

LIQ03

Notice of progress report in voluntary winding up



Companies House

For further information, please
refer to our guidance at
www.gov.uk/companieshouse

1 Company details

Company number 0 5 1 4 0 3 1 3

Company name in full Brixton (Fairway Units 7-11) 1 Limited

→ Filling in this form

Please complete in typescript or in
bold black capitals.

2 Liquidator's name

Full forename(s) Malcolm

Surname Cohen

3 Liquidator's address

Building name/number BDO LLP

Street 55 Baker Street

Post town London

County/Region

Postcode W 1 U 7 E U

Country

4 Liquidator's name ①

Full forename(s) Stacey

Surname Brown

① Other liquidator

Use this section to tell us about
another liquidator.

5 Liquidator's address ②

Building name/number BDO LLP

Street 55 Baker Street

Post town London

County/Region

Postcode W 1 U 7 E U

Country

② Other liquidator

Use this section to tell us about
another liquidator.

LIQ03

Notice of progress report in voluntary winding up

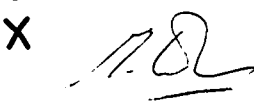
6 Period of progress report

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

7 Progress report

☒ The progress report is attached	
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8 Sign and date

Liquidator's signature	Signature 	
Signature date	^d 2 ^d 3 ^m 0 ^m 1 ^y 2 ^y 0 ^y 2 ^y 4	

**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 **Malcolm Cohen**

Company name **BDO LLP**

Address **5 Temple Square**

Temple Street

Post town **Liverpool**

County/Region

Postcode

L 2 5 R H

Country

DX

Telephone

+44 (0) 1512 374 500

**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

Brixton (Fairway Units 7-11) 1 Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
	NIL	NIL
REPRESENTED BY		NIL

Brixton (Fairway Units
7-11) 1 Limited
Brixton Northfields
(Wembley 1) Limited
Brixton Northfields
(Wembley) Holdings
Limited
Brixton Northfields
(Wembley) Limited
Brixton Northfields 1
Limited
Brixton Northfields 2
Limited
Brixton Northfields 3
Limited
Brixton Northfields 4
Limited
Brixton Northfields 5
Limited
Brixton Northfields 6
Limited
B-Ser Limited

SEGRO (Loop) Limited
SEGRO (Nelson Trade
Park) Limited
SEGRO (Rushden)
Limited
SEGRO (Stockley
Close) Limited
SEGRO (Trilogy)
Management Company
Limited
SEGRO (UK Logistics)
Limited
SEGRO Communities
Limited
SEGRO Europe Limited
SEGRO Management
Limited
Trafford Park Estates
Limited

All In Members'
Voluntary Liquidation

Joint Liquidators' Progress Report from
28 November 2022 to 27 November 2023

Contents

Glossary of terms	3
Key information	5
Progress in the period	6
Outstanding matters	8
Appendices	
A: Statutory information	9
B: Members' rights	10
C: Receipts and payments account	11
D: Joint Liquidators' remuneration	33
E: Joint Liquidators' expenses	41

Glossary of terms

Abbreviation or term	Meaning
'Act'	Insolvency Act 1986
'HMRC'	HM Revenue & Customs
'Joint Liquidators' or 'we'	Malcolm Cohen and Stacey Brown
'members'	Members whose names are entered in the register of members
'period'	28 November 2022 to 27 November 2023
'preferential creditors'	Claims for unpaid wages earned in the four months prior to liquidation up to £800, holiday pay and unpaid pension contributions in certain circumstances and where a Company enters into Liquidation on or after 1 December 2020, claims for unpaid VAT, PAYE deductions, Employee National Insurance Contributions (NICs) deductions, student loan repayment deductions and amounts withheld under the construction industry scheme
'Progress Report'	Prepared in accordance with Rules 18.3 and 18.7 of the Rules
'Rules'	Insolvency (England and Wales) Rules 2016
'secured creditors'	Creditors whose debt is secured, in accordance with Section 248 of the Act
'the Companies'	Brixton (Fairway Units 7-11) 1 Limited Brixton Northfields (Wembley 1) Limited Brixton Northfields (Wembley) Holdings Limited Brixton Northfields (Wembley) Limited Brixton Northfields 1 Limited Brixton Northfields 2 Limited Brixton Northfields 3 Limited Brixton Northfields 4 Limited Brixton Northfields 5 Limited Brixton Northfields 6 Limited B-Serv Limited SEGRO (Loop) Limited SEGRO (Nelson Trade Park) Limited SEGRO (Rushden) Limited SEGRO (Stockley Close) Limited SEGRO (Trilogy) Management Company Limited SEGRO (UK Logistics) Limited SEGRO Communities Limited SEGRO Europe Limited SEGRO Management Limited Trafford Park Estates Limited

