

LIQ03

Notice of progress report in voluntary winding up



Companies House

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1 Company details

Company number 0 9 1 7 5 0 7 5

Company name in full Pinnacle (Angelgate) Limited

→ Filling in this form

Please complete in typescript or in
bold black capitals.

2 Liquidator's name

Full forename(s) Duncan

Surname Swift

3 Liquidator's address

Building name/number Secure House

Street Lulworth Close

Chandlers Ford

Post town Eastleigh

County/Region

Postcode S O 5 3 3 T L

Country

4 Liquidator's name ①

Full forename(s) Chris

Surname Tate

① Other liquidator

Use this section to tell us about
another liquidator.

5 Liquidator's address ②

Building name/number Secure House

Street Lulworth Close

Chandlers Ford

Post town Eastleigh

County/Region

Postcode S O 5 3 3 T L


Country

② Other liquidator

Use this section to tell us about
another liquidator.

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6	Period of progress report												
From date	d	2	d	5	m	0	m	9	y	2	y	0	
To date	d	2	d	4	m	0	m	9	y	2	y	0	
7	Progress report												
<input checked="" type="checkbox"/> The progress report is attached													
8	Sign and date												
Liquidator's signature	<div>Signature</div> <div>  </div>												
Signature date	d	1	d	9	m	1	m	1	y	2	y	0	

LIQ03

Notice of progress report in voluntary winding up



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 Dawn Sherin

Company name Azets Holdings Limited

Address Secure House

Lulworth Close

Chandlers Ford

Post town Eastleigh

County/Region

Postcode

S O 5 3 3 T L

Country

DX

Telephone 023 8024 7070



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

Joint Liquidators' Annual Progress Report to Creditors & Members

Pinnacle (Angelgate) Limited - In Liquidation

For the Period ending 24 September 2021

Dated: 19 November 2021

PINNACLE (ANGELGATE) LIMITED - IN LIQUIDATION

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- B** Additional information in relation to Joint Liquidators' Fees, Expenses & the use of Subcontractors

1 Introduction and Statutory Information

- 1.1 Duncan Swift and Chris Tate of Azets, Secure House, Lulworth Close, Chandlers Ford, Eastleigh SO53 3TL, were appointed as Joint Liquidators of Pinnacle (Angelgate) Limited ("the **Company**") on 25 September 2018 and 25 May 2021 respectively. This progress report covers the period from 25 September 2020 to 24 September 2021 ("the **Period**") and should be read in conjunction with previous progress reports issued in both the preceding Administration and liquidation dated 24 April 2018, 14 September 2018, 20 November 2019, and 19 November 2020.
- 1.2 Information about the way that we will use and store personal data on insolvency appointments can be found at <https://www.azets.co.uk/about-us/privacy-cookie-policy/>. If you are unable to download this, please contact us and a hard copy will be provided to you.
- 1.3 The team and case portfolio of Moore (South) R&I LLP transferred to Azets with effect from 12 April 2021. For the avoidance of doubt, this transfer has no material impact on the liquidation which continues to be managed principally by Duncan Swift, now of Azets.
- 1.4 As a result of the above transfer, Neil Dingley of Moore Stoke was replaced as Joint Liquidator by Chris Tate of Azets on 25 May 2021. Duncan Swift remains the lead Joint Liquidator.
- 1.5 The principal trading address of the Company was at 200 Dantzic Street, Manchester M4 4JS ("the **Development Site**").
- 1.6 The registered office of the Company has been changed to Azets Restructuring & Insolvency, Secure House, Lulworth Close, Chandlers Ford, Eastleigh SO53 3TL and its registered number is 09175076.

2 Receipts and Payments

- 2.1 At Appendix A is our Receipts and Payments Account for the Period from 25 September 2020 to 24 September 2021 incorporating a Cumulative Receipts and Payments Account since the Joint Liquidators' Appointment.

In Section 3 below, you will find an update on the progress made during the Period in realising the Company's assets and dealing with its affairs.

3 Progress of the Liquidation

- 3.1 This section of the report provides creditors with an update on the progress made in the liquidation during the Period and an explanation of the work done by the Liquidators and their staff.

Activity since 25 September 2020

- 3.2 Paragraph 2.7 of the Joint Administrators' final report dated 14 September 2018 details the activity undertaken by us during the Administration period. For consistency and ease of reference, that scheduling sequence (numbered [i] to [xv]) shall be used in this report where matters have continued into the third year of the CVL:
- (i) Completed in Administration – not further action required.
 - (ii) Completed in Administration – not further action required.
 - (iii) Completed in Administration – not further action required.
 - (iv) Completed in Administration – not further action required.
 - (v) Completed in Administration – not further action required.
 - (vi) Completed in the first year of the CVL – no further action required.

