



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

1 Company details

Company number 0 2 7 7 7 5 6 0

Company name in full DDK Estates Limited

→ Filling in this form

Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s) Gareth

Surname Harris

3 Administrator's address

Building name/number Central Square

Street 5th Floor

Post town 29 Wellington Street

County/Region Leeds

Postcode L S 1 4 D L

Country

4 Administrator's name ①

Full forename(s) Keith

Surname Marshall

① Other administrator

Use this section to tell us about
another administrator.

5 Administrator's address ②

Building name/number Central Square

Street 5th Floor

Post town 29 Wellington Street

County/Region Leeds

Postcode L S 1 4 D L

Country

② Other administrator

Use this section to tell us about
another administrator.

AM10

Notice of administrator's progress report

6

Period of progress report

From date

d	1	d	7	m	1	m	1	y	2	y	0	y	2	y	0
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To date

d	1	d	6	m	0	m	5	y	2	y	0	y	2	y	1
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

7

Progress report

☒ I attach a copy of the progress report**8**

Sign and date

Administrator's
signature

Signature

X**X**

Signature date

d	0	d	7	m	0	m	6	y	2	y	0	y	2	y	1
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

**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	Gareth Harris
Company name	RSM Restructuring Advisory LLP
Address	Central Square, 5th Floor 29 Wellington Street
Post town	Leeds
County/Region	
Postcode	L S 1 4 D L
Country	
DX	
Telephone	0113 285 5000

**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

DDK ESTATES LIMITED IN ADMINISTRATION

JOINT ADMINISTRATORS' PROGRESS REPORT
FOR THE SIX MONTH PERIOD TO 16 MAY 2021

THE POWER OF BEING UNDERSTOOD
AUDIT | TAX | CONSULTING





INTRODUCTION

Contact details

The key contacts at RSM in connection with this report are:

Primary office holder	Case manager
Gareth Harris	James Woodhead
RSM Restructuring Advisory LLP	RSM Restructuring Advisory LLP
Central Square, 5th Floor, 29 Wellington Street, Leeds, LS1 4DL	Central Square, 5th Floor, 29 Wellington Street, Leeds, LS1 4DL
Tel: 0113 285 5000	Tel: 0113 285 5000

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Basis of preparation

This report has been prepared solely to comply with the statutory requirements of the relevant legislation to provide creditors with information relating to the progress of the Administration. It should be read in conjunction with any previous reports that have been issued, copies of which are available on request.

Appendices

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This report has not been prepared for use in respect of any other purpose, or to inform any investment decision in relation to any debt or financial interest in the Company. Any estimated outcomes for creditors are illustrative and may be subject to revision and additional costs. They should not be used as the basis for any bad debt provision or any other purpose. Neither the Joint Administrators nor RSM Restructuring Advisory LLP accept any liability whatsoever arising as a result of any decision or action taken or refrained from as a result of information contained in this report. The Joint Administrators act as agents of the Company and without personal liability.

General guidance on the Administration process

You can find guidance on the different insolvency processes at the R3 website . R3 is the trade association for the insolvency profession.

CONDUCT OF THE ADMINISTRATION

Realisation of assets

Salterforth Mill

As advised in the Joint Administrators' previous report, the property at Salterforth Mill was subject to an ongoing sale process. The Joint Administrators are pleased to advise that in the current period this sale was completed.

The consideration for the sale was £450,000.

Bank interest

In the period gross bank interest of 36p has been received.

The time costs incurred to date in respect of asset realisations are shown on the attached analysis of time costs.

Investigations

All investigative matters have previously been reported.

Statutory and case management matters

The following work does not usually result in a financial return to creditors but is required by legislation, best practice and to ensure that the case is managed efficiently and effectively. Key work done in the period included:

Statutory requirements

- preparing, review and issuing progress reports to creditors and other prescribed parties;
- filing of statutory documentation at Companies House and Court;
- obtaining an extension to the period of the Administration, including all associated formalities;
- ongoing consideration of ethical and anti-money laundering regulations;
- taxation matters, post appointment VAT, pre-appointment VAT & Tax returns, corporation and other post appointment tax returns and payments; and
- general taxation matters.

