

# WU07

## Notice of progress report in a winding-up by the court



Companies House

SATURDAY



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12/01/2019

#336

COMPANIES HOUSE

### 1 Company details

Company number 0 8 0 7 3 4 2 1

Company name in full Projects London Developments Limited  
(Formerly Parritt Leng Developments Limited)

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

### 2 Liquidator's name

Full forename(s) Jamie

Surname Taylor

### 3 Liquidator's address

Building name/number The Old Exchange

Street 234 Southchurch Road

Post town Southend on Sea

County/Region Essex

Postcode S S 1 2 E G

Country

### 4 Liquidator's name ①

Full forename(s) Dominik Thiel

Surname Czerwinke

① Other liquidator  
Use this section to tell us about  
another liquidator.

### 5 Liquidator's address ②

Building name/number The Old Exchange

Street 234 Southchurch Road

Post town Southend on Sea

County/Region Essex

Postcode S S 1 2 E G

Country

② Other liquidator  
Use this section to tell us about  
another liquidator.

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**6** Period of progress report

From date	<sup>d</sup> 1	<sup>d</sup> 4	<sup>m</sup> 1	<sup>m</sup> 1	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 1	<sup>y</sup> 7
To date	<sup>d</sup> 1	<sup>d</sup> 3	<sup>m</sup> 1	<sup>m</sup> 1	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 1	<sup>y</sup> 8

**7** Progress report

☒ The progress report is attached

**8** Sign and date

Liquidator's signature

Signature

X



X

Signature date	<sup>d</sup> 0	<sup>d</sup> 8	<sup>m</sup> 0	<sup>m</sup> 1	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 1	<sup>y</sup> 9
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**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 **Dominik Thiel Czerwinke**Company name **Begbies Traynor (Central) LLP**Address **The Old Exchange  
234 Southchurch Road**Post town **Southend on Sea**

County/Region

Postcode **S S 1 2 E G**

Country

DX

Telephone **01702 467255****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](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.gov.uk/companieshouse)**

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**Projects London Developments Limited  
(Formerly Parritt Leng Developments  
Limited)  
(In Compulsory Liquidation)**

High Court of Justice, Chancery Division No.  
5649 of 2016

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Progress report

Period: 14 November 2017 to 13 November 2018

### **Important Notice**

This progress report has been produced solely to comply with our statutory duty to report to creditors and members of the Company on the progress of the liquidation. The report is private and confidential and may not be relied upon, referred to, reproduced or quoted from, in whole or in part, by creditors and members for any purpose other than this report to them, or by any other person for any purpose whatsoever.

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## **Contents**

- ❑ Interpretation
- ❑ Company information
- ❑ Details of appointment of liquidators
- ❑ Progress during the period
- ❑ Estimated outcome for creditors
- ❑ Remuneration and disbursements
- ❑ Liquidators' expenses
- ❑ Assets that remain to be realised and work that remains to be done
- ❑ Other relevant information
- ❑ Creditors' rights
- ❑ Conclusion
- ❑ Appendices
  - 1. Account of receipts and payments
  - 2. Time costs and disbursements
  - 3. Statement of Liquidators' expenses

## 1. INTERPRETATION

<u>Expression</u>	<u>Meaning</u>
"the Company"	Projects London Developments Limited(Formerly Parritt Leng Developments Limited) (In Compulsory Liquidation)
"the liquidation"	The appointment of liquidators by the Court pursuant to Section 140 of the Act on 14 November 2016.
"the liquidators", "we", "our" and "us"	Jamie Taylor of Begbies Traynor (Central) LLP, The Old Exchange, 234 Southchurch Road, Southend on Sea, SS1 2EG and Dominik Thiel Czerwinke of Begbies Traynor (Central) LLP, The Old Exchange, 234 Southchurch Road, Southend on Sea, Essex, SS1 2EG
"the Act"	The Insolvency Act 1986 (as amended)
"the Rules"	The Insolvency (England and Wales) Rules 2016 (as amended)
"secured creditor" and "unsecured creditor"	Secured creditor, in relation to a company, means a creditor of the company who holds in respect of his debt a security over property of the company, and "unsecured creditor" is to be read accordingly (Section 248(1)(a) of the Act)
"security"	(i) In relation to England and Wales, any mortgage, charge, lien or other security (Section 248(1)(b)(i) of the Act); and  (ii) In relation to Scotland, any security (whether heritable or moveable), any floating charge and any right of lien or preference and any right of retention (other than a right of compensation or set off) (Section 248(1)(b)(ii) of the Act)
"preferential creditor"	Any creditor of the Company whose claim is preferential within Sections 386, 387 and Schedule 6 to the Act

## 2. COMPANY INFORMATION

Trading name(s):	Parritt Leng
Company registered number:	08073421
Company registered office:	The Old Exchange, 234 Southchurch Road, Southend on Sea, SS1 2EG
Former trading address:	Unknown

## 3. DETAILS OF APPOINTMENT OF LIQUIDATORS

Date of winding up order:	14 November 2016
Date of liquidators' appointment:	14 November 2016
Changes in liquidator (if any):	None

## 4. PROGRESS DURING THE PERIOD COVERED BY THIS REPORT

This is our second progress report and should be read in conjunction with our previous progress report.

