

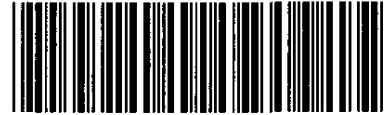
LIQ03

Notice of progress report in voluntary winding up



Companies House

FRIDAY



A13 *A766RPUQ* #149
COMPANIES HOUSE

1 Company details

Company number 07394929

Company name in full Kayboo Limited

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

2 Liquidator's name

Full forename(s) Robert Neil

Surname Dymond

3 Liquidator's address

Building name/number The Manor House

Street 260 Ecclesall Road South

Post town Sheffield

County/Region

Postcode S11 9PS

Country

4 Liquidator's name ①

Full forename(s) Lisa Jane

Surname Hogg

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

5 Liquidator's address ②

Building name/number The Manor House

Street 260 Ecclesall Road South

Post town Sheffield

County/Region

Postcode S11 9PS

Country

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

LIQ03

Notice of progress report in voluntary winding up


6 Period of progress report

From date	^d 0	^d 3	^m 0	^m 4	^y 2	^y 0	^y 1	^y 7	
To date	^d 0	^d 2	^m 0	^m 4	^y 2	^y 0	^y 1	^y 8	

7 Progress report

The progress report is attached

8 Sign and date

Liquidator's signature	Signature								
	X		X						
Signature date	^d 1	^d 7	^m 0	^m 5	^y 2	^y 0	^y 1	^y 8	

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

Company name **Wilson Field Limited**

Address **The Manor House**
260 Ecclesall Road South

Post town **Sheffield**

County/Region

Postcode

S	1	1		9	P	S
---	---	---	--	---	---	---

Country

DX

Telephone **01142356780**

 **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

**Kayboo Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments**

Statement of Affairs £	From 03/04/2017 To 02/04/2018 £	From 03/04/2017 To 02/04/2018 £
ASSET REALISATIONS		
Bank Interest Gross	17.43	17.43
Bonding Refund	245.00	245.00
Funds from Administration Estate	27,329.54	27,329.54
	<u>27,591.97</u>	<u>27,591.97</u>
COST OF REALISATIONS		
Specific Bond	96.00	96.00
DVLA Costs	5.00	5.00
Legal disbursements	648.80	648.80
Insolvency Software Fee	90.78	90.78
Postage, stationery, photocopying	NIL	NIL
Room Hire	85.00	85.00
Companies House Search Fees	NIL	NIL
Travel Expenses	908.87	908.87
Statutory Advertising	147.00	147.00
Travel and Subsistence	283.20	283.20
Land Registry Fees	63.00	63.00
Collection of Records	260.00	260.00
VC Document Management	14.08	14.08
	<u>(2,601.73)</u>	<u>(2,601.73)</u>
	<u>24,990.24</u>	<u>24,990.24</u>
REPRESENTED BY		
Vat Receivable		137.11
Bank 1 Current		24,853.13
		<u>24,990.24</u>


Robert Neil Dymond
Joint Liquidator

Joint Liquidators' Annual Progress Report to Creditors & Members

Kayboo Limited (“the Company”) - In Liquidation

11 May 2018

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- 2** Progress of the Liquidation
- 3** Creditors
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- 5** Creditors' rights
- 6** Next report

APPENDICES

- A** Receipts and payments account ("R&P") for the period from 3 April 2017 to 2 April 2018 ("the Period") including a cumulative R&P for the entire period following the Joint Liquidators' appointment
- B** Time analysis for the Period
- C** Additional information in relation to Joint Liquidators' fees, expenses & disbursements

1 Introduction and statutory information

- 1.1 I, Robert Neil Dymond, together with my partner Lisa Jane Hogg, of Wilson Field Limited, The Manor House, 260 Ecclesall Road South, Sheffield, S11 9PS, was appointed as Joint Liquidator of the Company on 3 April 2017. This progress report covers the Period and should be read in conjunction with any previous progress reports which have been issued.
- 1.2 Stephen Allen Clark and Stuart Phillip Kelly of Harbour Business Group Limited, 34-36 Church Road, Tarleton, Preston, Lancashire PR4 6UR were appointed as Joint Administrators on 18 October 2016 and ceased to act on 3 April 2017 following modifications to the Administrators' proposals affecting the appointment of Lisa Hogg and Robert Dymond.
- 1.3 The principal trading address of the Company was Marsh Road, Laugharne SA33 4RS. The business traded under the name The Corran Resort and Spa.
- 1.4 Following the Joint Liquidators' appointment, the registered office of the Company has been changed from 34-36 Church Road, Tarleton, Preston PR4 6UR to Wilson Field Limited, The Manor House, 260 Ecclesall Road South, Sheffield, S11 9PS.
- 1.5 Its registered number is 07394929.

