

# LIQ03

## Notice of progress report in voluntary winding up



Companies House

TUESDAY



A11 \*A6GQ9R63\* #346  
10/10/2017  
COMPANIES HOUSE

### 1 Company details

Company number 0 5 9 6 9 4 2 1

Company name in full Indeed Nominee 1 Limited

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

### 2 Liquidator's name

Full forename(s) David Christian

Surname Chubb

### 3 Liquidator's address

Building name/number 7 More London Riverside

Street

Post town London

County/Region

Postcode S E 1 2 R T

Country United Kingdom

### 4 Liquidator's name ①

Full forename(s) Lyn Leon

Surname Vardy

① Other liquidator  
Use this section to tell us about  
another liquidator.

### 5 Liquidator's address ②

Building name/number 8th Floor Central Square

Street 29 Wellington Street

Post town Leeds

County/Region West Yorkshire

Postcode L S 1 4 D L

Country United Kingdom

② 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	d 1	m 0	m 8	y 2	y 0	y 1	y 6
To date	d 1	d 0	m 0	m 8	y 2	y 0	y 1	y 7

### 7 Progress report

☒ The progress report is attached

### 8 Sign and date

Liquidator's signature

Signature

X 

X

Signature date

d 0	d 6	m 1	m 0	y 2	y 0	y 1	y 7
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# 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 Thomas Wadey

Company name PricewaterhouseCoopers LLP

Address 8th Floor Central Square

29 Wellington Street

Post town Leeds

County/Region West Yorkshire

Postcode L S 1 4 D L

Country United Kingdom

DX

Telephone 0113 289 4322



### 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](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.gov.uk/companieshouse)

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Joint liquidators' progress report  
from 11 August 2016 to 10 August  
2017 and Remuneration Report

***GRS Pub Investments Limited***

***GRS Pubs Limited***

***Inn deed Nominee 1 Limited***

(all in creditors' voluntary  
liquidation)

9 October 2017

# ***Contents***

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Abbreviations and definitions	2
Key messages	3
Overview of what we've done to date	4
Outcome for creditors	5
Progress since we last reported	6
Appendix A: Receipts and payments	9
Appendix B: Remuneration	12
Appendix C: Other information	20
Appendix D: Statement of claim forms	21

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# Abbreviations and definitions

The following table shows the abbreviations and insolvency terms that may be used in this report:

Abbreviation or definition	Meaning
Companies	GRS Pub Investments Limited, GRS Pubs Limited and Inndeed Nominee 1 Limited – all in creditors' voluntary liquidation
Investments	GRS Pub Investments Limited – creditors' voluntary liquidation
Pubs	GRS Pubs Limited - creditors' voluntary liquidation
Inndeed	Inndeed Nominee 1 Limited - creditors' voluntary liquidation
Liquidators	David Chubb and Lyn Vardy
firm	PricewaterhouseCoopers LLP
IA86	Insolvency Act 1986
CVL	Creditors' voluntary liquidation
HMRC	HM Revenue & Customs
secured creditors	Creditors with security in respect of their debt, in accordance with Section 248 IA86
preferential creditors	Generally, claims for unpaid wages earned in the four months before the insolvency up to £800, holiday pay and unpaid pension contributions in certain circumstances
Bank	LSREF III Wright Limited
unsecured creditors	Creditors who are neither secured nor preferential

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## ***Key messages***

### ***Why we've sent you this report***

I'm writing to update you on the progress of the liquidation of the Companies in the 12 months since our appointment.

### ***How much creditors may receive***

The following table summarises the possible outcome for creditors\*, based on what we currently know.

<b>Class of creditor</b>	<b>Current estimate</b>
Secured creditors	1.7-1.8%
Preferential creditors	none known
Unsecured creditors	none known

*\*Please note this guidance on dividends is only an indication and should not be used as the main basis of any bad debt provision or debt trading.*

### ***What you need to do***

We've started asking for outstanding claims from unsecured creditors so that we can agree them for dividend purposes. At present we think that the Bank is the only creditor of each of the Companies.

If you are a creditor of one of the Companies, please send your claim to us now so that we can agree it. A claim form has been attached as Appendix D.

Creditors who are owed £1,000 or less by the Company don't need to submit claim documentation (unless specifically asked) to take part in the anticipated dividend.

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## *Overview of what we've done to date*

This is our first progress report to members and creditors.

