

## Section 94

Return of Final Meeting in a  
Members' Voluntary Winding UpPursuant to Section 94 of the  
Insolvency Act 1986

To the Registrar of Companies

**S.94**

Company Number

06409131

Name of Company

Links Property 22 Limited

I/We

Christopher Richard Frederick Day, PO Box 810, 66 Shoe Lane, London, EC4A 3WA

Stephen Roland Browne, PO Box 810, 66 Shoe Lane, London, EC4A 3WA

Note The copy account must be  
authenticated by the written  
signature(s) of the Liquidator(s)

give notice that a general meeting of the company was duly held on/~~summoned for~~ 06 May 2015 pursuant to section 94 of the Insolvency Act 1986, for the purpose of having an account (of which a copy is attached) laid before it showing how the winding up of the company has been conducted, and the property of the company has been disposed of and that the same was done accordingly / ~~no quorum was present at the meeting~~

The meeting was held at Deloitte LLP, Athene Place, 66 Shoe Lane, London, EC4A 3BQ

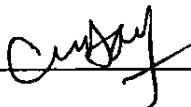
The winding up covers the period from 13 December 2013 (opening of winding up) to the final meeting (close of winding up)

The outcome of the meeting (including any resolutions passed at the meeting) was as follows

The following resolutions were passed

"THAT the Joint Liquidators' statement of account for the period of the liquidation be approved"

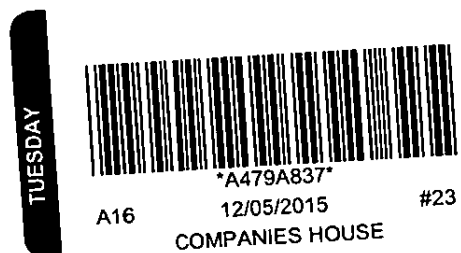
Signed



Date 06 May 2015

Deloitte LLP  
PO Box 810  
66 Shoe Lane  
London  
EC4A 3WA

Ref LINK22L/DXP/GJR/WGV



**LINKS PROPERTY 3 LIMITED  
LINKS PROPERTY 7 LIMITED  
LINKS PROPERTY 8 LIMITED  
LINKS PROPERTY 10 LIMITED  
LINKS PROPERTY 11 LIMITED  
LINKS PROPERTY 12 LIMITED  
LINKS PROPERTY 14 LIMITED  
LINKS PROPERTY 15 LIMITED  
LINKS PROPERTY 20 LIMITED  
LINKS PROPERTY 21 LIMITED  
LINKS PROPERTY 22 LIMITED  
LINKS PROPERTY 24 LIMITED**

**(ALL IN MEMBERS' VOLUNTARY LIQUIDATION)  
("the Companies")**

**REPORT TO BE LAID BEFORE THE FINAL GENERAL MEETINGS OF THE COMPANIES  
CONVENED FOR 6 MAY 2015 PURSUANT TO SECTION 94 OF THE INSOLVENCY ACT  
1986 (AS AMENDED)**

**6 May 2015**

**This report has been prepared to be laid before the members at the final meeting to provide the members with an account of the Liquidators' administration of the winding-up of the Companies for the whole period of the liquidations since the date of their appointment on 13 December 2013**

**The report may not be relied upon, referred to, reproduced or quoted from, in whole or in part, by the members for any purpose other than updating them for information purposes, or by any other person for any purpose whatsoever**

**Stephen Roland Browne and Christopher Richard Frederick Day were appointed Joint Liquidators of the Companies on 13 December 2013**

**All licensed Insolvency Practitioners of Deloitte LLP are licensed in the UK to act as Insolvency Practitioners**

**S R Browne and C R. F. Day  
Deloitte LLP  
Athene Place  
66 Shoe Lane  
London  
EC4A 3BQ**

**T + 44 20 7936 3000  
F. + 44 20 7583 1198**

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- 2. Formal notice of Final Meetings**

## **ABBREVIATIONS**

For the purpose of this report the following abbreviations shall be used

"the Act"	Insolvency Act 1986 (as amended)
"the Companies"	Links Property 3 Limited Links Property 7 Limited Links Property 8 Limited Links Property 10 Limited Links Property 11 Limited Links Property 12 Limited Links Property 14 Limited Links Property 15 Limited Links Property 20 Limited Links Property 21 Limited Links Property 22 Limited Links Property 24 Limited
"Deloitte"	Deloitte LLP
"the Liquidators"	Stephen Roland Browne and Christopher Richard Frederick Day of Deloitte LLP
"the Rules"	Insolvency Rules 1986 (as amended)