2 Progress of the Liquidation

- 2.1 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.
- 2.2 At Appendix A is my R&P for the Period.
- 2.3 At Appendix B is my time cost report for the Period.
- 2.4 At Appendix C is additional information in relation to the Joint Liquidators' fees, expenses & disbursements.
- 2.5 Creditors should note that in this report Kayboo Limited is referred to as "the Company", East Marsh Operational Co. Limited is referred to as "East Marsh" and both companies together are referred to as "the Companies". As creditors will be aware East Marsh was a party connected by common shareholders and directors and Lisa Hogg and Robert Dymond were appointed Joint Liquidators of East Marsh on 15 March 2017. Whilst a progress report has been prepared for each company it is important to note that the assets and investigations are intrinsically linked and therefore reported synergistically.
- 2.6 This Section of the report is intended to provide a brief overview of how the Joint Liquidators' time costs have been incurred, providing a brief narrative to accompany Appendix B, and as such the below is not intended to be an exhaustive list of every task carried out. Further details of the Joint Liquidators' investigations into the affairs of the Company can also be found from Section 2.15 onwards.

Following the appointment of the Joint Liquidators, a case administrator has been assigned to the case to deal with the various investigation matters and investor enquiries. The Joint Liquidators receive a substantial level of creditor calls and emails which accounts for a substantial amount of time spent on the case as there are over 450 investors, some of whom have made multiple requests for updates on the case.

During the Period, a bank analysis of over 10 different bank accounts has been undertaken and various payments to connected companies and individuals were identified. The Joint Liquidators contacted the beneficiaries of the funds and are currently reviewing responses to establish the legitimacy of these payments as described in detail below.

The Joint Liquidators also undertook an extensive review of the fractional position of the investments, reviewing every fraction in each room, the date it was purchased and the parties involved in the sale. This was undertaken to endeavour to get a global picture of the timings and structure of the investments and to identify if any fractions were sold at a time when the Company was insolvent. Information was requested from investors however the Joint Liquidators currently only hold full information from 50% of the investors and therefore the Joint Liquidators request that any creditors who have not yet completed the questionnaire do so, in order that the investigations can progress.

The Joint Liquidators also collected books and records from the previous Administrators and solicitors previously involved in the sale of the investments and books and records of some of the associated companies that are now in an insolvency procedure. The books and records have been reviewed by the Joint Liquidators.

The Joint Liquidators are currently reviewing the property position and had extensive correspondence with the previous Administrators in relation to the sale.

The Joint Liquidators attended the offices of the previous Joint Administrators on 19 April 2017 and had an initial review of the files and held a meeting with the previous office holders. The Joint Liquidators also made enquiries into the previous Joint Administrators' conduct and the pre-packaged sale of the business.

The Joint Liquidators also called a virtual meeting of creditors and subsequently a physical meeting that was held on 20 September 2017 at Courtyard by Marriott in Gatwick. The meeting was attended by 22 investors of both Companies and the resolutions to establish a creditors' committee were passed. The Joint Liquidators agreed to have quarterly virtual meetings with the committee and have held two meetings so far with a third meeting due to be held by the end of May.

The Joint Liquidators also hold frequent meetings with their solicitor to ensure that the investigation matters on this case are progressed in a timely fashion and the potential routes of recovery are reviewed on a frequent basis and any important tasks are dealt with immediately.

Realisation of Assets

2.7 Bank Interest Gross

During the Period gross bank interest of £17.43 was accrued on the account.

2.8 Bonding Refund

Following the appointment of Joint Liquidators, a bonding refund of £245.00 from the Administration was received on 1 September 2017.

2.9 Funds from Administration Estate

As creditors are aware, the Company entered Administration and Stuart Philip Kelly and Stephen Allen Clark of Harbour Business Group Limited were appointed as Joint Administrators on 18 October 2016. The Company was then subsequently moved to Creditors' Voluntary Liquidation on 3 April 2017 and Robert Neil Dymond and Lisa Jane Hogg of Wilson Field Limited were appointed as Joint Liquidators.

