

Liquidator's Progress Report

S.192

Pursuant to Sections 92A and 104A and 192
of the Insolvency Act 1986

To the Registrar of Companies

Company Number

04586582

Name of Company

J & C Jones (Building Contractors) Limited

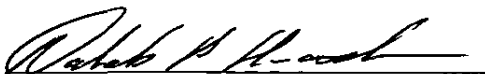
I / ~~We~~

Nicholas Andrew Hancock, St James Building, 79 Oxford Street, Manchester, M1 6HT

the liquidator(s) of the company attach a copy of my/~~our~~ Progress Report
under section 192 of the Insolvency Act 1986

The Progress Report covers the period from 05/09/2014 to 04/09/2015

Signed



Date

7-10-15

UHY Hacker Young turnaround and recovery
St James Building
79 Oxford Street
Manchester
M1 6HT

Ref PJ34/NAH/DMR/KP/DBR

THURSDAY



A32 *A4HLGCY8* 08/10/2015 #275
COMPANIES HOUSE

J & C Jones (Building Contractors) Limited
(In Liquidation)
Liquidator's Abstract of Receipts & Payments

Statement of Affairs		From 05/09/2014 To 04/09/2015	From 05/09/2013 To 04/09/2015
115,000 00	SECURED ASSETS Land & Buildings	NIL NIL	NIL NIL
(251,052 00)	SECURED CREDITORS HSBC Bank Plc	NIL NIL	NIL NIL
92,500 00	HIRE PURCHASE Motor Vehicle	20,371 00	20,371 00
(18,212 00)	PCF Business Finance Limited	(18,371 00)	(18,371 00)
	Plant and Machinery	85,662 00	85,662 00
(88,000 00)	Close Brothers Limited	(85,662 00)	(85,662 00)
		2,000 00	2,000 00
1,300 00	ASSET REALISATIONS Plant & Machinery	NIL	2,000 00
760 00	Business Equipment & Office Furniture	NIL	500 00
200 00	Stock & Raw Materials	NIL	500 00
	Energy Refund	NIL	19 83
	Sundry Refund	30 85	30 85
		30 85	3,050 68
	COST OF REALISATIONS Agents/Valuers Fees (1)	NIL	2,200 00
	Agents Disbursements	NIL	130 00
	Insurance of Assets	NIL	265 00
	Bank Charges	1 06	2 12
		(1 06)	(2,597 12)
(6,508 00)	PREFERENTIAL CREDITORS Employee Arrears/Hol Pay	NIL NIL	NIL NIL
(186,468 00)	UNSECURED CREDITORS Trade & Expense Creditors	NIL	NIL
(46,266 00)	Employees	NIL	NIL
(182,000 00)	Directors Loan Account	NIL	NIL
(13,180 00)	H M Revenue & Customs - VAT	NIL	NIL
(144,336 00)	H M Revenue & Customs - PAYE	NIL	NIL
(13,217 00)	H M Revenue & Customs - Corporatio	NIL	NIL
(21,000 00)	Retentions	NIL	NIL
(35,086 00)	Deferred Tax	NIL	NIL
		NIL	NIL
(100 00)	DISTRIBUTIONS Ordinary Shareholders	NIL NIL	NIL NIL
(795,665 00)		2,029 79	2,453.56

REPRESENTED BY

Vat Receivable	466 00
Lloyds Bank - Non interest bearing	2,453 56
Fixed Ch Vat Payable	(400 00)
Vat Payable	(600 00)
Vat Control Account	534 00
	<hr/>
	2,453 56
	<hr/>