We summarise below the Companies' background and reasons for insolvency:

- The Companies had been set up to manage a portfolio of public houses.
- Pubs and Investments were subsidiaries of London Town plc, which was placed into administration on 19 February 2010. London Town acquired Inndeed to amalgamate into the existing portfolio of public houses.
- The Companies owed a substantial debt to Anglo Irish Bank which is secured by fixed and floating debentures against the Companies. These debts (and the associated security) were sold on to LSREF III Wright Limited.
- Following the administration of London Town plc two new directors were appointed to the Companies in order to enable an orderly wind down and realise the Companies' portfolio.
- Following the disposal of the final property, the Companies were placed into liquidation in order to wind them up and pay a first and final dividend to creditors.

After an initial review, we collected the cash at bank and will complete the necessary statutory tasks before paying a dividend to the creditors.



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# ***Outcome for creditors***

## ***Secured creditors***

The secured debtor lending to the Companies as at the date of liquidation according to the directors statement of affairs was in the region of £60,141,777. This is secured by various debentures dated between 2006 and 2009 in favour of Anglo Irish Bank Corporation Limited, which sold its security to the Bank. This gives the Bank fixed and floating charges over all the Companies' assets.

We believe the Bank is the only creditor of the Companies, and so will received the entirety of any funds available, less any costs of the liquidations, unless any other creditors of the Companies become known. The Bank will not be repaid its lending in full.

## ***Preferential creditors (mainly employees)***

We don't believe there are any preferential creditors of the Companies.

## ***Unsecured creditors***

Dividends become available for unsecured creditors when there are sufficient surplus funds remaining after the costs of the liquidation have been paid. In certain circumstances, part of the amount available for secured creditors may be ring-fenced for the benefit of unsecured creditors. This prescribed part is paid out of 'net property', which is floating charge realisations after costs, and after paying - or setting aside enough to pay - preferential creditors in full. But it only has to be made available where the floating charge was created on or after 15 September 2003.

The prescribed part applies in this case as there are floating charges created after 15 September 2003 over the assets of each of the Companies. However, we are unaware of any unsecured creditors of the Companies. Therefore there will be no prescribed part dividend unless we receive and admit unsecured claims in any of the Companies.

## **Notice of Intended Dividend ("NOID") – Unsecured creditors**

We are proposing to declare a first and final dividend to unsecured creditors of the Companies no later than 16 January 2018 (being within 2 months from last date of proving).

If you want to participate in the distribution you must on or before 16 November 2017 - the last date for proving, provide a proof of debt to us, to our letterhead address.

If you want to submit a claim (and have not already done so) please complete and return the attached claim form, together with appropriate supporting documentation (such as invoices, statements, purchase orders, copy contracts).

If we don't receive your claim by the last date for proving, 16 November 2017, you may not be able to participate in this dividend.

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# *Progress since we last reported*

## *Realisation of assets*

### Cash at Bank

As disclosed in the Receipts and Payment accounts at Appendix A we took control of the Companies' cash at bank. Funds for Pubs and certain funds for Inndeed were all received into the bank account for Investments before re-distributing in the appropriate proportions to Pubs and Inndeed.

### Rates refunds and receipts from pre-appointment claims in Investments

We were made aware that there was a possibility of a non-domestic rates recovery relating to one of Investments former properties. Agents were instructed to recover this and were able to recover £3,371.86.

We were also contacted by the supervisor of the Individual voluntary Arrangement (IVA) of a former pub tenant, concerning monies due to Investments. The former tenant was able to offer terms to settle her IVA and as this was agreed, a settlement payment of £35,791.95 was received.

### Funds held in Investments on behalf of other group companies

We have also received a VAT refund on behalf of London Town plc, another associated Company that has since been dissolved. These funds are ultimately held for the benefit of the secured creditor.

## *Statutory and compliance*

### VAT Investigations and de-registration

The Companies were de-registered for VAT purposes shortly after appointment.

### Corporation tax clearance

The bank accounts for the Companies were taken off interest bearing in May 2017 so that clearance for Corporation Tax could be gained from HMRC. Clearance has now been received for all three Companies.

### Payments made on behalf of other group companies

The Companies form part of a wider series of insolvencies with lending secured by charges to the secured creditor. Certain of these companies, involved in the transaction (referred to in the R&P), Goldtry Limited, Pubfolio Limited and London Town PLC have been dissolved, but it was subsequently discovered there were outstanding statutory costs that needed to be paid. It was agreed with the Bank that these payments would be met out of the Liquidations of the Companies. Payments made on behalf of these three entities total £101.50.

### Company Books and records

On appointment around 200 boxes of the Companies' books and records were held with Anglian Archives. The Liquidators decided to move these records to Iron Mountain in order to save storage costs and comply with PwC's policy with books and records. Shortly after getting in touch Anglian was bought by OASIS Group. Although we have agreed a fee with OASIS to release the records to Iron Mountain liaising with them since then has proved difficult, and we have been unable to organise a transfer of these records. We continue to chase these records.