The assets of the Companies were sold to connected parties Glendore Real Estate Limited and Plustocks Management Limited in a pre-packaged sale in the sum of £150,000. The assets of the Corran Resort were apportioned between the Company and East Marsh, with the Company owning the land and buildings and East Marsh owning the plant & machinery and fixtures & fittings. During the Administration period, the Company realised a total of £127,536.67 with sale of freehold land and property proceeds of £127,500.00 and bank interest net of tax of £36.67. Some of these funds were defrayed in the Administration expenses and

when the Company moved into Liquidation a balance of £27,329.54 was received on the account. These funds are currently held on trust and will be utilised for the investigation costs and direct expenses incurred. No further realisations are anticipated on this account.

- 2.10 The work undertaken by the Liquidators and their staff to date in realising the Company's assets has been necessary in order to maximise the likelihood of a return to creditors being made. Where assets remain to be realised, these will be dealt with as the Liquidation progresses and further updates will be provided to creditors in my progress reports.

Creditors (including claims and distributions)

- 2.11 Further information on the anticipated outcome for creditors in this case can be found at section 3 of this report. 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.
- 2.12 Claims from preferential creditors typically involve employee claims and payments made on behalf of the Company by the Redundancy Payments Service following dismissal.
- 2.13 The above work will not necessarily bring any financial benefit to creditors generally, 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.
- 2.14 I consider the following matters worth noting in my report to creditors at this stage:
- There are approximately 441 unsecured creditor claims in this case with a value per the directors' statement of affairs of £10,827,546.11. As stated above, if a distribution is to be paid to any class of creditors, then the Liquidators will seek to review and agree all creditors' claims, and the claims shown on the directors' statement of affairs does not preclude any additional claims or variance in the amount claimed.

Investigations

- 2.15 Some of the work the 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.
- 2.16 The report on the conduct of the directors of the Company was submitted to the Department for Business, Energy & Industrial Strategy under the CDDA 1986 by the previous Joint Administrators. As this is a confidential report, I am unable to disclose the contents. The Insolvency Service confirmed that there is no requirement to submit a second report on the conduct of the directors of the Company due to change of the office holder and the move from Administration to Liquidation. The creditors, however, should note that the Joint Liquidators are liaising closely with the Insolvency Service on an ongoing basis.
- 2.17 There are various investigation issues that the Joint Liquidators are currently reviewing, including the pre-packaged sale of the business, the dissemination of funds, potential mis-selling of the investments and failure to register the property titles at the Land Registry.

Bank Analysis

- 2.18 The Joint Liquidators conducted a bank analysis for over 10 bank accounts of the Companies and associated parties. It should be noted that the Companies utilised a number of bank

accounts that were not held in the Companies' names, which has in turn made the tracing of funds through the Companies a highly complex and time-consuming task. Our analysis revealed numerous intercompany transactions and payments to connected parties and individuals. The Joint Liquidators contacted various parties that received the funds as detailed below. Creditors should note that the provision of information is limited and names of individuals and companies has been redacted. The Joint Liquidators' investigations may lead to legal action and therefore there is limited disclosure of information in order not to prejudice any subsequent legal action.

