

# LIQ03

## Notice of progress report in voluntary winding up



Companies House

For further information, please  
refer to our guidance at  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

### 1 Company details

Company number 1 0 8 5 5 4 8 2

Company name in full Blackmore SPV 14 Ltd

#### → Filling in this form

Please complete in typescript or in  
bold black capitals.

### 2 Liquidator's name

Full forename(s) Geoffrey Wayne

Surname Bouchier

### 3 Liquidator's address

Building name/number The Shard, 32

Street London Bridge Street

Post town London

County/Region London

Postcode S E 1 9 S G

Country United Kingdom

### 4 Liquidator's name ①

Full forename(s) Benjamin John

Surname Wiles

#### ① Other liquidator

Use this section to tell us about  
another liquidator.

### 5 Liquidator's address ②

Building name/number The Shard, 32

Street London Bridge Street

Post town London

County/Region London

Postcode S E 1 9 S G



Country United Kingdom

#### ② Other liquidator

Use this section to tell us about  
another liquidator.

# LIQ03

## Notice of progress report in voluntary winding up

<b>6</b>	<b>Period of progress report</b>																
From date	d	0	d	1	m	0	m	7	y	2	y	0	y	2	y	0	
To date	d	3	d	0	m	0	m	6	y	2	y	0	y	2	y	1	
<b>7</b>	<b>Progress report</b>																
<input checked="" type="checkbox"/> The progress report is attached																	
<b>8</b>	<b>Sign and date</b>																
Liquidator's signature	Signature 																
Signature date	d	2	d	7	m	0	m	8	y	2	y	0	y	2	y	1	

**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 Joss Mitchison

Company name Kroll

Address The Shard, 32

32 London Bridge Street

Post town London

County/Region London

Postcode SE1 9SG

Country United Kingdom

DX

Telephone 020 7089 4700

**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**

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# **Progress Report to Creditors**

27 August 2021

**Blackmore SPV 14 Ltd  
(In Liquidation)**

Joint Liquidators' Progress Report to Creditors for the period from 1 July  
2020 to 30 June 2021

Kroll Advisory Ltd.  
The Shard  
32 London Bridge Street  
London  
SE1 9SG

Duff & Phelps Ltd. has recently rebranded as Kroll with a new name, Kroll Advisory Ltd. Insolvency cases handled by insolvency practitioners from Duff & Phelps Ltd. are still being dealt with in the same way, by the same insolvency practitioners and staff. Our staff email addresses are now from kroll.com and our correspondence and website reflects the Kroll branding.

## Contents

1. Introduction	2
2. Creditor Summary	3
3. Progress of the Administration	4
4. Outcome for Creditors	7
5. Other Matters	8
6. Fees, Expenses and Pre-Liquidation Costs	8
7. Future Strategy	10

## Appendices

Appendix 1 – Statutory Information	11
Appendix 2 – Joint Liquidators' Receipts and Payments Account	12
Appendix 3 – Analysis of Time Charged and Expenses Incurred	13
Appendix 4 – Narrative of work carried out for the Reporting Period	14
Appendix 5 – Statement of Creditors' rights	16
Appendix 6 – Definitions	17
Appendix 7 – Notice about this Report	19

## 1. Introduction

The Joint Liquidators were appointed on the Appointment Date following the passing of a written resolution by the Company's sole shareholder confirming that the Company be placed into Liquidation and that the Joint Liquidators be appointed.

The appointment of the Joint Liquidators was later ratified by the creditors of the Company 15 July 2020.

This Progress Report provides an update on the Liquidation of the Company for the Reporting Period.

The Joint Liquidators have also explained their future strategy for the Liquidation and how likely it is that they will be able to pay each class of creditor.

You will find other important information in this Progress Report such as the costs the Joint Liquidators have incurred.

A glossary of the abbreviations and definitions used throughout this document is attached at Appendix 6.

Please also note that an important legal notice about this Progress Report to Creditors is attached at Appendix 7.

## 2. Creditor Summary

This Progress Report covers the Reporting Period.

### Progress to Date

- The Company's sole asset per the SOA was the Development.
- Third party funding in respect of the Development was provided by KSEYE which was secured by way of a first ranking charge over the Development. Prior to the Appointment Date, KSEYE appointed Receivers who subsequently completed a sale of the Development on 24 July 2020 for £1.4m.
- The completion statement confirmed that there was no surplus available to the Liquidation estate. The reasons for this primarily being the costs of the receivership process, including the costs of agents instructed by the Receiver and the delays in the sale of the Property resulted in additional interest being applied to KSEYE's indebtedness
- A sum of £431 was being held in a client account with LA Law that belonged to the Company which has been returned to the Liquidation estate in the Reporting Period.