'unsecured creditors'

Creditors who are neither secured nor preferential

Key information

Background

Malcolm Cohen and Stacey Brown were appointed Joint Liquidators of the Companies on 28 November 2022.

Purpose of this report

This is the Progress Report for the period from 28 November 2022 to 27 November 2023.

The main purpose of the Progress Report is to provide you with an update of the liquidations' progress during the period.

Members' rights

An overview of the rights of members are detailed in Appendix B.

Contact details

Contact: Pauline Durrant
Business Restructuring, BDO LLP, 5 Temple Square, Temple Street, Liverpool, L2 5RH
Tel: +44 (0)20 7486 5888
Email: Pauline.Durrant@bdo.co.uk
Reference: 00337015

If you require a hard copy of the Progress Report please contact Pauline Durrant on the contact details above.

Progress in the period

Asset realisations

Receipts and payments accounts are attached at Appendix C.

No assets have been realised during the period. The only assets are amounts owed by parent undertakings to SEGRO (Trilogy) Management Company Limited ('Trilogy') and SEGRO Communities Limited ('Communities') for the amounts of £12 and £100 respectively. These will be distributed in specie to these Companies' respective members prior to the closure of the liquidations.

Following our appointment we were approached by a third party with a request to purchase a plot of land purportedly owned by Trafford Park Estates Limited ('Trafford'). We have referred the request to the Companies' parent company who are investigating whether the land does belong to Trafford.

The other Companies do not have any assets.

HMRC

We are required to obtain clearances from the Corporation Tax office and the Enforcement & Insolvency Service which deals with VAT and PAYE clearances, and which also issues HMRC's claim for all taxes.

All tax clearances have been received from HMRC with the exception of clearances for Brixton Northfields 6 Limited and B-Serv Limited.

Creditors

Following our appointment statutory advertisements were placed in the London Gazette and Times newspapers. There were no known creditors at the date of the liquidation and no claims have been received to date.

Return on capital

No distributions have been made to the Companies' members to date. As outlined above, first and final distributions in specie of the amounts owed to Communities and Trilogy will be declared to their respective members prior to the closure of the liquidations.

Should any realisation be made in relation to the land potentially owned by Trafford, then the proceeds will similarly be distributed to Trafford's member.

Other matters

In addition to the above matters, we have dealt with all statutory matters required by legislation and administrative work incidental to our duties as Joint Liquidators.

Joint Liquidators' remuneration

The Joint Liquidators' remuneration was approved on a time cost basis by the members.

During the period, time costs of £59,317 have been incurred over 235 hours at an average rate of £253 per hour. The Joint Liquidators have drawn no remuneration to date. As the Companies do not have any cash assets, the costs of liquidations, including expenses, will be met by a group company.

A detailed report of the time incurred by the Joint Liquidators and a narrative of the work done during the period is attached in Appendix D.

Joint Liquidators' expenses

A breakdown of expenses incurred and paid is set out in Appendix E.

