In accordance with Rule 18.7 of the Insolvency (England & Wales) Rules 2016 and Sections 92A, 104A and 192 of the Insolvency Act 1986.

LIQ03

Notice of progress report in voluntary winding up

Companies House

For further information, please refer to our guidance at www.gov.uk/companieshouse

1 Company details

Company number	0 4 9 4 6 7 0 8
Company name in full	Spirit Acquisitions Guarantee Limited

→ **Filling in this form**
Please complete in typescript or in bold black capitals.

2 Liquidator's name

Full forename(s)	Ben
Surname	Woodthorpe

3 Liquidator's address

Building name/number	22 York Buildings
Street	
Post town	London
County/Region	
Postcode	W C 2 N 6 J U
Country	

4 Liquidator's name ❶

Full forename(s)	Simon
Surname	Jagger

❶ **Other liquidator**
Use this section to tell us about another liquidator.

5 Liquidator's address ❷

Building name/number	22 York Buildings
Street	
Post town	London
County/Region	
Postcode	W C 2 N 6 J U
Country	

❷ **Other liquidator**
Use this section to tell us about another liquidator.

LIQ03
Notice of progress report in voluntary winding up

6 Period of progress report

From date	d 1 6 m 0 1 y 2 0 2 0
To date	d 1 5 m 0 1 y 2 0 2 1

7 Progress report

☑ The progress report is attached

8 Sign and date

Liquidator's signature

Signature

X

X

Signature date d 2 9 m 0 1 y 2 0 2 1

LIQ03
Notice of progress report in voluntary winding up

Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name: Deborah Islam

Company name: ReSolve Advisory Limited

Address: 22 York Buildings

Post town: London

County/Region:

Postcode: WC2N 6JU

Country:

DX:

Telephone: 020 7702 9775

Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed the form.

Important information

All information on this form will appear on the public record.

Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

Further information

For further information please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

Sapphire Food North East No. 1 Limited
Sapphire Food North West No. 3 Limited
Sapphire Food South East No. 4 Limited
Sapphire Rural Destination No. 5 Limited
Chef & Brewer Limited
City Limits Limited
Open House Limited
Spirit Group Retail (South) Limited
Springtarn Limited
Whitegate Taverns Limited
AVL (Pubs) No. 1 Limited
AVL (Pubs) No. 2 Limited
Aspect Ventures Limited
Spirit Group Retail Pensions Limited
The Nice Pub Company Limited
Tom Cobleigh Group Limited
Tom Cobleigh Holdings Limited
Spirit (PSC) Limited
Spirit (Redwood Bidco) Limited
Spirit Acquisition Properties Limited
Spirit Acquisitions Guarantee Limited
Spirit Acquisitions Holdings Limited
Cloverleaf Restaurants Limited
Greene King Acquisitions (No.3) Limited
Premium Casual Dining Limited
Capital Pub Company Trading Limited
Realpubs Limited
Rushmere Sports Club Limited
(together "the Companies")

All In Member's Voluntary Liquidation

Joint Liquidators' Annual Report to the Member
For the period 16 January 2020 to 15 January 2021

CONTENTS

1. Introduction

2. Liquidators' actions since appointment

3. Receipts and payments

4. Assets

5. Liabilities

6. Distribution to the member

7. Joint Liquidators' remuneration and expenses

8. Further information

9. Summary

APPENDICES

I. Details of Joint Liquidators' appointment

II. Receipts and payments account

1. INTRODUCTION

I refer to the appointment of Simon Jagger and I as Joint Liquidators of the Companies on 16 January 2020.

This is my first report to the member following my appointment as Joint Liquidator.

The Companies' statutory information is detailed at Appendix II.

2. **LIQUIDATORS' ACTIONS SINCE APPOINTMENT**

The following actions have been undertaken since our appointment:

- Upon appointment, I arranged for the formal notices to be issued to the relevant parties,
- I liaised with the potential creditor claims, and
- I have liaised with HM Revenue & Customs (HMRC) in order to obtain pre-appointment taxation clearances.