- 2.19 The Joint Liquidators have traced a total of £12,390,936.54 of investor funds coming into the Companies' and associated parties' bank accounts. These payments include deposits both from unconnected third party selling agents and direct investor payments. This figure does not include cheque deposits due to the lack of payor information that can be obtained from the bank statements. Completion of the creditor's questionnaire that was circulated with our initial correspondence would assist the Joint Liquidators in identifying any additional bank accounts that may have received investor funds, or to identify any further third-party agents who may have collected investor funds on behalf of the Company. Therefore, if any creditor has not yet completed the questionnaire, we would ask them to download a copy from our website, complete it and return it to us without further delay.
- 2.20 An analysis of the accounts identified that a proportion of the funds were then disseminated on legitimate trading expenditure, such as payments to food and drink suppliers, payments to laundry services and payments to architects and building contractors.
- 2.21 The Joint Liquidators identified a number of transactions which required additional review, as detailed below:
- A total of £2,276,321.24 was paid to a corporate entity connected by way of common shareholders and directors. This entity has now entered Creditors' Voluntary Liquidation. The Joint Liquidators attended the Virtual Meeting of creditors to raise questions as to the nature of the payments made. At the meeting the Director advised that the payments were paid to the company to facilitate the distribution of investor payments on behalf of the Company. It has not been possible to obtain the statements for the corporate entity to evidence this and further investigations and correspondence with the Liquidators of that company are ongoing.
 - A total of £1,884,477.80 was paid to a corporate entity connected by common shareholders and directors. This entity is also in Creditors' Voluntary Liquidation. The Joint Liquidators submitted a claim in the liquidation, however, the recipient also submitted a counter-claim in the liquidation of the Companies in the sum of £1,391,480.40. The Joint Liquidators are due to undertake a substantial reconciliation of the balances and review the copies of the invoices to establish which of the parties holds a genuine claim. The payments received are stated to be in line with legitimate commission agreements, and the claim submitted is for outstanding commission payments. Further investigations are ongoing into those commission payments, and the commission payments made to numerous other parties.
 - The Joint Liquidators identified a total of £1,755,668.26 which was paid back to investors in returns.
 - A total of £1,767,768.70 was paid to a non-connected corporate entity that also entered Creditors' Voluntary Liquidation. The Joint Liquidators contacted the Liquidator of the recipient to request an explanation for these payments and to claim in the insolvency proceedings. The Liquidator stated that these payments were legitimate commission payments and that the entity actually represented a substantial creditor in the liquidation of the Companies. The Joint Liquidators requested the books and records of the recipient, and although our requests were initially met with a lack of compliance, after further pressure and instructions to our solicitors to assist, the records were finally delivered up. The Liquidators have conducted an initial review of the records, which are not as comprehensive as anticipated given the level of transactions with the

Companies. The Liquidators are due to undertake a bank analysis of the recipient's bank accounts to establish whether these funds were disseminated to any connected parties.

- A connected individual received a total of £649,290 from the Companies' bank accounts. The Joint Liquidators queried the legitimacy of the entitlement to these funds, to which the connected party provided an agreement to receive sales commission and advised that a full entitlement was not received and suggested that the party is a creditor in an amount of approximately £500,000. The Joint Liquidators are still reviewing the position of this claim and other transactions associated with this party.
- The Joint Liquidators established that £355,000 was paid to an unconnected corporate entity. The explanation for the nature of the payments was that it related to the administration of the fractional companies. This entity has submitted a claim in the liquidation of £164,394.67. The Joint Liquidators however did not receive any supporting documentation to evidence this claim and will request such in due course to establish its' validity.
- A total of £376,855.00 was transferred to a connected corporate entity. The Joint Liquidators are currently reviewing the position and will contact the corporate entity asking them to provide a further explanation of the funds received.
- The Joint Liquidators identified payments totalling £135,000 made from the Company bank account to an unconnected individual. The Joint Liquidators contacted the recipient of the funds and are satisfied that these funds were defrayed as a legitimate company expense in relation to a claim brought by a former employee.
- Payments to a group of connected companies were identified with a total amount of payments reaching £342,701.53. These payments were made to four different connected entities that comprise a group of companies. Due to the vague names displayed on the bank statements, the Joint Liquidators cannot apportion the payments to specific companies and as a result of that are awaiting the confirmation from the bank of the names of the account holders. All of the beneficiaries are either in an insolvency procedure or have been dissolved.
- The bank analysis identified payments of £112,344.50 to a non-connected company. The Joint Liquidators entered into communication with the recipient of funds, however failed to receive sufficient evidence. This matter is still on-going.
- The Joint Liquidators identified payments to a connected individual who received a total of £97,934. The Joint Liquidators have written to the recipient of the funds who provided an explanation as to the nature of the payments, suggesting that they were used to pay for genuine business expenses. The recipient provided redacted bank statements as evidence to support their claims. The Joint Liquidators are continuing to review this matter further to determine whether the payments were made in the ordinary course of business and with the Companies' interests in mind.
- The Joint Liquidators established payments to two connected individuals. Both individuals have been adjudged bankrupt. The Joint Liquidators are in frequent communication with the Trustees of the bankrupts and have submitted a claim in the bankruptcy proceedings of one of the individuals. The Liquidators will continue to monitor their position and the prospects of any potential distribution from the bankruptcy proceedings, however it should be noted that it is currently anticipated that the prospects of a dividend are unlikely.

As can be seen from the work undertaken above, the analysis of the Bank accounts has established a chain of numerous payments from the Companies' bank accounts and investigations are ongoing in relation to these funds. However, it should be noted that the majority of entities that received funds are now subject to insolvency proceedings themselves.