Outstanding matters

- Obtain outstanding tax clearances from HMRC;
 - Resolve query regarding land ownership regarding a strip of land purportedly owned by Trafford;
 - Distribution in specie of the amounts owed by parent undertakings; and
 - Issue final account.
-

Appendix A

Statutory information

Information

Company names and company registration numbers

Brixton (Fairway Units 7-11) 1 Limited - 05140313
 Brixton Northfields (Wembley 1) Limited - 04980982
 Brixton Northfields (Wembley) Holdings Limited - 04940163
 Brixton Northfields (Wembley) Limited - 04959947
 Brixton Northfields 1 Limited - 04784024
 Brixton Northfields 2 Limited - 04958196
 Brixton Northfields 3 Limited - 04971112
 Brixton Northfields 4 Limited - 04970964
 Brixton Northfields 5 Limited - 04523671
 Brixton Northfields 6 Limited - 04986762
 B-Serv Limited - 04217600
 SEGRO (Loop) Limited - 09539581
 SEGRO (Nelson Trade Park) Limited - 10426293
 SEGRO (Rushden) Limited - 09763470
 SEGRO (Stockley Close) Limited - 10428161
 SEGRO (Trilogy) Management Company Limited - 05654708
 SEGRO (UK Logistics) Limited - 08743713
 SEGRO Communities Limited - 08656082
 SEGRO Europe Limited - 04569885
 SEGRO Management Limited - 07867708
 Trafford Park Estates Limited - 05161628

Registered office

c/o BDO LLP, 5 Temple Square, Temple Street, Liverpool, L2 5RH

Date of appointment

28 November 2022

Joint Liquidators

Malcolm Cohen
 Stacey Brown

Under the provisions of section 231 of the Act the Joint Liquidators carry out their functions jointly and severally meaning any action can be done by one Liquidator or by both of them.

Joint Liquidators' address

BDO LLP, 55 Baker Street, London, W1U 7EU

Data Control and GDPR

Malcolm Cohen and Stacey Brown are authorised to act as Insolvency Practitioners by the Institute of Chartered Accountants in England and Wales in the UK. The Joint Liquidators are Data Controllers as defined by the General Data Protection Regulations. BDO LLP will act as Data Processor on the instruction of the Data Controllers. Personal data will be kept secure and processed only for matters relating to the liquidations of the Companies. Please see the privacy statement at <https://www.bdo.co.uk/en-gb/privacy-notices/insolvencies>

Appendix B

Members' rights

Within 21 days of receipt of the Progress Report, members with at least 5% in value of the total voting rights of all members having the right to vote at general meetings of the Companies or any member with the permission of court, may request in writing that the Joint Liquidators provide further information about their remuneration or expenses which have been itemised in the Progress Report.

Within 14 days of receipt of the request, the Joint Liquidators must provide all of the information asked for, unless they think that:

- the time or cost in preparing the information would be excessive, or
- disclosure of the information would be prejudicial to the conduct of the liquidations or might reasonably be expected to lead to violence against any person, or
- they are subject to confidentiality obligations in respect of the information.

The Joint Liquidators are also required to give reasons for not providing all of the requested information.

Members with at least 10% in value of the total voting rights of all members having the right to vote at general meetings of the Companies may, within eight weeks of receipt of the Progress Report, make an application to court that the basis fixed for the Joint Liquidators' remuneration, the remuneration charged, or the expenses incurred by the Joint Liquidators, as set out in the Progress Report, are excessive.

Members may access a copy of BDO LLP's charging and expenses policy at <https://www.bdo.co.uk/en-gb/insights/advisory/business-restructuring/creditors-guides>.

The Insolvency Service has established a central gateway for considering complaints in respect of Insolvency Practitioners. In the event that you make a complaint to us but are not satisfied with the response, then you should visit <https://www.gov.uk/complain-about-insolvency-practitioner> where you will find further information on how you may pursue the complaint.

The Joint Liquidators are bound by the Insolvency Code of Ethics when carrying out all professional work relating to these liquidations. A copy of the code can be found at <https://www.icaew.com/technical/ethics/icaew-code-of-ethics/icaew-code-of-ethics>.