Nicholas Andrew Hancock
Liquidator

5 October 2015

PRIVATE AND CONFIDENTIAL

TO ALL KNOWN CREDITORS OF THE COMPANY

St James Building
79 Oxford Street
Manchester M1 6HT

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Web www.uhy-uk.com

Our ref PJ34/KP/NAH/6 ann

Your ref

Doc id 96791

Dear Sirs

**J & C JONES (BUILDING CONTRACTORS) LIMITED
IN CREDITORS VOLUNTARY LIQUIDATION**

COMPANY NUMBER: 04586582

**REGISTERED OFFICE & TRADING ADDRESS: ABERSOCH ROAD, LLANBEDROG,
PWLLHELL, GWYNEDD LL53 7UB**

I, N A Hancock, of this office was appointed liquidator to the above company on 5 September 2013 and enclose my second annual progress report on the administration of the case

This report should be read in conjunction with my previous progress report issued on 29 September 2014

RECEIPTS AND PAYMENTS

My receipts and payments account for the twelve month period 5 September 2014 to 4 September 2015 is attached

**ASSET REALISATIONS DURING THE TWELVE MONTH PERIOD 5 SEPTEMBER 2014
TO 4 SEPTEMBER 2015**

Refund

A refund in the sum of £30 has been received from Royal Mail Group Limited, following withdrawal of the franking machine from service

M D Wasinski FCA S J Berry C Gawthorpe FCA CTA P Daly FCA N A Hancock FIPA FABRP M J Hodgson CTA D Kendrick CF
S J Lawson FCA B J Leyland D M Richardson MIPA MABPP, M D C Robertson CA D Symonds FCA

N A Hancock and D M Richardson are licensed as Insolvency Practitioners by the Insolvency Practitioners Association

UHY Hacker Young turnaround and recovery Chartered Accountants is the trading name of UHY Hacker Young Manchester LLP, a limited liability partnership registered in England and Wales with Registered Number OC332437

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ASSETS TO BE REALISED

Potential Breach of Covenant / Contract Claim

We are presently reviewing two land sales and construction contracts. If we prove a breach of covenant and or contract there may be a substantial return to the company

We have instructed solicitors to review the potential claims and await their advice as to whether this is considered worthy of pursuit

ASSETS REALISATIONS DURING THE PERIOD PRIOR TO THIS REPORT

Asset realisations achieved prior to the period covered by this report have been detailed in my annual progress report dated 29 September 2014. A summary of these assets is provided below

Assets Subject to a Fixed Charge

Plant and Machinery and Motor Vehicles

The plant and machinery and motor vehicles were inspected and professionally valued by Eddisons Commercial Limited. Several of the items were subject to finance agreements with PCF Business Finance Limited and Close Brothers Limited.

A settlement figure was obtained from Close Brothers Limited in the sum of £85,662.59. Eddisons Commercial Limited advised that the market value for the assets in-situ would be £100,000 and ex-situ would be £76,500. It was therefore advised that there was unlikely to be any equity in the assets after accounting for the costs of disposal to a third party. As a result, Mr John Jones, via J & S Jones Building Contractors, agreed to take over the agreements to avoid the potential shortfall to the company. Consequently, we do not have an interest in these assets.

A Volvo FM12 was held on finance with PCF Business Finance Limited. Eddisons Commercial Limited valued the vehicle at £20,000 in-situ and £16,000 ex-situ and a settlement figure was obtained in the sum of £18,371. An offer from the company director, Mr John Jones, via J & S Jones Building Contractors Limited was received in the sum of £2,000 plus VAT to acquire the equity in the motor vehicle. The offer was considered in line with the valuation report and was therefore recommended for acceptance. Eddisons Commercial Limited prepared the sale agreement and staged payments were received, with the final payment being received 17 December 2013 bringing this matter to a close.

