

Mr David Clive H Willis  
Fernwood  
51 Carlton Road  
Headley Down  
BORDON  
GU35 8JT

Call  
0207 998 3623

Write  
10 floor Beaufort House  
15 St. Botolph Street  
London  
EC3A 7QU

Visit  
[fscs.org.uk](https://fscs.org.uk)

8th March 2024

Dear Mr David Clive H Willis,

URN: DW49210

Re: Capital Reimbursement Settlement - Essex and London Properties Ltd (Company Registration Number: 05426323)

We are writing to you today in reference to the conclusion of the high court decision, relating to the former director (Mr Mitchell Mallin) of Essex and London Properties Ltd. We are aware a large percentage of creditors have been concerned of fraud being perpetuated by unauthorised and fraudulent third-party financial companies. Following on from our previous correspondence sent to all private and corporate creditors, we explained the potential risks creditors face if they choose to conduct financial dealings with unauthorised or fraudulent third-party financial companies. If you are currently in direct communication with any unauthorised or fraudulent companies regarding the liquidation of Essex and London Properties Ltd, we urge you to cease all forms of communication immediately. May we kindly inform you that the FSCS will not be held liable for any financial loss incurred by creditors who fail to adhere to this notice.

*(All investments previously held by Essex and London Properties Ltd have since been placed into the client holding account of NatWest Bank Plc as of the 8<sup>th</sup> of September 2023. To claim your personal settlement amount or compensation coupon please refer to our previous correspondence, this will be quoted at the top of the letter you received).*

Regrettably, after the 9<sup>th</sup> of April 2024 creditors will no longer be able to file a financial claim for the reimbursement of their capital. Please be informed not all creditors will be entitled to a settlement amount. If you fail to receive a settlement amount, you will be issued with a default compensation coupon totalling 12% in the pound of your initial investment value. Please do not be concerned if you are no longer in possession of our previous correspondence, as we will be able to determine the status of your financial claim. All capital invested before the 8<sup>th</sup> of September 2023 will be held under custodian with NatWest Bank Plc. *(Please view the official CAU103 document enclosed for further information).*

**Financial Services Compensation Scheme Limited**

Registered as a Limited Company in England and Wales No 3943048

Registered office: 10 floor Beaufort House, 15 St. Botolph Street, London EC3A 7QU



If you have not yet returned your Proof of Creditors Debt Form (Rule: 14.4) we urge you to act promptly to enable us to approve your financial claim for you to receive your Capital Reimbursement Settlement. Please note all unallocated capital held solely in the proprietor's name will be forfeited if a financial claim is not made within the next 14 working days. We advise all clients to lodge a financial claim for the reimbursement of capital.

**If you have already contacted us and had your funds reimbursed within the last 4 weeks, please disregard this letter. If you are still awaiting payment via cheque or bank transfer from NatWest Bank Plc, please continue to be patient as we are still dealing with a backlog of financial claims from creditors of Essex and London Properties Ltd.**

**Security Notice:** At the FSCS, we take preservation and security of client capital very seriously. It has been brought to our attention that many creditors have received communication from unauthorised or fraudulent companies, which is where much of the client frustration stems from. Please acknowledge the only financial entities creditors are permitted to communicate with are those that have been authorised by the Insolvency Practitioner. May we remind you that the initial letter issued to you by the Insolvency Service would have specifically listed the authorised financial organisations approved to deal with the release of client capital. There are only two financial companies authorised to deal with the Capital Reimbursement Settlement process on behalf of creditors of Essex and London Properties Ltd. As a matter of caution please report any suspicious calls or correspondence to Action Fraud with immediate effect.

May we ask that you contact us on; **0207 998 3623** to lodge a financial claim to enable us to assist in the reimbursement of your funds. Please quote your unique reference number when prompted at the top of this letter.

