

Tackling NDR Avoidance

Richard Kerr

Who's heard of these ?

- Swandown Ltd
- Roker Property Management Ltd
- Heliculture Development Concepts Ltd
- St Benedicts Land Trust / Fairstore

PAG/MVL Schemes

- What's happening with them?
 - SOS BEIS re PAG Asset Preservation
 - Decision gave court seal of approval
 - Operators emboldened – Roker Property Mgmt

Our advice?

- Have to accept leases and make tenant liable
- Potential appeal down the line

Insolvency

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 – West Mids – NW)
 - 3 / 4 times a year
 - Connected nationally – 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!