The Insolvency Act 1986

Notice of move from administration to dissolution

	Name of Compan Winterhill Large	y o Property Limited			Company number 04594996
	In the High Cour	rt of Justice	[full name of c	ourt]	Court case number 1093 of 2016
					L
(a) Insert name(s) and address(es) of administrator(s)	•	stopher Ratten, Lindset, Manchester M3	sey Cooper and Grahar BHF	n Bush	by
(b) Insert name and address of registered office of company	having been ap	pointed administrato	r(s) of (b) Winterhill L	.argo P	Property Limited
	3 Hardman Str	eet, Manchester M3	BHF		
(c) Insert date of appointment					
(d) insert name of applicant / appointor	on (c) 26 Febr		_by (d) Metro Bank		
ирролич	hereby give not 1986 apply	tice that the provision	is of paragraph 84(1) o	f Sched	dule B1 to the Insolvency Act
	We attach a cop	py of our final progre	ess report		
	Signed	Administrator(s)	<u> </u>		
	Dated 06 F	ebruary 2017			
,					
Contact Deta	la.				
Contact Deta		Christopher Ratten			
You do not have to give any cont the box opposite but if you do, it w	ill help Companies	3 Hardman Street, Ma	nchester M3 3HF		
House to contact you if there is a a The contact information that you g to searchers of the public record		Reference LJC\AK	//WW/BXD	Tel	0161 830 4000
		DX Number	DX	Exchan	ge



08/02/2017 COMPANIES HOUSE #208

Companies House, Crown Way, Cardiff, CF14 3UZ

When you have completed and signed this form please send it to the Registrar of Companies at

DX 33050 Cardiff

In the Matter of	
Winterhill Largo Property Limited In Administration ('the Company')	
In the High Court of Justice, Chancery Division, Manchester District Registry No 1093 of 2016	
Joint Administrators' final progress report	
06 February 2017	
Lindsey Cooper, Christopher Ratten and Graham Bushby Joint Administrators	
RSM Restructuring Advisory LLP 3 Hardman Street Manchester M3 3HF	

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1. Purpose of report

This report has been prepared in accordance with insolvency legislation to provide creditors with information relating to the progress of the administration in the period from 26 August 2016 to 6 February 2017. This report should be read in conjunction with any previous reports that have been issued, copies of which are available on request.

This report has been prepared solely to comply with the statutory requirements of Rule 2 47 and 2 110 of the Insolvency Rules 1986 (as amended). It has not been prepared for use in respect of any other purpose, or to inform any investment decision in relation to any debt or financial interest in the Company. Any estimated outcomes for creditors are illustrative and may be subject to significant change.

Neither the Administrators nor RSM Restructuring Advisory LLP accept any liability whatsoever arising as a result of any decision or action taken or refrained from as a result of information contained in this proposal

2. Conduct of the administration

The costs incurred to date and those expected to be incurred in dealing with the matters below are set out in detail at Section 6

Realisation of assets / sale of business

2.1 Property Disposals

As reported previously, following appointment we instructed Richard Parkinson of property agents, Landwood Group, to assist us with all Property matters. A number of clients have withdrawn instructions from the Company following the Administration.

One property deal was achieved with the Joint Administrators receiving commission in the sum of £21,687 50

2.2 Debtors

According to the information extracted from SAGE, the Company's debtors have a net book value (inclusive of VAT) of £51,581. However, on investigation of the ledger a number of the outstanding balances had been received prior to appointment.

The Joint Administrators received book debts in the sum of £4,232

2.3 Potential claim for compensation for mis- selling of interest rate hedging products

As you may be aware, a settlement agreement was recently reached between the Financial Conduct Authority ("FCA") and certain major banks, in relation to the sale of interest rate hedging products

We have investigated whether or not the Company was sold a relevant Interest Rate Hedging Product, and identified that there was no repayment due to the Company

2.4 Investigations

In accordance with our statutory obligations, we have filed the appropriate documentation with the Department for Business, Innovation and Skills in relation to the conduct of the directors

3. Assets remaining to be realised

There are no assets remaining to be realised

4. Creditors' claims and dividend prospects

Details of the dividends paid to creditors, including the amount under the prescribed part, are shown in Appendix A. No distribution has been made to ordinary unsecured creditors in the administration, the intention is that a distribution will be made by any subsequently appointed Supervisor or Liquidator, who will agree creditors' claims in due course, initially by reference to the proofs of debt lodged by creditors themselves.