### Outcome for Creditors

- The sum due to KSEYE at the time of the sale, as noted in Section 3, was significantly higher than the amount noted in the SOA given the rate of interest and default fees applied.
- KSEYE were repaid in full from the proceeds of the sale of the Development.
- There is not expected to be any distributions to Oak or BBPlc (the other secured creditors).
- There will be insufficient realisations to enable a dividend to any other class of creditor.

Please note, this Progress Report provides creditors with an account of the progress of the Liquidation of the Company in the period. Unless otherwise stated, all amounts in this Progress Report and appendices are stated net of VAT.

### 3. Progress of the Administration

This section provides an update on the Joint Liquidators' strategy for the Liquidation and progress to date.

#### 3.1 Strategy and Progress to Date

- As noted in the SOA and Directors' Report, the Company's sole asset related to its interest in the Development which it purchased for £1.325m in October 2017 using funds advanced to it by BBPlc.
- The Development was intended to be a mixed-use development scheme comprising of a ground floor commercial unit and 34 apartments. However, as at the Appointment Date, no development works had been progressed.
- Third party lending to fund the build costs of the Development was provided by KSEYE in August 2019 which was secured by way of a first ranking charge over the Development and KSEYE had appointed a Receiver over the Development prior to the Appointment Date.
- As detailed in the Directors' Report, an offer had been received for the Development and contracts have been exchanged at £1.75m with the sale expected to complete by the end of July 2020.
- It was considered possible that there may be a recovery available to the Liquidation estate following the sale of the Development and settling the outstanding debts owed to KSEYE and BBPlc.
- The Joint Liquidators have therefore been monitoring the progress of the sale during the Reporting Period and have been making enquiries to determine the likelihood of any return to the Liquidation estate.
- Further information in this regard can be found in Section 3.2 below.

#### 3.2 Asset Realisations

Realisations during the Reporting Period are set out in the Receipts and Payments account at Appendix 2.

Further information in relation to the Company's assets and the steps taken by the Joint Liquidators during the Reporting Period to realise these assets are provided below:

##### 3.2.1 Freehold / Leasehold Property

- As noted above, the Company's sole asset per the SOA was the Development.
- During the Reporting Period, the Joint Liquidators have engaged with the Receiver appointed by KSEYE to understand the progress with the sale and the likelihood of any surplus to the Liquidation estate.
- The Receiver has confirmed that the sale of the Property completed on 24 July 2020 for £1.4m.
- The final sale price is considerably lower than the previous offer of £1.75m, despite the purchaser having previously exchanged contracts at this sum, as reported in the Directors' Report. Accordingly, the Joint Liquidators challenged the Receiver to confirm why this revised offer was accepted and to evidence that this was the best price achievable for the Development.
- The Receiver confirmed that the Purchaser had advised that it was unable to raise the required funds in order to complete the transaction at £1.75m and, therefore, had submitted a revised offer.



- The Receiver further confirmed that, in the circumstances and based upon the information available at the time of the sale, they consider that the sale price was the best obtainable. The following comments were made to explain their rationale for this:
  - Advice and formal valuations received from instructed agents confirmed that the property had a value of between £600k - £1.35m and, therefore, they noted that the revised offer of £1.4m was still strong.
  - The COVID-19 pandemic restrictions had been introduced by the UK Government and so the Receiver concluded that running a marketing campaign would likely be very difficult and uncertain in outcome, noting that they would also have either lost the interest from the current interested party who had submitted their revised offer at £1.4m or prompted further price reductions. It was also noted that any such marketing campaign would have likely taken longer than usual, incurring additional professional costs and interest on the loan, thus reducing the prospect of any surplus to the Company;
  - The interested party had contracted into a significant non-refundable deposit as part of their variation of the contract to reduce the purchase price. Together with a secured overage arrangement to protect the position if the purchaser sold the Property on within 12 months for an amount in excess of the contract price, the Receiver's considered that sufficient safeguards were in place to conclude the transaction at this amount. For the avoidance of doubt, the Joint Liquidators are not aware of any onward sale of the Development from publicly available records but are following up with the Receiver to confirm.
- Despite the reduction in sale price, the Joint Liquidators still considered that there may be a prospect of recovery for the Liquidation estate and so requested a copy of the completion statement from the sale from the Receiver to confirm the position.
- The completion statement confirmed that there was no surplus available to the Liquidation estate. The reasons for this primarily being:
  - The costs of the receivership process, including the costs of agents instructed by the Receiver, and solicitors appointed by KSEYE were higher than the Joint Liquidators had anticipated, totalling £215,005; and
  - The delays in the sale of the Property resulted in additional interest being applied to KSEYE's indebtedness which eroded any surplus. It is noted that due to the nature of the loan with KSEYE, being that of development finance, the default interest rate was very high. As noted in the Director's Report, KSEYE's indebtedness totalled £897,250 as at June 2020 but this excluded all interest and default fees that they were entitled to claim under the facility.
- The Joint Liquidators therefore considered if the above were reasonable or if any challenge could result in a return for the estate. Having sought advice in relation to the costs of the receivership process, it was advised that while these costs were high, they would be difficult to challenge and the costs of doing so would be substantial and therefore it may not be cost-beneficial.
- The Joint Liquidators also reviewed the terms of the loan to confirm that KSEYE were entitled to apply the rates of interest charged and this review confirmed that they were in accordance with the terms entered into by the Company.
- The Joint Liquidators were aware that the Directors had entered into a Deed of Surplus in relation to the sums due to KSEYE. The terms of this deed ensured that any surplus from the sale of the Development could be used to discharge any shortfall to KSEYE in relation to Blackmore SPV 13 Ltd.

