

AM03

Notice of administrator's proposals



Companies House

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28/09/2019

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COMPANIES HOUSE

1 Company details

Company number 05300153

Company name in full Pochin Land & Development Limited

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

2 Administrator's name

Full forename(s) Sarah

Surname O'Toole

3 Administrator's address

Building name/number 4 Hardman Square

Street Spinningfields

Post town Manchester

County/Region

Postcode M3 3EB

Country

4 Administrator's name

Full forename(s) Jason

Surname Bell

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

5 Administrator's address

Building name/number 4 Hardman Square

Street Spinningfields

Post town Manchester

County/Region

Postcode M3 3EB

Country

② Other administrator
Use this section to tell us about
another administrator.

AM03
Notice of Administrator's Proposals

6		Statement of proposals	
		☒ I attach a copy of the statement of proposals	
7		Sign and date	
Administrator's Signature	Signature 		
Signature date	^d2 ^d6	^m0 ^m9	^y2 ^y0 ^y1 ^y9

AM03 Notice of Administrator's Proposals



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 **Richard J Jackson**

Company name **Grant Thornton UK LLP**

Address
4 Hardman Square
Spinningfields

Post town **Manchester**

County/Region

Postcode **M 3 3 E B**

Country

DX

Telephone **0161 953 6900**



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 and dated 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



Pochin Land & Development Limited - In Administration (the Company)

Recovery and Reorganisation
Grant Thornton UK LLP
4 Hardman Square
Spinningfields
Manchester
M3 3EB

Joint administrators' proposals

Appointed in High Court of Justice, Business and Property Court
No 0765 of 2019

Prepared by: Sarah O'Toole, Joint Administrator

Contact details: Should you wish to discuss any matters in
this report, please do not hesitate to
contact Jake Topp on 0161 214 6367

Definitions

The following definitions are used either within the body of this report, the appendices to it, or both.

AG	Addleshaw Goddard LLP
Avison Young	Avison Young (UK) Limited
the Bank	National Westminster Bank Plc
Christopher Dee	Christopher Dee LLP
The Company/ PLDL	Pochin Land and Development Limited
CVL	Creditors' Voluntary Liquidation
EFP	<i>Estimated Financial Position</i>
The Firm	Grant Thornton UK LLP
FY18	The period ending 28 February 2018
FY1X	Financial year ended February 201X
HBPL	Hawarden Business Park Limited
JN and RN	James and Robert Nicholson
LO	Legat Owen Limited
NatWest	National Westminster Bank Plc
PCL	Pochin Construction Limited
PDL	Pochin Developments Limited
PGCL	Pochin Gateway Commercial Limited
Pochin's	<i>Pochin's Limited</i>
PRL	Pochin Residential Limited
TCDL	Trinity Court Developments Limited
VAT	Value added tax

1 Executive summary

- I was appointed as joint administrator of the Company with Jason Bell on 5 August 2019 by the directors
- Following on from our appointment we are submitting our proposals pursuant to paragraph 49(1) of Schedule B1 to the Insolvency Act 1986 for achieving the objectives of the administration. This report contains the information required by rule 3.35 of the Insolvency (England and Wales) Rules 2016.
- The return to the unsecured creditors is estimated at less than 1p in the £ (Section 7 – Dividend prospects).
- The administration is currently due to end on 4 August 2020.
- It is anticipated that the administration will end by filing a notice to dissolve the company when all funds have been realised and distributed.
- If there are funds available to the unsecured creditors beyond the prescribed part provision, the administration will end with the company being placed in creditors voluntary liquidation.