Case management matters

- periodic case reviews and ongoing case planning;
- maintaining and updating computerised case management records;
- dealing with routine correspondence not attributable to other categories of work;

- maintenance of cashiering records, bank accounts, receipts and payments, billing;
- ongoing consideration of ethical, conflict & anti money laundering checks;
- ongoing consideration of insurance of assets and cancelling as assets are sold;
- ongoing correspondence with third party advisors;

The time costs incurred to date in dealing with these matters is set out in the attached analysis of time costs.

Receipts and payments

A summary of receipts and payments is attached. Receipts and payments are shown net of VAT, with any amount due to or from HM Revenue and Customs shown separately.

OUTSTANDING MATTERS

Assets remaining to be realised

The following asset remains to be realised:

- Any overage which may be due on the revised option agreement with Seddon Homes Limited dated 2 August 2019. Any realisations under the option are uncertain.

Details of the work still required and the anticipated costs are set out in the 'Conduct of the Administration' section above, and below.

Whilst this matter remains ongoing, the Joint Administrators are unable to disclose further information so as to not prejudice any realisations.

Other outstanding matters

Once the overage position has been resolved which is expected to take place in August 2021, the Joint Administrators will proceed to finalise the case.

Extension of the Administration

The Administration has already been extended twice at Court with the consent of the secured creditor:

- On 25 October 2019 to 16 November 2020; and
- On 2 November 2020 to 16 May 2021.

Due to the delays completing the sale of Salterforth Mill, and the requirement to deal with any potential overage in favour of Seddon Homes Limited, the Joint Administrators sought a further extension from Court with the consent of the secured creditor on 5 May 2021.

As a result of the application, the administration was extended for a further 6 months to 16 November 2021.

The Joint Administrators do not consider that a further extension to the period of the Administration will be required.

End of the Administration

It is currently anticipated that the Company will exit Administration by way of Dissolution.

Based on the information currently available it is anticipated that the Administration will end on 16 November 2021. Further information will be provided in subsequent progress reports.

CREDITORS' CLAIMS AND DIVIDEND PROSPECTS

Dividend prospects

	Owed (£'000)	Paid to date (£)	Estimated future prospects
Secured creditor: N M Rothschild & Sons Limited	8,381,753	5,793,247	Shortfall
Preferential creditors	NIL	NIL	N/A
Unsecured creditors	606,954	NIL	NIL
Estimated Net Property	N/A	N/A	N/A
Estimated 'Prescribed Part' available for creditors	N/A	N/A	N/A

Prescribed Part

The 'Prescribed Part' is a statutory amount set aside for unsecured creditors from funds ('Net Property') available to a Qualifying Floating Charge Holder ('QFCH'). The amount of Net Property is calculated on a sliding scale up to maximum £800,000 depending on when the floating charge was created and whether or not it is a first ranking floating charge.

Whilst there is a QFCH, they are not currently expected to receive any return under their floating charge, and there is therefore no reason to calculate the Prescribed Part.

Agreement of claims

Creditors' claims are usually only agreed if there is a likelihood of a dividend being made to that particular class of creditor.

As set out above, it is anticipated that no dividend will be paid to unsecured creditors. Consequently, no work has been undertaken to agree these claims, other than that necessary for the purposes of admitting claims for voting, where applicable. Details of the time spent in relation to this work as set out in the attached time analysis.

If you have not already submitted a Proof of Debt, a copy of the form can be obtained at <https://rsmuk.ips-docs.com> or by request to this office.

Creditors whose debts are treated as a small debt in accordance with Rule 14.31(1) of the Insolvency (England and Wales) Rules 2016 must still deliver a proof of debt if they wish to vote. Rule 14.31(1) states that Office Holders may treat a debt, which is a small debt according to the accounting records or the statement of affairs of the company, as if it were proved for the purposes of paying a dividend. Small debts are defined in Rule 14.1(3) as a debt (being the total amount owed to a creditor) which does not exceed £1,000.