- Despite it being confirmed that there was no surplus from the sale of the Development, the Joint Liquidators sought to ensure that the sums due to KSEYE from Blackmore SPV 13 Ltd hadn't been included in the monies paid to KSEYE from the sale of the Development. The Joint Liquidators' enquiries in this regard confirmed that this was not the case.
- Therefore, despite various avenues being considered, it has been concluded that there is unlikely to be a prospect of a surplus being received in relation to the sale of the Development.
- The Joint Liquidators are currently requesting copies of all VAT invoices in relation to the sale and receivership process given that the Company is VAT registered and so will be entitled to recover the VAT on these invoices from HMRC. Based on the confirmed costs to date, the Joint Liquidators anticipate that this could be between £14k and 29k.
- An update will be provided in the Joint Liquidators' next report to creditors.

### 3.2.2 Other Assets

- A sum of £431 was being held in a client account with LA Law that belonged to the Company which has been returned to the Liquidation estate in the Reporting Period.
- The Company does not have any other assets that the Joint Liquidators are aware of.

### 3.2.3 Investigations

- The Joint Liquidators have reviewed the affairs of the Company to find out if there were any actions which could be taken against third parties to increase recoveries for creditors.
- The work undertaken by the Joint Liquidators has included a full review of the Company's banking transactions since incorporation (as within three years prior to the Appointment Date), a forensic review of the Company's accounting records and a review into any material contracts entered into by the Company and its Directors in the period leading to the Liquidation appointment, including a review of the sale of the Development, the process for which had commenced prior to the Liquidators' appointment.
- The Joint Liquidators have a statutory obligation to file a report with BEIS concerning the conduct of all directors of the Company that served in the three years prior to the Appointment Date. The Joint Liquidators have filed their confidential report with BEIS regarding the conduct of the Directors of the Company.
- Whilst the Joint Liquidators did raise concern with the Deed of Surplus and the intention of the Directors when entering into this, the agreement did not actually come into effect given the lack of surplus from the sale of the Development and so there would be no financial benefit to the Liquidation estate in challenging this.
- Certain other transactions have been identified which the Joint Liquidators have been reviewing and these are being considered as part of the wider investigation of BBPlc. The Joint Liquidators are not currently unable to disclose any further details in this regard.

## 3.3 Costs

Payments made in the Reporting Period are set out in the attached Receipts and Payments Account at Appendix 2.

It should be noted that all fixed charged asset realisations and costs relate to the Property and were dealt with via the Receiver.

### 3.4 Fees and Expenses

The Joint Liquidators have detailed the costs incurred during the period, whether paid or unpaid, in the schedule of expenses attached at Appendix 3.

Summaries of the most significant expenses which have been incurred in the period but have not been paid are provided below:

#### Significant Expenses Incurred but not Paid

Joint Liquidators' Time Costs	£60,035	Total time costs incurred in the Reporting Period is £60,035 (see Appendix 3).
Legal Fees	£3,228	Gunnercooke has incurred legal fees of £3,228 in assisting the Joint Liquidators and reviewing the documentation relating to the Deed of Surplus and sale of the Development.