PINNACLE (ANGELGATE) LIMITED - IN LIQUIDATION

- (vii) We have continued to make enquiries of the Company's director and his associates; to identify the ultimate beneficial owner of MVG Holdings; the Company's ultimate parent company. Our enquiries are ongoing.
- (viii) We have continued to make enquiries of solicitors and other professional advisors known to have acted for the Company, or for MVG Holdings. Our enquiries are ongoing.
- (ix) Per our previous annual report dated 19 November 2020, completed in the Period – no further action required.
- (x) Our investigations into the Company's dealings in the three-year period prior to our appointment as Administrators on 28 September 2017 are largely concluded. We may make specific limited investigation enquiries of parties identified as potential associates of the Company's current director, Mr Mills, if and when required.

It is a matter of public record that the UK Serious Fraud Office ("SFO") has taken an interest in the affairs of the Company and has requested information from any party concerned. On 14 October, the SFO, supported by the North-West Regional Organised Crime Unit ("NWROCR") as part of a Joint Investigation Team, closed its investigation having found insufficient evidence to support a prosecution.

If you would like to read the SFO's full announcement, it can be found [here](#).

- (xi) Completed in second year of the CVL – no further action required.
- (xii) As previously reported, two substantive potential legal claims have been identified. During the second year of the CVL we issued, via our solicitors, a letter before action in respect of one of the claims. In the period of this report standstill agreements have been executed extending the statutory limitation period and work in connection with this claim is ongoing. We continue to investigate and consider the other claim. We regret we are unable to provide additional information on these claim matters as it is confidential, commercially sensitive; and in certain instances subject to legal privilege.
- (xiii) The Administration Creditors' Committee became the Liquidation Committee upon transition from Administration to Liquidation on 25 September 2018. A list of committee members is provided below including details of resignations and new appointments.

Name of Member	Appointed	Resigned
Cheung Cho Mo (Simon Cheung)	September 2018	N/A
Richard Gray	September 2018	March 2019
Suet Fung Koo (Nelson Koo)	September 2018	N/A
Gary Langton	September 2018	N/A
Chris Perrin	September 2018	June 2020
James Sexton	March 2019	N/A
Mohammad Mehdi Sadeghian	June 2020	N/A

Where members have resigned, replacements have been made from the list of original nominees for election. There have been no resignations in the period of this report.

We have reported to the Committee on two occasions during the period of this report, on 8 January 2021 and 8 July 2021. We have continued to liaise with and respond to all of the questions and comments of the Liquidation Committee arising in the period.

- (xiv) We have issued two e-shot communications to Buyers during the period of this report to advise of key events in the progression of the Liquidation (dated 19 November 2020 and 4 May 2021). We have also responded to individual Buyer enquiries over and above their claim correspondence.
- (xv) Completed in second year of the CVL – no further action required.

Administration (including statutory compliance & reporting)

PINNACLE (ANGELGATE) LIMITED - IN LIQUIDATION

- 3.3 An office holder must comply with certain statutory obligations under the Insolvency Act 1986 and other related legislation. Details about the work we anticipated would need to be done in this area was outlined to creditors in our initial fees estimate which was previously agreed by creditors.
- 3.4 Where the costs of statutory compliance work or reporting to creditors exceeds the initial estimate, it will usually be because the duration of the case has taken longer than anticipated, possibly due to protracted asset realisations, which have in turn placed a further statutory reporting requirement on the Liquidators.
- 3.5 As noted in our initial fees estimate, this work will not necessarily bring any financial benefit to creditors but is required on every case by statute.

Realisation of Assets

- 3.6 We have continued to undertake an extensive amount of work as detailed at paragraph 3.2. In particular, we have continued to investigate, in conjunction with the Liquidation Committee, the nature and prospects of legal recovery claim actions as described in paragraph 3.2(xii). Our work included working with our solicitors to execute a standstill agreement, liaising with and provision of relevant documentation to a third party in order to obtain an expert witness report and liaising with insurers with a view to securing After the Event Insurance.
- 3.7 It is anticipated that the work the Liquidators and their staff have undertaken in relation to the realisation of assets in the Period will be of benefit to the creditors as a whole by ensuring realisations are maximised and thereby maximise the return to creditors. The costs associated with these actions i.e. liquidators' fees and professional advisors' fees, are on a conditional basis, therefore ensuring that the funds available to the creditors as a whole are not materially diminished, save for the costs of complying with our statutory duties whilst the liquidation remains open.