There was a JCB held on finance with PCF Business Finance Limited, however, it has been confirmed that title is held by Mr John Jones in his personal name and the finance has been settled in full

Land and Buildings

The land and buildings related to a section of land adjacent to the builder's yard on Abersoch Road and old garage site known as Congl Meinciau in Botwnnog HSBC Bank Plc held a legal mortgage over the site in Botwnnog registered 19 June 2010 and two fixed and floating charges over the company assets registered 12 August 2010 and 22 June 2010 relating to the overdrawn balance of the company's bank account and the business loan account balance

It was understood that the deficit owed to HSBC Bank Plc was secured by charges over two lots of land and buildings jointly owned by the director Mr John Jones and the former director Mr Derek George Pritchard

After further investigation and confirmation that the land on Abersoch Road held no value, the necessary steps were taken to disclaim the Liquidator's interest

In respect of the site at Botwnnog, HSBC Bank Plc appointed The ES Group as LPA Receivers with effect from 18 November 2013. The Liquidator does not intend to have any involvement with this site, as a shortfall to the Bank is expected

Unencumbered company assets

The unencumbered assets were valued by Eddisons Commercial Limited and included plant and machinery, business equipment and office furniture and stock and raw materials. An offer from the company director, Mr John Jones, via J & S Jones Building Contractors was received in the sum of £3,000 plus VAT on 23 October 2013. The offer was broken down as follows,

Plant and Machinery £2,000

Business Equipment and Office Furniture £500

Stock and Raw Materials £500

The offer was considered in line with the valuation report and was therefore recommended for acceptance. Eddisons Commercial Limited prepared the sale agreement and staged payments were received, with the final payment being received 17 December 2013 bringing this matter to a close.

Energy Refund

An energy refund in the sum of £19 has been received from Scottish Power

CREDITORS

Secured creditors

HSBC Bank Plc, who were owed £250,687 as at the date of the Liquidation hold a legal mortgage over the old garage site known as Congl Meinciau in Botwnnog registered 19 June 2010 and two fixed and floating charges over the company assets registered 12 August 2010 and 22 June 2010 relating to the overdrawn balance of the company's bank account and the loan account balance

It is understood that the deficit owed to HSBC Bank Plc was further secured by charges over two lots of land and buildings jointly owned by the director Mr John Jones and the former director Mr Derek George Pritchard. We understand the combined value of the properties is sufficient to pay HSBC in full.

HSBC Bank Plc have appointed The ES Group as LPA Receivers with effect from 18 November 2013 over the site in Botwnnog and the two lots of land and buildings. We understand all the properties and land have now been sold. We have not had formal confirmation of this and whether HSBC have a claim in the Liquidation.

Preferential creditors

To date the following preferential claims have been received:-

	Amount per statement of affairs	Claim received
	£	£
Wages and holiday pay	6,508	15,833

The value and timing of any dividend to creditors is unknown at present and is dependent upon the outcome of the ongoing investigation into the company's affairs.

Unsecured Creditors

To date 45 claims have been received totalling £516,105. This is broken down as follows,

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Trade Creditors £306,151
H M Revenue & Customs VAT £13,460
H M Revenue & Customs PAYE £161,973
Employee Claims £34,521

The claims have not been adjudicated as the prospect of a dividend to creditors is unknown at present and is dependent upon the outcome of the ongoing investigation into the company's affairs

We understand that the directors have given personal guarantees to several creditors and these have been agreed and paid. We expect several creditors to withdraw their claims

Prescribed Part

The floating charges registered against the company were created after 15 September 2003. Therefore, the Provisions of Section 176A of the Insolvency Act 1986, where a proportion of realisations can be set aside for the benefit of the unsecured creditors, from funds that would normally be paid to the floating charge holder would apply. However, the net property available is less than the prescribed minimum and therefore the provision will not apply in this case.

INVESTIGATION

There are a number of matters that arose during the course of the investigations into the company's affairs that are ongoing. All relevant matters have been reported to the appropriate authorities who are conducting their own enquires.

We have instructed solicitors to assist and advise us in respect of an agreement transferring assets for no apparent consideration.

We have instructed solicitors in respect of a development where the work was carried out at a substantial loss to the company for various reasons. We have spent over 200 hours obtaining invoices, delivery notes and statements. The loss may be recoverable. We had hoped to settle the matter outside the Courts however it appears that this option has been exhausted.