The matters undertaken during the course of the solvent liquidation process have been statutory in nature and whilst there is no direct benefit to the member, the work has been completed under a fixed fee agreement.

3. RECEIPTS AND PAYMENTS

Attached at Appendix II are the receipts and payments accounts' for the Companies, for the period 16 January 2020 to 15 January 2021.

4. ASSETS

There were no assets listed on the Declaration of Solvency for this Company.

5. LIABILITIES

There were no liabilities listed on the Declaration of Solvency for this Company .

I advertised for creditor claims in the London Gazette and as a result no claims were received that were relevant to the Companies.

6. DISTRIBUTION TO THE MEMBER

There will be no distributions to the member.

7. **JOINT LIQUIDATORS' REMUNERATION AND EXPENSES**

Written resolutions of the member dated 16 January 2020 resolved that the Joint Liquidators' remuneration should be fixed at £1,875 plus VAT for each of the Companies for assisting with the preparation of the Declaration of Solvencies, and the winding up of the Companies. This payment has been made.

The following disbursements have been incurred and paid in respect to all of the Companies:

Post-appointment	Category 1	Category 2	Total	Incurred in period	Paid to date	Estimated future
			£			
Travel	-	185.11	185.11	185.11	185.11	-
Advertising	2730.00	-	2730.00	2730.00	2730.00	-
Bond	600.00	-	600.00	600.00	600.00	-
Total	**3,330**	**185.11**	**3,515.11**	**3,515.11**	**3,515.11**	**-**

There will be no further disbursements incurred.

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 Creditors' Guide to Liquidator's Fees can be made available free of charge on request, or copies are also available at http://www.resolvegroupuk.com/resources/. Please note there are different versions of the guides, and in this case you should refer to the version for insolvencies after 1 October 2015.

8. FURTHER INFORMATION

A member of the Companies may, with the permission of the Court or with at least five per cent of the voting rights of all members having the right to vote in general meeting request further details of the Liquidators' remuneration and expenses, within 21 days of receipt of this report. Any secured creditor may request the same details in the same time limit.

A member of the Companies may, with the permission of the Court or with at least ten per cent of the voting rights of all members having the right to vote in general meeting apply to Court to challenge the amount and/or basis of the Liquidators' fees and the amount of any proposed expenses or expenses already incurred, within eight weeks of receipt of this report. Any secured creditor may make a similar application to Court within the same time limit.

At ReSolve we always strive to provide a professional and efficient service, however we recognise that it is in the nature of insolvency proceedings for disputes to arise from time to time. If you should have cause to complain about the way that we are acting, you should, in the first instance, put details of your complaint in writing to our complaints officer at complaints@resolvegroupuk.com. This will formally invoke our complaints procedure and we will endeavour to deal with your complaint under the supervision of a senior partner unconnected with the appointment.

If you still feel that you have not received a satisfactory response then you may be able to make a complaint to the Complaints Gateway operated by the Insolvency Service. Any such complaints should be addressed to The Insolvency Service, IP Complaints, 3rd Floor, 1 City Walk, Leeds, LS11 9DA, or you may email ip.complaints@insolvency.gsi.gov.uk, or you may phone 0300 6780015. The Complaints Gateway will in turn determine if such complaint should be addressed by Mr Woodthorpe and Mr Jagger's regulatory bodies. Details of the relevant call charges and opening hours can be found here: http://www.resolvegroupuk.com/policies2/.

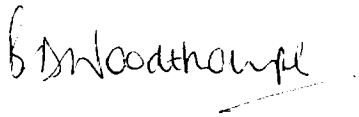
9. SUMMARY

All pre-liquidation tax returns have been submitted and we continue to liaise with HMRC in respect of receiving the relevant tax clearances. We are likely to experience additional delays as HMRC announced on 25th January 2021 the closure of all its helplines across its Debt Management's EIS teams until further notice. Due to current excessive demand HMRC have made the decision to redeploy staff from its Debt Management helplines to its COVID helplines and use any additional staff to clear existing backlogs. We will continue to communicate with HMRC by letter. This will impact in getting clearances from HMRC to allow

us to close the Liquidations. Once the necessary clearances have been received, the case can proceed to closure.