Appendix C

Receipts and payments account

Brixton (Fairway Units 7-11) 1 Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	<u>NIL</u>	<u>NIL</u>
REPRESENTED BY		<u>NIL</u>
		<u>NIL</u>

Brixton Northfields (Wembley 1) Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	NIL	NIL
REPRESENTED BY	=====	=====
		NIL
		=====

Brixton Northfields (Wembley) Holdings Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	NIL	NIL
REPRESENTED BY	=====	=====
		NIL
		=====

Brixton Northfields (Wembley) Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
	NIL	NIL
REPRESENTED BY		NIL

Brixton Northfields 1 Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
	NIL	NIL
REPRESENTED BY		
		NIL

Brixton Northfields 2 Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
	NIL	NIL
REPRESENTED BY		NIL

Brixton Northfields 3 Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
	NIL	NIL
REPRESENTED BY		NIL

Brixton Northfields 4 Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	NIL	NIL
REPRESENTED BY	=====	=====
		NIL
		=====

Brixton Northfields 5 Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	<u><u>NIL</u></u>	<u><u>NIL</u></u>
REPRESENTED BY		<u><u>NIL</u></u>

Brixton Northfields 6 Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
	NIL	NIL
REPRESENTED BY		NIL

**B-Serv Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments**

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	NIL	NIL
REPRESENTED BY	=====	=====
		NIL
		=====

SEGRO (Loop) Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	NIL	NIL
REPRESENTED BY	=====	=====
		NIL
		=====

SEGRO (Nelson Trade Park) Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	<u>NIL</u>	<u>NIL</u>
REPRESENTED BY		<u>NIL</u>

SEGRO (Rushden) Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
	NIL	NIL
REPRESENTED BY		NIL

SEGRO (Stockley Close) Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	NIL	NIL
REPRESENTED BY	=====	=====
		NIL
		=====

SEGRO (Trilogy) Management Company Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £		From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
	ASSET REALISATIONS		
12.00	Amounts owed by parent undertakings	NIL	NIL
		NIL	NIL
12.00		NIL	NIL
	REPRESENTED BY		
			NIL

Note:

SEGRO (UK Logistics) Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	NIL	NIL
REPRESENTED BY	=====	=====
		NIL
		=====

SEGRO Communities Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £		From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
	ASSET REALISATIONS		
100.00	Amounts owed by parent undertakings	NIL	NIL
		NIL	NIL
100.00		NIL	NIL
	REPRESENTED BY		
			NIL

SEGRO Europe Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	<u><u>NIL</u></u>	<u><u>NIL</u></u>
REPRESENTED BY		
		<u><u>NIL</u></u>

Note:

SEGRO Management Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	NIL	NIL
REPRESENTED BY	=====	=====
		NIL
		=====

Trafford Park Estates Limited
(In Liquidation)
Joint Liquidators' Summary of Receipts & Payments

Declaration of Solvency £	From 28/11/2022 To 27/11/2023 £	From 28/11/2022 To 27/11/2023 £
_____	_____	_____
	NIL	NIL
REPRESENTED BY	=====	=====
		NIL
		=====

Note:

Appendix D

Joint Liquidators' remuneration

Brixton (Fairway Units 7-11) 1 Limited

Time costs of £3,785 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	2.20	0.25	0.25	0.85	1.05	4.60	1,750.70	380.59
Steps on appointment	-	0.25	-	0.65	1.30	4.30	6.50	960.70	147.80
Planning and strategy	-	0.15	-	-	-	-	0.15	122.00	813.33
General administration	0.05	0.45	0.10	0.10	2.40	0.50	3.60	951.90	264.42
TOTAL	0.05	3.05	0.35	1.00	4.55	5.85	14.85	3,785.30	254.90

Brixton Northfields (Wembley 1) Limited

Time costs of £4,013 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. Rate £
Pre-appointment	-	1.45	0.30	0.50	1.35	0.10	3.70	1,465.50	396.08
Steps on appointment	-	0.25	-	1.35	4.80	-	6.40	1,301.40	203.34
Planning and strategy	-	0.10	-	-	-	-	0.10	80.30	803.00
General administration	0.05	0.60	0.10	0.20	3.00	-	3.95	1,165.85	295.15
TOTAL	0.05	2.40	0.40	2.05	9.15	0.10	14.15	4,013.05	283.61