Dividend payments

The likelihood and timing of any future dividend to unsecured creditors is dependent on future realisations. However, as advised above there is not expected to be any return to unsecured creditors.

Creditor communication

The following work was done in the period to comply with legislation, best practice and to ensure creditors were kept informed. It is also necessary to enable a dividend to be paid.

- dealing with communication with creditors;
- maintenance of schedules of creditors' claims;
- liaising with, and reporting to, the secured creditor; and,
- dealing with HMRC.

Creditors only derive an indirect financial return from this work on cases where a dividend has been, or will be, paid.

The time incurred in dealing with these matters during the period is set out in the attached post appointment analysis of time costs.

JOINT ADMINISTRATORS' FEES, COSTS AND EXPENSES

Guide to Administrator's fees and expenses

A Guide to Administrator's Fees, which provides information for creditors in relation to the fees and expenses of an Administrator, can be accessed at <https://rsmuk.ips-docs.com> under 'general information for creditors'. A hard copy can be requested from this office by telephone, email or in writing. All fees, costs and expenses are subject to VAT.

Relevant Approving Body

The secured creditors are the Relevant Approving Body responsible for approving the Joint Administrators' post appointment fee basis and, where applicable, 'Category 2' expenses. However, if a creditors' committee is established at any stage, this will become its responsibility and it will be the Relevant Approving Body.

Post Appointment fees, costs and expenses

Basis of Remuneration

The Relevant Approving Body approved the Joint Administrators' fees on a time cost basis, limited to the sum of £155,012 plus VAT and disbursements in accordance with the fee estimate provided to creditors with the Joint Administrators' proposals. The fee estimate was prepared for the life of the appointment

Increase in Fee Estimate

As set out below and in the Joint Administrators' previous report, as a result of the delays surrounding the sales negotiations of Salterforth Mill and revised option agreement in favour of Seddon Homes Limited the original fee estimate was exceeded.

During the period of this report the Joint Administrators therefore approached the Relevant Approving Body to request approval to drawing further fees of £10,000 plus VAT on 8 March 2021, which was approved. The total sum that the Joint Administrators can be paid, without further approval, will be £165,012 plus VAT and disbursements. Any time costs exceeding this amount will be written off.

Please note that the further fee estimate reflects the work that is anticipated will be done during the remainder of the life of the appointment.

Remuneration Charged

Legislation requires that 'remuneration charged' is reported. Remuneration is charged when the work to which it relates is done. It does not mean the Joint Administrators' fees have been paid. Amounts paid to date, if any, are shown in the attached receipts and payments account.

During the period, the fees charged by the Joint Administrators, on the basis set out above, totalled £21,808. An analysis of time incurred in the period is attached. Time costs incurred since appointment total £188,119. Please note that where fees are based on time costs, remuneration charged will be limited to the amount approved.

Further fee approval

The amount of fee that can be drawn is limited to the revised amount approved by the Relevant Approving Body, whether calculated on the basis of time in accordance with a fee estimate, or for a fixed amount or a percentage rate, cannot be further increased or the percentage rate changed, without their approval.

The Joint Administrators do not anticipate that it will be necessary to seek any further approval for additional fees. As agreed with the Relevant Approving Body, any time costs exceeding the current fee approval will be written off.

Work sub-contracted by office holders

The Joint Administrators sub-contracted the following work:

Schofield Sweeney LLP, solicitors, were retained by the Administrators as legal advisors in view of their expertise in these matters. They have provided advice on the sale of the Company's property assets, the validity of the Administrators' appointment, and the third extension of the Administration at Court. Their fees are based on their usual charge out rates, and their submitted invoices have been paid to date.

Petty Chartered Surveyors ('Pettys'), were retained by the Administrators in connection with advice on the sale of Salterforth Mill. Pettys had previously agreed with the Company that their fees for negotiating the sale would be based on 1.5% sale price plus VAT.

Amounts paid to date are shown in the attached receipts and payments account.

Expenses and professional costs

The total costs and expenses estimated to be incurred by the Joint Administrators are set out below together with details of those incurred in the period. Amounts incurred in the period may include estimates where actual invoices have not been received. Amounts paid to date are shown in the attached receipts and payments account.