Sarah O'Toole
Joint Administrator

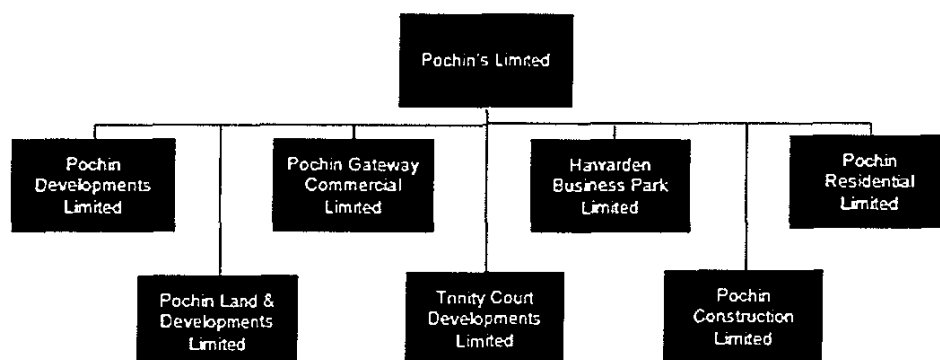
26 September 2019

Please be aware fraudsters have been known to masquerade as legitimate administrators. Fraudsters will contact creditors asking for an upfront fee or tax to release an investment or pay a dividend / to enable release of money payable to the creditor. An administrator would never ask for such a payment nor instruct a third party to make such a request.

2 Background to the appointment of the administrators

2.1 The trade of the Company

Set out below is a group structure chart which sets out all companies over which I was appointed Joint Administrator on 5 August 2019.



Pochin Land & Development Limited (the Company) is a development and investment property holding company that owns a number of commercial properties and land assets across the North West.

The Company received central services including finance, HR, and IT services from Pochin's Limited (Pochin's), which was also placed into administration on 5 August 2019.

2.2 Factors leading to financial distress

The Pochin group of companies was established over 80 years ago and operated as a construction and property development group, focussing on the North West region across a range of sectors including commercial, industrial, leisure, education and residential builds.

The group's consolidated financial statements for the period ending 28 February 2018 (FY18) reported turnover of £60.0 million and an operating loss of £2.9 million.

The group's poor performance was driven by a challenging period of trade in Pochin Construction Limited (PCL) and Pochin Residential Limited (PRL), the group's construction businesses. Management has attributed this to four particularly problematic residential building contracts with one customer, the first of which was entered into in 2015.

All four contracts suffered from design issues leading to significant delays. The situation was exacerbated by supply chain failure and shortfalls in the recovery of contractual entitlements, leading to estimated losses across the four contracts of at least £17 million. Whilst the management team attempted to mitigate losses through pursuing substantial claims and settlements with its client, negotiations proved protracted and costly.

In response to the challenges, a new management team was appointed in PCL in 2018 in an effort to implement operational changes and to address the challenges in the business.

Notwithstanding the changes made to PCL, the problematic residential contracts continued to impact the working capital of PCL throughout 2018 and into early 2019.

To address these challenges, and in an attempt to secure the long term viability of PCL, the board of Pochin's sought to implement a reorganisation plan. This plan was predicated on the PCL business winning new, profitable contracts, reasonable settlements being reached in respect of the residential contracts and the injection of capital from Pochin's into PCL from the sale of certain property, land and investment assets.

The Pochin's board engaged Grant Thornton UK LLP (the Firm) in February 2019 (see section 3) to undertake a review of the reorganisation plan and the potential impact it may have on the group's working capital.

A draft report was presented to the Pochin's board of directors in April 2019 which highlighted challenges associated with the delivery of the plan and the impact insolvency of PCL would have on the group in the context of the reorganisation plan.

Whilst recognising these risks, the directors continued to pursue implementation of the reorganisation plan, seeking to address the risk areas identified through the following measures:

- corporate board structures being streamlined;
- rationalising the overhead base in PCL to less than 4% of turnover;
- seeking a working capital facility in the construction business;
- pursuing bridging finance opportunities against the estate in order to repay Bank indebtedness and release additional working capital into the business;
- seeking to negotiate a reasonable settlement to the problematic contracts in the PCL/PRL businesses; and
- seeking a capital injection from two of the ultimate shareholders of the group, James and Robert Nicholson (JN and RN).

In parallel, during March 2019, Christopher Dee LLP was instructed by the directors to market a number of commercial property assets owned by various group companies with the aim of generating sufficient working capital to provide time to implement the reorganisation plan.