## 4. Outcome for Creditors

### 4.1 Secured Creditors

#### Oak

Oak, as security trustee, holds fixed and floating charges over BBPlc's assets and those of the SPVs on behalf of the bondholders. The charge over the Company was created on 26 September 2017 and registered at Companies House on 3 October 2017.

As at the Appointment Date, the amount owed to BBPlc by the Company was approximately £815,810 which the charge held by Oak covers.

This security ranks behind that of KSEYE (below) and, given that there has been no surplus from the sale of the Development, there will not be a distribution to Oak.

#### KSEYE

As above, third party lending to fund the development costs of the Development was provided by KSEYE which was secured by way of a first ranking charge over the property. The security granted also includes a floating charge over the other assets of the Company.

The charge over the Company was created on 2 August 2019 and registered at Companies House on 15 August 2019.

Per the SOA, KSEYE were owed £897,250 at June 2020 (excluding the costs of the appointed Receiver).

As above, the completion statement confirmed that the sum due to KSEYE at the time of the sale was significantly higher than the amount noted in the SOA given the rate of interest and default fees being applied.

KSEYE were repaid in full from the proceeds of the sale of the Development.

#### BBPlc

As a step to further protect the interest of Bondholders, the Company registered a legal charge in favour of BBPlc. This was created on 24 June 2020 and registered at Companies House on 30 June 2020.

This security ranks behind that of Oak and KSEYE and there will be no distribution to BBPlc.

## 4.2 Preferential Creditors

The Company did not have any employees and so no preferential claims are anticipated and none have been received to date.

## 4.3 Prescribed Part

The Company granted security to Oak which was registered on 3 October 2017 and contains floating charges. Therefore, the prescribed part provisions will apply.

However, based on current information, there will insufficient net property to enable a dividend to non-preferential unsecured creditors via the Prescribed Part or otherwise.

## 4.4 Non-Preferential Unsecured Creditors

According to the Directors' Statement of Affairs, non-preferential unsecured creditors total £268,532 and claims received to date total £599,711, which includes an unsecured element of BBPlc's claim following the valuation of its security.

It is anticipated that there will be insufficient realisations to enable a distribution to the non-preferential unsecured creditors of the Company.

An update will be provided in the Joint Liquidators' next progress report.

## 5. Other Matters

### 5.1 Creditors' Committee

A Creditors' Committee has not been established in the Liquidation.

### 5.2 Joint **Liquidators'** Receipts and Payments Account

A detailed receipts and payments account for the Reporting Period is shown in Appendix 2, the contents of which are self-explanatory.

### 5.3 Statement of **Creditors' rights**

Further information regarding the remuneration and expenses of the Joint Liquidators, including creditors' rights to challenge such costs is provided at Appendix 5, Statement of Creditors' Rights.

## 6. Fees, Expenses and Pre-Liquidation Costs

### 6.1 Fees and Expenses

#### 6.1.1 Time Costs

- Time has been charged in six minute units. Details of the time charged for the Reporting Period are attached at Appendix 3.
- Time costs incurred in the Reporting Period total £60,035 which represents 170 hours at an average hourly rate of £354.
- In accordance with SIP 9, the Joint Administrators have provided further narrative detail of the time costs incurred at Appendix 4.

#### 6.1.2 Fees

- The Joint Liquidators have not drawn any remuneration and are not currently asking creditors for approval to draw fees given the lack of funds in the Liquidation estate. Should this position change, the Joint Liquidators may approach the body of creditors for approval of their fees.
- It is anticipated that a further £10,000 of time costs will be incurred in concluding the Liquidation.

#### 6.1.3 Expenses

- Expenses are any payments from the Liquidation estate which are neither the Liquidators' remuneration nor a distribution to a creditor or member. Expenses also include disbursements. Disbursements are payments which are first met by the Liquidator and then reimbursed to the Liquidator from the Liquidation estate.
- Expenses are divided into those that do not need approval before they are charged to the Liquidation estate (Category 1) and those that do (Category 2).
- Category 1 Expenses are payments to persons providing the service to which the expense relates who are not an associate of the Liquidator.
- Category 2 Expenses are payments to associates or which have an element of shared costs and require approval from creditors in the same manner as the Liquidators' remuneration, whether paid directly from the estate or as a disbursement.
- Appendix 3 details the expenses incurred and paid for the Reporting Period.
- In the Reporting Period, Category 1 Expenses of £1,292 were incurred, of which none have been paid. No Category 2 Expenses were incurred.