As previously disclosed, the quantum of costs and expenses is higher than the estimates previously provided to creditors because of additional costs which have had to be incurred while a sale of the final property, Salterforth Mill, was concluded. These include additional insurance and legal costs, as well as costs to further extend the Administration at Court.

Category 1 expenses

These comprise external supplies of incidental services specifically identifiable to the insolvency estate. They do not require approval of the Relevant Approving Body prior to being paid.

Type of expense	Total estimated (£)	Incurred in period (£)
Bond	85	NIL
Website fee	8	NIL
Statutory advertising	250	NIL
Mail redirection	204	NIL
Storage agent	500	NIL
Insurance	35,000	46,202
Contingency	5,000	NIL
Property advertisements	NIL	NIL
Bank charges	NIL	4
Postage	NIL	NIL
Total	41,047	46,206

Category 2 expenses

These are costs which are not capable of precise identification or calculation, or that may include an element of shared or allocated costs. Payments to outside parties that the Office Holder, firm, or any associate has an interest, are also treated as 'Category 2' expenses. These expenses require the specific approval of the Relevant Approving Body before being paid from the insolvency estate.

The Relevant Approving Body has approved the payment of the 'Category 2' expenses, at the rates prevailing at the date they were incurred. Details of the current rates are set out below.

Type of expense	Total estimated (£)	Incurred in period (£)
Room hire (£165)	NIL	NIL
Mileage (42.5p per mile)	NIL	NIL
Tracker reports (£10 per report)	NIL	NIL
Subsistence (£25 per night)	NIL	NIL
Total	NIL	NIL

Other professional costs

The office holders retained the following advisers based on their experience and expertise. These costs are not subject to approval by the Relevant Approving Body. However, they are subject to review and approval by the Joint Administrators.

Party	Nature of advice	Total estimated (£)	Incurred in period (£)
Schofield Sweeney	Legal advice	21,225	8,681
Langleys	Legal advice	NIL	NIL
GVA	Agents fees	UNCERTAIN	NIL
HDAK	Agents fees	UNCERTAIN	NIL
Petty Chartered Surveyors	Agents fees	UNCERTAIN	6,925
Total		21,225	15,606

Creditors' right to information and ability to challenge fees

Creditors have a right to request further information about fees or expenses (other than pre-Administration costs) and to challenge such fees or expenses.

If you wish to make a request for further information it must be made in writing within 21 days of receipt of this report either by (i) any secured creditor or (ii) an unsecured creditor with the concurrence of at least 5% in value of the unsecured creditors (including the creditor in question).

Any secured creditor, or any unsecured creditor with either the concurrence of at least 10% in value of the unsecured creditors (including that creditor) or the permission of the court, may apply to court that the fees charged, the basis fixed or expenses incurred by the Administrator are in all the circumstances excessive. Any such challenge must be made no later than eight weeks after receipt of the report which first discloses the charging of remuneration or incurring of the expenses in question.

Any such challenge must be made no later than eight weeks after receipt of the report which first discloses the charging of fees or incurring of the expenses in question.



Gareth Harris
RSM Restructuring Advisory LLP
Joint Administrator

Gareth Harris is licensed to act as an Insolvency Practitioner in the UK by the Institute of Chartered Accountants in England and Wales

Keith Marshall is licensed to act as an Insolvency Practitioner in the UK by the Institute of Chartered Accountants in England and Wales

Insolvency Practitioners are bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment

The affairs, business and property of the company are being managed by the Joint Administrator who act as agents of the company and without personal liability

APPENDICES



A. STATUTORY INFORMATION

Company information	
Company name:	DDK Estates Limited
Company number:	02777560
Date of incorporation:	6 January 1993
Trading name:	DDK Estates Limited
Trading address:	51 – 63 St Dunstons Road, Worthing, West Sussex, BN13 1AA
Principal activity:	Development and selling of real estate.
Registered office:	RSM Restructuring Advisory LLP Central Square, 5th Floor, 29 Wellington Street, Leeds, LS1 4DL
Previous company names:	Broughton Estates Limited
Directors:	Mr Mark Facer
Secretary:	Mr Mark Facer