In May 2019, the assets were brought to market and over a period of six to eight weeks, several offers were received for the portfolio as a whole and individual properties therein. Whilst several individual property sales were negotiated and agreed, no sales were completed prior to the appointment of administrators.

On 11 July 2019, JN and RN injected £1.5 million into Pochin's which was used to provide working capital to PCL (see section 7 for further details).

Despite this injection of capital, the board was unable to obtain bridging finance or secure acceptable resolutions to the problematic contracts. In addition, a number of tenders submitted by PCL were unsuccessful.

As a result of the failure to generate the necessary liquidity to fund PCL and the lack of new project wins, the construction business was unable to continue to trade.

As a result of the cessation of PCL's trade, a number of guarantees provided by Pochin's for PCL's legacy contracts crystallised meaning that Pochin's was also unable to continue to trade. This meant that central services could no longer be provided to other entities within the group, including the Company.

In addition, all group entities (including the Company) provided guarantees in respect of bonds on PCL's legacy contracts. The crystallisation of this liability meant that the Company was insolvent on a balance sheet basis and, accordingly, the directors took the decision to place the Company into administration.

3 The Administrators' appointment

3.1 Initial introduction to the Company

The Firm was introduced to the directors of Pochin's and the Company on 7 February 2019 by Neil Sturmeay, a tax Partner at the Firm, with a view to providing advice to the Pochin's group (including the Company) in respect of its financial position.

Advice in this regard was provided to the group under a letter of engagement dated 11 February 2019 in a draft report presented to the board in April 2019 (see section 2 for further details).

Prior to this engagement the Firm has been previously engaged by entities within the Pochin's group or their directors in respect of the following services:

- Corporation tax compliance filings
- Capital allowance calculations
- Tax advice in respect of group related demergers and joint ventures
- Inheritance tax advice for certain directors of the group

The Joint Administrators carefully considered the position prior to accepting the appointment, having regard to their licensing bodies' ethical guidelines, and considered that there were no circumstances preventing them being appointed Administrators of the Company.

3.2 Appointment of Administrators

Having considered all the options, the board of directors concluded that the best option for the Company was for it to be placed into administration and subsequently, on 1 August 2019 issued a notice of intention to appoint administrators. This was served on National Westminster Bank plc (the Bank) on 1 August 2019.

Upon consent being granted by the chargeholder the Board of Directors filed at court the notice of appointment of administrators in accordance with paragraph 22 of Schedule B1 to the Insolvency Act 1986 on 5 August 2019.

3.3 Objective of the Administration

The joint administrators must perform their functions with aim of achieving one of the three statutory objectives of:

- Rescuing the company as a going concern;
- Achieving a better result for the company's creditors as a whole than would be likely if the company were wound up (without first being in administration); or
- Realising property to make a distribution to one of more secured or preferential creditors.

On the basis that the Company's central function has ceased to operate and the ongoing management of the investment property portfolio has been brought under the administrators' control with view to *selling all assets to generate value for creditors, a rescue of the Company as a going concern is not achievable.*

The objective being pursued is therefore achieving a better result for the Company's creditors as a whole than would be likely if the Company were wound up (without first being in administration).

4 Proposals for achieving the objective of the administration

4.1 Objective of the administration

The administrators will pursue the objective of achieving a better result for the Company's creditors as a whole than would be likely if the Company were wound up.

This objective will be achieved by the administrators engaging with agents and lawyers in order to preserve and realise value for property assets. As the majority of these assets are subject to fixed charges, the strategy must be agreed between the administrators and the charge holders, or may be ordered by the court.

4.2 Exit route

As the Company has provided a guarantee against the indebtedness of Pochin's with the Bank, the only potential available funds to distribute to unsecured creditors would be derived from the prescribed part.

In the event that a prescribed part is available to the unsecured creditors, it is proposed that the administrator will agree the claims of the creditors and distribute these funds in the course of the administration. For an explanation of the prescribed part see paragraph 7.3 below.