## Unsecured claims

Since appointment we have received 2 statement of claim forms in respect of Investments.

One was from HMRC based on estimated calculations. We were able to show that Investments complied with its tax obligations pre-appointment and there was no money owed. HMRC have withdrawn this claim.

A second claim came from British Gas. We have since been in touch with Baker Tilly who represent British Gas who were unable to provide us with any details of the claim. As we believe Investments settled its debts to suppliers before appointment we have rejected the claim.

## *Investigations and actions*

We have reviewed the Companies' affairs and taken into account any points raised by creditors in discharging our duties under the Company Directors' Disqualification Act 1986 and Statement of Insolvency Practice No.2. At this time, nothing has come to our attention to suggest that we need to do any more work in line with our duties.

## *Our receipts and payments account*

We set out in Appendix A accounts of our receipts and payments in the liquidations from 11 August 2016 to 10 August 2017.

## *Our expenses*

We set out in Appendix B a statement of the expenses we've incurred to the date covered by this report and an estimate of our future expenses.

## *Our fees*

We set out in Appendix B an update on our fees, disbursements and other related matters.

We are asking creditors to agree our remuneration. We explain the fees estimate and the action you need to take.

## *Statement of affairs' fees*

We were paid £7,500 plus VAT for each of the Companies for assisting the directors with preparing the statement of affairs, and for summoning, advertising and holding the initial creditors' meeting.

## *Creditors' rights*

Creditors have the right to ask for more information within 21 days of receiving this report as set out in Rule 18.9 IR86. Any request must be in writing. Creditors can also challenge our fees and expenses within eight weeks of receiving this report as set out in Rule 18.34 IR86. This information can also be found in the guide to fees at:

<https://www.icaew.com/-/media/corporate/files/technical/insolvency/creditors-guides/2017/liquidations-creditor-fee-guide-6-april-2017.ashx?la=en>

You can also get a copy free of charge by telephoning Thomas Wadey on 0113 289 4322.

## *What we still need to do*

In order to bring the liquidation to a close we still need to complete the following tasks:

- Formally advertise for creditor claims with a final date for proving
- Obtain fee approval and draw our final fees
- Pay a distribution to the secured creditor

- Arrange for final storage and destruction of the Companies' Books and Records in line with statutory requirements.
- Issue a Liquidators final account and file at Companies House

## *Next report*

We expect to send our next report to creditors at the end of the liquidation once the outstanding tasks have been completed.

If you've got any questions, please get in touch with Thomas Wadey, on 0113 289 4322.

Yours faithfully



David Chubb  
Joint Liquidator

*David Chubb and Lyn Vardy have been appointed as joint liquidators of the Companies. Both are licensed in the United Kingdom to act as Insolvency Practitioners by the Institute of Chartered Accountants in England and Wales. The joint liquidators are bound by the Insolvency Code of Ethics which can be found at:  
<https://www.gov.uk/government/publications/insolvency-practitioner-code-of-ethics>.*

*The joint liquidators are Data Controllers of personal data as defined by the Data Protection Act 1998. PricewaterhouseCoopers LLP will act as Data Processor on their instructions. Personal data will be kept secure and processed only for matters relating to the liquidation.*

# Appendix A: Receipts and payments

GRS Pub Investments Limited R&P from 11 August 2016 to 10 August 2017

SOA (£)		Period from 11 August 2016 to 10 August 2017 (£)
	<b>Receipts</b>	
538,306.00	Pre appointment account*	854,092.71
	Book Debts	35,791.95
	Pre appointment VAT Refund	49,637.11
	Sundry refunds	422.46
	Bank Interest Gross**	187.44
	Funds held on behalf of other group companies	43,660.37
	Rates refund	3,371.86
	<b>Total</b>	<b>987,163.90</b>
	<b>Payments</b>	
	Expenses on behalf of other group companies***	(101.50)
	Transfer of funds to Pubs	(151,145.12)
	Transfer of funds to Inndeer	(192,017.43)
	Storage costs	(845.00)
	Statutory advertising	(140.45)
	Agents fees	(842.96)
	<b>Total</b>	<b>(345,092.46)</b>
	VAT Control Account	(720.68)
	<b>Cash at Bank</b>	<b>641,350.76</b>

\* Funds of £151,145.12 for GRS Pubs and £192,017.43 for Inndeer were received into this account

\*\* Accounts were taken off interest bearing to facilitate Corporation Tax Clearance

\*\*\* As detailed in the body of the report

**GRS Pubs Limited R&P from 11 August 2016 to 10 August 2017**

SOA (£)		Period from 11 August 2016 to 10 August 2017 (£)
	<b>Receipts</b>	
151,145.00	Pre appointment account	151,145.12
	Bank Interest Gross	45.77
	Sundry refunds	1,811.92
	<b>Total</b>	<b>153,002.81</b>
	<b>Payments</b>	
	Statutory advertising	(140.45)
	<b>Total</b>	<b>(140.45)</b>
	VAT Control Account	(28.09)
	<b>Cash at Bank</b>	<b>152,834.27</b>

