

AM10

Notice of administrator's progress report



Companies House

THURSDAY



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29/03/2018

#102

COMPANIES HOUSE

1 Company details

Company number 0 3 5 7 6 8 6 7

Company name in full AL Realisations Limited

→ Filling in this form
Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s) Helen

Surname Dale

3 Administrator's address

Building name/number 30 Finsbury Square

Street

Post town London

County/Region

Postcode E C 2 P 2 Y U

Country

4 Administrator's name

Full forename(s)

Surname

① Other administrator
Use this section to tell us about
another administrator.

5 Administrator's address

Building name/number

Street

Post town

County/Region

Postcode

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 9	^m 0	^m 7	^y 2	^y 0	^y 1	^y 7
To date	^d 1	^d 8	^m 0	^m 1	^y 2	^y 0	^y 1	^y 8

7 Progress report

☒ I attach a copy of the progress report

8 Sign and date

Administrator's
signature

Signature

X 

X

Signature date

^d 2	^d 6	^m 0	^m 3	^y 2	^y 0	^y 1	^y 8
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Notice of administrator's progress report



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 **Matthew Drinkwater**

Company name **Grant Thornton UK LLP**

Address **30 Finsbury Square**

Post town **London**

County/Region

Postcode **E C 2 P 2 Y U**

Country

DX

Telephone **Tel/Fax**



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

Our ref: HJD/ZLC/KLM/TXA/A00609/
Your ref.

To the creditors

Recovery and Reorganisation
Grant Thornton UK LLP
4 Hardman Square
Spinningfields
Manchester
M3 3EB
T +44 (0)161 953 6900
F +44 (0)161 953 6317

20 March 2018

Dear Sirs

AL Realisations Limited - In Administration

High Court of Justice, Chancery Division, Birmingham District Registry
No 8132 of 2012

1 Introduction

1.1 I now report on the progress of the administration to 18 January 2018 and attach:

- Appendix A, an account of my receipts and payments for the period from 19 July 2017 to 18 January 2018 and also for the whole administration to date
- Appendix B, a statement of the remuneration charged by the administrator in the period 19 July 2017 to 18 January 2018 and a statement of expenses incurred in the period
- Appendix C, an analysis of my time costs as required by Statement of Insolvency Practice 9
- Appendix D, an extract from the Insolvency (England and Wales) Rules 2016 relating to creditors' rights to request additional information from the administrator (rule 18.9)
- Appendix E, an extract from the Insolvency (England and Wales) Rules 2016 relating to creditors' rights to challenge the administrator's remuneration or expenses, if excessive (rule 18.34)

1.2 As previously reported, David Bennett was appointed as administrator of the company on 6 March 2012 and has subsequently left the firm. David Riley was appointed by Order of the Court to act as sole administrator. David Riley has also since left the firm and was formally removed from this case on 28 April 2015 by Order of the Court. I was appointed as sole administrator on the same day.

1.3 Please note that I am authorised by the Insolvency Practitioners Association to act as an insolvency practitioner. I am bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment.

1.4 As a result of an internal error this report has been issued late but does provide creditors with an update for the relevant period.

2 Statutory information

2.1 The company's registered number is 03576867.

3 Progress report

Assets

3.1 As previously reported, the business and assets of the company were sold upon appointment to Advance (International) Limited (the Purchaser).

3.2 A sale of the Bridge Farm property to the Purchaser was subsequently completed on 15 August 2012.

3.3 All funds realised in respect of the sale of the business and assets and the Bridge Farm property are shown in my receipts and payments account at Appendix A

Commerce Street

3.4 The company's only remaining asset is its interest in the freehold property at Units 1, 2 and 3, the boiler house and the land to the north thereof at 73/76 Commerce Street, Melbourne, Derbyshire (the Commerce Street Property) which is subject to a mortgage held by Loughborough Building Society (LBS).

3.5 A third party owns land lying to the northwest of the Commerce Street Property. GVA Grimley Limited (GVA), upon approval from LBS, was appointed to act as agents to market the Commerce Street Property for sale together with the third party land in order to maximise any realisations.

3.6 As previously reported the location of the telecommunications mast situated on the Commerce Street property has caused complications with the sale process. I have been in continuous dialogue with LBS and in correspondence with the mast owner trying to resolve the planning issues and the moving of the mast in order to progress a sale. This has proven to be a problematic and somewhat lengthy and ongoing process.

3.7 Following approval from LBS, I have recently agreed to a sale of the Commerce Street Property. Contracts are currently being drafted, and the sale is expected to complete shortly.