On 25 January 2017 a worldwide freezing injunction order was made against the Company's director James Parritt ("JP") upon the joint application of us as liquidators of the Company and three companies associated by way of common directors. This order continues to be in place today. Upon application of the same four companies, a judgment in default of approximately £7m was made against JP on 8 March 2017, pursuant to funds dissipated by the applicant companies which were under his control. A final charging order and order for sale were subsequently made against JP's residential property (Flat 3) and net sale proceeds of £79,546.14 were ultimately received into the liquidation estate of the Company on 16 April 2018, upon the receipt of legal advice sought regarding their allocation. This sum representing a quarter of the total sale proceeds received, with the remaining funds being split equally among the other three applicants.

We are not aware of any other assets belonging to JP. At this stage it appears therefore that there is no prospect of any further realisations being made in this respect. As such it is very likely that the judgment made against JP will not be satisfied in full.

As previously reported, we engaged the assistance of The Contentious Insolvency Division ("CID") of this firm to investigate the affairs of the Company prior to liquidation.

CID investigations into other potential matters are ongoing. Further specific information cannot be provided to creditors at this time to reduce the risk of prejudicing any claims that may be brought.

### **Receipts and Payments**

Attached at Appendix 1 is our abstract of receipts and payments for the period from 14 November 2017 to 13 November 2018.

#### **Receipts**

Bank interest in the sum of £256.44 has been received.

The sum of £79,546.14 has been realised in relation to the Company's share of Flat 3.

#### **Payments**

Accountancy Charges in the sum of £7,000 have been paid to K Tointon Limited. K Tointon Limited were engaged to assist in completing accounts necessary to enable submission of tax returns. This company is owned by the director..

Insolvency Service Account banking fees in the sum of £88 have been paid.

Cheque fees in the sum of £7 have been paid.

Bonding charges in the sum of £324 have been paid.

Liquidators fees in the sum of £27,841.14 have been paid, in accordance with creditor approval.

Liquidators expenses in the sum of £841.80 have been paid.

The sum of £2,614.20 has been paid in relation to costs associated with the realisation of Flat 3. This was paid to our instructed solicitors at Gateley PLC pursuant to an agreement between the four applicants to cover costs

equally or if one or more are unable to do so, then any shortfall would be paid proportionally. The cost relates to service charge arrears.

Agents/valuers fees in the sum of £4,542.03 have been incurred. The sum of £4,317.03 has been paid to Currell Commercial and £225 has been paid to Eddisons.

Legal fees in the sum of £205,791.67 have been paid to our instructed solicitors at Gateley PLC.

Legal expenses in the sum of £4,108.94 have been paid to Gateley PLC.

Tax on Insolvency Service Account interest has been incurred in the sum of £414.37.

Irrecoverable VAT has been written off in the sum of £92,018.35.

Stationery and postage costs have been paid in the sum of £9.98.

Storage costs in the sum of £84.61 have been paid to Archive Facilities (Southend) Limited.

**What work has been done in the period of this report, why was that work necessary and what has been the financial benefit (if any) to creditors?**

Details of the types of work that generally fall into the headings mentioned below are available on our firm's website - <http://www.begbies-traynorgroup.com/work-details> Under the following headings we have explained the specific work that has been undertaken on this case. Not every piece of work has been described, but we have sought to give a proportionate overview which provides sufficient detail to allow creditors to understand what has been done, why it was necessary and what financial benefit (if any) the work has provided to creditors.

The costs incurred in relation to each heading are set out in the Time Costs Analysis which is attached at Appendix 2. There is an analysis for the period of the report and also an analysis of time spent on the case since the date of our appointment. The details below relate to the work undertaken in the period of the report only. Our previous report contains details of the work undertaken since our appointment.

**General case administration and planning**

- Update of case compliance checklists;
- Dealing with correspondence (physical and electronic) that is considered routine in the context of the engagement and otherwise does not directly fall into other categories;
- General case updates to include internal meetings on case strategy and effecting instruction;
- Ongoing maintenance of up to date information on the electronic case information;
- Periodic reviews of the case generally;
- Overseeing and controlling the work undertaken on this engagement by junior staff;
- Completion of six monthly compliance and progression checklists;
- Ensure time recording data is compliant with Statement of Insolvency Practice 9;
- Discharge of costs of liquidation;
- Review of correspondence;
- Case updates to office holders.

On this engagement, the work identified above does not hold direct commercial benefit to creditors. Creditors benefit from this work as it ensures this particular engagement is dealt with to the standards expected and also in a timely fashion. Elements of this work are required to comply with best practice and statute.

