

Rule 2 47

Form 2 24B

The Insolvency Act 1986

Administrator's progress report**2.24B**

Name of Company
Time & Tide Homes Limited

Company number
03864909

In the
High Court, Bristol District Registry
Chancery Division, Greyfriars
Lewins Mead
Bristol BS1 2NR

[full name of court]

Court case number
164 AA 2008

(a) Insert full name(s) and
address(es) of the
administrator(s)

I/ We (a) W John Kelly of Begbies Traynor, Temple Point, 1 Temple Row, Birmingham, B2 5LG
and John A Lowe of Begbies Traynor, Dunn House, 4 Grove Court, Grove Park, Leicester, LE19 1SA

administrator(s) of the above company attach a progress report for the period

from / to

(b) Insert dates

(b) 21 August 2009 to 20 February 2010

Signed


W John Kelly, Joint Administrator

Dated

22 February 2010

Contact Details:

You do not have to give any contact information in the box opposite but if you do, it will help Companies House to contact you if there is a query on the form. The contact information that you give will be visible to searchers of the public record.

Begbies Traynor

Temple Point, 1 Temple Row, Birmingham B2 5LG

Tel Number 0121 200 8150

Fax Number 0121 200 8160

DX Number n/a

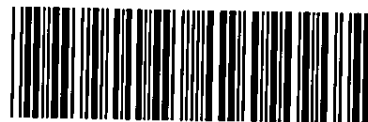
Companies House receipt date barcode

When you have completed and signed this form please send it to the Registrar of Companies at

Companies House, Crown Way, Cardiff, CF14 3UZ

DX 33050 Cardiff

WEDNESDAY



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COMPANIES HOUSE

W John Kelly and John A Lowe appointed Joint Administrators on 21 August 2008

The affairs, business and property of the Company are being managed by the Joint Administrators, who act as the Company's agents

TIME & TIDE HOMES LIMITED (IN ADMINISTRATION)

Interim Report of the Joint Administrators pursuant to Rule 2.47 of The Insolvency Rules 1986

Period: 21 August 2009 to 20 February 2010

Contents

- Company and administrators' details
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incorporating estimated outcome for creditors
 - 2 Joint Administrators' time costs and expenses
-

1. COMPANY AND ADMINISTRATORS' DETAILS

Name of Court	High Court, Bristol District Registry, Chancery Division	
Court Reference No	164 AA 2008	
Company Registered No	03864909	
Registered office address	C/o Begbies Traynor, Temple Point, 1 Temple Row, Birmingham, B2 5LG	
Names of Joint Administrators	W John Kelly	John A Lowe
Office addresses of Joint Administrators	Begbies Traynor Temple Point 1 Temple Row Birmingham B2 5LG	Begbies Traynor Dunn House 4 Grove Court Grove Park Leicester LE19 1SA
Date of administrators' appointment	21 August 2008	
Person(s) making appointment / application	Qualifying Floating Charge Holder	
Changes in office-holder (if any)	None	
Acts of the joint administrators	The Joint Administrators act as officers of the court and as agents of the Company without personal liability. Any act required or authorised under any enactment to be done by an administrator may be done by any one or more persons holding the office of administrator from time to time	
Administrators' term of office	Administration period extended for a further 12 months from 21 February 2010 to 20 February 2011	

2. PROGRESS DURING THE PERIOD

The principal asset of the Company is the freehold development site located in Halton, near Lancaster. Following the sale of Live Works ("LW"), the three remaining areas comprise Wenning House ("WH"), the Gillespies ("GL") and the Green ("GR").

An acceptable offer for WH was received in October and a contract subsequently issued, albeit no exclusivity was granted to the potential purchaser. Sale negotiations were taking some time so we continued to market WH. Expressions of interest were received and a comparable competing offer was made by another interested party, which was also recommended for acceptance by our agents.