\*Accounts were taken off interest bearing to facilitate Corporation  
Tax Clearance

**Inndeed Nominee 1 Limited R&P from 11 August 2016 to 10 August 2017**

SOA (£)	Period from 11 August 2016 to 10 August 2017 (£)
<b>Receipts</b>	
190,000.00	Pre appointment account - transfer from Investments 192,017.43
	Pre appointment account - direct receipt 153,572.57
	Bank Interest Gross* 93.61
	<b>Total</b> 345,683.61
<b>Payments</b>	
	Statutory advertising (140.45)
	<b>Total</b> (140.45)
	VAT Control Account (28.09)
	<b>Cash at Bank</b> 345,515.07

\* Accounts were taken off interest bearing to facilitate Corporation Tax Clearance

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## ***Appendix B: Remuneration***

### ***How fees are calculated***

Insolvency law currently allows fees to be calculated in three ways:

- As a percentage of the value of the property which we realise and/or distribute (often referred to as a “percentage basis”);
- By reference to the time properly given by us and our staff attending to the matters arising (“time costs basis”); or
- A set amount (a “fixed fee basis”).

The basis of our fees can be a combination of the above and different bases can be used for different parts of our work. The fee approving body decides which basis (or combination of bases) should be used to calculate fees, once it is satisfied that the fee basis proposed represents the most appropriate mechanism in the circumstances of the case.

In this case we are proposing that our remuneration is on a fixed fee basis of £40,000 for each of the Companies (£120,000 in total) and in the next section we include details of the work likely to be included. This is because our work for these cases largely relates to statutory tasks which do not provide a financial benefit to creditors, and we think that the amount of work to be undertaken is largely fixed in nature. This basis provides certainty on the level of costs to be incurred.

Insolvency law says that in determining the basis of our remuneration, regard must be had to the following—

- the complexity (or otherwise) of the case;
- any exceptional responsibility falling on us;
- the effectiveness with which we are carrying out, or to have carried out, our duties; and
- the value and nature of the property with which we have to deal.



## Our work in the period

### Investments

<b>Area of work</b>	<b>Work undertaken</b>	<b>Why the work was necessary</b>	<b>What, if any, financial benefit the work provided to creditors OR whether it was required by statute</b>
Strategy & planning	<ul style="list-style-type: none"> <li>• Case progression meetings</li> <li>• Appointee 6 monthly reviews</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure efficient running of the case.</li> </ul>	<ul style="list-style-type: none"> <li>• Will have ensured the case progressed as efficiently as possible</li> </ul>
Assets	<ul style="list-style-type: none"> <li>• Liasing with solicitors regarding IVA settlement</li> <li>• Contacting agents around rates refunds</li> <li>• Investigating pre-appointment VAT refunds</li> </ul>	<ul style="list-style-type: none"> <li>• Collection of assets</li> </ul>	<ul style="list-style-type: none"> <li>• Direct financial benefit to creditors as increased asset realisations</li> </ul>
Investigations	<ul style="list-style-type: none"> <li>• Preparation of CDDA checklist</li> <li>• Submission of CDDA report</li> <li>• Follow up work with the Insolvency Service</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>
Creditors	<ul style="list-style-type: none"> <li>• Contact with HMRC regarding proof of debt</li> <li>• Liasing with other creditors</li> <li>• Rejecting claims</li> </ul>	<ul style="list-style-type: none"> <li>• To review and decide on the validity of claims received</li> </ul>	<ul style="list-style-type: none"> <li>• Increased funds available to creditors as all invalid claims are rejected</li> </ul>
Accounting & treasury	<ul style="list-style-type: none"> <li>• Bank reconciliations</li> <li>• Maintaining internal accounts system</li> <li>• Creation of payments and coding receipts</li> <li>• Removal of accounts from interest bearing</li> </ul>	<ul style="list-style-type: none"> <li>• Required to maintain accounting records compliance</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>
Statutory & compliance	<ul style="list-style-type: none"> <li>• Setup and maintenance of internal databases and systems</li> <li>• Initial letters and notifications to creditors and the registrar</li> </ul>	<ul style="list-style-type: none"> <li>• Required either by statute or internal compliance</li> </ul>	<ul style="list-style-type: none"> <li>• Required either by statute or internal compliance</li> </ul>