As such, this means that the potential realisation of funds for the benefit of creditors from those claims may be less likely. Any claim that the Liquidators could attempt to bring against those parties may be both more difficult to pursue, and not cost-effective to do so, given that whilst judgement could be given in favour of the Companies there may be no financial reward for the Companies, and in turn their creditors. Where appropriate the Joint Liquidators are liaising with other office-holders to further progress investigations.

Property Transactions

- 2.22 As creditors will be aware, the assets of the Companies, principally the property and its contents comprising the Corran Hotel and Spa, was sold via a pre-packaged Administration sale in the sum of £150,000 which included all the tangible and intangible assets of the Company. Upon initial review and given the views of a number of creditors, it was considered that the Joint Liquidators may be able to overturn the transaction if it could be proved the hotel was transferred at less than its value at a time when the Company was insolvent pursuant to S238 of the Insolvency Act 1986. In light of this, the Joint Liquidators engaged the services of Lambert Smith Hampton ("the Agent") who reviewed the sale agreement and previous valuations obtained prior to the sale. The Agent was unable to gain full access to the property despite requests from the Joint Liquidators to the current occupier for access. The Agent was also asked to comment on the disposal advice given to the previous Administrator and the options available to market the business.
- 2.23 Lambert Smith Hampton concluded that whilst there may have been additional marketing activities that could have been carried out, and that the valuation obtained by the former Administrator was not a full valuation, there was no evidence to suggest that the hotel would have achieved a higher sale price should a full valuation and proper marketing have been conducted. The sale of the hotel would be severely impacted by the eight registered leases which would make it extremely difficult to sell and would substantially reduce the value.
- 2.24 The agent's comments were relayed to the creditors committee who were insistent upon the Joint Liquidators obtaining a formal valuation of the property to exhaust the possibility that the sale of the hotel could be overturned. Lambert Smith Hampton were requested to undertake the same, however the Joint Liquidators received a quote in the sum of £15,000 from them to fulfil the valuation which was to be heavily caveated as a result of the lack of access to site. There are insufficient funds within the liquidation estate to facilitate this payment when giving consideration to the initial advice received from the Agent, and therefore the cost-effectiveness and benefit for creditors of such a valuation. Therefore, no such instruction has been given.
- 2.25 The Joint Liquidators have instructed Charterfields Limited to endeavour to produce a valuation report on the same terms, in order to see whether advice could be obtained for a more reasonable fee. Charterfields Limited have advised that due to the access restrictions and the complexity of the investment structure with the leases then a more specialised valuation is required, and such a specialist is currently being sought and a quote obtained. However, it should be noted that due to access restrictions any report is likely to be heavily caveated, and again the fee for such a valuation would be substantial. The Joint Liquidators could make an application to Court for access to the property however with a lack of funds available this is not a likely course of action unless it can be determined that to do so would give rise to an action which would yield substantial realisations for creditors.
- 2.26 A number of individuals have expressed a potential interest in the assets that were sold, and have stated that they would have paid a higher price than that which was achieved by the former Administrators, had further marketing been carried out and had they been aware of or approached in relation to the potential sale. Further consideration is being given to the marketing strategy that was pursued, as well as any potential interest from third parties, and the position and impact of the leases upon the value of the property. If any party would have been interested in making an offer for the assets higher than the value achieved, please contact the Liquidators either by post or email to corran@wilsonfield.co.uk to register your interest.