As no exclusivity had been granted to the first interested party and a sale of WH had not been concluded, a second contract was issued to the second interested party.

The sale has still not concluded as negotiations with both parties have been protracted due to issues surrounding restrictions and covenants placed on certain titles. These restrictions and covenants all pre-date the administration and have taken a significant amount of time to resolve, thereby delaying the timescale in which we had anticipated the sale would be finalised. These have recently been satisfactorily resolved and we anticipate that contracts will be exchanged shortly with one of the interested parties.

We continue to review and evaluate our options for GL and GR. It may be more beneficial to hold these areas in the longer term so that alternative planning permissions can be considered and/or market conditions improve generally. We have obtained a planning appraisal from an independent consultant and will seek to review and evaluate disposal options in due course.

We have continued to insure and secure the site in accordance with our insurers requirements.

Receipts and Payments

Attached at Appendix 1 is our abstract of receipts and payments for the period from 21 August 2009 to 20 February 2010.

The only recovery relates to the sale proceeds from LW and we have paid professional costs associated to that sale. There have been no other material realisations to date.

The administrators' remuneration is based on hourly costs at scale rates calculated on the time properly spent in the course of the administration and was approved by a resolution of the secured creditor pursuant to Rule 2.106 of the Insolvency Rules 1986.

To date the Joint Administrators have drawn fees of £35,000. Total time spent on this assignment amounts to 460.90 hours at an average composite rate of £227 per hour resulting in total time costs to date of £104,622. The following further information as regards time costs and expenses is set out at Appendix 2.

- Begbies Traynor policy for re-charging expenses
- Begbies Traynor charge-out rates
- Narrative summary of time costs incurred and summary by staff grade and work activity

3. ASSETS THAT REMAIN TO BE REALISED

Three areas of the site including WH, GL and GR remain unsold. We continue to work closely with our agents to ensure the site is actively marketed and hope to be in a position to report further sales, particularly with regards to WH. We do not anticipate any significant recoveries from any other source of asset.

4. OTHER RELEVANT INFORMATION

Following approval from the secured creditor and an application to Court, the administration has been extended for a further 12 months until 20 February 2011. This will enable the continued marketing of the site and hopefully further disposals

5. CONCLUSION

We will report again in approximately six months time or at the conclusion of the administration, whichever is the sooner

A handwritten signature in black ink, appearing to read 'W John Kelly', is written over the printed name.