**Compliance with the Insolvency Act, Rules and best practice**

- Reviewing the adequacy of the specific penalty bond periodically;
- Ongoing consideration to ethical practice;



- Ongoing consideration to money laundering regulations;
- Updating case checklists and statutory diaries where necessary;
- Submission of forms to Companies House;

**Banking:**

- Maintaining and managing the insolvent estate bank account.
- Maintaining and managing the officer holders' cash book on this assignment.
- Undertaking regular bank reconciliations of the liquidation bank account.
- Complying with risk management procedures;
- Accounting for accruing interest on the cash book;
- Preparing and processing cheque requisition forms for the payment of post-appointment invoices;
- Preparing and processing remittance advises for incoming funds;
- Processing of BACS/electronic payments where applicable.

On this engagement, the work identified above does not hold direct commercial benefit to creditors. It is the duty of the appointed office holder to comply with the Insolvency Act and Rules and creditors benefit from this being done to a standard expected of this firm.

**Investigations**

Further specific information other than that disclosed in the introduction will not be provided to creditors' at this time to reduce the risk of prejudicing any claims that may be bought. As advised above, CID have and continue to investigate the affairs of the Company prior to its demise and are liaising with our instructed solicitors in relation to further claims and the viability of the same.

On this assignment, there may be a direct commercial benefit to creditors in relation to the above.

**Realisation of assets**

- Review of the available information and dealing with sale of Flat 3;
- Discharge of costs of sale

On this assignment, the work detailed above has realised assets for the insolvent estate. The office holders are duty bound to realise and get in the Company's property and maximise asset realisations. In some cases this does not yield sufficient realisations to enable creditors to have a direct financial benefit.

**Dealing with all creditors' claims (including employees), correspondence and distributions**

**Creditors:**

- Receipt of creditor claims and input on internal case management software;
- Dealing with creditor correspondence;
- Correspondence with creditors;
- Receipt of, consideration of and response to creditor correspondence.

On this engagement, the work detailed above has not had any direct financial benefit to creditors from the insolvent estate and has been undertaken to comply with the Insolvency Act and Rules together with best practice and enabling creditors to have evidence of their loss for tax and VAT purposes.

**Other matters which includes seeking decisions from creditors (via Deemed Consent Procedure and/or Decision Procedures, tax, litigation, pensions and travel**

**Tax / VAT**

- Review with CID re VAT position;
- Post appointment tax compliance – submission of corporation tax return.

On this engagement, the work detailed above has not had any direct financial benefit to creditors from the insolvent estate.

## 5. ESTIMATED OUTCOME FOR CREDITORS

This is an indication of potential liabilities based on information received to date.

**Secured creditor**

Coutts & Co are a secured creditor but we do not presently believe that any sums are outstanding.

**Preferential creditors**

There are no known preferential claims.

**Unsecured creditors**

Estimated unsecured creditors presently are:

BNP Paribas	£21,599
Grenke Leasing	£46,278
HMRC	£3,970
Investors: Tan and Ooi	£470,471

**Associated:**

Mr. Leng	£11,434
Loughborough Triangle Projects Limited	£4,750,000
WCB Developments Limited	£246,718
KHERG Construction Limited	£1,589,080

We believe that HMRC may be a significant creditor, but are presently shown in Company information as being owed £3,970.

To date, we have received claims from BNP and Grenke in the sums state above.

On the basis of realisations to date we estimate an outcome for each class of the Company's creditors as follows:

**Secured creditor**

We do not believe that the secured creditor has any outstanding balances.

**Preferential creditors**

There are no known preferential claims.

**Prescribed Part for unsecured creditors pursuant to Section 176A of the Act**

To the best of our knowledge and belief, there are no unsatisfied floating charges created or registered on or after 15 September 2003 and, consequently, there is no net property as defined in Section

176A(6) of the Act and, therefore, no prescribed part of net property is available for distribution to the unsecured creditors.

#### **Unsecured creditors**

We are unable to confirm if a dividend is available to unsecured creditors until our final investigations have been concluded.

## **6. REMUNERATION & DISBURSEMENTS**

#### **Remuneration**

Our remuneration has been fixed by a resolution of creditors by correspondence. The following resolutions were approved by creditors voting:

“THAT the Liquidators’ remuneration be fixed as a percentage of the value of the assets which are realised at 35 % of gross realisations.

“That the Liquidators be authorised to draw disbursements for services provided by their firm and/or entities within the Begbies Traynor group, in accordance with their firm’s policy.

The following further information in relation to our time costs and disbursements is set out at Appendix 2:

- Begbies Traynor (Central) LLP’s charging policy

We have drawn a sum of £207,671.67 against total realisations of £642,114.36. £17,068.35 is outstanding pursuant to the above remuneration approval.

#### **Disbursements**

To 13 November 2018, we have also drawn disbursements in the sums of £14,830.66.

#### **Why have subcontractors been used?**

No subcontractors have been engaged on this matter.

#### **Category 2 Disbursements**

In accordance with the approval obtained from creditors by way of a resolution by correspondence the following Category 2 disbursements and disbursements which should be treated as Category 2 disbursements have been charged to the case since our last report in accordance with our firm’s policy, a copy of which is at Appendix 2.