	<ul style="list-style-type: none"> <li>• Creation of permanent file</li> <li>• Arranging transfer of books and records</li> </ul>		
Tax and VAT	<ul style="list-style-type: none"> <li>• Initial Tax and VAT reviews</li> <li>• Applying for Corporation Tax clearance</li> <li>• De-registration of VAT</li> <li>• Liaising with HMRC regarding VAT queries</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute, but also benefits creditors by minimising liabilities from HMRC</li> </ul>

## Pubs

Area of work	Work undertaken	Why the work was necessary	What, if any, financial benefit the work provided to creditors OR whether it was required by statute
Strategy & planning	<ul style="list-style-type: none"> <li>• Case progression meetings</li> <li>• Appointee 6 monthly reviews</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure efficient running of the case.</li> </ul>	<ul style="list-style-type: none"> <li>• Will have ensured the case progressed as efficiently as possible</li> </ul>
Assets	<ul style="list-style-type: none"> <li>• Collecting in funds from bank accounts</li> <li>• Reviewing records to identify other assets</li> </ul>	<ul style="list-style-type: none"> <li>• To identify &amp; realise assets</li> </ul>	<ul style="list-style-type: none"> <li>• Direct benefit as funds available for distribution to creditors</li> </ul>
Investigations	<ul style="list-style-type: none"> <li>• Preparation of CDDA checklist</li> <li>• Submission of CDDA report</li> <li>• Follow up work with the Insolvency Service</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>
Accounting & treasury	<ul style="list-style-type: none"> <li>• Bank reconciliations</li> <li>• Maintaining internal accounts system</li> <li>• Creation of payments and coding receipts</li> <li>• Removal of accounts from interest bearing</li> </ul>	<ul style="list-style-type: none"> <li>• Required to maintain accounting records compliance</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>
Statutory & compliance	<ul style="list-style-type: none"> <li>• Setup and maintenance of internal databases and systems</li> </ul>	<ul style="list-style-type: none"> <li>• Required either by statute or internal compliance</li> </ul>	<ul style="list-style-type: none"> <li>• Required either by statute or internal compliance</li> </ul>

	<ul style="list-style-type: none"> <li>• Initial letters and notifications to creditors and the registrar</li> <li>• Creation of permanent file</li> <li>• Arranging transfer of books and records</li> </ul>		
Tax and VAT	<ul style="list-style-type: none"> <li>• Initial Tax and VAT reviews</li> <li>• Applying for Corporation Tax clearance</li> <li>• De-registration of VAT</li> <li>• Liaising with HMRC regarding VAT queries</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute, but also benefits creditors by minimising liabilities from HMRC</li> </ul>

### **Inn deed**

<b>Area of work</b>	<b>Work undertaken</b>	<b>Why the work was necessary</b>	<b>What, if any, financial benefit the work provided to creditors OR whether it was required by statute</b>
Strategy & planning	<ul style="list-style-type: none"> <li>• Case progression meetings</li> <li>• Appointee 6 monthly reviews</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure efficient running of the case.</li> </ul>	<ul style="list-style-type: none"> <li>• Will have ensured the case progressed as efficiently as possible</li> </ul>
Assets	<ul style="list-style-type: none"> <li>• Collecting in funds from bank accounts</li> <li>• Reviewing records to identify other assets</li> </ul>	<ul style="list-style-type: none"> <li>• To identify &amp; realise assets</li> </ul>	<ul style="list-style-type: none"> <li>• Direct benefit as funds available for distribution to creditors</li> </ul>
Investigations	<ul style="list-style-type: none"> <li>• Preparation of CDDA checklist</li> <li>• Submission of CDDA report</li> <li>• Follow up work with the Insolvency Service</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>
Accounting & treasury	<ul style="list-style-type: none"> <li>• Bank reconciliations</li> <li>• Maintaining internal accounts system</li> <li>• Creation of payments and coding receipts</li> <li>• Removal of accounts from interest bearing</li> </ul>	<ul style="list-style-type: none"> <li>• Required to maintain accounting records compliance</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>

Statutory & compliance	<ul style="list-style-type: none"> <li>• Setup and maintenance of internal databases and systems</li> <li>• Initial letters and notifications to creditors and the registrar</li> <li>• Creation of permanent file</li> <li>• Arranging transfer of books and records</li> </ul>	<ul style="list-style-type: none"> <li>• Required either by statute or internal compliance</li> </ul>	<ul style="list-style-type: none"> <li>• Required either by statute or internal compliance</li> </ul>
Tax and VAT	<ul style="list-style-type: none"> <li>• Initial Tax and VAT reviews</li> <li>• Applying for Corporation Tax clearance</li> <li>• De-registration of VAT</li> <li>• Liaising with HMRC regarding VAT queries</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute, but also benefits creditors by minimising liabilities from HMRC</li> </ul>

## *Our future work*

We still need to do the following work in the liquidations.

