

LIQ03

Notice of progress report in voluntary winding up



Companies House

THURSDAY



A06 *A8FR9F2B* 10/10/2019 #369
COMPANIES HOUSE

1 Company details

Company number 0 5 0 8 9 8 7 4

Company name in full St James Capital Seagrave Road Limited

→ Filling in this form

Please complete in typescript or in
bold black capitals.

2 Liquidator's name

Full forename(s) Malcolm

Surname Cohen

3 Liquidator's address

Building name/number 55 Baker Street

Street London

Post town W1U 7EU

County/Region

Postcode

Country

4 Liquidator's name

Full forename(s) Edward

Surname Kerr

Other liquidator

Use this section to tell us about
another liquidator

5 Liquidator's address

Building name/number 55 Baker Street

Street London

Post town W1U 7EU

County/Region

Postcode

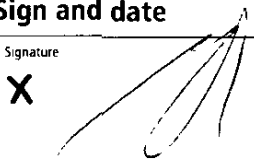
Country

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	2	0	m	0	9	y	2	0	1	8					
To date	d	1	9	m	0	9	y	2	0	1	9					
7	Progress report															
☒ The progress report is attached																
8	Sign and date															
Liquidator's signature	Signature 															
Signature date	d	0	7	m	1	0	y	2	0	1	9					

St James Capital Seagrave Road Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 20/09/2018 To 19/09/2019 £	From 20/09/2018 To 19/09/2019 £
REPRESENTED BY	NIL	NIL
		NIL

Note:



Malcolm Cohen
Joint Liquidator



Tel: +44 (0)20 7486 5888 BDO Services Limited
Fax: +44 (0)20 7487 3686 55 Baker Street
www.bdo.co.uk London W1U 7EU

To All Members

7 October 2019

Your Ref «CREF»
Our Ref 7/SMB/capco

Please ask for Sharon Bloomfield
Telephone: 020 7893 2905
Email: Sharon.bloomfield@bdo.co.uk

Dear Madams/Sirs

Capital & Counties Asset Management Limited - 01878713
EC&O Limited - 07531289
St James Capital Seagrave Road Limited - 05089874
Newincco 1390 Limited - 09760779
Bronze Limited - 04784090
Capco CG Wellington (JAH) Limited - 08282157
Capco CG Wellington (JAR) Limited - 01273184
Capco CG Wellington (O) Limited - 01877785
Falcon House Management Limited - 04888983
(‘the Companies’) - all In Members’ Voluntary Liquidation

This is the first annual progress report under Section 92A of the Insolvency Act 1986 (the ‘Act’) and we are pleased to report on the progress of the liquidations for the period 20 September 2018 to 19 September 2019.

Statutory Information

Malcolm Cohen (officeholder number: 6825) of BDO LLP, 55 Baker Street, London, W1U 7EU and Edward Terence Kerr (officeholder number: 9021) of BDO LLP, Pannell House, 159 Charles Street, Leicester, LE1 1LD (now Regent House, Clinton Avenue, Nottingham, NG5 1AZ) were appointed Joint Liquidators of the Companies on 20 September 2018.

The Companies’ respective registered numbers are shown above.

The Companies’ principal trading address and former registered office was 15 Grosvenor Street, London, W1K 4QZ. Their registered office was changed to 55 Baker Street, London, W1U 7EU following the Liquidators’ appointment.

Bronze Limited is wholly owned by Newincco 1390 Limited. Capco CG Wellington (O) Limited is wholly owned by Capco CG Wellington (JAR) Limited, which in turn is wholly owned by Capco CG Wellington (JAH) Limited.

The Companies are all wholly owned subsidiaries of Capital & Counties Properties plc (‘Capco’).

BDO LLP, a UK limited liability partnership registered in England and Wales under number OC305127, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms. A list of members’ names is open to inspection at our registered office, 55 Baker Street, London W1U 7EU. BDO LLP is authorised and regulated by the Financial Conduct Authority to conduct investment business.