The administration may require an extension beyond the initial period of one year for this purpose. When all funds have been realised and distributed, the administration will end by the administrators filing a notice to dissolve the company. The administrators will nevertheless be empowered to present a petition for the winding up of the company if circumstances require.

However, in the event that there are surplus funds (over and above the prescribed part) available for unsecured creditors after payment of the floating charge holder, it is proposed that the administration will end by the Company going into creditors' voluntary liquidation to enable the liquidator to distribute funds to unsecured creditors.

If the Company is placed into creditors' voluntary liquidation, it is proposed that the administrators in office at that date will be appointed liquidators, any act in the liquidation to be done by any one or more of the liquidators. However, creditors may nominate a different liquidator or liquidators if nomination to that effect is received before the approval of these proposals.

5 The assets and liabilities of the Company

5.1 Statement of Affairs

On 8 August 2019 the directors of the Company were issued with a notice requiring them to provide a *statement of affairs to the administrators*. A *statement of affairs* details the assets and liabilities of the Company as at the date of appointment of the administrators.

On 22 August 2019 the administrators agreed to extend the deadline for submission to Friday 13 September 2019.

The directors did prepare and return a signed Statement of Affairs document on 3 September 2019; however, this was not in the prescribed format. The directors intend to remedy this and submit a Statement of Affairs as soon as possible.

An estimate of the financial position (EFP) of the Company is attached at Appendix D along with the names and addresses of the creditors, the amounts of their debt and details of any security held.

6 Conduct of the administration

6.1 Strategy

The administrators reviewed the financial position of the Company in order to ascertain if it was appropriate to continue to trade the Company whilst seeking a sale of the business as a going concern.

The overarching strategy is to sell all property assets to generate value for creditors. The optimal method for achieving this is to sell these assets on a piecemeal basis therefore a going concern sale of the Company as a whole is not appropriate.

To deliver this strategy, a full review of the property portfolio has been undertaken to identify issues that could impact value and to adhere to legal and statutory requirements associated with both tenanted and vacant properties.

Working with appointed agents and lawyers, a sales strategy has been implemented, bringing certain assets to market immediately whilst options are considered in respect of others that could deliver enhanced value to the estate.

The day to day property management has been brought under the control of the administrators' team, with agents appointed to support where appropriate.

Whilst the Company did not have any employees, the administrators of entities within the wider group retained certain employees to support the wind down of the central functions. All such employees were made redundant by 31 August 2019.

6.2 Realisation of assets

Property assets

The Company's primary assets are a number of freehold and leasehold properties. We have instructed agents to support the realisation strategy and include a comment on the status of each asset in the below table:

Property / land asset	Status	Fixed charge security	Agent instructed	Status
Unit 74a, ERF Way, Middlewich, CW10 0QL	Tenanted	NatWest	Christopher Dee	Under offer – contracts issued
Europa House, Crewe Business Park, Electra Way, Crewe, CW1 6GZ	Tenanted	NatWest JN and RN	Christopher Dee	Under offer – contracts issued
E.R.F Way, Middlewich, Cheshire, CW10 0TE	Tenanted	NatWest	Christopher Dee	Under offer – contracts issued

Property / land asset	Status	Fixed charge security	Agent instructed	Status
B&M Bargains, 107-127 Cloughton Street, Birkenhead, CH41 6ET	Tenanted	NatWest	Christopher Dee	Under offer
Plot 51c Valley Court, Middlewich, Cheshire, CW10 0GF	Land asset	NatWest	Avison Young	Agent review
Middlewich land agreement	Land asset	NatWest	Avison Young	Agent Review

Rent receipts

As set out in the above table, a number of the investment properties are tenanted. The administrators have engaged Legat Owen Limited to manage ongoing rent collections.

Cash at bank

A sum of £3,495 has been recovered from the Company's pre-appointment bank account.

6.3 Additional assets

Intercompany debtors, trade debtors, prepaid and accrued income

The EFP includes intercompany balances of £4.6 million. The recoverability of intercompany debtors is dependent upon the level of asset realisations and unsecured claims in each insolvent estate. At this stage the return is therefore uncertain.