Liabilities

Secured creditors

3.8 As previously reported, there are three secured creditors, summarised as follows:

- Natwest Bank plc (RBS), which provided a mortgage for Bridge Farm as well as an overdraft facility. At the date of appointment the balance outstanding was £596,630. Distributions totalling £552,284 have been paid to date.
- RBS Invoice Finance Limited (RBSIF), which provided a Confidential Invoice Discounting facility and was assigned the company's book debts. At the date of appointment, the balance outstanding was £312,737 which has been repaid in full.
- LBS, which provided a mortgage for Units 1, 2 and 3, the boiler house and the land to the north thereof at 73/76 Commerce Street, Melbourne, Derbyshire (the Commerce Street Property). At the date of appointment LBS had an outstanding balance of £531,003
- To date payments totalling £62,237 have been made in respect of the accruing interest on the property.

Preferential creditors

3.9 There are no preferential creditors in this matter.

Unsecured creditors

- 3.10 There will be insufficient funds to enable a distribution to this class of creditor.

4 Administrator's remuneration and expenses

- 4.1 The secured creditors resolved that I draw my remuneration by reference to my time costs
- 4.2 You will note from the SIP 9 table attached at Appendix C that my time costs to date are £280,329 and from the receipts and payments account attached at Appendix A that I have drawn £55,194. I have also drawn £9,306 in relation to pre-appointment fees. Time costs incurred in the period of £17,716 but not drawn as remuneration to date are disclosed in Appendix B. In addition expenses to take in due course are set out in Appendix B.
- 4.3 The majority of time spent during the period relates to the progressing the sale of the Commerce Street Property, correspondence with LBS and the third party owner, obtaining an extension of the administration and statutory and administrative tasks such as reporting to creditors and maintaining the administrator's bank account.
- 4.4 Background information regarding the fees of administrators can be found at https://www.r3.org.uk/media/documents/publications/professional/Guide_to_Administrators_fees_April_2017.pdf. Alternatively, we will supply this information by post on request free of charge. Time is charged in 6 minute units.

5 Investigations into the affairs of the company

- 5.1 Based on the outcome of my investigations into the affairs of the company to date there are no matters identified that need to be reported to the creditors.

6 Other expenses incurred by the administrator

- 6.1 On-going utility, security and insurance costs relating to the property at Commerce Street continue to be paid as shown in Appendix B.

7 Contact

- 7.1 If you have any queries please contact Matthew Drinkwater on 0161 953 6386.

Yours faithfully
for and on behalf of AL Realisations Limited



Helen Dale
Administrator

The affairs, business and property of AL Realisations Limited are being managed by Helen Dale, appointed as administrator on 6 March 2012.

Enc

AL Realisations Limited - in administration
Summary of receipts and payments
from 6 March 2012 to 18 January 2018

Statement of Affairs £	From 06/03/2012 to 18/07/2017 £	From 19/07/2017 to 18/01/2018 £	Total £
Receipts			
Freehold Land & Property	421,463.02	0.00	421,463.02
Goodwill	155,000.00	0.00	155,000.00
Book Debts	312,736.64	0.00	312,736.64
Bank Interest	245.00	0.00	245.00
Mast rental	44,969.90	0.00	44,969.90
Equipment	25,000.00	0.00	25,000.00
Vehicles	4,998.00	0.00	4,998.00
Stock	45,000.00	0.00	45,000.00
Assigned Loans	10,000.00	0.00	10,000.00
Customer List	1.00	0.00	1.00
Bank/ISA InterestGross	193.94	0.00	193.94
Licence Fee	82,337.90	0.00	82,337.90
Benefit of the contracts	1.00	0.00	1.00
Misc Refunds	1,736.60	0.00	1,736.60
Rates	1,314.81	0.00	1,314.81
HMRC - VAT received/paid	18,828.49	0.00	18,828.49
HMRC - Fixed VAT received/paid	2,310.36	0.00	2,310.36
	1,126,136.66	0.00	1,126,136.66
Payments			
Administrators Fees	16,100.00	0.00	16,100.00
Professional Fees	530.00	0.00	530.00
Legal Fees	3,564.50	0.00	3,564.50
Agents/Valuers Fees	11,102.88	0.00	11,102.88
Other Property Expenses	8,398.06	1,857.40	10,255.46
Insurance	33,880.75	2,178.12	36,058.87
VAT Irrecoverable	4,635.19	244.73	4,879.92
Bank Charges	66.30	7.60	73.90
RBS	552,284.00	0.00	552,284.00
RBSIF	312,736.64	0.00	312,736.64
Loughborough Building Society	62,236.88	0.00	62,236.88
Administrators Fees	39,094.00	0.00	39,094.00
Administrators Expenses	60.75	0.00	60.75
Pre-administration fees	9,306.00	0.00	9,306.00
Agents/Valuers Fees (1)	2,622.00	0.00	2,622.00
Legal Fees (1)	18,494.12	0.00	18,494.12
Professional Fees	1,000.00	0.00	1,000.00
Corporation Tax	4,000.96	0.00	4,000.96
Storage Costs	94.11	0.00	94.11
Statutory Advertising	76.50	0.00	76.50
Bank Charges	34.40	0.00	34.40
Vat on Purchases	18,828.49	0.00	18,828.49
Fixed Ch VAT on Purchases	2,310.36	109.48	2,419.84
	1,101,456.89	4,397.33	1,105,854.22
Net Receipts/(Payments)	24,679.77	(4,397.33)	20,282.44