Details of the authorising bodies of the insolvency appointment takers of BDO LLP are available at www.bdo.co.uk

Company Name	Date of Incorporation	Former Names	Nature of business
Capital & Counties Asset Management Limited	17/1/1985	Liberty International Asset Management Limited (11/12/1995-22/4/2010) Tai Securities Limited (21/3/1985-11/12/1985) Hackremco (No.200) Limited (17/1/1985-21/36/1985)	Financial management
EC&O Limited	16/2/2011	None	Non-trading company
St James Capital Seagrave Road Limited	31/3/2004	Ingleby (1602) Limited (31/3/2004-2/4/2004)	Non-trading company
Newincco 1390 Limited	3/9/2015	None	Dormant company
Bronze Limited	2/6/2003	None	Licensed restaurants
Capco CG Wellington (JAH) Limited	6/11/2012	Joe Allen Holdings Limited (6/11/2012-8/8/2017)	Licensed restaurants
Capco CG Wellington (JAR) Limited	13/8/1976	Joe Allen Restaurants Limited (13/8/1976-8/8/2017)	Licensed restaurants
Capco CG Wellington (O) Limited	15/1/2018	Orso Restaurants Limited (15/1/1985-8/8/2017)	Licensed restaurants
Falcon House Management Limited	5/9/2003	None	Other letting and operating of own or leased real estate

Receipts and Payments

We enclose receipts and payments accounts for the year under review.

As will be noted, there have been no cash transactions in the period.

Creditors

Following our appointment as Joint Liquidators, we arranged for statutory advertising to be placed in the London Gazette and Times newspaper, inviting creditors to submit their claims by 22 October 2018.

No creditor claims have been received.

As noted on the receipts and payments accounts, the declarations of solvency sworn by the Companies' director detail that some of the Companies owe amounts to group companies. To confirm, these creditor balances will be extinguished when the Companies receive distributions in specie from their respective subsidiaries.

Pension Schemes

As a matter of course, following our appointment as Joint Liquidators, we send s.120 notices to the Pension Protection Fund ('PPF') to determine whether the Companies are associated with any pension schemes.

Results were found in respect of Capco CG Wellington (JAR) Limited and EC & O Limited. Capco has confirmed that the pension scheme for the first company was transferred to the purchaser when the company disposed of its business. The second company has never traded, and it appears that the scheme that was found is related to an unassociated company with a similar name.

HM Revenue & Customs ('HMRC')

As a matter of course clearances are required from both the Corporation Tax office, and the Enforcement & Insolvency Service ('EIS') which provides VAT and PAYE clearances, and which also issues HMRC's claim in respect of all taxes.

We have liaised with Capco over the period, and, where required, the final pre-liquidation corporation tax returns have been submitted to HMRC. We are seeking final clearances from HMRC.

Distributions to Members

When clearances have been received, the Companies will make distributions in specie of their intercompany debtor balances to their respective members.

Liquidators' Remuneration

The Insolvency Rules (England and Wales) 2016 (the 'Rules') provide that a Liquidator is obliged to have their remuneration approved on one of the following basis:

- (1) as a percentage of the assets realised and distributed; and/or
- (2) by reference to the time the Liquidator and his staff have spent attending to matters in the liquidation; and/or
- (3) as a set amount; and/or
- (4) as a combination of the above.

The members approved the Liquidators' remuneration on a time costs basis and our time costs for the year total £16,177.35 represented by 30.4 hours of work carried out by ourselves and our staff at an average hourly rate of £532.15.

Please note that further costs will be incurred until the liquidations are closed, and the costs of liquidation are being borne by Capco.

We and our staff have spent time on matters arising in the normal course of the liquidation. The main areas dealt with include:

- liaising with the Companies and Capco in relation to matters prior to the Joint Liquidators' appointment;
- statutory reporting requirements to members;
- statutory reporting requirements to the Registrar of Companies;
- dealing with statutory advertising requirements;
- correspondence with the PPF and Capco regarding the pension schemes;
- correspondence with HMRC and Capco in order to obtain the necessary clearances to close the liquidations; and
- preparing this annual progress report.

Disbursements

Where disbursements are recovered in respect of precise sums expended to third parties there is no necessity for these costs to be authorised. These are known as category 1 disbursements.

The sum of £2,616.58 has been incurred in respect of category 1 disbursements for statutory advertising costs and the cost of indemnity bonding. These costs will also be met by Capco.

Liquidation Closure

Once tax clearances have been received we will be in a position to draft our final report and accounts on the liquidations for the Companies' members.

Unless the members have any queries or objections to our release as below, the draft report and accounts will be treated as final and filed at Companies House eight weeks after the report has been delivered to the members.