Creditors (claims and distributions)

- 3.8 The Liquidators are not only required to deal with correspondence and claims from unsecured creditors (which may include retention of title claims), but also those of any secured and preferential creditors of the Company. This may involve separate reporting to any secured creditor and dealing with distributions from asset realisations caught under their security, most typically a debenture.
- 3.9 Work undertaken by the Liquidators in dealing with a company's creditors may only therefore bring a financial benefit to certain classes of creditor such as a secured creditor or the preferential creditors, however the Liquidators are required by statute to undertake this work. Similarly, if a distribution is to be paid to any class of creditor, work will be required to agree those claims and process the dividend payments to each relevant class of creditor. The more creditors a company has, the more time and cost will be involved by the Liquidators in dealing with those claims.
- 3.10 More information on the anticipated outcome for all classes of creditor in this case can be found in Section 4 below.
- 3.11 At this stage, we consider the following matters worth bringing to the attention of creditors:
- The position of the secured creditors has not changed since that reported in the final report of the Administration dated 14 September 2018 and is summarised below at paragraphs 4.1 to 4.3:
 - We do not anticipate any claims from preferential creditors.
 - There are approximately 342 unsecured creditor claims in this case with a value per the director's statement of affairs of £29,673,721. Initial claims validation was completed during the second year of the CVL in order to facilitate distributions made by the liquidators of Angelgate Manchester (Buyers) Limited ("Buyerco").

Investigations

PINNACLE (ANGELGATE) LIMITED - IN LIQUIDATION

- 3.12 Our investigations revealed the issues reported upon at paragraph 3.2.
- 3.13 You may recall from our first progress report to creditors that some of the work Liquidators are required to undertake is to comply with legislation such as the Company Directors' Disqualification Act 1986 (**CDDA 1986**) and Statement of Insolvency Practice 2 – Investigations by Office Holders in Administration and Insolvent Liquidations and may not necessarily bring any financial benefit to creditors, unless these investigations reveal potential asset recoveries that the Liquidators can pursue for the benefit of creditors.
- 3.14 Our report on the conduct of the Directors of the Company to the Department for Business, Energy & Industrial Strategy under the CDDA 1986 was submitted during the first year of the liquidation and is confidential.
- 3.15 We regret we are unable to provide additional information on these claim matters as it is confidential, commercially sensitive; and in certain instances subject to legal privilege.

Matters still to be dealt with

- 3.16 The following matters are outstanding that will require ongoing work on the part of the Joint Liquidators and their staff:
- (i) liaising with solicitors and insurers in progressing legal action claims as described in paragraphs 3.2(xii) and 3.6;
 - (ii) continuing limited further investigations as described in paragraph 3.2(vii), (viii) and (x);
 - (iii) accounting to HMRC and providing all tax returns for the period of the Liquidation;
 - (iv) administering all other statutory obligations as required under insolvency legislation; and,
 - (v) liaising and reporting to the Liquidation Committee on all matters relevant to the conduct of the Liquidation.

4 Creditors

Secured Creditors

- 4.1 Buyerco held a legal charge ("the **Charge**") dated 23 January 2015 over the Development Site.
- 4.2 There are no other charges held over the Company. As there are no floating charges the 'prescribed part' under S176A of the Insolvency Act 1986 does not apply.
- 4.3 As directed by the High Court the Joint Liquidators distributed the net proceeds of the sale of the Development Site (including interest earned thereon), totalling £4,536,305.50, to Buyerco during the second year of the CVL.
- 4.4 No further distributions to the Buyerco are anticipated.

Preferential Creditors

- 4.5 The Joint Liquidators are not aware of any preferential creditors.