Area of work	Work we need to do	Whether or not the work will provide a financial benefit to creditors
Strategy & planning	<ul style="list-style-type: none"> <li>• Recovery of Books and Records</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute – Investments only</li> </ul>
Accounting & treasury	<ul style="list-style-type: none"> <li>• Distributing funds to the Bank</li> <li>• Preparing and paying the Liquidators fees</li> </ul>	<ul style="list-style-type: none"> <li>• Direct benefit to the Bank</li> <li>• Payment of fees</li> </ul>
Statutory & compliance	<ul style="list-style-type: none"> <li>• Filing of fee approval documents</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>
Tax & VAT	<ul style="list-style-type: none"> <li>• Confirmation of Tax Clearance</li> <li>• Submission of a VAT 426 to recover VAT on fees</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> <li>• Direct benefit in recovery of VAT</li> </ul>
Creditors	<ul style="list-style-type: none"> <li>• Advertise for claims</li> <li>• Adjudicate any claims received</li> <li>• Distribute funds to the secured creditor and, if appropriate, unsecured creditors</li> </ul>	<ul style="list-style-type: none"> <li>• Allows distribution of funds to creditors</li> </ul>
Closure	<ul style="list-style-type: none"> <li>• Preparing the Liquidators Final Account</li> </ul>	<ul style="list-style-type: none"> <li>• Required by statute</li> </ul>

# Expenses

## What is an expense?

Expenses are defined in SIP9 as amounts properly payable by the liquidators from the estate which are not office holders' remuneration or a distribution to creditors. These include disbursements, which are expenses met by and reimbursed to the liquidator in connection with the appointment. Disbursements fall into two categories: Category 1 and Category 2:

Disbursement	SIP9 definition
Category 1	Payments to independent third parties where there is specific expenditure directly referable to the appointment in question.
Category 2	Costs that are directly referable to the appointment in question but not to a payment to an independent third party. They may include shared or allocated costs that may be incurred by the office holder or their firm, and that can be allocated to the appointment on a proper and reasonable basis.

Our firm's disbursements policy allows for all properly incurred expenses to be recharged to the case. We don't need approval from creditors to draw Category 1 disbursements as these have all been provided by third parties, but we do need approval to draw Category 2 disbursements as these are for services provided by our firm. The body of creditors who approve our fees also have responsibility for agreeing the policies for the payment of Category 2 disbursements, which in this case are as follows:

**Photocopying** At 5 pence per sheet copied, only charged for circulars to creditors and other bulk copying.

**Mileage** At a maximum of 71 pence per mile (up to 2,000cc) or 93 pence per mile (over 2,000cc).

During the course of the liquidations we were assisted by colleagues from our Belfast office. Their charge out rates are lower than the usual rates charged by the case team. Expenses were incurred for air travel and hotels during their time assisting us, which have been distributed proportionally across all the cases they worked on. A total of £49.37 was incurred as an expense as a result of this.

Category	Policy	Costs incurred £
2	<b>Photocopying</b> - at 5 pence per sheet copied, only charged for circulars to creditors and other bulk copying.	0.00
2	<b>Mileage</b> - At a maximum of 73 pence per mile (up to 2,000cc) or 91 pence per mile (over 2,000cc)	0.00
	<b>Expenses from Belfast colleagues utilised</b>	
1	Investments	16.97
	Pubs	16.97
	Inn indeed	15.43
	<b>Total</b>	<b>49.37</b>

## *Our expenses estimate*

The following table shows expenses incurred to date and an estimate of further expenses we consider will be (or are likely to be) incurred.

*Table 5 – Expenses estimate*

<i>Nature of expenses</i>	<i>Purpose of expense</i>	<i>Incurred to date (£)</i>	<i>Estimate of future expenses (£)</i>
Agents' fees and disbursements (Kingford Partnership)	Rates recovery on Pubs	842.96	0.00
Office holders' disbursements	Explained above	49.37	0.00
Statutory advertising	Statutory requirement	421.35	219.00
Storage costs	Statutory requirement	845.00	2,000.00
Payments made on behalf of other group companies	Explained in body of report	101.50	0.00
<b>Total expenses</b>		<b>2,260.18</b>	<b>2,219.00</b>
<b>Total</b>			<b>4,479.18</b>

## *Professionals and subcontractors*

*Table 6 – Professionals and subcontractors*

<i>Service provided</i>	<i>Name of firm</i>	<i>Reason selected</i>	<i>Basis of fees</i>
<ul style="list-style-type: none"><li>Recovery of rates</li></ul>	Kingford Partnership	Appointed pre-appointment	% of recovery

We require all third party professionals to submit a schedule of realisations achieved in support of invoices rendered.