COSTS OF THE LIQUIDATION

Agent's Fees

Agent's fees in the sum of £2,200 and disbursements of £130 have been incurred in valuing the company assets and negotiating the terms of the sale. Eddisons Commercial Limited were instructed due to their expertise within the market.

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Insurance

Insurance costs in the sum of £265 have been incurred with regards to the insurance cover arranged over the company assets. Following completion of the sale the insurance has been cancelled and therefore no further charges will be incurred in this regard.

LIQUIDATORS COSTS

Statement of Affairs fee

The sum of £7,500 is due to be paid to UHY Hacker Young turnaround and recovery for their work in respect of the preparation of the statement of affairs and convening the meeting of creditors, as agreed at the meeting of creditors held on 5 September 2013. No fees have been drawn to date due to insufficient funds in the account.

Liquidator's fees

My total time costs in dealing with the administration of this case for the period from the date of appointment 5 September 2013 to 4 September 2015 are £146,643 in respect of 567 hours, a breakdown of which is attached at Appendix II.

As previously stated over 200 hours have been spent looking at agreements and a contract for a development. This has resulted in us working through all of the Company's books and records and allocating invoices to each development and property, writing to suppliers to substantiate delivery addresses and obtaining statements from suppliers and delivery drivers/firms. We are then providing the information to solicitors and taking instructions regarding further information required.

We have also spent over 50 hours reviewing property and land sales and obtaining copy contracts. This may result in a substantial return to creditors.

Details of my time costs during the twelve month period covered by this report from 5 September 2014 to 4 September 2015 are £44,004 in respect of 150 hours, as shown at Appendix III.

At a meeting of creditors held on 5 September 2013, approval that my costs may be drawn on a time cost basis was obtained.

No fees have been drawn to date.

A schedule detailing the current charge out rates is attached.

A copy of the extract from the Statement of Insolvency Practice 9, A Creditors' Guide to Liquidators' Fees, will be supplied to you on request or alternatively may be viewed at <http://turnaround-recovery.uhy-uk.com/home/creditors-guide-to-fees>

Liquidator's disbursements

Liquidator's disbursements are shown below,

Disbursement	Previous period 05/09/2013 to 04/09/2014	Current period 05/09/2014 to 04/09/2015	Total
Category 1			
Statutory advertising – London Gazette	229 00	-	229 00
Bonding	25 00	-	25 00
Stationery & Postage	157 59	72 90	230 49
Travel	131 40	-	131 40
Storage	-	15 12	15 12
Total disbursement incurred	542.99	88.02	631.01
Disbursement drawn	-	-	-
Disbursement outstanding	542.99	88.02	631.01

CREDITORS RIGHTS TO REQUEST FURTHER INFORMATION

Creditors are reminded of their rights under Rule 4.49E of the Insolvency Rules 1986. Within 21 days of receipt of a progress report a secured creditor or an unsecured creditor with concurrence of 5% in value of the company's unsecured creditors or permission of the court may request further information about remuneration and expenses set out in the report. Such a request must be made in writing.

The Liquidator must provide the information requested within 14 days of receipt of the request or alternatively his reasons for non-provision of the information.

Should a creditor believe that the Liquidators remuneration or expenses are excessive, any secured creditor or any unsecured creditor with the concurrence of 10% in value of the company's creditors or permission of the court, may apply to court to challenge the Liquidators remuneration under Rule 4.131 of the Insolvency Rules 1986. Any such application must be made within a period of 8 weeks following the receipt of the progress report in which the remuneration is first reported.