Brixton Northfields (Wembley) Holdings Limited

Time costs of £3,284 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	1.95	0.25	0.25	1.00	0.05	3.50	1,542.20	440.63
Steps on appointment	-	0.45	-	0.45	4.20	-	5.10	1,087.35	213.21
Planning and strategy	-	0.10	-	-	-	-	0.10	80.30	803.00
General administration	-	-	0.10	0.20	3.00	-	3.30	574.15	173.98
TOTAL	-	2.50	0.35	0.90	8.20	0.05	12.00	3,284.00	273.67

Brixton Northfields (Wembley) Limited

Time costs of £2,621 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	1.40	0.25	0.50	0.75	0.05	2.95	1,226.90	415.90
Steps on appointment	-	0.25	-	0.85	3.35	-	4.45	869.70	195.44
Planning and strategy	-	0.05	-	-	-	-	0.05	38.60	772.00
General administration	-	-	0.10	0.10	2.40	-	2.60	485.75	186.83
TOTAL	-	1.7	0.35	1.45	6.50	0.05	10.05	2,620.95	260.79

Brixton Northfields 1 Limited

Time costs of £3,671 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	2.00	0.30	0.20	0.50	1.05	-	4.05	2,234.90	551.83
Steps on appointment	-	0.25	-	0.35	4.00	-	4.60	886.00	192.61
Planning and strategy	-	0.10	-	-	-	-	0.10	80.30	803.00
General administration	-	-	0.10	0.10	2.15	-	2.35	455.60	193.87
Reporting	-	-	-	-	0.10	-	0.10	14.10	141.00
TOTAL	2.00	0.65	0.30	0.95	7.30	-	11.20	3,670.90	327.76

Brixton Northfields 2 Limited

Time costs of £2,621 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	0.35	0.40	0.50	1.25	0.05	2.55	865.60	339.45
Steps on appointment	-	0.45	-	0.70	3.55	-	4.70	1,059.20	225.36
Planning and strategy	-	0.10	-	-	-	-	0.10	80.30	803.00
General administration	0.05	-	0.10	0.10	3.15	-	3.40	615.50	181.03
TOTAL	0.05	0.90	0.50	1.30	7.95	0.05	10.75	2,620.60	243.78

Brixton Northfields 3 Limited

Time costs of £2,592 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	0.70	0.40	0.50	0.90	0.35	2.85	1,013.05	355.46
Steps on appointment	-	0.25	-	0.55	4.10	-	4.90	965.80	197.10
Planning and strategy	-	0.10	-	-	-	-	0.10	80.30	803.00
General administration	0.05	0.05	0.10	0.10	2.15	-	2.45	533.10	217.59
TOTAL	0.05	1.10	0.50	1.15	7.15	0.35	10.30	2,592.25	251.67

Brixton Northfields 4 Limited

Time costs of £2,786 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	1.35	0.25	0.50	0.75	0.35	3.20	1,246.55	389.55
Steps on appointment	-	-	-	0.70	4.45	-	5.15	857.25	166.46
Planning and strategy	-	0.10	-	-	-	-	0.10	80.30	803.00
General administration	0.05	0.05	0.10	0.10	2.40	-	2.70	601.45	222.73
TOTAL	0.05	1.50	0.35	1.30	7.60	0.35	11.15	2,785.55	249.83

Brixton Northfields 5 Limited

Time costs of £2,560 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	0.35	0.25	0.50	0.85	0.35	2.30	745.15	323.98
Steps on appointment	-	0.35	-	0.70	4.25	-	5.30	1,094.65	206.54
Planning and strategy	-	0.10	-	-	-	-	0.10	80.30	803.00
General administration	0.05	0.05	0.10	0.10	2.45	0.60	3.35	640.10	191.07
TOTAL	0.05	0.85	0.35	1.30	7.55	0.95	11.05	2,560.20	231.69

Brixton Northfields 6 Limited

Time costs of £2,742 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	1.35	0.25	0.50	0.70	0.35	3.15	1,238.35	393.13
Steps on appointment	-	0.35	-	0.55	3.85	-	4.75	961.00	202.32
Planning and strategy	-	0.10	-	-	-	-	0.10	80.30	803.00
General administration	0.10	-	0.10	0.10	1.90	-	2.20	462.70	210.32
TOTAL	0.10	1.80	0.35	1.15	6.45	0.35	10.20	2,742.35	268.86