Receipts and payments summary

We attach as Appendix B a summary of our receipts and payments for the period from 26 February 2016 to 6 January 2017

VAT basis

Receipts and payments are shown net of VAT, with any amount due to or from HM Revenue and Customs shown separately

6. Costs and Joint Administrators' remuneration

A statement of the firm's charging, expenses and disbursements policy was provided with the Joint Administrators' proposals. A further copy is included at Appendix C.

6.1. Pre-administration costs

Unpaid pre-administration costs totalling £2,386 were detailed in the Joint Administrators proposals, fee approval was obtained from the secured creditors on 27 January 2017

Pre-administration costs charge	d / incurred		
To whom paid	Amount approved £	Date approved	Date paid
Joint Administrator	2,386 00	27 January 2017	3 February 2017

6.2. Joint Administrators' remuneration and disbursements

The Joint Administrators' remuneration was approved on a time cost basis by secured creditors on 27 January 2017. We have incurred time costs of £34,337.60 since the date of our appointment. Of this, a total of £10,681 (plus VAT) has been billed with the balance to be taken on receipt of the VAT reclaim. The remaining time will be written off.

Approval was also given to the drawing of disbursements, including category 2 disbursements. Details of the current rates are attached at Appendix D.

6.3 Remuneration and disbursements incurred in the period from

We have incurred time costs of £4,272 20 in the current period. An analysis of time incurred in the period is attached at Appendix G. Sums drawn in respect of remuneration in the current period are shown in the receipts and payments account at Appendix B.

Category 2 disbursements incurred in the period are detailed in Appendix E

Appendix F includes details of other professional costs that have been incurred. The receipts and payments abstract at Appendix B sets out which of these costs have been paid. All such costs are subject to review before being paid and any payments made in the period are disclosed in the receipts and payments account at Appendix B.

6.4. Costs to closure

It is proposed that the Company will exit the administration by dissolution. I anticipate that I will incur additional costs to closure of £1,500, which will be written off

7 Creditors' right to information and ability to challenge expenses

In accordance with the provisions of Rules 2 48A and 2 109 of the Insolvency Rules 1986 creditors have a right to request further information about remuneration or expenses (other than preadministration costs) and to challenge such remuneration or expenses

A request for further information must be made in writing within 21 days of receipt of this report

Any secured creditor, or any unsecured creditor with either the concurrence of at least 10% in value of the unsecured creditors (including that creditor) or the permission of the court, may apply to court that the remuneration charged, the basis fixed or expenses incurred by the administrator are in all the circumstances excessive

Any such challenge must be made no later than eight weeks after receipt of the report which first discloses the charging of remuneration or incurring of the expenses in question

A Guide to Administrators Fees, which provides information for creditors in relation to the remuneration of an Administrator, can be accessed at http://rsm insolvencypoint com under 'general information for creditors'. A hard copy can be requested from my office by telephone, email or in writing

8 Closure of the administration

The Joint Administrators will bring the administration to a close by moving to dissolution Should you require any further information please do not hesitate to contact me

Christopher Ratten

RSM Restructuring Advisory LLP

Joint Administrator

Christopher Ratten is licensed to act as an Insolvency Practitioner in the UK by the Institute of Chartered Accountants in England and Wales Lindsey Cooper is licensed to act as an Insolvency Practitioner in the UK by the Institute of Chartered Accountants in England and Wales Graham Bushby is licensed to act as an Insolvency Practitioner in the UK by the Institute of Chartered Accountants in England and Wales Insolvency Practitioners are bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment

The affairs, business and property of the Company are being managed by the Joint Administrators who act as agents of the Company and without personal liability

Appendix A

Statutory, dividend and other information

Company name	Winterhill Largo Property Limited
Joint Administrators	Lindsey Cooper, Christopher Ratten and Graham Bushby
Date of appointment	26 February 2016
Functions	The Joint Administrators' appointment specified that they would have power to act jointly and severally. The Joint Administrators' have exercised, and will continue to exercise, all of their functions jointly and severally as stated in the notice of appointment.
Previous company names	David Curry Limited
Company number	04594996
Date of incorporation	15 May 2013
Trading name	Winterhill Largo Property Limited
Trading address	6 Anchor Court, Commercial Road, Blackburn Lancashire BB3 0DB
	Cardinal House, 20 St Mary's, Parsonage, Manchester M3 2LY
	West One, 114 Wellington Street, Leeds LS1 1BA
	23 Hanover Square, London, W15 1J
Principal activity	Property Agents
Registered office	RSM Restructunng Advisory LLP 3 Hardman Street Manchester M3 3HF
Appointor	Metro Bank Plc
Details of any extension	None
Proposed exit route	Dissolution