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# ***Notes and assumptions***

## ***Fees estimate***

Our Fixed Fee is based on the following assumptions:

- There will be no need to pay a dividend to unsecured creditors.
- The books and records will be transferred to us before the end of 2017.

## ***Expenses***

We have assumed that the only expense left on the case will be final storage and destruction of books and records.

## ***Associates***

The Liquidators have no business or personal relationships with parties responsible for approving remuneration or who provide services to the liquidators in respect of the appointment where the relationship could give rise to a conflict of interest.

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## ***Appendix C: Other information***

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Companies' registered names:	GRS Pub Investments Limited GRS Pubs Limited Inn deed Nominee 1 Limited
Registered numbers:	05895613 04111631 05969421
Registered address:	C/O Pricewaterhouse Coopers, 8 <sup>th</sup> Floor Central Square, 29 Wellington Street, Leeds, LS1 4DL
Date of the Liquidators' appointment:	11 August 2016
Liquidators' names, addresses and contact details:	David Christian Chubb of PricewaterhouseCoopers, 7 More London Riverside, London, SE1 2RT Lyn Leon Vardy of PricewaterhouseCoopers, 8 <sup>th</sup> Floor Central Square, 29 Wellington Street, Leeds, LS1 4DL Call Thomas Wadey on 0113 289 4322 for any enquiries.

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## ***Appendix D: Statement of claim forms***

A statement of claim form for each of the Companies are attached on the following pages.

## GRS Pub Investments Limited - in Liquidation

### Statement of claim

**As directed by Article 42(1) of the EC Regulation on Insolvency Proceedings 2000 the following is brought to your attention:**

<b>Notice to creditor in EU Member State</b>	<b>Language</b>
Invitation to lodge a claim. Time limits to be observed.	English
Invitación para realizar un reclamo. Se deberán respetar los plazos establecidos.	Spanish
Opfordring til anmeldelse af fordringer. Vær opmærksom på fristerne.	Danish
Aufforderung zur Anmeldung einer Forderung. Etwaige Fristen beachten.	German
Πρόσκληση για έγερση αξίωσης. Υποχρεωτική τήρηση προθεσμίας	Greek
Invitation à produire une créance. Délais à respecter.	French
Invito all'insinuazione di un credito. Termine da osservare.	Italian
Oproep tot indiening van schuldvorderingen. In acht te nemen termijnen.	Dutch
Aviso de Reclamação de Créditos. Prazos Legais a Observar.	Portuguese
Kehotus saatavan ilmoittamiseen. Noudatettavat määräajat.	Finnish
Anmodan att anmäla fordran. Tidsfrister att iaktta.	Swedish
Pozvánka k uplatnění si nároku. Je nutno dodržet termíny.	Czech
Zaproszenie do wniesienia wniosku o odszkodowanie. Termin wniesienia wniosku jest obarczony obostrzeniami.	Polish
Felhívás követelés benyújtására. Vegye figyelembe az időkorlátokat.	Hungarian
Poziv k predložitvi zahtevka. Treba je upoštevati časovne omejitve.	Slovenian
Приглашение к подаче иска. Соблюдайте установленные сроки.	Russian
Pasiūlymas pateikti ieškinį. Paisyti laiko apribojimai.	Lithuanian
Stedina biex tagħmel talba. It-termini taż-żmien għandhom jiġu mħarsa.	Maltese
Palve nõude esitamiseks. Palun jälgige ajapiiranguid.	Estonian
Uzaicinājums prasības iesniegšanai. Prasības iesniegšanas laiks ir stingri ierobežots.	Latvian
Invitație pentru a depune o cerere. Luați în considerare data limită.	Romanian
Cuireadh éileamh a thaisceadh. Teorainn ama le comhlíonadh.	Irish
Покана за предявяване на иск. Трябва да се спази указания краен срок.	Bulgarian
Pozvánka na uplatnenie si nároku. Je nutné dodržat termíny.	Slovak

**Please complete and return this claim form with supporting documentation as soon as possible to the Joint Liquidators, Central Square, 29 Wellington Street, Leeds, LS1 4DL. Creditors whose claims are secured or preferential (in part or in whole) should provide details of their claim to the above address. However, they need not use this claim form.**