B-Serv Limited

Time costs of £2,893 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	1.35	0.25	0.25	0.75	0.35	2.95	1,187.80	402.64
Steps on appointment	-	0.25	-	0.55	4.10	-	4.90	965.80	197.10
Planning and strategy	0.10	0.10	-	-	0.05	-	0.25	190.00	760.00
General administration	0.05	0.15	0.10	0.10	1.90	-	2.30	549.30	238.83
TOTAL	0.15	1.85	0.35	0.90	6.80	0.35	10.40	2,892.90	278.16

SEGRO (Loop) Limited

Time costs of £3,312 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	0.80	0.25	0.25	1.15	0.05	2.50	1,051.30	420.52
Steps on appointment	-	0.75	-	0.60	2.50	2.50	6.35	1,365.30	215.01
Planning and strategy	-	0.10	-	-	-	-	0.10	80.30	803.00
General administration	-	0.50	0.10	0.20	2.10	-	2.90	814.95	281.02
TOTAL	-	2.15	0.35	1.05	5.75	2.55	11.85	3,311.85	279.48

SEGRO (Nelson Trade Park) Limited

Time costs of £2,540 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	0.30	-	0.25	1.00	3.75	5.30	822.60	155.21
Steps on appointment	-	0.25	-	0.60	2.40	-	3.25	759.55	233.71
Planning and strategy	0.05	0.10	-	-	1.05	-	1.20	302.45	252.04
General administration	-	-	0.10	0.10	0.90	-	1.10	187.35	170.32
Post appointment taxation	-	0.25	-	0.10	1.05	-	1.40	464.60	331.86
TOTAL	0.05	0.90	0.10	1.05	6.50	3.75	12.25	2,539.55	207.23

SEGRO (Rushden) Limited

Time costs of £2,260 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	0.35	-	0.25	1.25	1.05	2.90	684.65	236.09
Steps on appointment	-	0.25	-	0.65	2.75	-	3.65	828.70	227.04
Planning and strategy	0.05	0.10	-	-	1.05	-	1.20	302.45	252.04
General administration	-	-	0.10	0.10	0.95	-	1.15	194.45	169.09
Post appointment taxation	-	-	-	0.10	1.15	-	1.25	250.00	200.00
TOTAL	0.05	0.70	0.10	1.10	7.15	1.05	10.15	2,260.25	222.68

SEGRO (Stockley Close) Limited

Time costs of £2,947 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	0.40	0.25	0.25	0.70	2.05	3.65	839.55	230.01
Steps on appointment	-	0.45	-	0.35	4.35	-	5.15	1,089.75	211.60
Planning and strategy	-	0.10	-	-	-	-	0.10	80.30	803.00
General administration	0.05	0.55	0.10	0.10	2.15	-	2.95	937.60	317.83
TOTAL	0.05	1.50	0.35	0.70	7.20	2.05	11.85	2,947.20	248.71

SEGRO (Trilogy) Management Company Limited

Time costs of £2,713 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	0.40	0.25	0.25	0.75	2.55	4.20	899.50	214.17
Steps on appointment	-	0.25	-	0.70	2.90	-	3.85	829.40	215.43
Planning and strategy	-	0.10	-	-	-	-	0.10	80.30	803.00
General administration	0.05	0.30	0.10	0.10	2.15	0.20	2.90	690.20	238.00
Reporting	-	-	-	1.00	-	-	1.00	214.00	214.00
TOTAL	0.05	1.05	0.35	2.05	5.80	2.75	12.05	2,713.40	225.18

SEGRO (UK Logistics) Limited

Time costs of £2,342 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre appointment	-	0.30	-	0.25	0.50	2.30	3.35	607.10	181.22
Steps on appointment	-	0.25	-	0.50	3.45	-	4.20	848.30	201.98
Planning and strategy	0.10	0.10	-	-	1.00	-	1.20	344.55	287.13
General administration	-	-	0.10	0.10	1.15	-	1.35	226.10	167.48
Assets	-	0.15	-	-	0.10	-	0.25	148.60	594.40
Post appointment taxation	-	-	-	-	0.55	-	0.55	167.40	304.36
TOTAL	0.10	0.80	0.10	0.85	6.75	2.30	10.90	2,342.05	214.87