Dividend prospects	Owed	Paid to date	Estimated future prospects
Secured creditor (1) Metro Bank PLC	£652,000	Nit	Nil
Secured creditor (2) Moygannon Limited	£1,300,000	Nil	NII
Preferential creditors	£4,570	Nil	Nil
Unsecured creditors	£171,705	Nil	Nil
Estimated net property	Nil		
Estimated prescribed part available for unsecured creditors	Nil		
Whether and why the Administrators intend to apply to court under S176(A)(5) IA86	N/A		

Receipts and Payments Abstract: 1079602 - Winterhill Largo Property Limited In Administration Bank, Cash and Cash Investment Accounts: All Dates

SOA Value £		£	£
	ASSET REALISATIONS		
0 00	Bank Interest Gross	5 93	
2,048 00	Cash at bank	0 00	
0 00	Commission on sale of Property	21,687 50	
0 00	Trade Debtors	4,232 00	
0 00	Trade Sessors		25,925 43
	COST OF REALISATIONS		
0 00	Administrators Fees	(7,166 67)	
0 00	Commissions	(10,000 00)	
0 00	Corporation Tax	(1 20)	
0 00	Courier	(85 56)	
0 00	Insolvency Point Annual Charge	(8 00)	
0 00	Legal Fees	(2,000 00)	
0 00	Mail Redirection	(560 00)	
0 00	Mileage & Travel	(68 00)	
0 00	Pre appointment Fees	(2,386 00)	
0 00	Specific Bond	(127 50)	
0 00	Specific Borta	(127 30)	(22,402 93)
	PREFERENTIAL CREDITORS		
(2,170 00)	Holiday Pay	0 00	
(2,400 00)	Wages	000	
			0 00
	FLOATING CHARGE CREDITORS		
(1,952,000 00)	Floating Charge Claims	000	0 00
	UNSECURED CREDITORS		
(1,954,522 00)	Deficiency In Security	0 00	
(22,894 19)	Employees	0 00	
(120,231 00)	Trade and Expense Creditors	0 00	
(28,579 69)	Unsecured Creditors	0 00	
(,,			0 00
	EQUITY		
(1 00)	Ordinary Shares	0 00	0.00
			0 00
(4,080,749 88)		_	3,522 50
	REPRESENTED BY	_	
	RBS Admin Account	42 16	
	VAT Receivable (Payable)	3,480 34	3,522 50
		_	3,522 50
			_,

Notes

1 2

06/02/2017 10 12 AM

Appendix C

RSM Restructuring Advisory LLP

Charging, expenses and disbursements policy

Charging policy

- Partners, directors, managers, administrators, cashiers, secretarial and support staff are allocated an hourly charge out rate which is reviewed from time to time
- Work undertaken by cashiers, secretarial and support staff will be or has been charged for separately
 and such work will not or has not also been charged for as part of the hourly rates charged by partners,
 directors, managers and administrators
- Time spent by partners and all staff in relation to the insolvency estate is charged to the estate
- Time is recorded in 6-minute units at the rates prevailing at the time the work is done
- The current charge rates for RSM Restructuring Advisory LLP Manchester are attached
- Time billed is subject to Value Added Tax at the applicable rate, where appropriate
- It is the office holder's policy to ensure that work undertaken is carried out by the appropriate grade of staff required for each task, having regard to its complexity and the skill and experience actually required to perform it
- RSM Restructuring Advisory LLP's charge out rates are reviewed periodically

Expenses and disbursements policy

- Only expenses and disbursements properly incurred in relation to an insolvency estate are recharged to the insolvency estate
- Expenses and disbursements which comprise external supplies of incidental services specifically identifiable to the insolvency estate require disclosure to the relevant approving party, but do not require approval of the relevant approving party prior to being drawn from the insolvency estate. These are known as 'category 1' disbursements.
- Expenses and disbursements which are not capable of precise identification and calculation
 (for example any which include an element of shared or allocated costs) or payments to
 outside parties that the firm or any associate has an interest, require the approval of the
 relevant approving party prior to be being drawn from the insolvency estate. These are known
 as 'category 2' disbursements
- A resolution to consider approving category 2 disbursements at the rates prevailing at the time
 the cost is incurred to RSM Restructuring Advisory LLP Manchester will be proposed to the
 relevant approving party in accordance with the legislative requirements
- General office overheads are not re-charged to the insolvency estate as a disbursement
- Any payments to outside parties in which the office holder or his firm or any associate has an
 interest will only be made with the approval of the relevant approving party
- Expenses and disbursements re-charged to or incurred directly by an insolvency estate are subject to VAT at the applicable rate, where appropriate

