

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_Workflow

https://portal.destinsolutions.com/HUB/Pages/HUB_Workflow.aspx

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HUB SBRR Cases SBRR Outcomes Find a Ratepayer Company Status Avoidance Register HUB Forum Announcements

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Action
Add Cases to the Avoidance Register

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Ratepayer	Flagged On	Avoidance Category	Ratepayer Type	Register	Registrations
Finham Consulting Ltd	25 Jan 2019	Charity	Agent	Register	1 registrations
Fitness4less Ltd	25 Jan 2019	Charity	Ratepayer	Register	1 registrations
My Community Space	15 Jan 2019	Charity	Ratepayer	Register	2 registrations
Preservation And Promotion Of The Arts	15 Jan 2019	Charity	Ratepayer	Register	1 registrations
Shavington Property Management Ltd	25 Jan 2019	Sham Leases	Ratepayer	Register	1 registrations
Tactical Aid And Emergency Support	15 Jan 2019	Charity	Ratepayer	Register	1 registrations
Uk Vcp	31 Jan 2019	Sham Leases	Ratepayer	Register	1 registrations
Vericom Services	31 Jan 2019	Sham Leases	Ratepayer	Register	1 registrations

Total: 1 Items

Parameters

Select Earliest Date
01/01/2018

Select Latest Date
01/02/2019 11:52:37

Select Avoidance Category
All

Enter Ratepayer Name
All

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Apply

Find Next

11:57
01/02/2019

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!