Yours sincerely,



Mr Anthony Stedman  
Head of Compliance

**CAU103: CREDITORS VOLUNTARY LIQUIDATIONS OR MEMBERS  
VOLUNTARY LIQUIDATIONS**

**Schedule of funds remaining unclaimed and paid into the Insolvency Service  
Unclaimed Monies Account**

Case Name	ESSEX AND LONDON PROPERTIES LTD		
Case ID/Case Type	ELP/1931-71		
Amount Paid to ISA	£9,234,929.00	Date Paid to ISA	8 <sup>th</sup> September 2023
Date of Payment of Dividend	19 <sup>th</sup> September 2023	IP Reference	JB6634
IP Signature	Mr Jonathan Blake	Date Signed	8 <sup>th</sup> September 2023

IP Name & Address  ASSET EXCHANGE HOLDINGS LIMITED 16 Upper Woburn Place London WC1H 0AF	<b>When to use a CAU103</b> <ul style="list-style-type: none"> <li>This form should be used in relation to Creditors or Members Voluntary Liquidations.</li> <li>If the cheques payable to creditors are drawn on the ISA bank account, uncashed cheques will expire after 6 months. On expiry the cheques will automatically credit the IS Unclaimed Monies Account. In such cases you <b>do not</b> need to complete this form.</li> <li>If the cheques payable to creditors are not drawn on the ISA bank account, and you wish to pay a receipt into the IS Unclaimed Monies Account for the value of any uncashed cheques [or you have requested a transfer from a Voluntary estate held with us to IS Unclaimed Monies Account] you will need to complete this form.</li> <li>Please <b>do not</b> attempt to pay cheques drawn on the ISA bank account back into that account.</li> <li>A fee of £25.75 is payable in respect of each receipt of unclaimed monies into the ISA and is payable <b>in addition to</b> the amount of the unclaimed monies (i.e.the £25.75 fee is <b>not</b> deducted from the amount of the unclaimed monies). Please ensure a fee of £25.75 is submitted per receipt, per estate to avoid a rejection and resubmission.</li> <li>The IP <b>must</b> sign and date each CAU103 submitted. Please make cheques payable to "The Insolvency Service".</li> </ul> <p style="text-align: center;"><b>NOT APPLICABLE FOR CREDITORS</b></p>	
	Telephone	N/A

EAIPS Internal Use Only						
IP Signature Confirmed	Initials and Date	Receipt of Funds Verified	Initials and Effective Date	CAU103 Reconciled	Initials and Date	Amount on U/C Account
	J. Blake		J. Blake		N/A	PAID

Total due to Creditors (please ensure this equals the sum of the amounts below)	£ 9,234,929.00
Fee payable	N/A
<b>TOTAL PAYABLE</b>	<b>£9,234,929.00</b>

This form is a 'read only' document please do not return to The Insolvency Service, Estate Accounts & Insolvency Practitioner Services, Unclaimed Monies Team, PO Box 3690, Birmingham, B2 4UY.

**The Insolvency (Amendment) Regulations 2009  
The Insolvency Proceedings (Fees) (Amendment) Order 2009**

## Proof of Debt – General Form

**IN THE**

court name or "Office of Adjudicator"  
(bankruptcy only)

**Number:**

**Name of Bankrupt / Company in Liquidation:**

**Company registration number:**

[Liquidation only]

**Date of Order:**

[day, month, year]

1 Name of creditor

(If a company, provide the company registration  
number).

2 Correspondence address of creditor

(including any email address)

3 Total amount of claim (£)

(include any Value Added Tax)

4 If amount in 3 above includes (£)

outstanding uncapitalised interest, state  
amount.

5 Details of how and when the debt was  
incurred.

(If you need more space, attach a continuation  
sheet to this form)

6 Details of any security held, the value of  
the security and the date it was given.

7 Details of any reservation of title claimed in respect of goods supplied to which the debt relates.

8 Details of any document by reference to which the debt can be substantiated

9 Signature of creditor  
(or person authorised to act on the creditor's behalf)

10 Address of person signing if different from 2 above

11 Name in BLOCK LETTERS:

12 Position with, or relation to, creditor

Admitted to vote for

Admitted for dividend for

Amount (£)

Amount (£)

Date

Date

Office Holder (trustee / liquidator)

Office Holder (trustee / liquidator)

Notes:

1. There is no need to attach them now but the office holder may ask you to produce any document or other evidence which is considered necessary to substantiate the whole or any part of the claim, as may the chairman or convenor of any qualifying decision procedure.

2. This form can be authenticated for submission by email by entering your name in block capitals and sending the form as an attachment from an email address which clearly identifies you or has been previously notified to the office holder. If completing on behalf of a company, please state your relationship to the company.

**3. The information you provide in your completed proof of debt must be true and accurate to the best of your information, knowledge and belief. If you fail to do so, you may be committing a criminal offence for which you could be prosecuted.**