<b>Other amounts paid or payable to the office holder’s firm</b>	
<b>Type and purpose</b>	<b>Amount £</b>
Photocopying	2.00
<b>TOTAL</b>	<b>2.00</b>

A copy of 'A Creditors' Guide to Liquidators Fees (E&W) 2015' which provides guidance on creditors' rights on how to approve and monitor a Liquidator's remuneration and on how the remuneration is set can be obtained online at [www.begbies-traynor.com/creditorsguides](http://www.begbies-traynor.com/creditorsguides). Alternatively, if you require a hard copy of the Guide, please contact our office and we will arrange to send you a copy.

## 7. LIQUIDATORS' EXPENSES

A statement of the expenses incurred during the period of this progress report is attached at Appendix 3. A cumulative statement showing the total expenses incurred since the date of our appointment also appears at Appendix 3.

### Expenses actually incurred compared to those that were anticipated

Creditors will recall that we estimated that the expenses of the liquidation would be as follows:

	Type of expense	Description	Estimate £
1.	Advertisements	Of appointment, meetings, dividends etc.	£79.40 plus VAT per advert
2.	Bond	An Insolvency Practitioner is required to have a bond in place to protect the estate from misappropriation of funds	£18.00. Will increase if asset realisations exceed £25,000.
3.	Insurance	An Insolvency Practitioner is required to ensure that there is sufficient insurance cover over the assets of the insolvent entity	£200 per month estimated.
4.	Storage costs	An Insolvency Practitioner is required to retain relevant books and records of the insolvent entity in order to carry out his/her duties as office holder. In addition, following case closure the Insolvency Practitioner will retain his/her working papers to allow any queries or issues raised to be dealt with.	Est 10 boxes: £55.00 per quarter.
5.	Property agent's (1) valuation fees and disbursements	Property valuation fees	Est. £1,500 to £3,000 per property, dependant on type.
6.	Property agent's (1) sale fees and disbursements	Commission only basis to be agreed but range estimated at 1-3%	Commission only basis to be agreed but range estimated at 1-3%
7.	Property agent's (2) valuation fees and disbursements	Property Valuation fees.	Est. £1,500 to £3,000 per property, dependant on type.
8.	Property agent's (2) sale fees and disbursements	Commission only basis to be agreed but range estimated at 1-3%	Commission only basis to be agreed but range estimated at 1-3%
9.	Planning consultant	If needed, a planning consultant may need to be engaged to assist with sale issues relating to planning.	£1,500 plus VAT for initial advice, hourly rate thereafter.

10.	Accountancy charges	Assistance with calculation of capital gains and/or losses across group structure and any other accounting advice required.	Est. £10,000
11.	IP/shareholding Valuation	Possible requirement to dispose of shareholdings etc for which formal valuation will be required	£3,000
12.	Legal fees and disbursements	The fees of any solicitors and/or barristers instructed to assist the Insolvency Practitioner and their anticipated disbursements	Est £250,998 plus uplift 60% (est £150,599) plus disbursements £249 current and £50,000 future.
13.	ATE Insurance	The cost of obtaining ATE insurance to enable the defendants costs to be paid if the claim(s) is unsuccessful.	Uncertain Range £1 to £25,000.
14.	Debt collection fees and disbursements	The fees of any third party instructed by the Insolvency Practitioner to assist with the collection of the debts of the insolvent entity and their anticipated disbursements	None anticipated, but if required, will be on 10%-30% commission basis only.
15.	Bank charges	An Insolvency Practitioner is required to operate a separate bank account in relation to the insolvent entity's estate	£300
16.	Investigation expenses	Any sums paid to any third party that assists the Insolvency Practitioner with investigating the affairs of the insolvent entity	£5,000
17.	Travel	Travel to solicitors offices and possible locations of assets., creditor meetings etc.	£600
18.	Room hire	For meetings of creditors, with the directors or debtor etc.	£450
19.	Insolvency Services Account Quarterly fee	In a compulsory liquidation the Insolvency Practitioner is required by statute to hold all of the estate funds in the Insolvency Services Account	£22.00 per quarter.
20.	Insolvency Service cheque fees	Where the Insolvency Practitioner is obliged to use the Insolvency Services Account he/she is required to pay a cheque fee when monies are paid out of the account by cheque	£1.10 per cheque // £0.15 per BACS payment.
21.	Official Receiver's fees	Where an Insolvency Practitioner is appointed in a bankruptcy or compulsory liquidation 2 fees are payable to the Official Receiver by the office holder from asset realisations. These are the Official Receiver's administration fee and the Official Receiver's general fee. The Insolvency Practitioner is required by law to pay these to the Insolvency Service.	£5,000 Company administration fee  Plus  £6,000 General Fee
22.	Directors	Costs of the directors appointed by the liquidators	£1,000 per week or 0.5% of realisations, whichever is the greater.

In addition to the above, as parent company, the Company has agreed to guarantee certain costs of the subsidiary companies which may contain assets (which, if realised, would yield a dividend to the estate).

