interest Gross		6,915
Non-executive Directors fees		1,500
		<u>12,841,221</u>
PAYMENTS		
Refund payment to The Final Step Ltd		14,342
Refund payment to Crescent 74 Ltd		1,247
Specific Bond		960
Rates Refund Commission		273
Liquidator's Fees		15,000
Accountancy fees		11,757
Legal Fees (1)		10
Directors & Officers Insurance		2,117
Corporation Tax		2,072,727
Statutory Advertising		254
Wages & Salaries		23,433
PAYE & NI		55,829
Bank Charges		15
Courier Costs		25
Trade & Expense Creditors	(19,484)	1,472
HMRC re VAT	(355,498)	0
HMRC re Corporation Tax	(3,323,398)	0
Other Liabilities	(2,013)	0
Ordinary Shareholders	(1 000)	10,575 412
Vat Control Account float		59,147
		<u>12,834,019</u>
Net Receipts/(Payments)		<u><u>7,202</u></u>

BMB PROPERTY DEVELOPMENTS LTD**Analysis of Liquidators' time costs for the period 18/12/2014 to 17/12/2015**

Classification of Work Function	Hours					Total Hours	Time Cost	Av hourly Rate
	Partner	Director	Manager	Administrator	Support			
2 Admin & Planning	2 60		11 40	1 70	0 10	15 80	£ 3,899 50	£ 246 80
3 Taxation	0 30		12 80	2 40	0 10	15 60	3,508 00	224 87
5 Realisation of Assets	1 10		18 10	0 30		19 50	4,909 00	251 74
6 Trading	0 30					0 30	141 00	470 00
7 Employees			6 00			6 00	1,356 00	226 00
8 Creditors	0 20		6 40	0 40		7 00	1,508 00	215 43
9 Reporting		0 10		0 70		0 80	149 00	186 25
10 Distributions	0 40		10 00	0 70	0 20	11 30	2,669 00	236 19
11 Cashiering	0 80		16 20	6 60	15 70	39 30	6,632 50	168 77
12 Statutory & Compliance	0 20	0 40	12 10	2 90		15 60	3,484 00	223 33
Other			3 20			3 20	634 20	198 19
Total Hours	5 90	0 50	96 20	15 70	16 10	134 40		
Total Time Costs (£)	2,773 00	185 00	23,088 00	2,512 00	1,829 00		28,890 20	
Av Hourly Rate	470 00	370 00	240 00	160 00	113 60			214 96