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## **1. INTRODUCTION**

### **1.1 Introduction**

This report has been prepared in accordance with section 94 of the Act to provide a final account of the liquidations of the Companies since the Liquidators' appointment on 13 December 2013

This report is the final report to the members

### **1.2 Details of the appointment of the Liquidators**

Stephen Roland Browne and Christopher Richard Frederick Day of Deloitte LLP were appointed Joint Liquidators further to the written resolution of the members dated 13 December 2013

For the purposes of section 231 of the Act, the Liquidators confirm that they are authorised to carry out all functions, duties and powers by either of them jointly and severally

### **1.3 Final Meetings of Members**

Pursuant to section 94 of the Act, final meetings of the Companies members will be held within the offices of Deloitte LLP, Athene Place, 66 Shoe Lane, London, EC4A 3BQ on 6 May 2015

The purpose of the meetings is to advise the members on the conduct of the liquidations, as disclosed in this report. The following resolution will be considered at each of the meetings

Ordinary Resolution

- 1 "THAT the Joint Liquidators' statement of account for the period of the liquidation be approved"

Formal notice of these meetings is attached at Appendix 2

### **1.4 Vacation of Office**

Pursuant to section 171(6)(a) of the Act, the Liquidators will vacate office once the final meetings have been held and a notice confirming the holding of the final meetings and any decisions made have been filed at Companies House

The Companies will be dissolved three months after the return of the final meetings have been filed with Companies House

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## **2. LIQUIDATORS' FINAL RECEIPTS AND PAYMENTS ACCOUNT**

### **2.1 Introduction**

Please refer to Appendix 1 where we have summarised the Receipts and Payments for the entire period of our appointment for each company

The main asset realisations have been summarised in this section

### **2.2 Receipts**

There were no receipts during the period

### **2.3 Payments**

There were no payments during the period and no costs have been incurred that have not yet been paid

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### **3. DISTRIBUTIONS TO MEMBERS**

#### **3.1 Distributions made**

On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share from each of the Companies to their respective sole shareholders

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#### **4. OTHER MATTERS AND INFORMATION TO ASSIST MEMBERS**

##### **4.1 Liquidation Matters**

The matters completed during the course of each liquidation have included mandatory liquidation tasks such as statutory advertising, filing and notifications of the liquidation, plus obtaining formal clearances / searches from HM Land Registry and The Pension Tracing Service. Clearance from HM Revenue and Customs has also been obtained in relation to tax matters, including Corporation Tax, PAYE, NIC and VAT.



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## **5. LIQUIDATORS' REMUNERATION AND EXPENSES**

### **5.1 Liquidators' Remuneration and Expenses**

The Liquidators' fees amounted to £39,350 00 and third party expenses and disbursements were £1,914 00. They were met by a fellow group company, Links Holdings LP, and were calculated by reference to the time properly given by the Liquidators and their staff in attending to matters arising in the liquidations, at the prevailing standard hourly charge-out rates used by Deloitte at the time when the work was performed, plus VAT. The basis was fixed by special resolution of the shareholders.

### **5.2 Members' right to request further information**

Members of the Companies with at least 5% in value of the total voting rights of all the members having the right to vote at general meetings of the Companies, or, any member with permission of the Court, may, in writing, request the Liquidators to provide additional information regarding remuneration or expenses to that already supplied within this report. Such requests must be made within 21 days of receipt of this report.

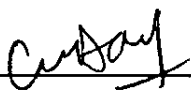
### **5.3 Members' right to challenge Remuneration and/or Expenses**

Members of the Companies with at least 10% of the total voting rights of all the members having the right to vote at general meetings of the Companies, or, any member with permission of the Court, may apply to the Court for one or more orders, reducing the amount or the basis of remuneration which the Liquidators are entitled to charge or otherwise challenging some or all of the expenses incurred.

