In accordance with Rule 6.28 of the Insolvency (England & Wales) Rules 2016 and Section 106(3) of the Insolvency Act 1986.

LIQ14

Notice of final account prior to dissolution in CVL

Companies House

WEDNESDAY
AAØFPPUX
A09 17/03/2021 #30
COMPANIES HOUSE

1 Company details

Company number	0 5 5 9 1 8 0 8
Company name in full	Mako Property Limited

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

2 Liquidator's name

Full forename(s)	Claire Louise
Surname	Middlebrook

3 Liquidator's address

Building name/number	11a
Street	Dublin Street
Post town	Edinburgh
County/Region	
Postcode	E H 1 3 P G
Country	

4 Liquidator's name ❶

Full forename(s)	
Surname	

❶ **Other liquidator**
Use this section to tell us about another liquidator.

5 Liquidator's address ❷

Building name/number	
Street	
Post town	
County/Region	
Postcode	
Country	

❷ **Other liquidator**
Use this section to tell us about another liquidator.

MIDDLEBROOKS
BUSINESS RECOVERY & ADVICE

Private and Confidential
Registrar of Companies
Companies House
Crown Way
Cardiff
Wales
CF14 3UZ

Our Ref: MAKO188
Date: 2 February 2021
Email: lbrown@middlebrooksadvice.com

Dear Sirs

Mako Property Limited ("the Company") – In Liquidation

I enclosed for filling a copy the final account presented to the creditors in respect of the above-named company, along with LIQ14.

If you have any queries regarding this letter, please contact Lauren Brown by email at lbrown@middlebrooksadviec.com or by phone on 0131 297 7899.

Yours faithfully

Lauren Brown

For Claire Middlebrook
Liquidator

LIQ14
Notice of final account prior to dissolution in CVL

6 Liquidator's release

☑ Tick if one or more creditors objected to liquidator's release.

7 Final account

☑ I attach a copy of the final account.

8 Sign and date

Liquidator's signature	Signature X X
Signature date	d 0 d 2 m 0 m 2 y 2 y 0 y 2 y 1

LIQ14
Notice of final account prior to dissolution in CVL

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

Company name

Address

Post town

County/Region

Postcode

Country

DX

Telephone

Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed the form.

Important information

All information on this form will appear on the public record.

Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

Further information

For further information please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

MIDDLE
BUSINESS RECO

Our Ref: MAKO118/CLM/LXB
Date: 26 November 2020
Email: lbrown@middlebrooksadvice.c

Private and Confidential
To all known members and creditors

Dear Sirs

Mako Property Limited ("the Company") – in Creditors' Voluntary Liquidation

I am now able to conclude the winding up of the affairs of the Company and enclose my final account and notice to creditors and members, together with a receipts and payments account for the whole of the period I was in office.

Also enclosed is a formal notice setting out the final dividend position in respect of the liquidation, although the information in that notice is summarised below.

There will not be any further dividend declared to non-preferential unsecured creditors as the funds realised have been used to pay prior dividends to non-preferential unsecured creditors, and to meet the expenses of the Liquidation.

Creditors and members should note that provided no objections to my release are received I shall obtain my release as Liquidator following the delivery of the final notice to the Registrar of Companies, following which my case files will be placed in storage.

If creditors have any queries regarding the conduct of the Liquidation, or if they want hard copies of any of the documents made available on-line, they should contact Lauren Brown by email at lbrown@middlebrooksadvice.com, or by phone on 0131 297 7899 before my release.

Yours faithfully

Lauren Brown

Claire L Middlebrook
Liquidator

LIQUIDATOR'S ACTIONS SINCE APPOINTMENT

All matters have now been dealt with and I am now in the process of bringing this case to a close.

RECEIPTS AND PAYMENTS ACCOUNT

My Receipts & Payments Account for the period from 21 June 2020 up to 20 November 2020 is attached at Appendix 2.

