## Tackling NDR Avoidance

Richard Kerr

#### Who's heard of these?

- Shavington Property Management Ltd
- Tactical Aid and Emergency Support Ltd
- UK VCP Services Ltd
- Heliculture Development Concepts Ltd

#### PAPOA

#### What's happening with them?

- Taking on new leases across the UK
- Seeking to occupy for 1 or 2 days and then claiming empty relief
- Have you got on-going liability order proceedings?

#### Our advice?

- ➤ All existing LOs (Bolton/Birmingham/Gateshead etc) have been appealed
- They aren't going to pay anyway
- > Pragmatic approach may be to adjourn pending other cases saving time and costs

# Bankruptcy/Winding Up

**Q:** If my debt is less than the threshold, can I join forces with another creditor, so that our total debt does?

A: Yes!

S.124 Insolvency Act 1986 – winding up

S.265 IA 1986 - bankruptcy

# **Dudley Properties Ltd**

- Identified by Sandwell as a problem LL
- Leaseholders came and went without paying NDR

Also own property in

- Dudley
- Wyre Forest

Sandwell re-billed - £50k recovery

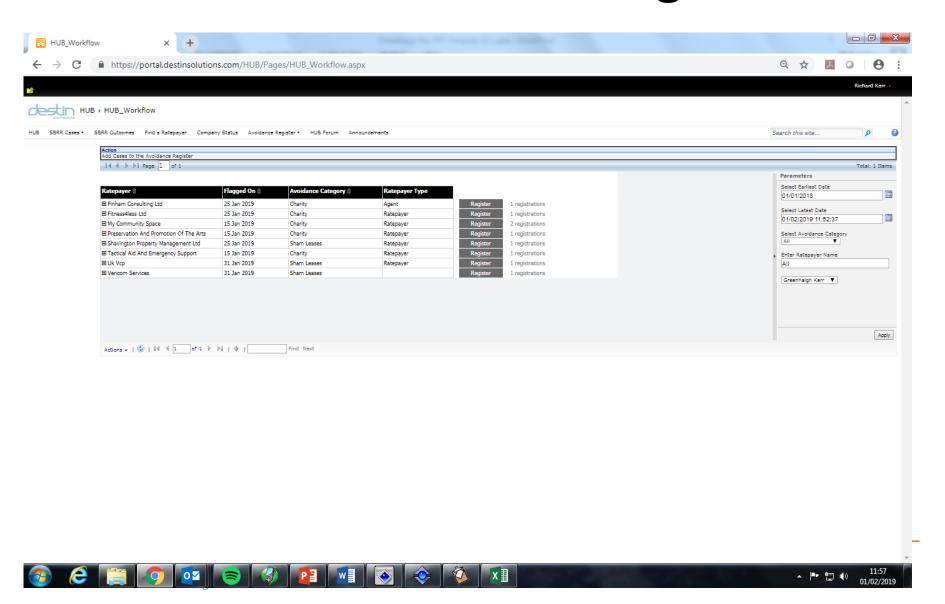
Dudley rebilled - £115k

Wyre Forest — suspected losses of £1M — being reviewed

## All have one thing in common:

- Shared knowledge and co-operation
  - > Regional NDR forums
  - Regional (Thames Valley London South East (Haywards Heath)
  - Quarterly
  - Connected nationally HUB avoidance register

## HUB – Avoidance Register



### HUB – Avoidance Register

- GK notification of companies suspected of avoidance
- Councils can also notify
- Enables councils to identify other parties dealing with the same issue
- Register will notify you if a flagged company appears in your area
- Updated with GK meeting notes
- Free to register and use
- Interested? Speak to me!