23.	Property agent's (1) valuation fees and disbursements	Property valuation fees	£4,500+VAT and disbursements estimated at £1,000 plus VAT
24.	Property agent's (2) valuation fees and disbursements	Property valuation fees	£4,500+VAT and disbursements estimated at £1,000 plus VAT
25.	Legal fees and disbursements	Gateley plc	£200,000 plus VAT and disbursements, plus 60% uplift and disbursements est. £50,000..
26.	ATE Insurance	The cost of obtaining ATE insurance to enable the defendants costs to be paid if the claim(s) is unsuccessful.	Uncertain Range £1 to £25,000.
27.	Insurance	An Insolvency Practitioner is required to ensure that there is sufficient insurance cover over the assets of the insolvent entity	£200 per month estimated.
28.	Directors	Fees of directors (per subsidiary ?).	£1,000 per week or 0.5% of realisations, whichever is the greater.

The estimate for the above has not been exceeded.

The hourly charge out rates of Gateley Plc are as follows and their current outstanding costs for dealing with this assignment are currently being assessed. Payment of these costs is subject to available funds in the estate.

Grade	Hourly rate
Partner	£275 - £400
Legal Director	£275 - £350
Senior Associate	£260 - £350
Associate	£240 - £300
Assistant Solicitor	£160 - £275
Trainee	£150 - £175
Paralegal	£100 - £240

## 8. ASSETS THAT REMAIN TO BE REALISED AND WORK THAT REMAINS TO BE DONE

There are no further known assets. Any additional recoveries will be dependent on the viability of further claims.

**What work remains to be done, why is this necessary and what financial benefit (if any) will it provide to creditors?**

### General case administration and planning

- The preparation, drafting and issue of this and further reports to creditors and members to include all necessary information;
- Updating case strategy plan;
- update of case compliance checklists;

- Dealing with correspondence (physical and electronic) that is considered routine in the context of the engagement and otherwise does not directly fall into other categories;
- General case updates to include internal meetings on case strategy and effecting instruction;
- Ongoing maintenance of up to date information on the electronic case information;
- Periodic reviews of the case generally;
- Overseeing and controlling the work undertaken on this engagement by junior staff;
- Completion of six monthly compliance and progression checklists;
- Ensure time recording data is compliant with Statement of Insolvency Practice 9.

On this engagement, the work identified above does hold a direct commercial benefit to creditors. Creditors benefit from this work as it ensures this particular engagement is dealt with to the standards expected and also in a timely fashion. Elements of this work are required to comply with best practice and statute.

#### Compliance with the Insolvency Act, Rules and best practice

- Reviewing the adequacy of the specific penalty bond periodically;
- Ongoing consideration to ethical practice;
- Ongoing consideration to money laundering regulations;
- Updating case checklists and statutory diaries where necessary;
- Submission of forms to Companies House;
- Maintain accurate account of receipts and payments;
- Issuing annual progress reports for submission at Companies House and copies sent to all known creditors.

#### Banking:

- Maintaining and managing the insolvent estate bank account.
- Maintaining and managing the officer holders' cash book on this assignment.
- Undertaking regular bank reconciliations of the estate bank account.
- Complying with risk management procedures;
- Accounting for accruing interest on the cash book;
- Preparing and processing cheque requisition forms for the payment of post-appointment invoices;
- Preparing and processing remittance advises for incoming funds;
- Processing of BACS/electronic payments where applicable.

#### Closure

- Preparing, reviewing and issuing final report to members and creditors;
- Filing of final return at Companies House;
- Update physical and electronic case records following closure.

On this engagement, the work identified above does not hold direct commercial benefit to creditors. It is the duty of the appointed office holder to comply with the Insolvency Act and Rules and creditors benefit from this being done to a standard expected of this firm.

#### Investigations

- Ongoing CID investigations and progression of claims where appropriate.

There will be a direct commercial benefit to creditors in relation to the above matters if any further rights of action became visible during the course of the investigations and are pursued leading to recovery/contributions to estate assets.

### Realisation of assets

- Continuing review of current and new information and formulating an asset realisation strategy;
- Accounting for bank interest.

On this assignment, the ongoing work detailed above may realise assets for the insolvent estate from which one or more class of creditors will directly benefit. The office holders are duty bound to realise and get in the Company's property and maximise asset realisations.

### Dealing with all creditors' claims (including employees), correspondence and distributions

Creditors:

- The issue of this report and associated required documents;
- Updating schedules of creditor claims;
- Receipt of creditor claims and input on internal case management software;
- Review of creditor claim supporting information;
- Taking and dealing with phone calls from creditors;
- Acknowledgment of creditor claims correspondence and/or dealing with further queries on claims;
- Receipt of, consideration of and response to creditor correspondence;
- Where necessary, consideration of issues to reject claims and issue of appropriate letter to creditor(s) affected in accordance with statutory requirements concerning rejection of all or part claims;
- Review of and adjudication on held and un-agreed claims preceding dividend;
- Calculation and subsequent payment of dividend to one or more classes of creditors.

On this engagement, the work detailed above will have a direct financial benefit to creditors if further recoveries are made. Claim agreement will be undertaken in accordance with the Insolvency Act and Rules together with best practice to ensure that all creditor claims are correctly lodged and fairly adjudicated on.