#### 6.1.5 Additional Information

- Also attached at Appendix 4 is a narrative summary of the work carried out to assist creditors in understanding the progress of the Liquidation, the associated costs and expenses of the related activities and the financial benefit to creditors.
- Details of how to obtain further information relating to the fees and expenses of the Joint Liquidators is set out in Appendix 5.

#### 6.2 Pre-Liquidation Costs

Pre-Liquidation remuneration, fixed at £5,000 plus VAT, was approved prior to the Liquidation by the board.

However, there have been insufficient asset realisations in the Liquidation estate to enable the Joint Liquidators to draw these.

## 7. Future Strategy

### 7.1 Future Conduct of the Liquidation

The Joint Liquidators will continue to manage the affairs, the business and the property of the Company. This will include but not be limited to:

- Obtaining all VAT invoices in relation to the sale of the Development and ensuring that any VAT to be reclaimed from HMRC is received;
- Monitoring the ongoing investigation works in the Administration of BBPlc and seeking advice as to whether this impacts the requirement to keep the Liquidation of the Company open; and
- If it is confirmed that the Liquidation is not required to be kept open, the Joint Liquidators will arrange for final costs to be discharged to the extent possible and close the Liquidation.

### 7.2 Future Reporting

The Joint Liquidators will provide a further progress report within two months of 1 July 2022, or earlier if the Liquidation has been completed prior to that time.

The Joint Liquidators anticipate that the next report will be the final report.

If you require further information or assistance, please do not hesitate to contact Joss Mitchison.

Yours faithfully  
For an on behalf of  
Blackmore SPV 14 Ltd



Geoffrey Bouchier  
Joint Liquidator

Enc.

## Appendix 1 – Statutory Information

### Company Information

Company and Trading Name	Blackmore SPV 14 Ltd	
Date of Incorporation	7 July 2017	
Registered Number	10855482	
Company Directors	Patrick McCreesh Phillip Nunn	
Shareholders	Blackmore Bond plc – 100%	
Trading Address	53 King Street Manchester Greater Manchester M2 4LQ	
Registered Office	Current: The Shard 32 London Bridge Street London SE1 9SG	Former: 53 King Street Manchester Greater Manchester M2 4LQ

## Appendix 2 – **Joint Liquidators'** Receipts and Payments Account



# Blackmore SPV 14 Ltd (In Liquidation)

## Joint Liquidators' Receipts and Payments Account

Statement of Affairs		For the Reporting Period from 1 July 2020 to 30 June 2021
(£)		(£)
	Fixed Assets	
1,750,000.00	Property - Holloway Head Birmingham	1,400,000.00
		<u>1,400,000.00</u>
	Fixed Cost of Realisations	
	Receiver's Remuneration	(70,000.00)
	Receiver's Disbursements	(7,200.00)
	VAT on Receiver's Costs	(14,000.00)
	Legal Costs - Receiver's	(80,285.13)
	Agents' Fees - Receiver's	(57,520.00)
		<u>(229,005.13)</u>
	Secured Creditors	
(897,250.00)	KSEYE	(1,164,105.13)
	Oak	NIL
(815,810.00)	Blackmore Bond Plc	NIL
		<u>(1,164,105.13)</u>
		<u>6,889.74 *</u>
	Asset Realisations	
	Funds held by LA Law	431.20
		<u>431.20</u>
	Cost of Realisation	
	Re-Direction of Mail	321.00
	Stationery & Postage	78.95
		<u>(399.95)</u>
	Unsecured Creditors	
(268,532.00)	Trade & Expense Creditors	NIL
		<u>NIL</u>
<u>(231,592.00)</u>		<u>31.25</u>
	Represented By:	
	Floating Main Current Account	15.46
	VAT Receivable	15.79
		<u>31.25</u>

Note: All items in the fixed section relate to the sale of the Development which was dealt with by the Receiver and is being reflected here for information purposes only.

\*Whilst the completion statement showed a surplus available of £6,889.74, the Joint Liquidators have been informed that there were further legal costs which exceeded the balance of the surplus and so there will be no return to the Liquidation estate in this regard, save for any VAT that may be recoverable, as noted in the Progress Report.