SEGRO Communities Limited

Time costs of £2,493 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre appointment	-	0.30	-	0.25	1.40	2.20	4.15	893.70	215.35
Steps on appointment	-	0.45	-	0.35	3.25	-	4.05	934.65	230.78
Planning and strategy	0.05	0.10	-	-	1.10	-	1.25	310.05	248.04
General administration	-	-	0.10	0.10	0.90	-	1.10	187.40	170.36
Post appointment taxation	-	-	-	-	0.55	-	0.55	167.40	304.36
TOTAL	0.05	0.85	0.10	0.70	7.40	2.20	11.10	2,493.20	224.61

SEGRO Europe Limited

Time costs of £2,079 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. Rate £
Pre appointment	-	0.40	-	0.50	1.00	0.05	1.95	629.40	322.77
Steps on appointment	-	0.25	-	0.55	3.55	-	4.35	869.55	199.90
Planning and strategy	0.05	0.10	-	-	1.05	-	1.20	303.00	252.50
General administration	-	-	0.10	-	0.85	-	0.95	154.55	162.68
Post appointment taxation	-	0.10	-	-	0.15	-	0.25	122.30	489.20
TOTAL	0.05	0.85	0.10	1.05	6.60	0.05	8.70	2,078.80	238.94

SEGRO Management Limited

Time costs of £2,095 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre appointment	-	0.35	-	0.50	0.80	0.05	1.70	543.35	319.62
Steps on appointment	-	0.25	-	-	4.35	-	4.60	843.75	183.42
Planning and strategy	0.05	0.10	-	-	1.10	-	1.25	310.05	248.04
General administration	-	-	0.10	0.10	0.75	-	0.95	163.95	172.58
Post appointment taxation	-	0.10	-	0.10	0.45	-	0.65	234.00	360.00
TOTAL	0.05	0.80	0.10	0.70	7.45	0.05	9.15	2,094.90	228.95

Trafford Park Estates Limited

Time costs of £2,968 have been incurred during the period and a breakdown is detailed below, together with details of the work undertaken.

Activity	Partner	Director	Senior manager	Manager	Senior executive	Executive	Total hours	Time costs £	Av. rate £
Pre-appointment	-	0.35	0.25	0.50	1.20	0.05	2.35	776.90	330.60
Steps on appointment	-	0.25	-	0.30	3.95	-	4.50	867.20	192.71
Planning and strategy	-	0.10	-	-	0.15	-	0.25	133.40	533.60
General administration	0.05	0.10	0.10	0.10	1.90	-	2.25	501.90	223.07
Asset realisations/dealing	-	0.70	0.10	-	0.25	-	1.05	670.60	638.67
Creditor claims	-	-	-	-	0.05	-	0.05	17.70	354.00
TOTAL	0.05	1.50	0.45	0.90	7.50	0.05	10.45	2,967.70	283.99

Pre-appointment

- Assisting with the preparation of documentation to place the Companies into liquidation and appointing the Joint Liquidators

Steps on appointment

- Initial statutory notifications and advertisements

Planning and strategy

- Case reviews
- Internal meetings and discussions

General administration

- Updates to parent group

Assets

- Queries regarding potential strip of land

Post appointment taxation

- Seeking tax clearances

The current charge out rates per hour of staff within the firm who may be involved in working on the liquidations are as follows:

Grade	£
Partner	994
Director	417-834
Senior Manager	347-694
Manager	190-507
Senior Executive	152-354
Executive	94-186

Appendix E

Joint Liquidators' expenses

The Joint Liquidators' expenses incurred and paid are detailed below.

	Incurred in Period 28/11/2022 to 27/11/2023 £	Total Incurred 28/11/2022 to 27/11/2023 £	Total Paid 28/11/2022 to 27/11/2023 £
Category 1			
Bonding	60.00	60.00	-
Statutory Advertising	3,112.40	3,112.40	-

The expenses shown are self-explanatory.