The liquidations will be closed and we will receive our release from office when the report and accounts are placed on the Companies' file. The Companies will be automatically dissolved three months thereafter.

Members' Rights

Members with the concurrence of at least 5% in value of the members may within 21 days of this report request in writing further information regarding the remuneration and expenses set out in this report. In accordance with Rule 18.9(3) of the Rules within 14 days of a request, we will provide further information or explain why further information is not being provided.

A member (who need not be the member who asked for the information) may, with the concurrence of at least 5% or more in value of the members (including the member in question), apply to the Court within 21 days of our response or the expiry for the period of our response and the Court may make such order as it thinks fit (Rule 18.9(6)&(7) of the Rules). Members with the

concurrence of at least 10% of the members may apply to the Court if they consider that the remuneration of the Liquidators, or the basis fixed for the remuneration of the Liquidators or expenses charged by the Liquidators are excessive (Rule 18.34 of the Rules). Such an application must be made within eight weeks of receiving the draft final report. The text of Rules 18.9 and 18.34 are set out at the end of this report.

Release of Liquidators

The Liquidators will be released from office under Section 173 of the Act at the same time as vacating office, per Section 171(6) of the Act, unless any member objects. A member who wishes to object to the release must deliver a notice in writing to the Liquidators within eight weeks of the draft final report or, if members raise other matters under Rules 18.9 or 18.34 as mentioned above, when those matters are finally determined by the court.

The Insolvency Service has established a central gateway for considering complaints in respect of Insolvency Practitioners. In the event that you make a complaint to us but are not satisfied with our response then you should visit <https://www.gov.uk/complain-about-insolvency-practitioner> where you will find further information on how you may pursue the complaint.

The Liquidators are bound by the Insolvency Code of Ethics when carrying out all professional work relating to this appointment. A copy of the code is at <http://www.icaew.com/en/members/regulations-standards-and-guidance/ethics/code-of-ethics-d>

Members may access information setting out the rights in respect of the approval of Liquidators' remuneration at <https://www.r3.org.uk/what-we-do/publications/professional/fees>

Please contact me or my colleague Sharon Bloomfield if you require further information.

Yours faithfully
for and on behalf of
the Companies



Malcolm Cohen
Joint Liquidator

Authorised by the Institute of Chartered Accountants in England & Wales in the UK
Enc

Statement from the Insolvency (England and Wales) Rules 2016 regarding the rights of members and creditors in respect of the Liquidators' fees and expenses:**Creditors' and members' requests for further information in administration, winding up and bankruptcy**

18.9.– (1) The following may make a written request to the office-holder for further information about remuneration or expenses (other than pre-administration costs in an administration) set out in a progress report under rule 18.4(1)(b), (c) or (d) or a final report under rule 18.14–

- (a) a secured creditor;
 - (b) an unsecured creditor with the concurrence of at least 5% in value of the unsecured creditors (including the creditor in question);
 - (c) members of the company in a members' voluntary winding up with at least 5% of the total voting rights of all the members having the right to vote at general meetings of the company;
 - (d) any unsecured creditor with the permission of the court; or
 - (e) any member of the company in a members' voluntary winding up with the permission of the court.
- (2) A request, or an application to the court for permission, by such a person or persons must be made or filed with the court (as applicable) within 21 days of receipt of the report by the person, or by the last of them in the case of an application by more than one member or creditor.
- (3) The office-holder must, within 14 days of receipt of such a request respond to the person or persons who requested the information by–
- (a) providing all of the information requested;
 - (b) providing some of the information requested; or
 - (c) declining to provide the information requested.
- (4) The office-holder may respond by providing only some of the information requested or decline to provide the information if–
- (a) the time or cost of preparation of the information would be excessive; or
 - (b) disclosure of the information would be prejudicial to the conduct of the proceedings;
 - (c) disclosure of the information might reasonably be expected to lead to violence against any person; or
 - (d) the office-holder is subject to an obligation of confidentiality in relation to the information.
- (5) An office-holder who does not provide all the information or declines to provide the information must inform the person or persons who requested the information of the reasons for so doing.
- (6) A creditor, and a member of the company in a members' voluntary winding up, who need not be the same as the creditor or members who requested the information, may apply to the court within 21 days of–
- (a) the office-holder giving reasons for not providing all of the information requested; or
 - (b) the expiry of the 14 days within which an office-holder must respond to a request.
- (7) The court may make such order as it thinks just on an application under paragraph (6).