## Appendix 3 – Analysis of Time Charged and Expenses Incurred

## Blackmore SPV 14 Ltd (In Liquidation)

### Analysis of the Joint Liquidators' Time Costs for the Reporting Period

	Hours				Total Hours	Time Costs (£)	Avg Hourly Rate (£)
	Managing Director	Manager	Senior	Assistant			
Administration & Planning							
Case Review & Case Diary Management	0.50	1.10	8.10	3.10	12.80	4,715.50	368.40
Cashiering & Accounting	0.00	0.70	0.80	3.30	4.80	1,258.50	262.19
Dealings with Directors & Mangement	0.00	0.00	0.80	1.00	1.80	464.00	257.78
IPS Set Up & Maintenance	0.00	0.00	0.20	0.70	0.90	188.00	208.89
Insurance	0.00	0.10	0.90	0.00	1.00	401.50	401.50
Statement of Affairs	0.00	0.60	1.00	0.20	1.80	769.00	427.22
Statutory Matters (Meetings, Reports & Notices)	1.50	6.10	27.30	33.50	68.40	20,488.50	299.54
Strategy, Planning & Control	0.20	9.10	2.40	3.10	14.80	6,985.50	471.99
Tax Compliance / Planning	0.00	0.00	0.00	2.00	2.00	320.00	160.00
Creditors							
Communications with Creditors / Employees	0.00	1.40	5.50	9.40	16.30	4,491.50	275.55
Non-Preferential Creditors / Employee Claims Handling	0.00	0.00	0.00	0.80	0.80	128.00	160.00
Secured Creditors	0.00	3.00	0.70	0.00	3.70	2,184.00	590.27
Investigation Workstreams							
CDDA & Reports & Communication	0.80	6.60	18.40	0.80	26.60	11,647.00	437.86
Financial Review & Investigations	0.00	1.30	4.80	2.40	8.50	3,065.50	360.65
Realisation of Assets							
Freehold and Leasehold Property	0.00	3.90	1.10	0.00	5.00	2,738.50	547.70
Other Intangible Assets	0.00	0.00	0.20	0.00	0.20	76.00	380.00
Other Tangible Assets	0.00	0.00	0.30	0.00	0.30	114.00	380.00
Total Hours:	3.00	33.90	72.50	60.30	169.70		353.77
Total Fees Incurred: (£)	2,250.00	20,353.50	27,699.50	9,732.00		60,035.00	

Blackmore SPV 14 Ltd (In Liquidation)

Joint Liquidators' Expenses for the Liquidation

Notes 1	Company	Type of Expense	Activity	Fee Basis	Reporting Period		Estimated Total Cost for the Liquidation (£)
					Amount Incurred (£)	Amount Paid (£)	
	Category 1 Expenses						
	Other Costs						
2	Accurate Mailing Services Ltd	Statutory Compliance	Stationery and Postage	Fixed Fee Per Unit	78.95	78.95	100.00
3	Royal Mail Group Ltd	Statutory Compliance	Mail redirection	Fixed Fee Per Unit	321.00	321.00	321.00
4	Gunnercooke Llp	Legal Advice	Legal advice relating to the appointment of Liquidators and assisting the review of the Receiver's actions in the sale of the Development	Time Costs	3,227.50	-	5,000.00
					3,627.45	399.95	5,421.00
5	Category 1 Expenses met by Officeholders						
6	Bordereau	Statutory Compliance	Bond Premium	Fixed Fee	225.00	-	225.00
7	Courts Advertising Ltd	Statutory Compliance	Statutory Advertising	Fixed Fee Per Unit	283.35	-	283.35
8	JLT Specialty Limited	Statutory Compliance	Insurance of Assets	Based on the value of the assets	783.24	-	783.24
	Total				1,291.59	-	1,291.59
9	Category 2 Expenses met by Officeholders						
	No Category 2 Expenses have been incurred						
					-	-	-
					-	-	-
	Total				4,919.04	399.95	6,712.59

Notes to Expenses Schedule

- The Joint Liquidators' choice of professional advisors is based on their perception of the experience and ability of the respective firms / individuals to perform their work, the complexity and nature of the assignment and the basis of their fee. All expenses listed above are Category 1 Expenses unless denoted otherwise.
- It is usually more cost effective to employ an external agent to print and mail circulars to creditors and members, as required by statute.
- The mail redirection ensures that any post received by the Company is forwarded on to the Joint Liquidators to ensure all matters are dealt with.
- The Joint Liquidators instructed Gunnercooke Llp to provide legal advice relating to the appointment of Liquidators and assisting the review of the Receiver's actions in the sale of the Development.
- Category 1 Expenses are payments to independent third parties where there is specific expenditure directly referable to the Liquidation.
- It is a statutory requirement for insolvency practitioners to have a bond on each case to which they are appointed. The cost is based on the value of the assets.
- Statutory advertising of the Notice of Appointment in the London Gazette is required under insolvency legislation.
- The Joint Liquidators instructed JLT to provide sufficient insurance cover over the Company's assets.
- Category 2 Expenses are costs that are directly referable to the Liquidators but not to a payment to an independent third party.