Miscellaneous matters

- 2.27 The Joint Liquidators have corresponded with the former Administrators in relation to their conduct whilst in office, both in connection with the pre-packaged asset sale and various other matters. The former Administrators have been responsive to the queries raised and this matter is being reviewed further by the Joint Liquidators.
- 2.28 Investigations into the conduct of the Directors are ongoing and will not be commented on by the Joint Liquidators at this time. Any creditors with any information relating to the Directors' conduct should deliver this up to the Joint Administrators, and may do so either by post or email to corran@wilsonfield.co.uk.
- 2.29 The Joint Liquidators also undertook an extensive review of the fractional position of the investments, reviewing every fraction in each room, the date it was purchased and parties involved in the sale. This was undertaken to endeavour to get a global picture of the timings and structure of the investments and to identify if any fractions were sold at a time when the Company was insolvent. Information was requested from investors however the Joint Liquidators currently only hold full information from 50% of the investors and therefore the Joint Liquidators request that any creditors who have not yet completed the questionnaire do so, so that investigations can progress.
- 2.30 The Joint Liquidators are reviewing the position in relation to fractions which may have been sold for property not owned by the Company, and for rooms where planning permission had not been granted. Any creditors with any information should deliver this up to the Joint Liquidators, and may do so either by post or email to corran@wilsonfield.co.uk.
- 2.31 The Joint Liquidators have minimal funds available and will therefore only look to progress matters legally where it can be determined that such action would yield substantial financial returns to creditors. As part of such, the Liquidators have carried out a number of searches and financial reviews of third parties in order to determine their potential financial resources and ability to make a financial restitution to the Companies should any claims brought by the Liquidators be successful. Given the lack of available funds held, the Joint Liquidators will consider litigation funding in the future and would invite any creditors with an interest in considering funding the Joint Liquidators' investigations to express their interest either by post or email to corran@wilsonfield.co.uk.
- 2.32 Whilst substantial work has been carried out to date investigating the affairs of the Companies and the conduct of the directors, and seeking to ascertain whether there could be any claims that could be brought against third parties in order to realise funds for the benefit of creditors, it is currently uncertain whether there will be any substantial realisations in this regard. Creditors will be further updated in future reports, however as stated above, until such matters are concluded, only limited disclosure can be given to creditors in order not to prejudice any potential actions and recoveries for creditors.

3 Creditors

Secured creditors

- 3.1 Companies House shows that Followset Limited (In Administration) holds a debenture with a fixed and floating charge over the Company's assets. The directors' Statement of Affairs did not list any indebtedness to the above-mentioned company and the Joint Liquidators are not aware of any outstanding liability in respect of this charge.

Unsecured creditors

- 3.2 I have received claims totalling £14,999,996.16 from 273 creditors. I have yet to receive claims from 166 creditors whose debts total £3,483,317.00 as per the Company's statement of affairs. These claims represent individual investors who did not have their leases registered at the Land Registry. Investors in rooms for which leases have been registered at the Land Registry

should note that it is believed they do not have a claim against the Company, and that their claim is limited to the liquidation of East Marsh.

- 3.3 The Company granted a floating charge to Followset Limited (in Administration) on 30 July 2011. Accordingly, I am required to create a fund out of the Company's net floating charge property for unsecured creditors (known as the Prescribed Part).
- 3.4 Based on present information to the Joint Liquidators, the Company does not have any indebtedness to a floating charge creditor and as a result of that, no Prescribed Part will be created in the Liquidation.
- 3.5 I would confirm that at the present moment I am uncertain whether a dividend to any class of creditors will be available as this is dependent on the outcome of the ongoing investigations. The claims against the Companies are substantial, and therefore realisations would need to be considerable in order to allow for a material distribution to creditors after defraying the costs and expenses of the Liquidation procedure.

4 Joint Liquidators' remuneration

- 4.1 The Joint Liquidators' remuneration is subject to the approval of the creditors' committee. These resolutions must be circulated and approved within 18 months following the appointment of the Liquidators. At the present moment, the Joint Liquidators are in the process of finalising these resolutions and they will be circulated to the creditors' committee within the next 5 months. The creditors will be updated on this matter in the next annual progress report.
- 4.2 Insolvency Practitioners' fees are often fixed by reference to the time spent by them and their staff in managing the insolvency proceedings. Therefore, for information purposes, I can advise you that my time costs for the Period are £282,876.00. This represents 1,038.50 hours at an average rate of £272.39 per hour. Attached as Appendix B is a time analysis which provides details of the activity costs incurred by staff grade during the Period by reference to time properly spent by me in managing the Liquidation.
- 4.3 Any resolutions for fees will be approved by the creditors committee in due course.
- 4.4 A copy of 'A Creditors' Guide to Liquidators' Fees' is available on request or can be downloaded from <https://www.icaew.com/en/technical/insolvency/understanding-business-restructuring-and-insolvency/creditors-guides>
- 4.5 Attached as Appendix C is additional information in relation to the Liquidators' fees, expenses and disbursements, including where relevant, information on the use of subcontractors and professional advisers

5 Creditors' rights

- 5.1 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.
- 5.2 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.

6 Next report

- 6.1 I am required to provide a further report on the progress of the Liquidation within two months of the next anniversary of the Liquidation, unless I have concluded matters prior to this, in which case I will write to all creditors with my final account.
- 6.2 If you have any queries in relation to the contents of this report, please contact the case administrator Helena Perevalova by telephone on 0114 235 6780 or by email at corr@wilsonfield.co.uk

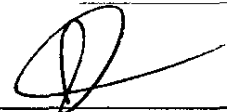
Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line extending to the right.