Unsecured Creditors

- 4.6 The High Court's distribution directions affirm there are two categories of unsecured creditors in the Company:
- (i) Buyers; as the only parties entitled to receive distributions from Buyerco, are also entitled to rank the balance of their claims as unsecured creditors for distributions from any other asset realisations in the Company's Liquidation equally with the other unsecured creditors at (ii) below; and,

PINNACLE (ANGELGATE) LIMITED - IN LIQUIDATION

- (ii) other unsecured creditors, being third parties with valid claims such as HMRC and/or employees and/or professional or trade suppliers if there are any.
- 4.7 The Company's statement of affairs indicated there were 342 creditors whose debts totalled £29,673,721. To date, we have received claims totalling £32,590,109 from 292 creditors. As illustrated below:

Category	Director's Statement of Affairs		Actual Claims Received	
	No.	Amount £	No.	Amount £
<u>Buyers:</u>	342	29,673,721	291	29,965,578
<u>Other:</u> HMRC	N/A	Nil	1	2,624,531
Total	342	29,673,721	292	32,590,109

- 4.8 Buyers' claims shown at paragraph 4.6 will be reduced by the distributions they received from Buyerco's distribution to arrive at the unsecured balance.
- 4.9 HMRC's claim has been lodged based on the £5.1m paid by the Company to PHD1 in 2015. The Company had not made appropriate deductions from these payments under the Income Tax (Construction Industry Scheme) Regulations 2005. This claim has not yet been validated. As previously reported, HMRC extinguished its unsecured claim through application of Crown Set-off against the Joint Administrators' input VAT refund claim.
- 4.10 All other unsecured creditor claims including HMRC's claim per para 4.9 will be validated if and when further recoveries are achieved.
- 4.11 Until the potential other legal claim recovery actions noted at paragraph 2.4(xii) and 3.5 have been further progressed, we are unable to comment on the amount and timing of distributions to unsecured creditors.

5 Joint Liquidators' Remuneration

- 5.1 Where a company in Administration subsequently moves into Liquidation under Paragraph 83 of Schedule B1 to the Insolvency Act 1986 and the Administrators become the Liquidators, the basis of fees fixed in the earlier Administration automatically transfers to the subsequent liquidation. Administrators are able to provide a fee estimate for the liquidation (if they envisage the Company will move into liquidation on exit from the Administration) either with their proposals in the earlier Administration or following their appointment as Liquidators. In this case, the basis of our remuneration relevant to the Liquidation (summarised in paragraph 5.2 below) transferred over and our fees estimate for the liquidation was provided following our appointment as liquidators and was approved by the creditors' committee.
- 5.2 As much of the fee structure is only relevant to the preceding Administration, only those parts of the fee structure that apply to the Liquidation are summarised below:
- fees of £15,000 per annum in relation to statutory compliance, reporting and planning for each subsequent year or part thereof;
 - further work as authorised by the Liquidation Committee; and,
 - 30% of any realisations of any other assets (subsequently reviewed and revised per paragraphs 5.3 and 5.4 below).
- 5.3 With regards to the % fee set out at paragraph 5.2, we considered this to be fair and reasonable in the circumstances of this case, at the time requested and approved by the Liquidation Committee. Consideration was given to the complexity of the case, resource and risk to the practice and time costs incurred in similar cases dealt with by our practice. This fee basis has subsequently been

PINNACLE (ANGELGATE) LIMITED - IN LIQUIDATION

reviewed with the Liquidation Committee's input as the case has progressed, to assess its fairness and reasonableness. As a result our fee bases in respect of work to realise potential other assets have become more tailored (for example, by way of the Conditional Fee Agreement at paragraph 5.4 below).

- 5.4 We have agreed with the Liquidation Committee a contingent success-fee basis; that combines fixed and percentage elements, for our work to directly pursue the legal recovery claim referred to in paragraph 5.2, together with adverse costs insurance cover should that be required. As this fee basis concerns a claim matter that is confidential, commercially sensitive; and in certain instances subject to legal privilege, we are unable to provide further details at this stage. As the claim has not been realised we have no entitlement arising under this fee basis. It will be fully disclosed to creditors should the claim be realised and a fee entitlement arise under it.
- 5.5 There have also been no other assets realised during the period, therefore we are not entitled to receive any remuneration other than the fixed fee of £15,000 which has been drawn in the period.
- 5.6 Since the commencement of the Liquidation £104,217 has been drawn in respect of the remuneration of the Joint Liquidators, as follows:

Fee basis for the Liquidation		Remuneration entitlement £'000	Remuneration drawn in period £'000	Total remuneration £'000
<u>Statutory compliance, statutory reporting and planning</u>				
Year 1 – Administration	£30k fixed fee	n/a	n/a	n/a
Subsequent years	£15k fixed fee	45.0	15.0	45.0
<u>Development Site</u>				
Consider build-out proposals	£35k fixed fee	n/a	n/a	n/a
Build-out (3-year build)	£300k fixed fee	n/a	n/a	n/a
Sold 'as is'	4%	n/a	n/a	n/a
<u>Investigation</u>				
Administrators' investigation	£120k fixed fee	n/a	n/a	n/a
Work authorised by the Liquidation Committee		4.2	0.0	4.2
<u>Other asset realisations</u>				
Liquidation (£233,391.15)	30%	70.0	0.0	70.0
Totals		119.2	15.0	119.2