ASSETS

Cash at Bank

As I have previously advised, following my appointment all assets had already been realised by the previous Liquidator and the balance of estate funds in the sum of £233,706.90 were transferred to the designated client account on 26 June 2017.

LIABILITIES

Secured Creditors

An examination of the Company's mortgage register held by the Registrar of Companies, showed that the Company has granted the following charges

Secured lender	Created	Status
AIB Group (UK) Plc	7 September 2010	Outstanding
AIB Group (UK) Plc	25 September 2008	Outstanding
AIB Group (UK) Plc	4 February 2009	Outstanding
AIB Group (UK) Plc	19 December 2007	Outstanding
AIB Group (UK) Plc	22 August 2007	Outstanding
AIB Group (UK) Plc	10 May 2007	Outstanding
AIB Group (UK) Plc	10 May 2007	Outstanding
AIB Group (UK) Plc	17 October 2006	Outstanding
AIB Group (UK) Plc	13 October 2006	Outstanding
AIB Group (UK) Plc	13 October 2006	Outstanding
AIB Group (UK) Plc	13 October 2006	Outstanding
AIB Group (UK) Plc	13 October 2006	Outstanding

The legislation requires that if the Company has created a floating charge after 15 September 2003, a prescribed part of the Company's net property (i.e. the money that would otherwise be available to the charge holder) should be ring-fenced for distribution to unsecured

creditors. In this case the secured lenders were satisfied in full of the proceeds of the sale of the property portfolio per the administrators progress report for the period 20 July 2015 to 30 October 2015.

I shall be writing to Companies House and the secured lenders to ensure that the securities are noted as fully satisfied.

Non-preferential unsecured Creditors

I have received claims from 24 creditors at a total of £14,414,425.28 of these £2,337,607.21 were admitted for dividend purposes and have received a first and final dividend of 8.42p in £1.

DIVIDENDS

There will not be any further dividends declared to non-preferential unsecured creditors as the funds realised have been used to pay prior dividends to non-preferential unsecured creditors, and to meet the expenses of the Liquidation.

INVESTIGATION INTO THE AFFAIRS OF THE COMPANY

I undertook an initial investigation into the Company's affairs to establish whether there were any potential asset recoveries or conduct matters that justified further investigation, taking account of the public interest, potential recoveries, the funds likely to be available to fund an investigation, and the costs involved. In particular, I considered matters of concern raised by creditors. I recovered, listed and reviewed the Company's accounting records; obtained and reviewed copy bank statements for the months prior to the Company ceasing to trade from the Company's bankers; and compared the information in the Company's last set of accounts with that contained in the statement of affairs lodged in the liquidation and made enquiries about the reasons for the changes.

There were no matters that justified further investigation in the circumstances of this appointment.

LIQUIDATOR'S REMUNERATION

To date a total of 109.20 hours have been spent working on the above tasks in the Liquidation, and total time costs to date are £18,268.25 charged at an average charge out rate of £167.46. I attach an analysis of my time at Appendix 3.

A copy of 'A Creditors' Guide to Liquidators' Fees' published by the Association of Business Recovery Professionals, together with an explanatory note which shows Middlebrook Business Recovery & Advice's fee policy are available at the link http://middlebrooksadvice.com/wp-content/uploads/2015/03/Guide-to-Liquidators-Fees.pdf. A hard copy of both documents can be obtained on request from this office.

LIQUIDATOR'S EXPENSES

I have incurred expenses to 20 November 2020 of £37,938.81 of which nil was incurred in the period between 21 June 2020 up to 20 November 2020.

FURTHER INFORMATION

To comply with the Provision of Services Regulations, some general information about Middlebrooks Business Recovery & Advice can be found at http://middlebrooksadvice.com/wp-content/uploads/2015/03/Provision-of-Services-Regulations-Summary-Sheet.pdf.