### Other matters which includes seeking decisions of creditors via the deemed consent procedure and/or decision procedures, meetings, tax, litigation, pensions and travel

- The completion of VAT forms in order to reclaim outstanding VAT;
- The Completion of Corporation Tax returns;
- Attending meetings that may arise along with travel to and from those meetings;
- Filing of final Corporation Tax return;
- Seeking closure clearance from HMRC.

Some of the above have no direct financial benefit to creditors but have to be done in order to comply with the Insolvency Rules such as creditors and members meetings, as well as a legal requirement, such as completion of corporation tax returns. Others do have a direct financial benefit to creditors. These include the provision of VAT returns after the liquidation as the majority of VAT will be recoverable and therefore an asset of the insolvent estate.

### **How much will this further work cost?**

As remuneration has been approved on a 35% basis based on realisations, as outlined above, a time costs estimate for further work has not been prepared for this report.



## **Expenses**

Details of the expenses that we expect to incur in connection with the work that remains to be done referred to above are as set out in the estimate of anticipated expenses sent to creditors on 14 February 2017 which included all of the expenses that we anticipate that we will incur throughout the liquidation. This is repeated above at 7.

## **9. OTHER RELEVANT INFORMATION**

### **Investigations and reporting on directors conduct**

You may be aware that a liquidator has a duty to enquire into the affairs of an insolvent company to determine its property and liabilities and to identify any actions which could lead to the recovery of funds. We can confirm that we have discharged our duty in this respect.

### **Connected party transactions**

We have not been made aware of any sales of the Company's assets to connected parties to date, but our investigations may reveal such in due course.

Creditors are to be aware that there is a corporate group structure in place as well as other associated companies outside of the group and our investigations are extending to these.

### **Use of personal information**

Please note that in the course of discharging our statutory duties as liquidators, we may need to access and use personal data, being information from which a living person can be identified. Where this is necessary, we are required to comply with data protection legislation. If you are an individual and you would like further information about your rights in relation to our use of your personal data, you can access the same at <https://www.begbies-traynorgroup.com/privacy-notice>. If you require a hard copy of the information, please do not hesitate to contact us.

## **10. CREDITORS' RIGHTS**

### **Right to request further information**

Pursuant to Rule 18.9 of the Rules, within 21 days of the receipt of this report a secured creditor, or an unsecured creditor with the concurrence of at least 5% in value of the unsecured creditors, including that creditor, (or an unsecured creditor with less than 5% in value of the unsecured creditors, but with the permission of the court) may request in writing that we provide further information about our remuneration or expenses which have been incurred during the period of this progress report.

### **Right to make an application to court**

Pursuant to Rule 18.34 of the Rules, any secured creditor or any unsecured creditor with the concurrence of at least 10% in value of the unsecured creditors including that creditor, (or any unsecured creditors with less than 10% in value of the unsecured creditors, but with the permission of the court) may within 8 weeks of receipt of this progress report make an application to court on the grounds that the remuneration charged or the expenses incurred during the period of this progress report are excessive or, in relation to the basis fixed for our remuneration, inappropriate.

## 11. CONCLUSION

We will report again in approximately twelve months time or at the conclusion of the liquidation, whichever is the sooner.

A handwritten signature in black ink, appearing to be 'DTZ' with a large loop, positioned above the printed name.

**Dominik Thiel Czerwinke**  
Joint Liquidator

Dated: 09 January 2019

**APPENDIX 1**

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**ACCOUNT OF RECEIPTS AND PAYMENTS**

Period: 14 November 2017 to 13 November 2018

**Projects London Developments Limited (Formerly Parritt Leng Developments Limited)**  
**(In Liquidation)**  
**Joint Liquidators' Summary of Receipts & Payments**

Statement of Affairs £	From 14/11/2017 To 13/11/2018 £	From 14/11/2016 To 13/11/2018 £
<b>COSTS OF REALISATION</b>		
Accountancy charges	7,000.00	7,000.00
	(7,000.00)	(7,000.00)
<b>ASSET REALISATIONS</b>		
Bank Interest Gross	256.44	256.44
Monies from WCB - Subsidiary	NIL	562,311.78
Share of Flat 3 realisations	79,546.14	79,546.14
	79,802.58	642,114.36
<b>COST OF REALISATIONS</b>		
O.R. Debit Balance	NIL	5,000.00
O.R. General Fee	NIL	6,000.00
ISA Banking Fee	88.00	132.00
DBIS Cheque Fees	7.00	13.10
Petitioners Costs	NIL	16,146.40
Specific Bond	324.00	342.00
Liquidators' Fees	27,841.14	224,650.26
Liquidators' Expenses	(841.80)	11,963.08
Flat 3 realisations costs	2,614.62	2,614.62
Agents/Valuers Fees (2)	4,542.03	4,542.03
Legal Fees - Gateley plc	205,791.67	207,671.67
Legal expenses	4,108.94	4,108.94
Tax in ISA Interest	(414.37)	(575.07)
Irrecoverable VAT	92,018.35	92,018.35
Stationery & Postage	9.98	12.54
Subsidiary company costs	NIL	11,784.93
Storage Costs	84.61	84.61
Statutory Advertising	NIL	79.40
	(336,174.17)	(586,588.86)
<b>UNSECURED CREDITORS</b>		
(3,970.00) HMRC (non VAT)	NIL	NIL
(470,471.00) Investors- Pei-San and Ooi aka Pessia	NIL	NIL
(6,496,718.00) Associated Companies	NIL	NIL
	NIL	NIL
<b>DISTRIBUTIONS</b>		
(100.00) Ordinary Shareholders	NIL	NIL
	NIL	NIL
<b>(6,971,259.00)</b>	<b>(263,371.59)</b>	<b>48,525.50</b>
<b>REPRESENTED BY</b>		
ISA (Interest Bearing)		48,525.50
		<b>48,525.50</b>