Appendix D

RSM Restructuring Advisory LLP

Joint Administrators' current charge out and disbursement rates

Hourly charge out rates	,	
	Rates at commencement £	Current rates From April 2016
		£
Partner	395	435
Directors / Associate Directors	300 to 350	330 to 385
Manager	260	286 to 315
Assistant Managers	190	209
Administrators	155 to 185	143 to 204
Support staff	130	143 to 173
Category 2 disbursement rates		
Internal room hire	£165	
Subsistence	£25 per night (from 3 rd September 2013) £23 per night (up to 2 nd September 2013)	
Travel (car)	38p per mile (up to and including 31 March 40p per mile (from 1 April 2010) 42 5p per mile (from 1 April 2011)	2010)
'Tracker' searches	£10 per case	

Appendix E

RSM Restructuring Advisory LLP

Joint Administrators' category 2 disbursements table

Amounts paid or payable to the Office Ho firm or any associate has an interest	lder's firm or to any party in	which the office h	older or his
Recipient, type and purpose	Incurred £	Paid £	Unpaid £
Mileage	68 00	68 00	
Total	68.00	68 00	

Appendix F

Statement of expenses incurred by the Joint Administrators' in the period from 26 February 2016 to 6 February 2017

Type and Purpose	Original estimate	incurred in period	Paid
	£	£	£
Bond	127 50	127 50	127 50
Statutory Advertising	81 13	-	-
Storage Agent (collection/storage of records)	190 00	85 56	
Property Agent Valuation	10,000 00	8,000 00	10,000 00
Legal Fees	10,000 00	5,000 00	2,000 00
Redirection of Mail	240 00	560 00	560 00
Total	20,638.63	13,773.06	12,687.50

SIP9 Summary Level 2

For the period 27/08/2016 to 10/02/2017

Period	Hours Spent	Partners	Directors /	Managers	Assistant	Administrators	Assistants &	Total	Total	Average
		-,-,-	Associate	1	Managers	,	Support Staff	Hours	Time Costs	Rates
From	Administration and Planning		Directors							
Jan 2003	Case Management	90	00	0.0	3.5	0.1	0.2	4 4	£ 1,097 70	249 48
	Director(s)/debtor/bankrupt	0.0	00	0 0	0.8	0.0	00	0.8	£ 163 20	204 00
	Receipts and Payments	0.0	0 0	0 0	0.0	16	12	2.8	£ 463 55	165 55
	Tax Matters	0 0	0 0	00	12	0 3	00	1.5	£ 312 90	208 60
	Total	9 0	0 0	00	5.5	2.0	41	9 5	£ 2,037 35	214 46
	Two controls of the state of th									
	Timesugation		100			000	-	- 00	02 501 3	00 800
	Investigations/CDDA		0	0	60	0	00		E 103 00	00 50
	Total	00	00	00	60	0 0	00	60	£ 183 60	204 00
	Realisation of Assets	•							- !	
	Land and Property	00	00	00	0 5	0.0	0 0	5 0	£ 112 50	225 00
***	Total	00	00	00	0 5	00	00	9 0	£ 112 50	225 00
-								-		
	Creditors									
	Other Creditor Meetings and Reports	150	0 0	00	5.4	0 0	0.4	63	£ 1,443 75	229 17
	Secured Creditors	100	0 0	00	2 0	0.0	00	2.0	£ 450 00	225 00
	Unsecured Creditors	00	0 0	00	0.2	0 0	00	0.2,	£ 45 00	225 00
	Total	0.5	0 0	00	9 /	0 0	0.4	8 5	£ 1,938 75	228 09
	Total Hours (From Jan 2003)		00	0 0	14.5	2.0	8	19.4	£ 4.272.20	220 22
	Total Time Cost (From Jan 2003)	£ 477 95	00 0 3	E 0 00	£ 3,170 10	£ 313 00	£ 311 15	£ 4,272 20		
Total Hours			00	00	145	2.0	¥ 8	19.4	£ 4,272 20	220 22
Total Time Cost	•	£ 477 95	£ 0 00	00 0 3	£ 3,170 10	£ 313 00	£ 311 15	£ 4,272 20		
Average Rates		434 50	00 0	00 0	218 63	156 50	172 86	220 22		