W John Kelly
Joint Administrator

Dated 20 February 2010

**JOINT ADMINISTRATORS' ACCOUNT OF
RECEIPTS AND PAYMENTS, INCORPORATING
ESTIMATED OUTCOME FOR CREDITORS**

Period: 21 August 2009 to 20 February 2010

Estimated to realise per Statement of Affairs £		Receipts & Payments to date £	Anticipated Receipts & Payments £	Projected Outcome £
ASSETS SPECIFICALLY PLEDGED				
Unknown	Freehold Land - Wenning House	Nil	Uncertain	Uncertain
Unknown	Freehold Land - The Green	Nil	Uncertain	Uncertain
Unknown	Freehold Land - Live Works	600 000	Nil	600 000
Unknown	Freehold Land - Gillespies	Nil	Uncertain	Uncertain
		600 000	Uncertain	Uncertain
Realisation Expenses				
	Administrators' Fees	(35 000)	(65 000)	(100 000)
	Administrators' - Expenses	Nil	(3 500)	(3 500)
	Agents - Fees	(12 000)	(38 000)	(50 000)
	Agents' - Expenses	(2 626)	(2 374)	(5 000)
	Legal Fees	(20 943)	(20 000)	(40 943)
	Legal - Disbursements	(676)	(1 500)	(2 176)
	Other Professional Costs	(1 525)	(2 500)	(4 025)
	Insurance	(7 333)	(20 000)	(27 333)
	Security	(13 420)	(5 000)	(18 420)
	Holding Costs (Boarding Up)	(4 800)	Nil	(4 800)
	Security (Fencing Hire)	(2 620)	(5 000)	(7 620)
	Storage Costs	(1 017)	(350)	(1 367)
	Bank Charges & Sundry	(334)	(500)	(834)
	Sundry	(130)	(1 000)	(1 130)
	Net Realisations	497 576	Uncertain	Uncertain
	Fixed Charge Holder - Bank of Ireland	(500 000)	Uncertain	Uncertain
		(2 424)	Uncertain	Uncertain
ASSETS NOT SPECIFICALLY PLEDGED				
Unknown	Debtors	Nil	Uncertain	Uncertain
Unknown	Retentions	Nil	Uncertain	Uncertain
Nil	Inter Company Accounts	Nil	Uncertain	Uncertain
Nil	Bank Interest	17	Uncertain	17
Nil	Sundry Income	150	Nil	150
Nil	Cash at Bank	211	Nil	211
Unknown		378	Uncertain	Uncertain
Payments				
	Administrator's Fees	Nil	Uncertain	Uncertain
	Administrator's Disbursements	Nil	Uncertain	Uncertain
	Sundry Costs	(232)	Nil	(232)
	Statutory Advertising	(146)	Nil	(146)
	Available for preferential creditors	Nil	Uncertain	Uncertain
	Arrears of wages and holiday pay		Not Applicable	Not Applicable
	Net property	Nil	Uncertain	Uncertain
	Prescribed part of net property set aside for unsecured creditors		Uncertain	Uncertain
	Available for Floating Charge Holder	Nil	Uncertain	Uncertain
	Floating Charge Holder - Bank of Ireland		Uncertain	Uncertain
		Nil	Uncertain	Uncertain
Notes				
Summary of balances held				
	Fixed charge	(2 424)		
	Floating charge	Nil		
		(2 424)		
Held as				
	Current Account	(8 298)		
	VAT Control	5 874		
		(2 424)		
Summary of outcome for unsecured creditors				
	Fixed charge			Uncertain
	Prescribed part of net property set aside for unsecured creditors			Uncertain
	Less costs associated with prescribed part			Uncertain
	Floating charge Creditors			Uncertain
Notes				
The freehold land known as Live Work ("LW") includes The Managers House Watson Mill & Halton Mill (as defined in prior reports)				
The anticipated future receipts from the freehold land is reflected as uncertain as to disclose values could seriously prejudice the commercial interests of the Company				

JOINT ADMINISTRATORS' TIME COSTS AND EXPENSES

- a Begbies Traynor policy for re-charging expenses,
- b Begbies Traynor charge-out rates,
- c. Narrative summary of time costs incurred and summary by staff grade and work activity

BEGBIES TRAYNOR CHARGING POLICY

INTRODUCTION

This note applies where a licensed insolvency practitioner in the firm is acting as an office holder of an insolvent estate and seeks creditor approval to draw remuneration on the basis of the time properly spent in dealing with the case. It also applies where further information is to be provided to creditors regarding the office holder's fees following the passing of a resolution for the office holder to be remunerated on a time cost basis. Best practice guidance¹ requires that such information should be disclosed to those who are responsible for approving remuneration.

In addition, this note applies where creditor approval is sought to make a separate charge by way of expenses or disbursements to recover the cost of facilities provided by the firm. Best practice guidance² requires that such charges should be disclosed to those who are responsible for approving the office holder's remuneration, together with an explanation of how those charges are calculated.

OFFICE HOLDER'S FEES IN RESPECT OF THE ADMINISTRATION OF INSOLVENT ESTATES

The office holder has overall responsibility for the administration of the estate. He/she will delegate tasks to members of staff. Such delegation assists the office holder as it allows him/her to deal with the more complex aspects of the case and ensures that work is being carried out at the appropriate level. There are various levels of staff that are employed by the office holder and these appear in Appendix 3.