**GRS Pub Investments Limited - in Liquidation**  
**Statement of claim**

Creditor's name and address.	
Total amount of your claim, including any VAT at the date of the Liquidators' appointment.	£
Please provide details of any documents that substantiate your claim including where applicable, details of any reservation of title in respect of goods to which the debt relates.  If relevant, please attach a statement of account.	
What goods or services did you provide?	
Is all or part of your claim preferential as defined in the Insolvency Act 1986? (see footnote below). If so, please provide details where indicated, otherwise leave this section blank.	<p>Category</p> <p>Amount (s) claimed as preferential £</p>
If you have security for your debt, please provide details of the type and value of the security, the date it was given, and provide details of how you have valued your security.  If no security held, leave this section blank.	
<p>We have a duty as Liquidators to consider the conduct of the directors prior to our appointment. Are there any particular matters relating to the purchase of goods and services from yourselves, or any other matters that you feel should be reviewed?</p> <p>If so, please provide brief details on this form or on a separate sheet if there is insufficient room.</p>	

**GRS Pub Investments Limited - in Liquidation**  
**Statement of claim**

Signature of creditor or person authorised to act on behalf of the creditor.	Date
Name in block capitals.	
Position with or relation to the creditor (e.g. director, company secretary, solicitor).	

**Footnote: -**

Categories of preferential creditors are defined by section 386 and Schedule 6 of the Insolvency Act 1986 (amended by the provisions of section 251 of the Enterprise Act 2002). They include:

- 1) Contributions to occupational pension schemes;
- 2) Remuneration and accrued holiday pay of employees including payments ordered to be made under the Reserve Forces (Safeguard of Employment) Act 1985; and
- 3) Levies on coal and steel production

**GRS Pubs Limited - in Liquidation**  
**Statement of claim**

Creditor's name and address.	
Total amount of your claim, including any VAT at the date of the Liquidators' appointment.	£
Please provide details of any documents that substantiate your claim including where applicable, details of any reservation of title in respect of goods to which the debt relates.  If relevant, please attach a statement of account.	
What goods or services did you provide?	
Is all or part of your claim preferential as defined in the Insolvency Act 1986? (see footnote below). If so, please provide details where indicated, otherwise leave this section blank.	<p>Category</p> <p>Amount (s) claimed as preferential £</p>
If you have security for your debt, please provide details of the type and value of the security, the date it was given, and provide details of how you have valued your security.  If no security held, leave this section blank.	
<p>We have a duty as Liquidators to consider the conduct of the directors prior to our appointment. Are there any particular matters relating to the purchase of goods and services from yourselves, or any other matters that you feel should be reviewed?</p> <p>If so, please provide brief details on this form or on a separate sheet if there is insufficient room.</p>	

**GRS Pubs Limited - in Liquidation**  
**Statement of claim**

Signature of creditor or person authorised to act on behalf of the creditor.	Date
Name in block capitals.	
Position with or relation to the creditor (e.g. director, company secretary, solicitor).	

**Footnote: -**

Categories of preferential creditors are defined by section 386 and Schedule 6 of the Insolvency Act 1986 (amended by the provisions of section 251 of the Enterprise Act 2002). They include:

- 1) Contributions to occupational pension schemes;
- 2) Remuneration and accrued holiday pay of employees including payments ordered to be made under the Reserve Forces (Safeguard of Employment) Act 1985; and
- 3) Levies on coal and steel production

**Inndeed Nominee 1 Limited - in Liquidation**  
**Statement of claim**

Creditor's name and address.	
Total amount of your claim, including any VAT at the date of the Liquidators' appointment.	£
Please provide details of any documents that substantiate your claim including where applicable, details of any reservation of title in respect of goods to which the debt relates.  If relevant, please attach a statement of account.	
What goods or services did you provide?	
Is all or part of your claim preferential as defined in the Insolvency Act 1986? (see footnote below). If so, please provide details where indicated, otherwise leave this section blank.	<p>Category</p> <p>Amount (s) claimed as preferential £</p>
If you have security for your debt, please provide details of the type and value of the security, the date it was given, and provide details of how you have valued your security.  If no security held, leave this section blank.	
<p>We have a duty as Liquidators to consider the conduct of the directors prior to our appointment. Are there any particular matters relating to the purchase of goods and services from yourselves, or any other matters that you feel should be reviewed?</p> <p>If so, please provide brief details on this form or on a separate sheet if there is insufficient room.</p>	

**Inndeed Nominee 1 Limited - in Liquidation**  
**Statement of claim**

Signature of creditor or person authorised to act on behalf of the creditor.	Date
Name in block capitals.	
Position with or relation to the creditor (e.g. director, company secretary, solicitor).	

**Footnote: -**

Categories of preferential creditors are defined by section 386 and Schedule 6 of the Insolvency Act 1986 (amended by the provisions of section 251 of the Enterprise Act 2002). They include:

- 1) Contributions to occupational pension schemes;
- 2) Remuneration and accrued holiday pay of employees including payments ordered to be made under the Reserve Forces (Safeguard of Employment) Act 1985; and
- 3) Levies on coal and steel production