Made up as follows

AL Realisations Limited - in administration
 Summary of receipts and payments
 from 6 March 2012 to 18 January 2018

Statement of Affairs £	From 06/03/2012 to 18/07/2017 £	From 19/07/2017 to 18/01/2018 £	Total £
Fixed Current Account NIB 22/10/2013	11,217.26	(4,396.93)	6,820.33
Floating Current Account NIB 22/10/2013	13,462.51	(0.40)	13,462.11
	24,679.77	(4,397.33)	20,282.44

B Remuneration charged and expenses incurred by the administrators in the period

	Charged/incurred in period 19/07/2017 to 18/01/2018	Cumulative charged/incurred to 18/01/2018	Of which paid to 18/01/2018
	£	£	£
Pre-appointment fees	0	9,306	9,306
Administrator's fees:			
Time costs	17,716	280,329	55,194
Expenses	0	420	61
Professional fees			
Horton & Moss	0	530	530
Ashgate Corporate Services	0	1,000	1,000
Legal fees			
Squire Sanders (UK) LLP	0	22,059	22,059
Agents/valuers			
GVA Grimley	0	11,103	11,103
Insurance			
JLT	2,178	36,059	36,059
Property Costs			
GMS Property Support Services Limited	1,503	7,921	7,921
SSE Swalec	355	1,529	1,529
Marketing Costs – Commerce Street Property			
Haselour House Media Limited	0	1,329	1,329

C SIP 9 information

Introduction

The following information is provided in connection with the liquidators' remuneration and disbursements in accordance with Statement of Insolvency Practice 9.

Explanation of Grant Thornton UK LLP charging and disbursement recovery policies

Time costs

All partners and staff are charged out at hourly rates appropriate to their grade, as shown below. Tasks are allocated to staff at the appropriate level. Support staff (ie secretaries, cashiers and filing clerks) are charged to the case for the time they work on it.

Current rates from 1 October 2017	£
	up to
Partner	650
Associate director	520
Manager	365
Assistant manager	300
Executive	240
Administrator	180
Support staff	80

Disbursements

Out of pocket expenses are charged at cost. Mileage is charged at 45p a mile. VAT is added to disbursement charges as necessary.

Advance Lighting Limited - in Administration - A30200609 - SIP 9 TIME COST ANALYSIS

Transaction period : 06/03/2012 to 18/01/2018

	Partner		Manager		Executive		Administrator		Total	
	Hrs	£	Hrs	£	Hrs	£	Hrs	£	Hrs	Avg. Hrly Rate
Administration and Planning	2.85	1,353.75	89.65	31,488.00	136.75	31,672.35	215.58	31,926.15	444.83	216.80
Creditors	6.00	2,832.50	74.90	26,284.75	94.02	26,758.80	20.75	2,864.25	195.67	300.20
Hiatus period										
Investigations			5.30	1,637.00	3.65	907.00	3.85	573.75	12.80	243.57
Pensions			9.35	4,421.00			1.30	201.50	10.65	434.04
Realisation of Assets			122.85	44,568.00	114.45	31,613.50	32.45	4,693.00	269.75	300.55
Taxation	30	195.00	39.55	15,031.50	55.40	13,784.00	61.65	7,323.00	156.90	231.57
Trading										
Total	9.15	4,381.25	341.60	123,430.25	404.27	104,935.65	335.58	47,581.65	1,090.60	257.04

Total fees billed to date (Time) : £ 55,194

Advance Lighting Limited - in Administration - A30200609 - SIP 9 TIME COST ANALYSIS

Transaction period 19/07/2017 to 18/01/2018

	Partner		Manager		Executive		Administrator		Total	
	Hrs	£	Hrs	£	Hrs	£	Hrs	£	Hrs	£
Administration and Planning (incl statutory reporting)			10.00	3,362.50	10.85	2,604.50	15.55	2,311.75	36.40	8,278.75
Chargeholders (incl bank reporting)					4.75	1,425.00			4.75	1,425.00
Corporation Tax			1.60	599.50					1.60	599.50
Hiatus period										
Investigations and reports on directors										
Legal										
PAYE and VAT			.25	85.00					.25	85.00
Pensions			.30	156.00					.30	156.00
Preferential creditors										
Realisation of Assets: Debtors										
Realisation of Assets: Other assets			.25	82.50					.25	82.50
Realisation of Assets: Property plant vehicles etc (incl HP leasing and third party)			2.00	860.00	20.75	6,187.50	.25	41.25	23.00	7,088.75
Realisation of Assets: Stock and WIP (incl ROT)										
Sale of business										
Trading										
Unsecured creditors										
Total			14.40	5,145.50	36.35	10,217.00	15.80	2,353.00	66.55	17,715.50
										266.20