We are reviewing the Company records to determine whether any balances are recoverable in respect of and other debtors, prepaid and accrued income which total £162,000 in the EFP.

6.4 Receipts and Payments account

Our receipts and payment account covering the period 5 August 2019 to 17 September 2019 is attached at Appendix A.

7 Creditors

7.1 Secured creditors

The Bank

The Bank was granted a fixed and floating charge debenture over the Company's assets on 21 February 2011.

Addleshaw Goddard LLP (AG) has been instructed to advise us on the validity of the security. This review is yet to be concluded but no issues have been identified to date.

Whilst the Company has no direct indebtedness with the Bank as principal borrower, Pochin's (the Company's parent) has indebtedness of £8.6 million which is cross guaranteed by all entities in the group, specifically those over which we have been appointed as administrators (including the Company).

Accordingly, pending recoveries elsewhere, the Bank has a secured claim of £8.6 million against the Company. In addition, the Bank benefits from several specific charges held against property assets owned by the Company.

We anticipate the Bank will be repaid in full from asset realisations across the guaranteeing entities. However, at this stage, it is uncertain which entities will repay the outstanding indebtedness as is the timing of such repayments.

James and Robert Nicholson (JN and RN)

As set out earlier in section 2, JN and RN injected a sum of £1.5 million into the Company in July 2019. This was secured by specific fixed charges against certain property assets. AG has been instructed to advise us on the validity of the security, the review of which remains ongoing.

7.2 Preferential creditors

Preferential creditor claims consist of employee claims for wages and holiday pay, up to certain statutory limits. A significant element of these claims will be subrogated to the Secretary of State, following payment of claims by the Redundancy Payments Service.

There were no employees in the Company as at the date of appointment.

7.3 Prescribed part – unsecured creditors

In accordance with section 176A of the Insolvency Act 1986, a prescribed part is to be set aside from the floating charge assets and made available to the unsecured creditors of the Company. The prescribed part calculation is applied to the net property available and is calculated at 50% of the first £10,000 of net realisations and 20% of all further amounts, up to a maximum prescribed part of £600,000.

The Directors have not provided a statement of affairs. Based on the EFP the net property is estimated to be £82,000 which would result in a prescribed part of £19,000.

7.4 Non-preferential unsecured creditors

As we await the finalised Statement of Affairs, the EFP presented at Appendix D assumes unsecured trade and expense creditors of £209,000.

The Company also has bond liabilities in respect of certain live and completed contracts that it has guaranteed. The estimated total quantum of these liabilities is £8.8 million.

Finally, there are intercompany creditors of £5.1 million based on management accounts prepared to 5 August 2019.

On this basis, unsecured creditors may be of the order of £14.1 million suggesting a prescribed part return of less than 1p in the £.

8 Investigations into the affairs of the company

8.1 Statutory investigations

Within three months of our appointment as joint administrators, as required by the Companies Directors Disqualification Act 1986, we will report to the Secretary of State the required facts about the Company's business and the conduct of its directors (including those acting within the past three years).

As part of this work, we are also reviewing the affairs of the Company to assess if there are actions *which can be taken against third parties to increase recoveries for creditors*.

We would be pleased to receive from any creditor any useful information concerning the Company, its dealings or conduct which may assist us.

9 Joint administrators' remuneration and disbursements

9.1 Overview

We propose our remuneration be fixed on a time costs basis with a fees estimate totalling £322,173 and expenses totalling £96,000.

We have incurred time costs in the period amounting to £19,141, of which no amounts have been paid.

Further details about remuneration and expenses are provided in Appendix B to this report.