**Links Property 3 Limited  
(In Liquidation)**

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<u>1 00</u>	<u>0 00</u>
<b>PAYMENTS</b>		
	<u>0 00</u>	<u>0 00</u>
Net Receipts/(Payments)	<u>0 00</u>	<u>0 00</u>

  
\_\_\_\_\_  
Christopher Richard Frederick Day  
Joint Liquidator

\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 1B Limited

**Links Property 7 Limited  
(In Liquidation)**

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<u>1 00</u>	<u>0 00</u>
<b>PAYMENTS</b>		
	<u>0 00</u>	<u>0 00</u>
Net Receipts/(Payments)	<u>0 00</u>	<u>0 00</u>



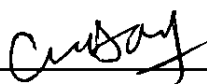
Christopher Richard Fredenck Day  
Joint Liquidator

\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 1B Limited

**Links Property 8 Limited  
(In Liquidation)**

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<u>1 00</u>	<u>0 00</u>
<b>PAYMENTS</b>		
	<u>0 00</u>	<u>0 00</u>
Net Receipts/(Payments)	<u>0 00</u>	<u>0 00</u>


  
\_\_\_\_\_  
Christopher Richard Frederick Day  
Joint Liquidator

\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 5 Limited

**Links Property 10 Limited  
(In Liquidation)**

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<u>1 00</u>	<u>0 00</u>
<b>PAYMENTS</b>		
	<u>0 00</u>	<u>0 00</u>
Net Receipts/(Payments)	<u>0 00</u>	<u>0 00</u>


  
\_\_\_\_\_  
Christopher Richard Frederck Day  
Joint Liquidator

\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 5 Limited

**Links Property 11 Limited  
(In Liquidation)**

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<u>1 00</u>	<u>0 00</u>
<b>PAYMENTS</b>		
	<u>0 00</u>	<u>0 00</u>
Net Receipts/(Payments)	<u>0 00</u>	<u>0 00</u>

  
\_\_\_\_\_  
Christopher Richard Frederick Day  
Joint Liquidator

\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 1B Limited

**Links Property 12 Limited  
(In Liquidation)\***

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<hr/> 1 00	<hr/> 0 00
<b>PAYMENTS</b>		
	<hr/> 0 00	<hr/> 0 00
Net Receipts/(Payments)	<hr/> 0 00	<hr/> 0 00

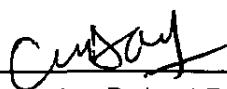
  
\_\_\_\_\_  
Christopher Richard Frederick Day  
Joint Liquidator

\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 5 Limited

**Links Property 14 Limited  
(In Liquidation)**

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<hr/> 1 00	<hr/> 0 00
<b>PAYMENTS</b>		
	<hr/> 0 00	<hr/> 0 00
Net Receipts/(Payments)	<hr/> 0 00	<hr/> 0 00

  
\_\_\_\_\_  
Christopher Richard Frederick Day  
Joint Liquidator

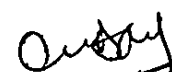
\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 5 Limited



**Links Property 15 Limited  
(In Liquidation)**

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<hr/> 1 00	<hr/> 0 00
<b>PAYMENTS</b>		
	<hr/> 0 00	<hr/> 0 00
Net Receipts/(Payments)	<hr/> 0 00	<hr/> 0 00



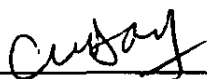
Christopher Richard Frederck Day  
Joint Liquidator

\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 1B Limited

**Links Property 20 Limited  
(In Liquidation)**

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<hr/> 1 00	<hr/> 0 00
<b>PAYMENTS</b>		
	<hr/> 0 00	<hr/> 0 00
Net Receipts/(Payments)	<hr/> 0 00	<hr/> 0 00

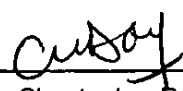
  
\_\_\_\_\_  
Christopher Richard Frederick Day  
Joint Liquidator

\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 1B Limited

**Links Property 21 Limited  
(In Liquidation)**

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<hr/> 1 00	<hr/> 0 00
<b>PAYMENTS</b>		
	<hr/> 0 00	<hr/> 0 00
Net Receipts/(Payments)	<hr/> 0 00	<hr/> 0 00

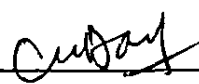
  
\_\_\_\_\_  
Christopher Richard Fredenck Day  
Joint Liquidator

\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 5 Limited

**Links Property 22 Limited  
(In Liquidation)**

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<u>1 00</u>	<u>0 00</u>
<b>PAYMENTS</b>		
	<u>0 00</u>	<u>0 00</u>
Net Receipts/(Payments)	<u>0 00</u>	<u>0 00</u>

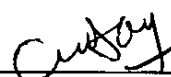
  
\_\_\_\_\_  
Christopher Richard Frederick Day  
Joint Liquidator

\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 1B Limited

**Links Property 24 Limited  
(In Liquidation)**

**Joint Liquidators' Abstract Of Receipts And Payments**

<b>RECEIPTS</b>	<b>Declaration of Solvency</b>	<b>13/12/2013 - 06/05/2015</b>
Amount owed by group undertaking*	1 00	0 00
	<u>1 00</u>	<u>0 00</u>
<b>PAYMENTS</b>		
	<u>0 00</u>	<u>0 00</u>
Net Receipts/(Payments)	<u>0 00</u>	<u>0 00</u>