SUMMARY

The winding up of the Company is now for all practical purposes complete and I am seeking the release of myself as Liquidator of the Company. Creditors and members should note that provided no objections to my release are received we shall obtain my release as Liquidator following the delivery of the final notice to the Registrar of Companies, following which my case files will be placed in storage.

If creditors have any queries regarding the conduct of the Liquidation, or if they want hard copies of any of the documents made available on-line, they should contact Lauren Brown by email at lbrown@middlebrooksadvice.com, or by phone on 0131 297 7899 before our release.

Lauren Brown

Claire L Middlebrook
Liquidator

MIDDLE
BUSINESS RECO

Mako Property Limited – In Creditors' Voluntary Liquidation
Liquidators' Final Progress Report to Creditors and Members
For the period ending 20 November 2020

STATUTORY INFORMATION

Company name:	Mako Property Limited
Registered office:	82 King Street Manchester M2 4WQ
Former registered office:	St James Building 70 Oxford Street Manchester M1 6HT
Registered number:	05591808
Liquidator's names:	Claire Middlebrook
Liquidator's address:	11A Dublin Street Edinburgh EH1 3PG
Liquidator's date of appointment:	21 June 2017

Name, address and appointment details of the former Liquidator: Derek Forsyth, Campbell Dallas, Titanuim 1, Kings Inch Place, Renfrew PA4 8WF

MIDDLE
BUSINESS RECO

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Appendix 1 – Routine Work undertaken in the period
Appendix 2 – Receipts & Payments Account for the period ending 20 November 2020
Appendix 3 – SIP9 for the period ending 20 November 2020
Appendix 4 – Notice of final account
Appendix 5 – Notice of no further dividend

Appendix 1

1. Administration
   - Case planning - devising an appropriate strategy for dealing with the case and giving instructions to the staff to undertake the work on the case.
   - Setting up and/or maintaining electronic case files and electronic case details on IPS case management and Virtual Cabinet software.
   - Issuing the statutory notifications to creditors and other required on appointment as office holder, including gazetting the office holder's appointment.
   - Obtaining a specific penalty bond.
   - Convening and holding general meetings of creditors and members
   - Dealing with all routine correspondence and emails relating to the case.
   - Opening, maintaining and managing the office holder's estate bank account.
   - Creating, maintaining and managing the office holder's cashbook.
   - Undertaking regular bank reconciliations of the bank account containing estate funds.
   - Reviewing the adequacy of the specific penalty bond on a quarterly basis.
   - Undertaking periodic reviews of the progress of the case.
   - Overseeing and controlling the work done on the case by case administrators.
   - Preparing, reviewing and issuing annual progress reports to creditors and members.
   - Filing returns at Companies House.
   - Preparing and filing VAT returns.
   - Preparing and filing Corporation Tax returns.

2. Creditors
   - Dealing with creditor correspondence, emails and telephone conversations regarding their claims.
   - Maintaining up to date creditor information on the case management system.
   - Issuing a notice of intended dividend and placing an appropriate gazette notice.
   - Reviewing proofs of debt received from creditors, adjudicating on them and formally admitting them for the payment of a dividend.
   - Requesting additional information from creditors in support of their proofs of debt in order to adjudicate on their claims.
   - Calculating and paying a dividend to creditors and issuing the notice of declaration of dividend.

MIDDLE
BUSINESS RECO

middlebrooksadvice.com

11A DUBLIN STREET
EDINBURGH
EH1 3PG
–
T 0131 297 7899

TAY HOUSE
300 BATH STREET
GLASGOW G2 4JR
–
T 0141 465 6429

6A BON ACCORD CRESCENT
ABERDEEN
AB11 6DN
–
T 01224 452 033

82 KING STREET
MANCHESTER
M2 4WQ
–
T 0808 164 4909

COMPANY № 489989 | VAT № 203115277
CLAIRE MIDDLEBROOK IS AUTHORISED TO ACT AS AN INSOLVENCY PRACTIONER IN THE UK BY THE INSTITUTE OF CHARTERED ACCOUNTANTS OF S