10Future strategy

10.1 Future conduct of the administration

We will continue to manage the affairs, business and property of the Company in order to achieve the purpose of the administration. This will include but not be limited to:

- arranging the sale of properties and liaising with the appointed agents in this regard
- continuing to ensure rental incomes are recovered from properties
- assessing the optimal strategy to realise value for land
- making claims in relation to any intercompany debtors
- investigating the affairs of the company and any historical transactions
- paying a final distribution to the secured creditors
- agreeing the claims of the unsecured creditors and payment a dividend, if applicable
- payment of administration expenses, including our remuneration
- finalisation of the Company's tax affairs, including completion of corporation tax and VAT returns and settlement of any liabilities, and
- complying with statutory and compliance obligations.

10.2 Extension of the administration

The duration of an administration is restricted to 12 months from the date of commencement, unless it is extended with the permission of the creditors or the court.

If it is identified that an extension is required the administrators will seek a resolution from the secured creditors requesting a 12 month extension.

10.3 Deemed approval

A decision of the creditors is not required because, in accordance with paragraph 52(1) of Schedule B1 to the Insolvency Act 1986, we are of the opinion the company has insufficient property to enable a distribution to be made to unsecured creditors, other than by virtue of section 176A of the Insolvency Act 1986 (the prescribed part).

The proposals contained in this statement will be deemed to have been approved by the creditors *unless, within eight business days of this statement being sent out, creditors whose debts amount to at least 10% by value of the total debts of the company request that the administrators seek a decision from the creditors as to whether they approve the proposals.*

10.4 Data Protection

Any personal information held by the company will continue to be processed for the purposes of the administration of the company and in accordance with the requirements of data protection.

10.5 Future reporting

Our first progress report will cover the 6 months from our appointment to 4 February 2019, to be delivered to creditors within one month after that date.

A Abstract of the administrators' receipts and payments

Pochin Land & Development Limited - in administration
Joint Administrators' receipts and payments account
from 5 August 2019 to 17 September 2019

Receipts	Statement of Affairs (£)	Total (£)
Cash at Bank		3,494.58
		3,494.58
Payments		
		0.00
Balance - 17 September 2019		3,494.58

Made up as follows

Floating Current Account NIB	3,494.58
	3,494.58



Sarah O'Toole
Joint Administrator

B Payments, remuneration and expenses to the joint administrators or their associates

Pochin Land & Development Limited

Statement of Insolvency Practice 9 disclosure

This appendix has been prepared in conjunction with the requirements of the Insolvency Act 1986, the Insolvency (England and Wales) Rules 2016 (the Rules) and Statement of Insolvency Practice 9 (SIP9). In summary, it covers:

- pre-appointment costs
- fee basis
- work done by the joint administrators and their team during the period
- hourly charge out rates
- disbursements and expenses
- sub-contracted out work
- payments to associates
- relationships requiring disclosure
- information for creditors (rights, fees, committees)

Pre-appointment costs

Pre-appointment administration costs are fees charged and expenses incurred by administrators or other qualified insolvency practitioners, before the company entered administration but with a view to it doing so. To the extent they remain unpaid when the company enters administration and payment is sought, approval is required from the appropriate body of creditors as to whether they should be paid from the estate.

Secured creditor approval will be sought for payment of £2,000 of the pre-administration expenses incurred by Addleshaw Goddard LLP as summarised in the table below.

Details of the pre-appointment costs are provided below:

Cost	Work done	Why the work was necessary pre-appointment and how it furthered the achievement of an objective of administration	Grade	Hrs	£	£	Name of payer and relationship to estate	Paid	Prel/post administration	Unpaid
Addleshaw Goddard LLP	- Administration eligibility assessment - Pre-appointment formalities and practicalities	- To confirm that an objective of administration could be achieved and that administration, therefore, was an option for the company - To assist management with: preparation, issue and filing of required documents and notices; liaising with key stakeholders; and to advise directors (as a board) of their general responsibilities with regard to insolvency		£2,000			n/a		n/a	£2,000

Post-appointment costs

Fee basis of the joint administrators

As at the date of this report the fee basis has not been set.

During the period from 5 August 2019 to 17 September 2019 (the Period) time costs were incurred totalling £19,141 represented by 50 hours at an average of £382 per hour (as shown in the 'Work done' section below). Description of the work done is provided in the respective section below.