Administration information		
Court reference:	High Court of Justice, Business and No 3117 of 2017	
Joint Administrators:	Gareth Harris and Keith Marshall	
Date of appointment:	17 November 2017	
Joint Administrators:	Primary office holder Gareth Harris RSM Restructuring Advisory LLP Central Square, 5th Floor, 29 Wellington Street, Leeds, LS1 4DL 0113 285 5000 IP Number: 14412	Joint office holder Keith Marshall RSM Restructuring Advisory LLP Central Square, 5th Floor, 29 Wellington Street, Leeds, LS1 4DL 0113 285 5000 IP Number: 9745

B. RECEIPTS AND PAYMENTS SUMMARY

**DDK Estates Limited
In Administration
Joint Administrators' Trading Account**

Statement of Affairs £	From 17/11/2020 To 16/05/2021 £	From 17/11/2017 To 16/05/2021 £
POST APPOINTMENT SALES		
Insurance and Repairs contribution	NIL	2,158.50
Rent	NIL	75,000.00
Rents	NIL	27,517.66
	<u>NIL</u>	<u>104,676.16</u>
TRADING EXPENDITURE		
Insurance	NIL	2,796.77
Landlord Service Charges	NIL	8,032.31
Maintenance & Heating	NIL	1,642.12
Maintenance & Heating Repairs	NIL	2,599.74
Marketing	NIL	2,066.00
Other Repairs	NIL	1,730.00
Rates	NIL	4,777.21
	<u>NIL</u>	<u>(23,644.15)</u>
	<u>NIL</u>	<u>81,032.01</u>
TRADING SURPLUS/(DEFICIT)	<u>NIL</u>	<u>81,032.01</u>

DDK Estates Limited
In Administration
Joint Administrators' Summary of Receipts & Payments

Statement of Affairs £		From 17/11/2020 To 16/05/2021 £	From 17/11/2017 To 16/05/2021 £
5,460,000.00	SECURED ASSETS		
	Freehold Land and Property	450,000.00	5,840,496.66
	Monies held by lawyers	NIL	22,756.80
	Proceeds of Negligence Claim	NIL	155,000.00
	Rent held by Agents	NIL	42,023.04
		<u>450,000.00</u>	<u>6,060,276.50</u>
	COSTS OF REALISATION		
	Clearance and Decomm of Utilities	NIL	2,250.00
	Derby House - Agent's disbs - GVA	NIL	979.86
	Derby House - Agent's fees - GVA	NIL	15,500.00
	Derby House - Agents' fees - HDAK	NIL	10,500.00
	Insurance	46,202.10	98,189.25
	Joint Administrators' Disbs	NIL	54.40
	Joint Administrators' Fees	6,000.00	65,000.00
	Legal Disbursements	181.00	675.00
	Legal Fees	8,250.00	50,863.00
	Legal Fees / Disbs	250.00	10,250.00
	Property Advertisements - Derby House	NIL	197.20
	Salterforth Mill - Agents Disbs	175.00	175.00
	Salterforth Mill - Agents Fees	6,750.00	6,750.00
	Utilities - Salterforth Mill	501.91	4,230.44
		<u>(68,310.01)</u>	<u>(265,614.15)</u>
(8,381,753.00)	SECURED CREDITORS		
	Chargeholder	345,000.00	5,793,246.66
		<u>(345,000.00)</u>	<u>(5,793,246.66)</u>
	ASSET REALISATIONS		
	Bank Interest Gross	0.36	527.71
	Bank Interest Net of Tax	NIL	71.14
	Cash at Bank on Appointment	NIL	10,274.15
1,470,236.00	Debtors (Pre-Appointment)	NIL	NIL
	Miscellaneous Refund	NIL	1,760.23
	Option agreement	NIL	50,000.00
63,802.00	Pre-appointment insurance refund	NIL	3,914.92
	Trading Surplus/(Deficit)	NIL	81,032.01
		<u>0.36</u>	<u>147,580.16</u>
	COST OF REALISATIONS		
	Bank Charges	3.70	20.81
	Joint Administrators' Disbursements	NIL	93.00
	Joint Administrators' Fees	6,000.00	65,000.00
	Joint Administrators' Pre Appointment F	NIL	14,159.00
	Legal Disbursements	NIL	1,452.50
	Legal Fees	NIL	8,722.50
	Locksmith Services - Salterforth Mill	NIL	80.00
	Pre Appointment Legal Fees	NIL	3,500.00
	Statutory Advertising	NIL	84.60
		<u>(6,003.70)</u>	<u>(93,112.41)</u>
(606,164.33)	UNSECURED CREDITORS		
	Trade & Expense Creditors	NIL	NIL
		<u>NIL</u>	<u>NIL</u>
(1,993,879.33)		<u>30,686.65</u>	<u>55,883.44</u>
	REPRESENTED BY		
	Current Account - RBS (NIB)		50,150.74
	Fixed VAT Receivable		8,608.84
	VAT Control Account		(4,106.95)
	VAT Payable		(15,503.54)
	VAT Receivable		16,734.35
			<u>55,883.44</u>