Remuneration and expenses: application to court by a creditor or member on grounds that remuneration or expenses are excessive

18.34.–(1) This rule applies to an application in an administration, a winding-up or a bankruptcy made by a person mentioned in paragraph (2) on the grounds that–

- (a) the remuneration charged by the office-holder is in all the circumstances excessive;
 - (b) the basis fixed for the office-holder's remuneration under rules 18.16, 18.18, 18.19, 18.20 and 18.21 (as applicable) is inappropriate; or
 - (c) the expenses incurred by the office-holder are in all the circumstances excessive.
- (2) The following may make such an application for one or more of the orders set out in rule 18.36 or 18.37 as applicable–
- (a) a secured creditor,
 - (b) an unsecured creditor with either–
 - (i) the concurrence of at least 10% in value of the unsecured creditors (including that creditor), or
 - (ii) the permission of the court, or
 - (c) in a members' voluntary winding up–
 - (i) members of the company with at least 10% of the total voting rights of all the members having the right to vote at general meetings of the company, or
 - (ii) a member of the company with the permission of the court.

(3) The application by a creditor or member must be made no later than eight weeks after receipt by the applicant of the progress report under rule 18.3, or final report or account under rule 18.14 which first reports the charging of the remuneration or the incurring of the expenses in question (“the relevant report”).

Applications under rules 18.34 and 18.35 where the court has given permission for the application

18.36.—(1) This rule applies to applications made with permission under rules 18.34 and 18.35.

- (2) Where the court has given permission, it must fix a venue for the application to be heard.
- (3) The applicant must, at least 14 days before the hearing, deliver to the office-holder a notice stating the venue and accompanied by a copy of the application and of any evidence on which the applicant intends to rely.
- (4) If the court considers the application to be well-founded, it must make one or more of the following orders—
- (a) an order reducing the amount of remuneration which the office-holder is entitled to charge;
 - (b) an order reducing any fixed rate or amount;
 - (c) an order changing the basis of remuneration;
 - (d) an order that some or all of the remuneration or expenses in question is not to be treated as expenses of the administration, winding up or bankruptcy;
 - (e) an order for the payment of the amount of the excess of remuneration or expenses or such part of the excess as the court may specify by—
 - (i) the administrator or liquidator or the administrator’s or liquidator’s personal representative to the company, or
 - (ii) the trustee or the trustee’s personal representative to such person as the court may specify as property comprised in the bankrupt’s estate;
 - (f) any other order that it thinks just.
- (5) An order under paragraph (4)(b) or (c) may only be made in respect of periods after the period covered by the relevant report.
- (6) Unless the court orders otherwise the costs of the application must be paid by the applicant, and are not payable as an expense of the administration, winding up or bankruptcy.

Applications under rule 18.34 where the court’s permission is not required for the application

18.37.—(1) On receipt of an application under rule 18.34 for which the court’s permission is not required, the court may, if it is satisfied that no sufficient cause is shown for the application, dismiss it without giving notice to any party other than the applicant.

- (2) Unless the application is dismissed, the court must fix a venue for it to be heard.
- (3) The applicant must, at least 14 days before any hearing, deliver to the office-holder a notice stating the venue with a copy of the application and of any evidence on which the applicant intends to rely.
- (4) If the court considers the application to be well-founded, it must make one or more of the following orders—
- (a) an order reducing the amount of remuneration which the office-holder is entitled to charge;
 - (b) an order reducing any fixed rate or amount;
 - (c) an order changing the basis of remuneration;
 - (d) an order that some or all of the remuneration or expenses in question be treated as not being expenses of the administration or winding up or bankruptcy;
 - (e) an order for the payment of the amount of the excess of remuneration or expenses or such part of the excess as the court may specify by—
 - (i) the administrator or liquidator or the administrator’s or liquidator’s personal representative to the company, or
 - (ii) the trustee or the trustee’s personal representative to such person as the court may specify as property comprised in the bankrupt’s estate;
 - (f) any other order that it thinks just.
- (5) An order under paragraph (4)(b) or (c) may only be made in respect of periods after the period covered by the relevant report.
- (6) Unless the court orders otherwise the costs of the application must be paid by the applicant, and are not payable as an expense of the administration or as winding up or bankruptcy.