Total fees billed to date (Time) : £ 55,194

AL Realisations Limited - In Administration**Costs incurred in the period 19 July 2017 to 18 January 2018**

TASKS	Incurred to date		
	Av Hrrly Rate	Hrs	£
STATUTORY AND ADMINISTRATIVE TASKS	227	36	8,279
File reviews Bank account administration (treasury) Maintenance of records Reports to creditors Correspondence with utilities Preparing estimated outcome statement Obtaining an extension of the administration			
REALISATION OF ASSETS	308	23	7,171
Liaising with LBS and the third party in respect of Commerce Street Liaising with agents regarding sale of Commerce Street Progressing sale of Commerce Street			
CREDITORS	300	5	1,425
Correspondence with secured creditors			
TAXATION	370	2	685
Tax compliance VAT compliance			
PENSIONS	520	0.30	156
Liaising with the Pensions Regulator / Schemes			
Total costs	266	67	17,716

D An extract from the Insolvency (England and Wales) Rules 2016 relating to creditors' rights to request additional information from the administrator

Rule 18.9

- (1) The following may make a written request to the office-holder for further information about remuneration (other than pre-administration costs in an administration) set out in a progress report under rule 18.4(1)(b), (c) or (d) or a final report or account under rule 18.14 -
 - (a) a secured creditor;
 - (b) an unsecured creditor with the concurrence of at least 5% in value of the unsecured creditors (including the creditor in question);
 - (c) members of the company in a members' voluntary winding up with at least 5% of the total voting rights of all the members having the right to vote at general meetings of the company;
 - (d) any unsecured creditor with the permission of the court; or
 - (e) any member of the company in a members' voluntary winding up with the permission of the court.
- (2) A request, or an application to the court for permission, by such a person or persons must be made or filed with the court (as applicable) within 21 days of receipt of the report or account by the person, or by the last of them in the case of an application by more than one member or creditor.
- (3) The office holder must, within 14 days of receipt of such a request respond to the person or persons who requested the information by-
 - (a) providing all of the information requested,
 - (b) providing some of the information requested;
 - (c) declining to provide the information requested.
- (4) The office-holder may respond by providing only some of the information requested or decline to provide the information if-
 - (a) the time or cost of preparation of the information would be excessive; or
 - (b) disclosure of the information would be prejudicial to the conduct of the proceedings;
 - (c) disclosure of the information might reasonably be expected to lead to violence against any person, or
 - (d) the office-holder is subject to an obligation of confidentiality in relation to the information.
- (5) An office-holder who does not provide all the information or declines to provide the information must inform the person or persons who requested the information of the reasons for so doing.
- (6) A creditor, and a member of the company in a members' voluntary winding up, who need not be the same as the creditor or members who requested the information, may apply to the court within 21 days of –
 - (a) the office holder giving reasons for not providing all of the information requested, or
 - (b) the expiry of the 14 days within which an office-holder must respond to the request.
- (7) The court may make such order as it thinks just on an application under paragraph (6).

E An extract from the Insolvency (England and Wales) Rules 2016 relating to creditors' rights to challenge the administrator's remuneration or expenses if excessive

Rule 18.34

- (1) This rule applies to an application in an administration, a winding up or a bankruptcy made by a person mentioned in paragraph (2) on the grounds that-
 - (a) the remuneration charged by the office-holder is in all the circumstances excessive;
 - (b) *the basis fixed for the office-holder's remuneration under rules 18.16, 18.18, 18.19, 18.20 and 18.21 (as applicable) is inappropriate, or*
 - (c) the expenses incurred by the office-holder are in all the circumstances excessive.
- (2) The following may make such an application for one or more of the orders set out in rule 18.36 or 18.37 as applicable-
 - (a) a secured creditor;
 - (b) an unsecured creditor with either-
 - (i) the concurrence of at least 10% in value of the unsecured creditors (including that creditor), or
 - (ii) the permission of the court, or
 - (c) in a members' voluntary winding up-
 - (i) members of the company with at least 10% of the total voting rights of all the members having the right to vote at general meetings of the company, or
 - (ii) a member of the company with the permission of the court.
- (3) The application by a creditor or member must be made no later than eight weeks after receipt by the applicant of the progress report under rule 18.3 or final report or account under rule 18.14 which first reports the charging of remuneration or the incurring of the expenses in question ("the relevant report").