R N Dymond
Joint Liquidator

**Kayboo Limited
(In Liquidation)
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Funds from Administration Estate	27,329.54	27,329.54
	<u>27,591.97</u>	<u>27,591.97</u>
COST OF REALISATIONS		
Specific Bond	96.00	96.00
DVLA Costs	5.00	5.00
Legal disbursements	648.80	648.80
Insolvency Software Fee	90.78	90.78
Postage, stationery, photocopying	NIL	NIL
Room Hire	85.00	85.00
Companies House Search Fees	NIL	NIL
Travel Expenses	908.87	908.87
Statutory Advertising	147.00	147.00
Travel and Subsistence	283.20	283.20
Land Registry Fees	63.00	63.00
Collection of Records	260.00	260.00
VC Document Management	14.08	14.08
	<u>(2,601.73)</u>	<u>(2,601.73)</u>
	<u>24,990.24</u>	<u>24,990.24</u>
REPRESENTED BY		
Vat Receivable		137.11
Bank 1 Current		24,853.13
		<u>24,990.24</u>



Robert Neil Dymond
Joint Liquidator

Time Entry - Detailed SIP9 Time & Cost Summary

KAYB01C - Kayboo Limited
 From: 03/04/2017 To: 02/04/2018
 Project Code: POST

Classification of Work Function	Directors & JP's	Manager & Senior Administrator	Administrators	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
ADAP : Appointment	0.00	0.00	3.30	0.00	3.30	858.00	260.00
ADCA : Cashiering	1.30	4.60	0.90	12.20	19.00	4,737.50	249.34
ADCR : Case Reviews	0.50	10.90	28.60	0.40	40.40	11,212.00	277.52
ADDI : Directors/Client	0.10	3.50	2.30	0.00	5.90	1,745.00	295.76
ADGA : File Maintenance	9.20	0.00	31.00	20.30	60.50	14,679.00	242.63
ADSC : Statutory and Compliance	20.70	50.10	23.80	11.50	106.10	36,636.00	345.30
ADSO : Strategic Overview	8.90	1.00	3.00	4.10	17.00	6,016.00	353.88
Admin and Planning	40.70	70.10	92.90	48.50	252.20	75,883.50	300.89
ADSV : Site Visit	4.30	0.00	4.40	9.00	17.70	4,484.00	252.20
Case Specific Matters	4.30	0.00	4.40	9.00	17.70	4,484.00	252.20
CCAD : Calculation & Distribution	0.00	0.00	3.00	0.00	3.00	810.00	270.00
CRCL : Creditors Claims	2.70	1.80	86.60	6.90	98.00	24,717.00	252.21
CRCO : Communications with Creditors	28.50	6.00	109.20	84.80	228.50	53,222.00	232.92
CREM : Employees	0.00	1.50	0.10	0.00	1.60	518.00	323.75
CRSVC : Creditor Service/Proxy Support	0.00	0.00	0.00	3.50	3.50	455.00	130.00
CRTV : Tax and VAT	0.30	0.00	0.00	0.40	0.70	244.00	348.57
Creditors	31.50	9.30	198.90	95.60	335.30	79,966.00	238.48
INAT : Antecedent Transactions	0.00	0.60	6.50	3.00	10.10	2,538.00	251.29
INDR : CDDA Report	0.40	0.00	6.20	0.30	6.90	1,668.00	241.74
INRE : Investigation and Review	52.60	27.80	238.60	61.40	380.40	101,849.00	267.74
Investigations	53.00	28.40	251.30	64.70	397.40	106,055.00	266.87
REIS : Identifying, Securing and Insuring	24.30	2.10	0.60	0.00	27.00	13,109.00	485.52
REPB : Property, Business and Asset Sales	1.20	7.20	0.50	0.00	8.90	3,398.50	381.85
Realisation of Assets	25.50	9.30	1.10	0.00	35.90	16,507.50	459.82
Total Hours	155.00	117.10	548.60	217.80	1,038.50	282,876.00	272.39

Appendix C

Additional information in relation to the Joint Liquidators' fees, expenses & disbursements

1 Staff allocation and the use of sub-contractors

- 1.1 The general approach to resourcing our assignments is to allocate staff with the skills and experience to meet the specific requirements of the case.
- 1.2 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.
- 1.3 We are not proposing to utilise the services of any sub-contractors in this case.