The above costs exclude VAT.

## Appendix 4 – Narrative of work carried out for the Reporting Period

### SIP 9 Narrative for the Reporting Period

Administration and Planning	<ul style="list-style-type: none"><li>• Monitoring and reviewing the Liquidation strategy;</li><li>• Briefing staff on the Liquidation strategy and matters in relation to workstreams;</li><li>• Regular case management and reviewing of process including regular team update meetings and calls;</li><li>• Meeting with management to review and update strategy and monitor progress;</li><li>• Reviewing and authorising junior staff correspondence and other work;</li><li>• Dealing with queries arising during the appointment;</li><li>• Reviewing matters affecting the outcome of the Liquidation;</li><li>• Allocating and managing staff/ case resourcing and budgeting exercises and reviews;</li><li>• Liaising with legal advisors regarding various instructions, including agreeing content of engagement letters; and</li><li>• Complying with internal filing and information recording practices, including documenting strategy decisions.</li></ul>
Creditors	<ul style="list-style-type: none"><li>• Updating the list of unsecured creditors;</li><li>• Responding to enquiries from creditors regarding the Liquidation and submission of their claims;</li><li>• Reviewing completed forms submitted by creditors, recording claim amounts and maintaining claim records;</li><li>• Drafting statutory progress reports; and</li><li>• Providing written and oral updates to the Secured Creditors regarding the progress of the Liquidation and case strategy.</li></ul>
Investigations	<ul style="list-style-type: none"><li>• Managing and reviewing the Company books and records;</li><li>• Investigating the affairs of the Company to identify any actions available to the Company against third parties in respect of antecedent transactions or other litigation;</li><li>• Obtaining records from third parties;</li><li>• Reviewing pre-appointment transactions; and</li><li>• Documenting investigations.</li></ul>
Statutory and Compliance	<ul style="list-style-type: none"><li>• Ensuring compliance with all statutory obligations within the relevant timescales;</li><li>• Uploading information to the Creditors' Portal;</li><li>• Drafting progress reports; and</li><li>• Reviewing time costs to date and producing analysis of time incurred which is compliant with SIP 9.</li></ul>
Cashiering	<ul style="list-style-type: none"><li>• Preparing statutory receipts and payments accounts;</li><li>• Renewing bonding and complying with statutory requirements;</li></ul>
Asset Realisations	<ul style="list-style-type: none"><li>• Collating information from the Company's records regarding assets, specifically the Development;</li><li>• Liaising with the Receiver and their solicitors regarding the sale of the Development to monitor its progress and understand the prospects of any surplus to the Liquidation estate; and</li></ul>

Tax

- Liaising with LA Law who were holding funds on account owed to the Company to ensure that these were received.
- Analysing and considering the tax effects of asset sales;
- Working on tax returns relating to the periods affected by the Administrator;
- Analysing VAT related transactions; reviewing the Company's duty position to ensure compliance with duty requirements; and
- Dealing with post appointment tax compliance.

## Appendix 5 – Statement of Creditors' rights

Rule numbers refer to Insolvency (England & Wales) Rules 2016 (as amended)

Section or paragraph numbers refer to Insolvency Act 1986

If you require a copy of any relevant rule or section, please contact Joss Mitchison at [joss.mitchison@kroll.com](mailto:joss.mitchison@kroll.com).

### Information for Creditors on Remuneration and Expenses of Liquidators

Information regarding the fees and expenses of Liquidators, including details of the expenses policy and hourly charge out rates for each grade of staff that may undertake work on this case, is in a document called "Liquidation: Creditor Guides (amended for changes introduced by the Insolvency (England & Wales) Rules 2016 from 1 April 2021)". This can be viewed and downloaded from the website at:

<https://www.kroll.com/en-gb/services/restructuring-advisory/creditor-guides-and-employee-fact-sheets>

Should you require a copy, please contact this office.

### **Creditors' requests for further information**

If you would like to request more information about the Joint Liquidators' remuneration and expenses disclosed in this progress report, you must do so in writing within 21 days of receiving this progress report.

Requests from unsecured creditors must be made with the concurrence of at least 5% in value of unsecured creditors (including, the unsecured creditor making the request) or with the permission of the Court.

### **Creditors' Right to challenge our Remuneration and Expenses**

If you wish to challenge the basis of the Joint Liquidators' remuneration, the remuneration charged, or the expenses incurred during the period covered by this progress report, you must do so by making an application to Court within eight weeks of receiving this progress report.