Mako Property Limited - In Creditors Voluntary Liquidation
Liquidator's Abstract of Receipts & Payments

From 21 June 2020 To 20 November 2020

S of A £		From 21/06/20 To 20/11/20	From 21/06/17 To 20/11/20
	ASSET REALISATIONS		
233,650.22	Cash at Bank	NIL	233,706.90
	Bank Interest Gross	NIL	262.74
	Sundry Refund	NIL	663.60
233,650.22		NIL	234,633.24
	COST OF REALISATIONS		
()	Specific Bond	NIL	(612.00)
()	Office Holders Fees	NIL	(17,185.74)
()	Legal Fees	NIL	(15,968.40)
()	Corporation Tax	NIL	(52.55)
()	VAT	NIL	(59.22)
()	Statutory Advertising	NIL	(387.90)
()	Court Fees	NIL	(3,565.00)
()	IPS Software Package Fee	NIL	(108.00)
NIL		NIL	(37,938.81)
	UNSECURED CREDITORS		
(151,440.00)	Trade Creditor	NIL	NIL
(151,440.00)		NIL	NIL
82,210.22		NIL	196,694.43
	REPRESENTED BY		
	Professional Firms Clients A/C		NIL
			NIL

Claire Middlebrook
Liquidator

Pre & Post Appointment Remuneration Schedule
Mako Property Limited
Between 21 June 2017 and 20 November 2020

Classification of work function	Partner/ Director	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost	Ave Hourly
Administration & Planning	13.60	23.60	12.70	8.15	58.05	10,018.62	17
Investigations	0.00	0.30	0.00	0.00	0.30	52.50	17
Realisation of Assets	0.10	0.10	0.40	0.00	0.60	72.30	12
Trading	0.00	0.00	0.00	0.00	0.00	0.00	
Creditors	12.30	7.95	5.40	7.20	32.85	5,847.04	17
Case Specific Matters	2.20	3.50	5.60	6.10	17.40	2,295.79	13
Total hours	28.20	35.45	24.10	21.45	109.20		
Time costs	7,597.12	6,473.75	1,984.48	2,230.90		18,286.25	
Average hourly rate	269.40	182.62	82.34	104.00			167.46

Description	Total Incurred £	Total Recovered £
Bordereau Premium	2,410.00	51
Recharge of Software to Case	181.67	9
Totals	**2,591.67**	**60**

Summary of Fees

Time spent in administering the Assignment	**Hours**	109
Total value of time spent to 20 November 2020	**£**	18,286
Total Pre & Post Appointment fees charged to 20 November 2020	**£**	14,321

Pre & Post Appointment Remuneration Schedule
Mako Property Limited
Between 21 June 2020 and 20 November 2020

Classification of work function	Partner/ Director	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost	Aver Hourly
Administration & Planning	0.10	3.25	0.20	0.00	3.55	783.07	22
Investigations	0.00	0.00	0.00	0.00	0.00	0.00	
Realisation of Assets	0.00	0.00	0.00	0.00	0.00	0.00	
Trading	0.00	0.00	0.00	0.00	0.00	0.00	
Creditors	0.00	0.70	0.00	0.00	0.70	164.50	23
Case Specific Matters	0.00	0.10	1.20	0.00	1.30	133.01	10
Total hours	0.10	4.05	1.40	0.00	5.55		
Time costs	36.48	911.38	132.72	0.00		1,080.58	
Average hourly rate	364.80	225.03	94.80	0.00			194.70

Description	Total Incurred £	Total Recovered £
	0.00	
Totals	**0.00**	

Summary of Fees

Time spent in administering the Assignment	**Hours**	5
Total value of time spent to 20 November 2020	**£**	1,080
Total Pre & Post Appointment fees charged to 20 November 2020	**£**	14,321