The firm operates a time recording system which allows staff working on the case along with the office holder to allocate their time to the case. The time is recorded at the individual's hourly rate in force at that time which is detailed in Appendix 3.

EXPENSES INCURRED BY OFFICE HOLDERS IN RESPECT OF THE ADMINISTRATION OF INSOLVENT ESTATES

Best practice guidance classifies expenses into two broad categories:

- *Category 1 expenses (approval not required)* - specific expenditure that is directly related to the case usually referable to an independent external supplier's invoice. All such items are charged to the case as they are incurred.
- *Category 2 expenses (approval required)* - items of incidental expenditure directly incurred on the case which include an element of shared or allocated cost and which are based on a reasonable method of calculation.

(A) The following items of expenditure are charged to the case (subject to approval)

- Internal meeting room usage for the purpose of statutory meetings of creditors is charged at the rate of £100 (London £150) per meeting,
- Car mileage is charged at the rate of 40 pence per mile,
- Storage of books and records (when not chargeable as a *Category 1 expense*) is charged on the basis that the number of standard archive boxes held in storage for a particular case bears to the total of all archive boxes for all cases in respect of the period for which the storage charge relates,

¹ Statement of Insolvency Practice 9 (SIP 9) – Remuneration of insolvency office holders in England & Wales (Effective 1 April 2007)

² Statement of Insolvency Practice 9 (SIP 9) – Remuneration of insolvency office holders in England & Wales (Effective 1 April 2007)

(B) The following items of expenditure will normally be treated as general office overheads and will not be charged to the case although a charge may be made where the precise cost to the case can be determined because the item satisfies the test of a *Category 1 expense*

- Telephone and facsimile
- Printing and photocopying
- Stationery

BEGBIES TRAYNOR CHARGE-OUT RATES

Begbies Traynor is a national firm. The rates charged by the various grades of staff that may work on a case are set nationally, but vary to suit local market conditions. The rates applying to the Birmingham office as at the date of this report are as follows:

Grade of staff	Charge-out Rate (£ per hour)
Partner	395
Director	325
Senior Manager	295
Manager	250
Assistant Manager	195
Senior Administrator	160
Administrator	130
Junior Administrator	100

Prior to 1 July 2008 the following rates applied:

Grade of staff	Charge-out Rate (£ per hour)
Partner	365
Director	270
Senior Manager	210
Manager	180
Assistant Manager	145
Senior Administrator	115
Administrator	100
Junior Administrator	70

Time spent by support staff for carrying out shorter tasks, such as typing or dealing with post, is not charged to cases but is carried as an overhead. Only where a significant amount of time is spent at one time on a case is a charge made for support staff.

Time is recorded in units of 0.10 of an hour (i.e. 6 minute units).

SUMMARY OF OFFICE HOLDERS' TIME COSTS

CASE NAME	TIME & TIDE HOMES LIMITED
CASE TYPE	ADMINISTRATION
OFFICE HOLDERS	W JOHN KELLY & JOHN A LOWE
DATE OF APPOINTMENT	21 AUGUST 2008

1 CASE OVERVIEW

- 1.1 This overview and the time costs analysis attached is intended to provide sufficient information to enable the body responsible for the approval of the office holders' fees to consider the level of those fees in the context of the case

1.2 **Complexity of the case**

The case involves holding, securing and marketing for sale a large development site in Lancaster, comprising four principal areas. We are continuing to liaise with our agents to determine the best marketing and disposal strategy. Furthermore, we have sought additional advice from property specialists, independent consultants and have met representatives from the planning department of Lancaster City Council. We continue to progress any existing and new interest in the site.

1.3 **Exceptional responsibilities**

Aside from our usual responsibilities as administrators, no exceptional responsibilities have been undertaken.

1.4 **The office holders' effectiveness**

Our initial strategy was to market the four principal areas of the freehold development site, with the aim of achieving the best possible return.