Yours faithfully



N A Hancock
Liquidator

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**J AND C JONES (BUILDING CONTRACTORS) LIMITED
IN CREDITORS VOLUNTARY LIQUIDATION
LIQUIDATORS RECEIPTS AND PAYMENTS ACCOUNT
FOR THE PERIOD 5 SEPTEMBER 2014 TO 4 SEPTEMBER 2015**

Appendix I

	Per Statement of affairs	For the 12 month period 5 September 2013 to 4 September 2014	For 12 month period 5 September 2014 to 4 September 2015	Total period 5 September 2013 to 4 September 2015
	£	£	£	£
ASSETS SUBJECT TO FIXED CHARGE				
Motor Vehicle	16,000	20,371 00	-	20,371 00
Less PCF Business Finance Limited	(18,212)	(18,371 00)	-	(18,371 00)
	<u>(2,212)</u>	<u>2,000 00</u>	<u>-</u>	<u>2,000 00</u>
 Plant and Machinery	 76,500	 85,662 00	 -	 85,662 00
Less Close Brother Limited	(88,000)	(85,662 00)	-	(85,662 00)
	<u>(11,500)</u>	<u>-</u>	<u>-</u>	<u>-</u>
 Land and Buildings	 115,000	 -	 -	 -
Less HSBC Bank Plc	(251,052)	-	-	-
	<u>(136,052)</u>	<u>-</u>	<u>-</u>	<u>-</u>
 ASSETS NOT SPECIFICALLY PLEDGED				
Plant & machinery	1,300	2,000 00	-	2,000 00
Business Equipment & Office Furniture	760	500 00	-	500 00
Stock & Raw Materials	200	500 00	-	500 00
Energy Refund		19 83	-	19 83
Sundry Refund		-	30 85	30 85
	<u>2,260</u>	<u>5,019 83</u>	<u>30 85</u>	<u>5,050 68</u>
 Payments				
Agent's Fees		2,200 00	-	2,200 00
Agent's Disbursements		130 00	-	130 00
Insurance of Assets		265 00	-	265 00
Bank Charges		1 06	1 06	2 12
		<u>2,596 06</u>	<u>1 06</u>	<u>2,597 12</u>
Balance in hand		<u>2,423 77</u>	<u>29 79</u>	<u>2,453 56</u>
		<u>5,019 83</u>	<u>30 85</u>	<u>5,050 68</u>
 Funds held				
Current account		2,423 77	29 79	2,453 56
 Liquidator's disbursements charged on following basis,				
Category 1		-	-	-
Category 2		-	-	-
		<u>-</u>	<u>-</u>	<u>-</u>

The receipts and payments account is shown net of VAT

**J AND C JONES (BUILDING CONTRACTORS) LIMITED
IN CREDITORS VOLUNTARY LIQUIDATION
ANALYSIS OF TIME COSTS INCURRED
FOR THE PERIOD 5 SEPTEMBER 2013 TO 4 SEPTEMBER 2015**

Category	Partner		Senior Manager		Manager		Administrator		Total	
	Hours	Cost £	Hours	Cost £	Hours	Cost £	Hours	Cost £	hours	Time cost £
Administration, planning & reviews	15 50	6,122 50			4 10	1,442 00	38 60	6,873 00	58 20	14,437 50
Statutory notices & annual reports	1 00	395 00			2 80	966 00	27 90	4,953 50	31 70	6,314 50
Meetings							5 10	714 00	5 10	714 00
Investigation	60 50	23,912 50			12 10	4,277 00	153 30	23,204 50	225 90	51,394 00
Legal Advice					3 50	1,207 50			3 50	1,207 50
Realisation of assets	31 00	12,290 00			7 10	2,544 50	30 20	5,523 50	68 30	20,358 00
Debt collection	95 00	37,775 00							95 00	37,775 00
Property & leases					0 80	276 00	7 00	1,234 50	7 80	1,510 50
Creditors claims & correspondence					1 50	517 50	46 90	8,173 00	48 40	8,690 50
Employee claims & correspondence							10 30	1,673 00	10 30	1,673 00
Post-app tax/vat returns & correspondence					1 00	345 00	10 90	1,920 00	11 90	2,265 00
Closure							1 60	304 00	1 60	304 00
	203 00	80,495 00	-	-	32 90	11,575 50	330 20	54,269 00	567 70	146,643 50
Average hourly cost (£)		396 53				351 84		164 35		258 31