CREDITOR LISTING FOR Mako Property Limited

Creditor Name	Creditor Address	SOA/Claimed Amount	Submitted Amount	Allocated Amount	Notes	Other
Allied Irish Bank	19 Charlotte Square, Edinburgh, EH2 4DE	NIL				
Aneilka Karus	Account Ref: Medcote, Rake Lane, Chorlton by Backford, Chester, CH2 4DF	NIL	30,000.00			
Anthony McElvogue	Account Ref: Medcote, Rake Lane, Chorlton by Blackford, Chester, CH2 4DF	151,440.00	151,440.00			
Anthony McElvogue and Anielka Karus	Account Ref: Medcote, Rake Lane, Chorlton by Blackford, Chester, CH2 4DF	NIL	833.33			
Anthony McElvogue and Anielka Karus	Account Ref: Medcote, Rake Lane, Chorlton by Blackford, Chester, CH2 4DF	NIL	75,683.13	4,374.00		
Anthony McElvogue and Anielka Karus	Account Ref: Medcote, Rake Lane, Chorlton by Blackford, Chester, CH2 4DF	NIL	12,469.87			
Anthony McElvogue and Anielka Karus	Account Ref: Medcote, Rake Lane, Chorlton by Blackford, Chester, CH2 4DF	NIL	3,000.00			
Anthony McElvogue and Anielka Karus	Account Ref: Medcote, Rake Lane, Chorlton by Blackford, Chester, CH2 4DF	NIL	32,606.41			
Anthony McElvogue and Anielka Karus	Account Ref: Medcote, Rake Lane, Chorlton by Blackford, Chester, CH2 4DF	NIL	272.00			
Anthony McElvogue and Anielka Karus	Account Ref: Medcote, Rake Lane, Chorlton by Blackford, Chester, CH2 4DF	NIL	859.49			
	Account Ref:					

CREDITOR LISTING FOR Mako Property Limited

Creditor Name	Creditor Address	SOA/Claimed Amount	Submitted Amount	Allocated Amount	Notes	Other
Anthony McElvogue and Anielka Karus	Medcote, Rake Lane, Chorlton by Blackford, Chester, CH2 4DF	NIL	33,737.90			
Axa Insurance UK Plc	Account Ref: AXA House, Parklands, Lostock, Bolton, BL6 4SD	NIL	7,124.85	3,396.50		
British Gas	Account Ref: ZM PPP6779757 c/o Bakertilly, Salisbury House, 31 Finsbury Circus, London, EC2M 5SQ	NIL	2,467.27			
British Gas Trading	Account Ref: BGB38874 c/o Bakertilly, Salisbury House, 31 Finsbury Circus, London, EC2M 5SQ	NIL	2,263.37			
Citypoint	Account Ref: 12a Gloucester Square, Edinburgh, EH3 6EF	NIL	4,486,019.00	2,269,496.00		
Dunedin Finance	Account Ref: c/o Aver CA, 21 York Place, Edinburgh, EH1 3EN	NIL	330,883.00			
Edinburgh City Council	Account Ref: Non-Domestic Rates, Chesser House, 500 Gorgie Road, Edinburgh, EH11 3YJ	NIL				
G2 Property Management	Account Ref: South Craighall Lodge, Jackton Road, Jackton, Glasgow, G75 8RR	NIL				
Graham and Sibbald	Account Ref: 11 Manor Place, Edinburgh, EH3 7DL	NIL	2,340.00	660.00		
GWS Property Limited	Account Ref: CG&Co, 17 St Ann's Square, Manchester, M2 7PW	NIL	158,528.00			
IME (2010) Ltd	Account Ref: Colin Campbell, 12 Home Street, Edinburgh, EH3 9LY	NIL	29,073.81	28,560.00		
	Account Ref: L1150					