**EC&O Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts and Payments
To 19 September 2019**

RECEIPTS	Declaration of Solvency (£)	Total (£)
		0.00
PAYMENTS		
		0.00
Net Receipts/(Payments)		0.00

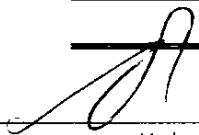
MADE UP AS FOLLOWS

	0.00
	
Malcolm Cohen	
Joint Liquidator	

St James Capital Seagrave Road Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts and Payments
To 19 September 2019

RECEIPTS	Declaration of Solvency (£)	Total (£)
		0.00
PAYMENTS		
		0.00
Net Receipts/(Payments)		0.00

MADE UP AS FOLLOWS

	0.00
	
Malcolm Cohen	
Joint Liquidator	

Bronze Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts and Payments
To 19 September 2019

RECEIPTS	Declaration of Solvency (£)	Total (£)
Amounts due from Group Companies	1,440,368.00	0.00
		0.00
PAYMENTS		
		0.00
Net Receipts/(Payments)		0.00

MADE UP AS FOLLOWS

	0.00
Malcolm Cohen	
Joint Liquidator	

**Capco CG Wellington (JAH) Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts and Payments
To 19 September 2019**

RECEIPTS	Declaration of Solvency (£)	Total (£)
Amounts due from Group Companies	1,000.00	0.00
Investment in Group Companies	329,197.00	0.00
		0.00
PAYMENTS		
Amounts due to Group Companies	(329,197.00)	0.00
		0.00
Net Receipts/(Payments)		0.00

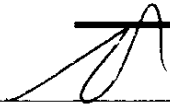
MADE UP AS FOLLOWS

	0.00
	
	Malcolm Cohen Joint Liquidator

**Capco CG Wellington (JAR) Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts and Payments
To 19 September 2019**

RECEIPTS	Declaration of Solvency (£)	Total (£)
Amounts due from Group Companies	329,198.00	0.00
Investment in Group Companies	999.00	0.00
		0.00
PAYMENTS		
Amounts due to Group Companies	(1,000.00)	0.00
		0.00
Net Receipts/(Payments)		0.00

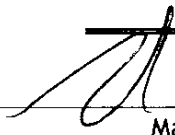
MADE UP AS FOLLOWS

		0.00
		
		Malcolm Cohen Joint Liquidator

**Capco CG Wellington (O) Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts and Payments
To 19 September 2019**

RECEIPTS	Declaration of Solvency (£)	Total (£)
Amounts due from Group Companies	1,000.00	0.00
		0.00
PAYMENTS		
		0.00
Net Receipts/(Payments)		0.00

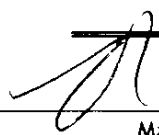
MADE UP AS FOLLOWS

	0.00
	
Malcolm Cohen	
Joint Liquidator	

Falcon House Management Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts and Payments
To 19 September 2019

RECEIPTS	Declaration of Solvency (£)	Total (£)
		0.00
PAYMENTS		
		0.00
Net Receipts/(Payments)		0.00

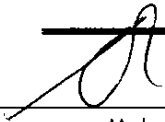
MADE UP AS FOLLOWS

		0.00
		
		Malcolm Cohen Joint Liquidator

Newincco 1390 Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts and Payments
To 19 September 2019

RECEIPTS	Declaration of Solvency (£)	Total (£)
Amounts due from Group Companies	9,838,154.00	0.00
Investments in Group Companies	1,440,368.00	0.00
		0.00
PAYMENTS		
Amounts due to Group Companies	(1,440,368.00)	0.00
		0.00
Net Receipts/(Payments)		0.00

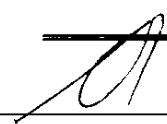
MADE UP AS FOLLOWS

		0.00
		
		Malcolm Cohen
		Joint Liquidator

**Capital & Counties Asset Management Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts and Payments
To 19 September 2019**

RECEIPTS	Declaration of Solvency (£)	Total (£)
		0.00
PAYMENTS		
		0.00
Net Receipts/(Payments)		0.00

MADE UP AS FOLLOWS

	0.00
	
Malcolm Cohen	
Joint Liquidator	

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	Malcolm Cohen
Company name	BDO LLP
Address	55 Baker Street
	London
Post town	W1U 7EU
County/Region	
Postcode	
Country	
DX	BRNOTICE@bdo.co.uk
Telephone	020 7486 5888



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