**J AND C JONES (BUILDING CONTRACTORS) LIMITED
IN CREDITORS VOLUNTARY LIQUIDATION
ANALYSIS OF TIME COSTS INCURRED
FOR THE TWELVE MONTH PERIOD 5 SEPTEMBER 2014 TO 4 SEPTEMBER 2015**

Appendix III

Category	Partner		Senior Manager		Manager		Administrator		Total	
	Hours	Cost £	Hours	Cost £	Hours	Cost £	Hours	Cost £	hours	Time cost £
Administration, planning & reviews					1 40	510 50	17 20	3,159 50	18 60	3,670 00
Statutory notices & annual reports					1 30	448 50	14 50	2,608 50	15 80	3,057 00
Investigation	7 50	2,977 50			4 10	1,517 00	13 10	2,386 50	24 70	6,881 00
Realisation of assets	9 00	3,600 00			3 80	1,406 00	18 00	3,409 50	30 80	8,415 50
Legal Advice					0 30	103 50			0 30	103 50
Debt collection	50 00	20,000 00							50 00	20,000 00
Property & leases							1 40	257 00	1 40	257 00
Creditors claims & correspondence							4 00	739 00	4 00	739 00
Employee claims & correspondence							0 20	35 00	0 20	35 00
Post-app tax/vat returns & correspondence							2 90	542 00	2 90	542 00
Closure							1 60	304 00	1 60	304 00
	66 50	26,577 50	-	-	10 90	3,985 50	72 90	13,441 00	150 30	44,004 00
Average hourly cost (£)		399 66				365 64		184 38		292 77

UHY HACKER YOUNG
turnaround and recovery
Manchester office

CHARGE-OUT RATES

The table shown details the hourly charge-out rates utilised by UHY Hacker Young turnaround and recovery, Manchester for charging staff time. The rates shown include the current rates and those previously in force.

Grade	From 1 10 2014	1 4 2013 to 30 9 2014	1 3 2011 – 31 3 2013
	per hour	per hour	per hour
Partner / Director	£400 - £370	£395 - £345	£310 - £280
Senior Manager	£310	£300	£260
Manager	£260	£250	£230
Manager (Property Management)	£160	£150	£145 - £130
Senior Administrator	£190	£175	£145
Administrator	£150 - £130	£140 - £120	£120 - £100
Junior	£110	£100	£85

The rates are applied consistently across all insolvency appointments and presented for approval of creditors or a creditors' committee where appropriate.

Time spent on a case is recorded directly using an on-line time recording system. This is allocated in units of 6 minutes, with the nature of the work undertaken being recorded utilising the categories stated below,

Ethical/conflict issues	Planning and strategy
General Administration	Creditors Secured/Unsecured
Retention of title claims	Asset realisation/management
Debt Collection	Employee matters
Lease/rentals	Legal matters
Statutory work	Trading/wages/vat
Statement of Affairs	Reporting
Distribution and closure	

The firm's policy with regard to support staff is that their time is not recovered separately from the case as the cost of provision of the support services are included in the basis of the charge-out rate for the professional staff.

Disbursements and other costs

Disbursements incurred in the course of an appointment are recharged to the case in accordance with SIP9 regulations on all insolvency appointments. These fall into two categories,

Category 1 disbursements - These are specific costs referable to the case in question and paid to an independent third party. These generally include advertising, bond, postage, and travel expenses. Category 1 disbursements may be drawn without prior approval.

Category 2 disbursements - These are not specific costs which are re-charged by the firm on the following basis. These generally include stationery, photocopying, telephone calls and fax. Category 2 disbursements are required to be approved by creditors before they can be drawn.

Internal meeting room	£65 per hour
Internal photocopying	10p per sheet
Storage of IP's working files (6 years)	£21 per box

A copy of the extract from the Statement of Insolvency Practice 9, A Creditors' Guide to Fees, is located at <http://turnaround-recovery.uhy-uk.com/home/creditors-guide-to-fees> or alternatively a paper copy will be supplied to you on request.

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Updated 1 10 2014