An offer for the Live Works site was received and a sale concluded in late July 2009. We are continuing to progress the offers received for Wenning House and following resolution of the issues raised in relation to restrictions and covenants placed on certain titles, we anticipate a sale will be concluded shortly with one of the interested parties.

We continue to market the remaining areas (The Gillespies and The Green) through our agents, Messrs Edward Symmons, and having engaged an independent consultant and obtained a planning appraisal, we will review our options for the remainder of the site, formulate a revised disposal strategy as appropriate and continue to progress any future interest.

1.5 **Nature and value of property dealt with by the office holders'**

Due to the nature and value of the assets, an early disposal of the site following the appointment of administrators was not possible. We therefore continue to market the remaining unsold areas of the site in order to negotiate the best possible price.

1.6 **Anticipated return to creditors**

Due to the level of secured debt we do not anticipate there will be any return to the unsecured creditors of the Company.

1.7 **Time costs analysis**

An analysis of time costs incurred between 21 August 2008 to 4 February 2010 prepared in accordance with Statement of Insolvency Practice 9 is attached showing the number of hours

spent by each grade of staff on the different types of work involved in the case, and giving the average hourly rate charged for each work type

The time costs analysis provides details of work undertaken by the office holders and their staff following their appointment only

1 8 The views of the creditors

All creditor correspondence, emails and telephone enquiries have been dealt with in a timely manner. The following reports have been sent to all known creditors of the Company

- Notice of our appointment was sent to all known creditors on 27 August 2008,
- The Administrators' proposals were sent to all known creditors on 13 October 2008,
- The 6 month interim progress report was sent to all known creditors on 20 March 2009,
- The 6 month interim progress report in respect of the administration extension was sent to all known creditors on 18 September 2009

1 9 Approval of fees

Approval of our fees was sought and has been received by the secured creditor

1 10 Approval of Expenses and Disbursements

Approval of our expenses and disbursements was sought and has been received by the secured creditor

1 11 Other professionals employed & their costs

Messrs Edward Symmons were engaged to carry out an independent valuation and marketing of the freehold development site

TLT Solicitors have been engaged to handle preparation of the legal documents pertaining to the sale of the various areas of the development site

Messrs Turley Associates were engaged to review the planning permissions for the site and to prepare a planning appraisal report in respect of The Green ("GR") and The Gillespies ("GL")

Messrs Edward Symmons, Messrs TLT's and Messrs Turley Associates' costs will be paid in accordance with time properly spent on the case, and their costs are reasonable

2 EXPLANATION OF OFFICE HOLDERS' CHARGING AND DISBURSEMENT RECOVERY POLICIES

2 1 Begbies Traynor (Central) LLP's policy for charging fees and expenses incurred by office holders is attached at Appendix 2

2 2 The rates charged by the various grades of staff who may work on a case are attached at Appendix 2

3. SUMMARY OF WORK CARRIED OUT SINCE OUR LAST REPORT

Since the date of our last report, the following work has been carried out

- Attended site to review ongoing security requirements and to assess marketing opportunities with agents,
- Continued liaison with agents in respect of marketing and disposal strategy for the development site,
- Continued liaison with representatives of the planning department of Lancaster City Council,
- Dealing with interested parties enquiries, correspondence, emails and telephone calls,
- Liaison with our insurance brokers in respect of site security and ongoing insurance cover;

- Continue to progress offers received for Wenning House with the aim of concluding a sale,
- Continue to review and monitor interest received for the remaining parts of the site,
- Engage an independent consultant to provide a planning appraisal and review report recommendations,
- Formulate a revised disposal strategy in respect of GR and GL,
- Dealing with creditor correspondence, emails and phonecalls,
- Preparation of the administrators' proposals and interim progress reports,
- Seek approval of time extension to the administration period and application at Court, filing relevant documentation at Companies House once extension approved,
- Monthly update reports to secured creditor