- 5.7 A copy of 'A Creditors' Guide to Liquidators' Fees' is available on request or can be downloaded from https://www.azets.co.uk/media/lybj2if4/liquidation-a_guide_for_creditors_on_insolvency_practitioners_fees- version_1_april_2021.pdf.
- 5.8 Attached as Appendix B is additional information in relation to the Liquidators' fees and expenses, including where relevant, information on the use of subcontractors and professional advisers.

6 Creditors' Rights

- 6.1 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) may request in writing that the Liquidators provide further information about their remuneration or expenses which have been itemised in this progress report.

PINNACLE (ANGELGATE) LIMITED - IN LIQUIDATION

- 6.2 Any secured creditor, or an unsecured creditor (with the concurrence of at least 10% in value of the unsecured creditors) may within 8 weeks of receipt of this progress report make an application to court on the grounds that, in all the circumstances, the basis fixed for the Liquidators' remuneration is inappropriate and/or the remuneration charged or the expenses incurred by the Liquidators, as set out in this progress report, are excessive.

7 Next Report

- 7.1 We are required to provide a further report on the progress of the liquidation within two months of the next anniversary of the liquidation, unless we have concluded matters prior to this, in which case we will write to all creditors with our final account.
- 7.2 If you have any queries in relation to the contents of this report, we can be contacted by telephone on +44 23 8024 7070 or by email at dwn.sherin@azets.co.uk.
- 7.3 Finally, to comply with the Provision of Services Regulations, some general information about Azets including about our Professional Indemnity Insurance and the Insolvency Code of Ethics, can be found at <https://www.azets.co.uk/about-us/legal-regulatory-information/>.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Duncan Swift', written over a horizontal line.

Duncan Swift
Joint Liquidator

PINNACLE (ANGELGATE) LIMITED - IN LIQUIDATION

Appendix A

Receipts and Payments Account for the Period from 25 September 2020 to 24 September 2021 incorporating a Cumulative Receipts and Payments Account since the Joint Liquidators' Appointment

	Statement of affairs £	From 25/09/2020 to 24/09/2021 £	From 25/09/2018 to 24/09/2021 £
RECEIPTS			
<i>Fixed Charge Receipts</i>			
Funds from the Administration	4,579,639.79	-	4,579,639.79
Interest gross of tax	-	-	37,740.80
Refund of Administration insurance	-	-	231.30
<i>Asset Realisations</i>			
Funds from the Administration	19,894.35	-	19,894.35
VAT repayment	2,857,922	-	233,391.15
<i>Other Realisations</i>			
Interest gross of tax	-	8.93	382.85
		<u>8.93</u>	<u>4,871,280.24</u>
PAYMENTS			
<i>Fixed Charge Costs</i>			
Legal fees & expenses	-	-	56,429.86
Administration costs b/f	-	-	13,642.00
Corporation tax	-	3,802.32	7,214.53
Office holders' fees	-	-	4,200.00
<i>Fixed Charge Holder</i>			
Angelgate Manchester (Buyers) Limited	-	-	4,536,305.50
<i>Costs of Realisations</i>			
Quantity surveyor's fees & expenses	-	-	4,985.00
<i>Costs of Administration</i>			
Document scanning	-	-	3,581.66
Courier charges	-	-	97.75
Bank charges	-	-	42.50
Legal fees & expenses	-	-	41,018.50
Corporation tax	-	43.28	71.21
Committee expenses	-	-	2,002.44
Statutory advertising	-	-	76.95
Liquidators' fees	-	15,000.00	115,017.35
		<u>18,845.60</u>	<u>4,784,505.25</u>
Net Receipts/(Payments)		<u>(18,836.67)</u>	<u>86,774.99</u>
MADE UP OF			
VAT receivable			4,000.00
Metro Bank - current			82,774.99
			<u>86,774.99</u>

Appendix B

PINNACLE (ANGELGATE) LIMITED - IN LIQUIDATION

Additional Information in Relation to the Joint Liquidators' Fees, Expenses & the use of Subcontractors

Staff Allocation and the use of Subcontractors

The general approach to resourcing our assignments is to allocate staff with the skills and experience to meet the specific requirements of the case.