Note:

  
Dominik Thiel Czerwinke  
Joint Liquidator

## TIME COSTS AND DISBURSEMENTS

- a. Begbies Traynor (Central) LLP's charging policy.

## BEGBIES TRAYNOR CHARGING POLICY

### INTRODUCTION

This note applies where a licensed insolvency practitioner in the firm is acting as an office holder of an insolvent estate and seeks creditor approval to draw remuneration on the basis of the time properly spent in dealing with the case. It also applies where further information is to be provided to creditors regarding the office holder's fees following the passing of a resolution for the office holder to be remunerated on a time cost basis. Best practice guidance<sup>1</sup> requires that such information should be disclosed to those who are responsible for approving remuneration.

In addition, this note applies where creditor approval is sought to make a separate charge by way of expenses or disbursements to recover the cost of facilities provided by the firm. It also applies where payments are to be made to parties other than the firm, but in relation to which the office holder, the firm or any associate has an interest. Best practice guidance<sup>2</sup> indicates that such charges should be disclosed to those who are responsible for approving the office holder's remuneration, together with an explanation of how those charges are calculated.

### OFFICE HOLDER'S FEES IN RESPECT OF THE ADMINISTRATION OF INSOLVENT ESTATES

The office holder has overall responsibility for the administration of the estate. He/she will delegate tasks to members of staff. Such delegation assists the office holder as it allows him/her to deal with the more complex aspects of the case and ensures that work is being carried out at the appropriate level. There are various levels of staff that are employed by the office holder and these appear below.

The firm operates a time recording system which allows staff working on the case along with the office holder to allocate their time to the case. The time is recorded at the individual's hourly rate in force at that time which is detailed below.

### EXPENSES INCURRED BY OFFICE HOLDERS IN RESPECT OF THE ADMINISTRATION OF INSOLVENT ESTATES

Best practice guidance classifies expenses into two broad categories:

- ☐ **Category 1 disbursements (approval not required)** - specific expenditure that is directly related to the case and referable to an independent external supplier's invoice. All such items are charged to the case as they are incurred.
- ☐ **Category 2 disbursements (approval required)** - items of expenditure that are directly related to the case which include an element of shared or allocated cost and are based on a reasonable method of calculation, but which are not payable to an independent third party.

The following items of expenditure are charged to the case (subject to approval):

Internal meeting room usage for the purpose of statutory meetings of creditors is charged at the rate of £100 (London £150) per meeting;  
Car mileage is charged at the rate of 45 pence per mile;  
Storage of books and records (when not chargeable as a *Category 1 disbursement*).

In addition to the two categories referred to above, best practice guidance indicates that where payments are to be made to outside parties in which the office holder or his firm or any associate has an interest, these should be treated as *Category 2 disbursements*. The following items of expenditure which relate to services provided by entities within the Begbies Traynor Group are to be charged to the case (subject to approval):

#### Services provided by other entities within the Begbies Traynor group

The following items of expenditure which relate to services provided by entities within the Begbies Traynor group, of which the office holder's firm is a member, are also to be charged to the case (subject to approval):

Instruction of Begbies Traynor (Investigations) Limited to provide assistance with the review of asset positions of various potential targets of actions in the liquidation. Their charges will be based on a fixed fee of £3,000 plus VAT.

Instruction of Eddisons Commercial Limited to provide assistance with the sale of assets. Their charges will be based on a percentage of realisations plus disbursements.

Instruction of Eddisons Commercial Limited to provide a valuation of the Company's physical assets. Their charges will be based on a fixed fee to be agreed plus disbursements.

In addition to the services detailed above, it may become necessary to instruct Eddisons Commercial Limited to provide additional services, not currently anticipated, during the course of the case. In such circumstances and to avoid the costs associated with seeking further approval, the charges for such services will be calculated on a time costs basis at the prevailing hourly rates for their various grades of staff which are currently as follows:

Grade of staff	Charge-out rate (£ per hour)
Director	£275
Associate	£180
Surveyor	£120
Graduate	£100
Administration	£80

### Porters

£35

Instruction of Eddisons Insurance Services Limited to provide insurance broking services and specifically open cover insurance for the insurable risks relating to the case. The cost of open cover insurance will vary during the course of the case depending upon the value of the assets and liability risks. The costs of insurance cover for subsequent quarter periods will be dependent upon prevailing insurance market conditions and the ongoing insurable risks on the case. Eddisons Insurance Services Limited is not paid from the assets of the estate for the services it provides. In accordance with standard insurance industry practice, Eddisons Insurance Services Limited will receive payment of commission for the services it provides directly from the open cover insurer. The commission is calculated as a percentage of the insurance, premiums payable and such percentage will depend upon the class or classes of assets being insured.