2 Professional advisors

- 2.1 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
Freeths LLP (legal advice)	To be agreed at a later date
Charterfields Limited (valuation and disposal advice)	To be agreed at a later date
Lambert Smith Hampton (valuation and disposal advice)	To be agreed at a later date

- 2.2 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.

Current position of Joint Liquidators' expenses

- 2.3 An analysis of the expenses paid to the date of this report, together with those incurred but not paid at the date of this report is provided below:

	Expenses Paid	Expenses Incurred but not Paid	Total
Hotels and Subsistence	424.73	5.41	430.14
Travel Expenses	762.77	4.79	767.56
Specific Penalty Bond	96.00	Nil	96.00
VC Document Management	14.08	Nil	14.08
Room Hire	85.00	Nil	85.00
Land Registry Search Fees	63.00	Nil	63.00
Insolvency Software Fee	90.78	Nil	90.78
Category 2 Disbursements			
Collection of books and records	Nil	87.30	87.30
Companies House Search Fees	Nil	10.00	10.00
Storage of books and records	Nil	1,200.00	1,200.00
Land Registry Fees	Nil	80.00	Nil
Total	1,536.36	1,387.56	2,923.92

- 2.4 Category 1 disbursements do not require approval by creditors. The type of disbursements that may be charged as a Category 1 disbursement to a case generally comprise of external supplies of incidental services specifically identifiable to the case, such as postage, case advertising, invoiced travel and external printing, room hire and document storage. Also

chargeable will be any properly reimbursed expenses incurred by personnel in connection with the case. These disbursements are included in the tables of expenses above.

2.5 Category 2 disbursements 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 include shared or allocated costs that can be allocated to the appointment on a proper and reasonable basis such as internal room hire, document storage or business mileage. Details of Category 2 disbursements charged by this firm (where appropriate) were provided at the time the Liquidators' fees were approved by creditors. Any Category 2 disbursements incurred are specifically highlighted in the tables of expenses above.

2.6 Wilson Field have reviewed their disbursement policy as a firm and from 1 September 2017 will no longer charge postage, stationery and photocopying, an insolvency software fee, a document management fee, and search fees as a Category 2 disbursement and will only seek to recover the actual cost incurred.

3 Charge-out rates

3.1 A schedule of Wilson Field Limited's current charge-out rates is attached

WILSON FIELD LIMITED CHARGE OUT RATES AND DISBURSEMENT POLICY

In accordance with Statement of Insolvency Practice 9 ("SIP 9") covering fees and disbursements, we are required to disclose to you our policy for recovering non-specific disbursements, and the charge out rates for the various grades of staff who may be involved in this case.

Remuneration

The office holder(s) will seek approval from creditors to draw remuneration on a time cost basis, in accordance with the rates detailed below.

Grade	Hourly charge out rate (£)		01/11/2017 onwards
	01/02/2014 to 31/10/2014	01/11/2014 onwards	
Director/Insolvency Practitioner	350-500	500	500
Manager	260-400	400	400
Assistant Manager	N/A	395	395
Team Leader	N/A	390	390
Senior Administrator	240	330	330
Administrator (1-5 years experience)	120-240	230-300	230-300
Trainee Administrator	-	-	180
Secretarial & Support	100-130	130	130

All time is recorded in 6 minute units.

Category 1 Disbursements

In accordance with SIP 9, these do not require the approval of creditors and are costs where there is specific expenditure directly referable both to the appointment in question and a payment to an independent third party. These may include advertising, insurance, travel expenses etc.

Category 2 Disbursements

In accordance with SIP 9, these require the prior approval of creditors.

Category 2 disbursements are charged in accordance with the liquidator's prevailing recovery policy at the time the disbursement is incurred. The rates applicable from 1 November 2017 are detailed below:

Disbursement	Charge	Period charged
Document Upload Centre charge	£150 for life of case	On appointment
Room Hire where held at a Wilson Field office	£100 per meeting	On appointment
Mileage	45p per mile	On appointment (where appropriate)
Storage of books and records	£80 per box per year	Once records are logged and then annually

In common with all professional firms, our charge out and disbursements rates increase from time to time. We reserve the right to change the rates without prior notice to you. Any change will be reported in the next statutory report to creditors.