Winterhill Largo Property Limited 1079602 / 700 - Post Appointment Administration

SIP9 Summary Level 2

Winterhill Largo Property Limited 1079602 / 700 - Post Appointment Administration

For the period 20/02/2016 to 10/02/2017

Period	Hours Spent	Partners	Directors /	Managers	Assistant	Administrators	Assistants &	Total	Total	Average
			Associate		Managers		Support Staff	Hours	Time Costs	Rates
From	Administration and Planning									T
Jan 2003	Appointment	0 0	0 0	00	0 0	2,1	0.7	28	£ 446 50	159 46
	Background information	0 0	0.0	0.2	00		00	0.5	£ 52 00	260 00
	Case Management	83	5 5	90	113	t		28 1	1	287 03
	Director(s)/debtor/bankrupt	0.0	0 0	0 0	0.8	2.2	00	3.0	£ 586 90	195 63
	Post-appointment - general	0 1	1.0	00	1.5			3.4		220 15
	Pre-appointment matters	0 0	1 0	0 0	0 0			5 2		224 66
	Receipts and Payments	0 0	00	00	0 0			8 1	ı,	150 48
	Statement of Affairs	0 0	20	00	00			0.2		300 00
	Tax Matters	0 0	0 0	00	12			22		195 23
	Total	8.4	7.7	20	148	156	3.7	6 09	£ 12,269 35	240 85
	The second secon									
	Tuvesugations			-						
	Investigations/CDDA	28	00	00	13.4	1.0	0 0	17.2	£ 4,089 10	237 74
	Total	28	00	00	13.4	10	0 0	17.2	£ 4,089 10	237 74
	The second section of the second section is a second section of the									
	Realisation of Assets							:	:	
	Assets - general/other	00	0 0	2 5	7.1		00	10.7	£ 2,328 30	217 60
	Debtors & sales finance	0 0	8 0	00	00	!	0 0	0 6	£ 2,590 00	287 78
	Land and Property	60	1.0	2.0	26		00	74	£ 1,940 95	262 29
	Sale of business	0 0	0 0	0 0	0.4		00	0.4	£ 76 00	190 00
	Stock and WIP	1.0	0 0	0.0	00		0 0	10	£ 395 00	395 00
	Total	19	0.6	4 5	101	3.0	0 0	28 5	£ 7,330 25	257 20
	A PARTY COMMENTS AND ADDRESS OF THE PART							-		
	Creditors									- [
	1st creditors/shareholders meetings and reports	0	0	0	80	0 2	0 2	6	£ 2,068 15	213 21
	Employees	0 0	0 0	12	61		0 1	76	£ 1,556 80	204 84
	Other Creditor Meetings and Reports	20	0 0	0.0	5.4	11	90	93	£ 2,387 40	256 71
	Preferential Creditors	00	00	0.3	00		0 0	, 03	£ 78 00	260 00
	Secured Creditors	10	7.0	00	2.0		0.0	10 0	£ 2,994 75	299 48
	Unsecured Creditors	0.5	0.5	10	0.2		16	7.2	£ 1,573 80	218 58
	Total	3.5	83	2 6	217	5.4	27	44 1	£ 10,658 90	241 70
	Total Hours (From Jan 2003)	16.6	25.0	11	0 09	25.01	A S	140 7	0 34 237 60	244.05
	Total Time Cost (From Jan 2003)	C c ore or	0.000000	2000	1	3		- 17	F 04,007 00	20 447
		- 0,010 30		2,017 60	£ 12,344 U5	1.4,0	£ 942 20	E 34,337 60		
Total Hours		16 6	25.0	7.7	0 09	25 0	6.4	140 7	€ 34,337 60	244 05
Total Time Cost		£ 6,876 95	6 7,659 00	£ 2,017 60	£ 12,344 05	£ 4,497 80	£ 942 20	£ 34,337 60		
Average		414 27	306 36	262 03	205 73	179 91	147 22	244 05		
South	To state sometiments of the state of the sta	-t	- -		7	J		7		