#### Services provided by an entity in which an Office Holder has an interest

The following items of expenditure which relate to services provided by an entity that a licensed insolvency practitioner within the firm has an interest in, are also to be charged to the case (subject to approval):

Storage of books and records (when not rechargeable as a *Category 1 expense*) is charged by Archive Facilities (Southend) Limited, an associated company. The rates applying as at the date of this report are: Minimum charge of £40 per quarter for up to three boxes; Four to Two Hundred Boxes charged at £11 per quarter per box; over two hundred boxes are charged at half the aforementioned price, (£5.50 per box per quarter). Mileage for collection of books and records is charged at 55p per mile. Provision of cardboard box charged at £2.75 per box. Where Archive Facilities (Southend) Limited are required to physically pack the books and records, there is a minimum charge of 2 hours at £15 per hour per person required, and at £15 per hour for each hour thereafter. All figures stated are net.

The following items of expenditure will normally be treated as general office overheads and will not be charged to the case although a charge may be made where the precise cost to the case can be determined because the item satisfies the test of a *Category 1 disbursement*.

Telephone and facsimile, Printing and photocopying, Stationery

### BEGBIES TRAYNOR CHARGE-OUT RATES

Begbies Traynor is a national firm. The rates charged by the various grades of staff that may work on a case are set nationally, but vary to suit local market conditions. The rates applying to the Southend-on-Sea as at the date of this report are as follows:

Grade of staff	Charge-out rate (£ per hour)	Charge-out rate (£ per hour)
	1 May 2011 – 30-Apr-16	1 May 2016 – until further notice
Partner	495	495-550
Director	395	395
Senior Manager	365	365
Manager	315	315
Assistant Manager	270	285
Senior Administrator	235	250
Administrator	185	220
Trainee Administrator	160	n/a
Junior Administrator	n/a	160
Support	160	n/a
cashier	n/a	160
secretarial	n/a	160

Time spent by support staff such as secretarial, administrative and cashiering staff is charged directly to cases. It is not carried as an overhead.

Time is recorded in 6 minute units.

The office holder may use the services of BTG Contentious Insolvency Division during the course of the case. BTG Contentious Insolvency Division is a specialist department of the office holder's firm which provides forensic investigating services. The current charge-out rates applying to work carried out by BTG Contentious Insolvency Division are as follows:

Grade of staff	Charge-out rate (£ per hour)	Charge-out rate (£ per hour)
	1 May 2011 – 30-Apr-16	1 May 2016 – until further notice
Director	395	395
Senior Manager	365	365
Assistant Manager	270	285

<sup>1</sup> Statement of Insolvency Practice 9 (SIP 9) – Remuneration of insolvency office holders in England & Wales

<sup>2</sup> Ibid 1

## STATEMENT OF EXPENSES

Type of expense	Name of party with whom expense incurred	Amount incurred £	Amount discharged £	Balance (to be discharged) £
Expenses incurred with entities <b>not</b> within the Begbies Traynor Group				
Postage	Royal Mail	9.98	9.98	0.00
Legal Fees	Gateley PLC	205,791.67	205,791.67	0.00
Legal expenses	Gateley PLC	4,108.94	4,108.94	0.00
Storage costs	Archive Facilities (Southend) Limited	84.61	84.61	0.00
Agent / Valuers Fees	Currell Commercial	4,317.03	4,317.03	0.00
Service charge arrears	Gateley PLC	2,614.20	2,614.20	0.00
Expenses incurred with entities within the Begbies Traynor Group ( <i>for further details see Begbies Traynor Char Policy</i> )				
Photocopying	Begbies Traynor	2.00	2.00	0.00
Agents / Valuers Fees	Eddisons	225.00	225.00	0.00

## CUMULATIVE STATEMENT OF EXPENSES

Type of expense	Name of party with whom expense incurred	Amount incurred £
Postage	Royal Mail	4.56
Travel	Uber	63.48
Land Registry search fees	HM Land Registry	126.00
Bond	Insolvency Risk Services	342.00
Advertising	The Stationery Office	79.40
Legal costs	Gateley PLC	207,671.67
Court fees	HM Courts	10,355.00
Rail fare	C2C / TFL	40.20
Parking costs	NCP / Metric	5.17
Freezing order costs	HSBC	150.00
Freezing order costs	RBS	150.00
Director charges	Mr Gary Drewery	6,000.00
Director charges	Mr Ken Tointon	5,784.93
Security on flat	Eddisons Commercial Limited t/a Remotezone	2,922.00
Photocopying	Begbies Traynor	4.40
Storage costs	Archive Facilities (Southend) Limited	84.61