The constitution of the case team will usually consist of a Partner, a Manager, and an Administrator or Assistant. The exact constitution of the case team will depend on the anticipated size and complexity of the assignment and the experience requirements of the assignment.

We have not utilised the services of any subcontractors on this case.

Professional Advisors

On this assignment we have used the professional advisors listed below. We have also indicated alongside, the basis of our fee arrangement with them, which is subject to review on a regular basis.

Name of Professional Advisor	Basis of Fee Arrangement
Lester Aldridge LLP (legal advice)	Time costs
Lester Aldridge LLP (legal advice)	Time costs under the CFA

Our choice was based on our perception of their experience and ability to perform this type of work, the complexity and nature of the assignment and the basis of our fee arrangement with them.

Joint Liquidators' Expenses

The estimate of expenses which were anticipated at the outset of the preceding administration was provided to creditors when the basis of our fees was approved together with our fee estimate commented upon in paragraph 5.1. The table below compares the anticipated costs against those incurred to date.

Category 1 expenses

These expenses do not require prior approval by creditors. The type of expenses that may be charged to a case as a Category 1 expense generally comprise of external supplies of incidental services specifically identifiable to the case, such as postage, case advertising, invoiced travel and external printing, external room hire and external storage costs. Also chargeable, will be any properly reimbursed expenses incurred by personnel in connection with the case. These expenses may include disbursements which are payments first met by an office holder and then reimbursed from the estate.

Expense	Estimated overall cost £	Paid in Prior Period £	Paid in this period £	Incurred but not paid to date £	Total incurred £
Agents' fees & expenses	177,000.00	n/a	n/a	n/a	n/a
Public liability insurance	10,000.00	n/a	n/a	n/a	n/a
Other insurance	1,000.00	n/a	n/a	n/a	n/a
Legal fees & expenses	(*) 200,000.00				
Legal fees & expenses – fixed (ADM)		105,779.37	-	-	105,779.37
Legal fees & expenses – other (ADM)		55,246.25	-	-	55,246.25
Legal fees & expenses – fixed (CVL)		56,429.86	-	-	56,429.86
Legal fees & expenses – other (CVL)		41,018.50	-	-	41,018.50
Legal fees & expenses – CFA (CVL)		-	-	28,780.00	28,780.00
	200,000.00	258,473.98	-	28,780.00	287,253.98
General provision (10% of above)	39,000.00				
Other property expenses (ADM)		11,122.64	-	-	11,122.64
Translation fees (ADM)		311.94	-	-	311.94
Telephone (ADM)		1,336.98	-	-	1,336.98
Postage (ADM)		-	-	10.24	10.24
Computer consumables (ADM)		12.49	-	-	12.49
Committee expenses (ADM)		134.31	-	-	134.31
Statutory advertising (ADM)		150.00	-	-	150.00
Specific penalty bond (ADM)		92.50	-	-	92.50
Travel & subsistence (ADM)		2,637.34	-	1,399.48	4,036.82
Quantity Surveyor's fee (CVL)		4,985.00	-	-	4,985.00
Document scanning (CVL)		3,581.66	-	-	3,581.66
Courier charges (CVL)		97.75	-	-	97.75
Computer consumables (CVL)		-	-	28.29	28.29
Specialist VAT advice (CVL)		-	-	300.00	300.00
Committee expenses (CVL)		2,002.44	-	-	2,002.44
Statutory advertising (CVL)		76.95	-	-	76.95
Travel & subsistence (CVL)		-	-	1,272.74	1,272.74
	39,000.00	26,542.00	-	3,010.75	29,552.75

(*) In our 1st progress report dated 2 November 2019, this estimate was revised to £300,000.
In our 2nd progress report dated 19 November 2020 this estimate was again revised with a further £100,000 of legal expenses anticipated (a significant majority of which is expected to be on CFA basis).

Category 2 expenses

These expenses do require approval from creditors. These are costs which are directly referable to the appointment in question but are not payments which are made to an independent third party and may therefore include payments to associates of the office holder or shared or allocated costs that can be allocated to the appointment on a proper and reasonable basis. Details of Category 2 expenses charged by this firm (where appropriate) were provided at the time the Liquidators' fees were approved by creditors.

No category 2 expenses have been charged in the Liquidation.

Per our previous report we remain satisfied that our professional advisors' fees and expenses continue to be category 1 expenses.