Applications are by unsecured creditors (including the unsecured creditors making the challenge) or with the permission of the Court.

The full text of the relevant rules can be provided on request by writing to Joss Mitchison at [joss.mitchison@kroll.com](mailto:joss.mitchison@kroll.com).

## Appendix 6 – Definitions

Word or Phrase	Definition
the Act	The Insolvency Act 1986 (as amended)
the Appointment Date	1 July 2020, being the date of appointment of the Joint Liquidators
BBPlc	Blackmore Bond plc (In Liquidation), the sole shareholder of the Company that was placed into Administration on 22 April 2020 and subsequently into Liquidation on 22 April 2021 with Geoffrey Bouchier and Benjamin Wiles also being the duly appointed officeholders. BBPlc are the holder of a legal charge in respect of the Company dated 30 June 2020 that ranks behind that of Oak and KSEYE
BEIS	Department for Business, Energy & Industrial Strategy
Category 1 Expenses	The Joint Liquidators' expenses, in dealing with the Liquidation, to persons providing the service to which the expense relates and who are not an associate of the Liquidator. These expenses can be paid without prior approval
Category 2 Expenses	The Joint Liquidators' expenses, in dealing with the Liquidation, to associates or where there is an element of shared costs. Such expenses require approval by creditors before payment
the Company	Blackmore SPV 14 Ltd. (In Creditors' Voluntary Liquidation) (Company Number: 10855482)
the Development	76 Holloway Head, Birmingham, B1 1NG
the Directors	Patrick McCreesh and Phillip Nunn, the directors of the Company
HMRC	HM Revenue and Customs
the Joint Liquidators	Geoffrey Bouchier and Benjamin Wiles of Kroll
Kroll	Kroll Advisory Ltd., The Shard, 32 London Bridge Street, London, SE1 9SG
KSEYE	KSEYE Capital Holdings Limited, the holder of first-ranking fixed and floating charges in respect of the Company dated 15 August 2019
the Receiver	Hinesh Varsani of Bellevue Mortlakes Chartered Surveyors, 4 Crossfield Chambers Gladbeck Way, Enfield, Middlesex, EN2 7HT
Oak	International Administration Group (Guernsey) Limited, as security trustee, holds fixed and floating charges over the BBPlc's assets and those of the SPVs on behalf of the Bondholders dated 3 October 2017



Word or Phrase	Definition
the Prescribed Part	Pursuant to Section 176A of the Act where a floating charge is created after 15 September 2003 a designated amount of the Company's net property (floating charge assets less costs of realisation) shall be made available to Unsecured Creditors
the Reporting Period	The period from 1 July 2020 to 30 June 2021
RPS	Redundancy Payments Service
the Rules	The Insolvency (England & Wales) Rules 2016 (as amended)
the Secured Creditors	BBPlc, KSEYE and Oak
SIP 9	Statement of Insolvency Practice 9 – Industry best practice for Insolvency Practitioners in relation to disclosure of remuneration and expenses
SOA	Statement of Affairs, supplied by the Director outlining the Company's financial position as at the Appointment Date

## Appendix 7 – Notice about this Report

This report has been prepared by Geoffrey Bouchier and Benjamin Wiles, the Joint Liquidators of the Company, solely to comply with their statutory duty to report to creditors under the Insolvency (England and Wales) Rules 2016 on the progress of the Liquidation, and for no other purpose. It is not suitable to be relied upon by any other person, or for any other purposes, or in any other context.

This report has not been prepared in contemplation of it being used, and is not suitable to be used, to inform any investment decision in relation to the debt of any financial interest in the Company or any other company in the same group.

Any estimated outcomes for creditors included in this report are illustrative only and cannot be relied upon as guidance as to the actual outcomes for creditors.

Any person that chooses to rely on this report for any purpose or in any context other than under the Insolvency (England and Wales) Rules 2016 does so at their own risk. To the fullest extent permitted by law, the Joint Administrators do not assume any responsibility and will not accept any liability in respect of this report to any such person.

Geoffrey Bouchier and Benjamin Wiles are authorised to act as insolvency practitioners by the Insolvency Practitioners Association.

The Joint Liquidators are bound by the Insolvency Code of Ethics.

The Joint Liquidators act as agents for the Company and contract without personal liability. The appointments of the Joint Liquidators are personal to them and, to the fullest extent permitted by law, Kroll Advisory Ltd. does not assume any responsibility and will not accept any liability to any person in respect of this Progress Report or the conduct of the Liquidation.