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John Bell is licensed as an insolvency practitioner in the UK by the Institute of Chartered Accountants in England and Wales, and is a Chartered Accountant FCA.

Clarke Bell is a member of the IPA and R3, and authorised by the Institute of Chartered Accountants in England and Wales to carry out the reserved legal activity of non-contentious probate in England and Wales.

PROGRESS REPORT TO MEMBERS AND CREDITORS

Our ref: JPB/TMP/JW/SH/R090

10 November 2017

Dear Sirs

RE: RAILWAY TAVERN LIMITED ("THE COMPANY")
REGISTERED NUMBER: 07483125
CREDITORS' VOLUNTARY LIQUIDATION ("CVL")

This is a report on the progress of the Liquidation for the year ended, 14 September 2017, as required by Rule 18.2 of the Insolvency (England and Wales) Rules 2016.

I attach a Receipts and Payments account for the twelve month period under review.

I would specifically comment on the following:

1 ASSET REALISATION

(i) Interest Refund

Upon my appointment, I received a cheque in the sum of £340.18 from Lloyds Bank PLC in respect of an interest refund.

2 CREDITORS

(i) Secured and Preferential Creditors

There are no secured and preferential creditors in this Liquidation. Accordingly there is no prescribed part available to unsecured creditors.

(ii) Unsecured Creditors

Unsecured creditors totalled £138,573. Of this sum £2,178 was owed to the director.

A number of creditors have proved to date and claims are materially higher than anticipated due to a formal claim being received from HM Revenue and Custom in respect of VAT and Corporation Tax.

(iii) Dividend Prospects

Based on current information there are insufficient funds to enable a dividend to any class of creditor in this matter.

3 INVESTIGATION AND DIRECTORS CONDUCT(i) Disqualification Return

In accordance with the Company Directors Disqualification Act 1986, I have submitted a report on the conduct of the Directors of the Company to the DBIS.

As this is a confidential report, I am not able to disclose the contents.

4 LIQUIDATOR'S REMUNERATION(i) Basis of Post Appointment Fees and Disbursements

At the virtual meeting of creditors held on 3 October 2017, creditors resolved the following in relation to my remuneration and disbursements;

1. That the Liquidator(s) remuneration be fixed as a combination of a fixed fee £15,000 together with a percentage of funds realised 20% from the Estate;
2. That the Liquidator(s) be authorised to draw disbursements for services provided by their firm in accordance with their firm's charging policy.

Category I disbursements not require approval by creditors. Undischarged Category I disbursements are as follows;

Supplier	Type of Disbursement	Amount (£)	Unpaid (£)
Courts Advertising	Statutory Advertising	244.80	244.80
Clarke Bell Limited	Postage of Documents	17.51	17.51

These disbursements have been paid by Clarke Bell Limited direct.

Category II disbursements incurred to date have also been paid by Clarke Bell Limited.

(ii) Creditor's Rights To Liquidator(s) Remuneration & Expenses

As a creditor, you have a right to request further information with regard to any aspect of this report or to challenge the Liquidator(s) fees and expenses as provided in the following Rules;

IR 2016 18.9 - Creditors' and Members' request for further information

If you are not satisfied with our response, you have the right to request further information from us with regard to our remuneration and expenses, with either the permission of the court, or with a collective request from 5% in value of the unsecured. This request must be made within 21 days of receipt of this report, and upon receiving such request we have 14 days in which to provide all information required.

IR 2016 18.34 – Creditors' claim that remuneration is/or other expenses are excessive

Further, creditors have the right to apply to Court to challenge the amount of, or the basis of our remuneration and expenses with either the permission of the Court or with a collective request from 10% in value of unsecured creditors. This application must be made within 8 weeks of receipt of this report.

This application must be made no later than eight weeks after receipt by the applicant of the Progress Report, or Final Report which first reports the charging of the remuneration or the incurring of the expenses in question.

Secured creditors may make the same request or the same application in their own right under each Rule.

(iii) Guidance for Creditors

A Creditors Guide to Insolvency, which contains much useful information including outline guidance on how fees are fixed and also the rights, duties and functions of Committees is available from <http://www.creditorinsolvencyguide.co.uk>. Alternatively, if you require a paper copy of this guidance note please contact me accordingly and a copy will be sent to you.

5 OUTSTANDING MATTERS

I am in the process of dealing with a number of matters which have been brought to his attention and subsequently require further investigation. As such the Liquidation will remain open until this matter is formally concluded.

Should you require any further information in this matter, please do not hesitate to contact me.

Yours faithfully



JOHN PAUL BELL
LIQUIDATOR

**Railway Tavern Limited
(In Liquidation)**

Liquidator's Summary of Receipts and Payments

	Statement of affairs £	From 15/09/2016 To 14/09/2017 £	From 15/09/2016 To 14/09/2017 £
RECEIPTS			
Interest Refund		340.18	340.18
		<u>340.18</u>	<u>340.18</u>
PAYMENTS			
Trade & Expense Creditors	(35,007.26)	0.00	0.00
Directors	(2,178.43)	0.00	0.00
HM Revenue & Customs - PAYE/NIC	(5,759.46)	0.00	0.00
HM Revenue & Customs - CT	(11,500.11)	0.00	0.00
HM Revenue & Customs - VAT	(84,127.26)	0.00	0.00
Ordinary Shareholders	(100.00)	0.00	0.00
		<u>0.00</u>	<u>0.00</u>
BALANCE - 14 September 2017		<u><u>340.18</u></u>	<u><u>340.18</u></u>
MADE UP AS FOLLOWS			
Bank 1 Current		340.18	340.18
		<u>340.18</u>	<u>340.18</u>