Should you have any further queries in respect of this Liquidation, please do not hesitate to contact Deborah Islam of this office.

Yours faithfully



Ben Woodthorpe
Joint Liquidator

For enquiries regarding this correspondence please contact:

Contact name: Deborah Islam
Phone number: 020 7702 9775
Email: Deborah.islam@resolvegroupuk.com

Cameron Gunn, Mark Supperstone, Lee Manning, Chris Farrington, Ben Woodthorpe, Myles Jacobson and Simon Jagger are licensed to act as Insolvency Practitioners in the United Kingdom by the Institute of Chartered Accountants in England and Wales and act without personal liability at all times.
Please refer to the firm's privacy notice setting out your rights and explaining how your data will be used. The notice can be found on our website here www.resolvegroupuk.com/policies2/

APPENDIX I

Details of Joint Liquidators' Appointment

Company name & Registered number and Date of Incorporation:

Sapphire Food North East No. 1 Limited	(04524259)	02 September 2002
Sapphire Food North West No. 3 Limited	(04524286)	02 September 2002
Sapphire Food South East No. 4 Limited	(04524297)	02 September 2002
Sapphire Rural Destination No. 5 Limited	(04524306)	02 September 2002
Chef & Brewer Limited	(00380108)	16 April 1943
City Limits Limited	(00345625)	27 October 1938
Open House Limited	(00613133)	17 October 1958
Spirit Group Retail (South) Limited	(01904519)	12 April 1985
Springtarn Limited	(04664255)	12 February 2003
Whitegate Taverns Limited	(01838261)	3 August 1984
AVL (Pubs) No. 1 Limited	(04807720)	23 June 2003
AVL (Pubs) No. 2 Limited	(04807691)	23 June 2003
Aspect Ventures Limited	(02468264)	8 February 1990
Spirit Group Retail Pensions Limited	(02862968)	15 October 1993
The Nice Pub Company Limited	(02588139)	4 March 1991
Tom Cobleigh Group Limited	(04050507)	10 August 2000
Tom Cobleigh Holdings Limited	(04050400)	10 August 2000
Spirit (PSC) Limited	(03946005)	13 March 2000
Spirit (Redwood Bidco) Limited	(05622593)	15 November 2005
Spirit Acquisition Properties Limited	(04459630)	12 June 2002
Spirit Acquisitions Guarantee Limited	(04946708)	29 October 2003
Spirit Acquisitions Holdings Limited	(04914737)	29 September 2003
Cloverleaf Restaurants Limited	(04647223)	24 January 2003
Greene King Acquisitions (No.3) Limited	(05777694)	11 April 2006
Premium Casual Dining Limited	(06322630)	24 July 2007
Capital Pub Company Trading Limited	(07529108)	14 February 2011
Realpubs Limited	(04406971)	30 March 2002
Rushmere Sports Club Limited	(03269360)	25 October 1996

Nature of Business:	Non-Trading
Registered office:	c/o ReSolve Advisory Limited 22 York Buildings London WC2N 6JU
Date of appointment:	16 January 2020
Appointed by:	The member
Liquidators:	Ben Woodthorpe and Simon Jagger ReSolve Advisory Limited 22 York Buildings London WC2N 6JU

Spirit Acquisitions Guarantee Limited
(In Liquidation)

Summary of Receipts & Payments
16 January 2020 to 15 January 2021

RECEIPTS	Total (£)
	0.00
PAYMENTS	
	0.00
Balance In Hand	**0.00**
	0.00

Ben Woodthorpe
Joint Liquidator