C. POST-APPOINTMENT TIME ANALYSIS

Joint Administrators' post appointment time cost analysis for the period 17 November 2020 to 16 May 2021

Please note that we have re-designed our SIP9 analysis table to provide a more detailed breakdown of the work carried out. This change does not alter the value of time costs recorded, purely the row within the table to which that time, and cost, has been allocated.

Hours Spent	Partners	Directors / Associate Directors	Managers	Assistant Managers	Administrators	Assistants & Support Staff	Total Hours	Total Time Costs	Average Rates
Statutory Requirements									
Creditors/shareholders decisions, meetings & reports	0.7	10.4	0.0	0.0	5.4	0.0	16.5	£ 4,835.50	293.06
Taxation	0.0	7.4	0.0	0.0	10.2	0.0	17.6	£ 4,285.00	243.47
Total	0.7	17.8	0.0	0.0	15.6	0.0	34.1	£ 9,120.50	267.46
Realisation of Assets									
Land and Property	1.3	8.3	0.0	0.0	13.3	0.0	22.9	£ 5,582.00	243.76
Total	1.3	8.3	0.0	0.0	13.3	0.0	22.9	£ 5,582.00	243.76
Investigations									
Investigations/CDDA	0.4	0.0	0.0	0.0	0.0	0.0	0.4	£ 210.00	525.00
Total	0.4	0.0	0.0	0.0	0.0	0.0	0.4	£ 210.00	525.00
Case Specific Matters									
Legal Matters	0.3	0.0	0.0	0.0	0.5	0.0	0.8	£ 245.00	306.25
Total	0.3	0.0	0.0	0.0	0.5	0.0	0.8	£ 245.00	306.25
Creditors									
Secured Creditors	0.0	2.2	0.0	0.0	0.0	0.0	2.2	£ 671.00	305.00
Unsecured Creditors	0.0	0.0	0.0	0.0	1.0	0.0	1.0	£ 175.00	175.00
Total	0.0	2.2	0.0	0.0	1.0	0.0	3.2	£ 846.00	264.38
Administration and Planning									
Appointment & SoA	0.0	1.0	0.0	0.0	0.0	0.0	1.0	£ 350.00	350.00
Case Management	0.6	5.0	0.0	0.0	8.0	0.0	13.6	£ 3,307.50	243.20
Cashiering	0.2	1.4	0.0	0.0	7.3	0.0	8.9	£ 2,147.00	241.24
Total	0.8	7.4	0.0	0.0	15.3	0.0	23.5	£ 5,804.50	247.00
Total Hours	3.5	35.7	0.0	0.0	45.7	0.0	84.9	£ 21,808.00	256.87
Total Time Cost	£ 1,837.50	£ 11,633.50	£ 0.00	£ 0.00	£ 8,337.00	£ 0.00	£ 21,808.00		
Average Rates	525.00	325.87	0.00	0.00	182.43	0.00	256.87		