  
\_\_\_\_\_  
Christopher Richard Frederck Day  
Joint Liquidator

\* On 11 April 2014, a first and final distribution was made at the rate of £1 00 per ordinary £1 00 share to the sole shareholder, Links UK Holdco 5 Limited

**LINKS PROPERTY 3 LIMITED**  
Previous Name SPIRE PROPERTY 3 LIMITED  
Registered No 06408833

**LINKS PROPERTY 7 LIMITED**  
Previous Name: SPIRE PROPERTY 7 LIMITED  
Registered No 06408940

**LINKS PROPERTY 11 LIMITED**  
Previous Name SPIRE PROPERTY 11 LIMITED  
Registered No 06408979

**LINKS PROPERTY 15 LIMITED**  
Previous Name SPIRE PROPERTY 15 LIMITED  
Registered No. 06409057

**LINKS PROPERTY 20 LIMITED**  
Previous Name SPIRE PROPERTY 20 LIMITED  
Registered No 06409125

**LINKS PROPERTY 22 LIMITED**  
Previous Name SPIRE PROPERTY 22 LIMITED  
Registered No 06409131

**LINKS PROPERTY 8 LIMITED**  
Previous Name SPIRE PROPERTY 8 LIMITED  
Registered No: 06408957

**LINKS PROPERTY 10 LIMITED**  
Previous Name. SPIRE PROPERTY 10 LIMITED  
Registered No. 06408969

**LINKS PROPERTY 12 LIMITED**  
Previous Name SPIRE PROPERTY 12 LIMITED  
Registered No 06408983

**LINKS PROPERTY 14 LIMITED**  
Previous Name SPIRE PROPERTY 14 LIMITED  
Registered No 06409041

**LINKS PROPERTY 21 LIMITED**  
Previous Name SPIRE PROPERTY 21 LIMITED  
Registered No. 06409126

**LINKS PROPERTY 24 LIMITED**  
Previous Name. SPIRE PROPERTY 24 LIMITED  
Registered No: 06409147

**LINKS UK HOLDCO 1B LIMITED**  
Previous Names: SPIRE UK HOLDCO 1B;  
ROZIER UK HOLDCO 1B LIMITED  
Registered No. 06342675

**LINKS UK HOLDCO 5 LIMITED**  
Previous Names SPIRE UK HOLDCO 5,  
ROZIER UK HOLDCO 5 LIMITED  
Registered No 06342691

**(ALL IN MEMBERS' VOLUNTARY LIQUIDATION)**  
**("the Companies")**

<b>Registered Office:</b>	<b>Hill House, 1 Little New Street, London, EC4A 3TR</b>
<b>Principal Trading Address</b>	<b>35 Great St Helens, London, EC3A 6AP</b>
<b>Previous Name(s):</b>	<b>As shown above</b>
<b>Date of Liquidation.</b>	<b>13 December 2013</b>

NOTICE IS HEREBY GIVEN, pursuant to Section 94 of the Insolvency Act 1986 (as amended), that final general meetings of the Companies will be held at Deloitte LLP, Athene Place, 66 Shoe Lane, London, EC4A 3BQ on 6 May 2015 between 10 00 – 11 10, for the purpose of receiving an account showing the manner in which each winding up has been conducted and the property of the Companies disposed of, and of hearing any explanation that may be given by the Joint Liquidators

The meetings will also consider and, if thought fit, pass the following resolution in respect of each company

**Ordinary Resolution**

1 "THAT the Joint Liquidators' statement of account for the period of the liquidation be approved"

Any member of the Companies entitled to attend and vote at the meetings is entitled to appoint a proxy to attend and vote instead of him/her. A proxy need not be a member of the Companies. Proxy forms to be used at the meetings must be lodged with the Joint Liquidators at Deloitte LLP, Athene Place, 66 Shoe Lane, London, EC4A 3BQ no later than 12 noon on the preceding business day

Please contact Tsvi Lewis on +44 (0) 20 7303 8486 or at [tsviews@deloitte.co.uk](mailto:tsviews@deloitte.co.uk) for further information

Stephen Roland Browne  
Joint Liquidator  
Office Holder Number 009281

Christopher Richard Fredenck Day  
Joint Liquidator  
Office Holder Number 008072