CREDITOR LISTING FOR Mako Property Limited

Creditor Name	Creditor Address	SOA/Claimed Amount	Submitted Amount	Allocated Amount	Notes	Other
M L Cowan and Co	17 Talla Street, Edinburgh, EH16 6FL	NIL	5,790.00	5,790.00		
Michael Karus	Account Ref: M3386/DF/SUR/FMF/JD/2K02 12a Gloucester Square, Edinburgh	NIL	4,486,019.00			
Midlothian Council	Account Ref: Non-Domestic Rates, PO Box 463, Edinburgh, EH7 9DJ	NIL	2,835.93	2,230.71		
Playfair Investments	Account Ref: 2496034	NIL	4,537,000.00			
Scott & Co	Account Ref: 9b Melville Crescent, Edinburgh, EH3 7LZ	NIL				
Scottish Power Energy Retail	Account Ref: 90400004747	NIL	78.92			
Thomas Crooks	Account Ref: 20 Kinneddar Park, Saline, Dunfermline, KY12 9LE	NIL	23,100.00	23,100.00		
	Account Ref: 1 **Total Amounts:**	151,440.00	14,414,425.28	2,337,607.21		

MIDDLEBROOKS
BUSINESS RECOVERY & ADVICE

Notice of Final Account of

Mako Property Limited ("the Company") – In Creditors' Voluntary Liquidation

Company registered number: 05591808

NOTICE IS GIVEN by Claire Middlebrook of Middlebrooks Business Recovery & Advice, 11A Dublin Street, Edinburgh, EH1 3PG under rule 6.28 of The Insolvency (England and Wales) Rules 2016 that the company's affairs have been fully wound up.

1. Creditors may request further details of the Liquidator's remuneration and expenses within 21 days of receipt of the final account, with the permission of the court or with the concurrence of 5% in value of the unsecured creditors (including the creditor in question)

2. Creditors may apply to court to challenge the amount and/or basis of the Liquidator's fees and the amount of any proposed expenses or expenses already incurred within 8 weeks of receipt of the final account, with the permission of the court or with the concurrence of 10% in value of the creditors (including the creditor in question).

3. Creditors may object in writing to the release of the Liquidator within 8 weeks of delivery of this notice, or before the conclusion of any request for information regarding the Liquidator's remuneration or expenses, or before the conclusion of any application to Court to challenge the Liquidator's fees or expenses, whichever is the later.

4. The Liquidator will vacate office upon expiry of the period that creditors must object to their release and following delivery to the Registrar of Companies of their final account and notice.

5. The Liquidator will be released at the same time as vacating office providing no objections are received.

Creditors requiring further information regarding the above, should either contact me at 11A Dublin Street, Edinburgh, EH1 3PG, or contact Lauren Brown by telephone on 0131 297 7899, or by email at lbrown@middlebrooksadvice.com.

DATED THIS 25 NOVEMBER 2020

MIDDLEBROOKS
BUSINESS RECOVERY & ADVICE

Lauren Brown

Claire Middlebrook
Liquidator

Notice about final dividend position

Mako Property Limited ("the Company") – In Creditors' Voluntary Liquidation

Company registered number: 05591808

Notice is given under rule 14.36 of The Insolvency (England and Wales) Rules 2016, by Claire Middlebrook, the Liquidator, to the creditors of Mako Property Limited, that no further dividend will be declared to unsecured creditors.

There will not be any further dividend declared to non-preferential unsecured creditors as the funds realised have been used to pay prior dividends to non-preferential unsecured creditors, and to meet the expenses of the Liquidation.

Creditors requiring further information regarding the above, should either contact me at 11A Dublin Street, Edinburgh, EH1 3PG, or contact Lauren Brown by telephone on 0131 297 7899, or by email at lbrown@middlebrooksadvice.com.

DATED THIS 25TH DAY OF NOVEMBER 2020

Lauren Brown

Claire Middlebrook
Liquidator