Proposed fee basis

We propose that the remuneration of the joint administrators be fixed on the basis of time costs.

The joint administrators' statement of proposals state that the administrators think that the company has insufficient property to enable a distribution to be made to unsecured creditors other than by virtue of section 176A(2)(a) of the Insolvency Act 1986 (the "prescribed part" to be carved out of money which would otherwise be payable to the holder of a floating charge).

A consequence of this statement is that rule 18.18(4) of the Rules provides that the basis of the joint administrators' remuneration shall be fixed, if, as in this case, there is no creditors committee, by (a) the consent of each of the secured creditors; or (b) if the administrator has made or intends to make a distribution to preferential creditors (i) the consent of each of the secured creditors, and (ii) a decision of the preferential creditors in a decision procedure.

Although the unsecured creditors are not involved in fixing the basis of the joint administrators' remuneration, rule 18.16(4) nevertheless requires that where the proposed basis of remuneration is by reference to the time properly given by the joint administrators and their staff in attending to matters arising in the administration, the joint administrators must, prior to the determination of the basis, deliver to the creditors (a) a fees estimate and (b) details of the expenses which will be or are likely to be incurred.

As time costs form the proposed fee basis we provide, below, a fees estimate and details of the expenses that will be, or are likely to be, incurred - please see the 'fees estimate' section.

Likely return to creditors

The timing and quantum of future dividends is currently unknown.

Fees estimate

The fees estimate is based on all of the information available to us as at 17 September 2019. We have considered and accounted for the different levels of expertise that we anticipate will be required to do the work we anticipate necessary for the first 12 months of the Administration, in calculating the time and cost included in the fees estimate table provided below.

Please see the 'Hourly charge out rates' section for the rates applied to the fees estimate:

Area of work	Anticipated work	Why the work is necessary	Financial benefit to creditors	Fees and expense estimate	
Assets				228 hrs	£88,013 £387/hr
Property and land	• Identification of property and land assets from title numbers and company records • Working with agents to value, market and dispose of properties • Review of sales and marketing particulars, sale contracts and related work to progress and complete sales of properties • <i>Ongoing meetings and calls with agents and insurers</i> • Co-ordination of agents to ensure compliance with insurance and unoccupied building conditions • Instruction and co-ordination of agents to facilitate collection of rent • Liaising with security agents to facilitate property inspections • Arranging for the appropriate undertakings to be provided to utility and other ancillary service providers	• To preserve and realise value for assets • To ensure compliance with insurers unoccupied building conditions	• This work is necessary to realise financial value for the estate and for a distribution to creditors should sufficient funds become available	• Legal Fees: £35,000 • Agent fees: £36,000 • Insurance: £15,000	
Books and other debts	• Review ledgers to identify realisable amounts • Review and agree intercompany claims	• To collect outstanding debts and maximise realisations for the benefit of creditors	• This work is necessary to realise financial value for the estate and for a distribution to creditors should sufficient funds become available		
Insurance	• Liaison with JLT regarding the initial open cover insurance • Arranging for insurance inspections to be undertaken to ensure full compliance with insurer requirements • Removal of insurance policies on completion of sales	• To mitigate risk of loss from an insurable event • To rectify any issues identified by insurers following fire, risk and health and safety assessments • To comply with regulation and law	• This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate		
Investigations				240 hrs	£75,900 £316/hr
Debtor/director/ senior employees	• Meetings with the directors and senior personnel to discuss requirements • Issuing questionnaires to directors to request details regarding conduct	• To investigate claims that may arise as a result of misfeasance, wrongful trading, preference and fraud in accordance with Statement of Insolvency Practice 2	• This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate	• Legal fees: £10,000	

			284 hrs	£77,352	£272/hr
Books & records	- Retrieval, cataloguing and storage - Copying servers and physical files for undertaking detailed investigation	- To comply with statutory requirements - To investigate claims that may arise as a result of misfeasance, wrongful trading, preference and fraud in accordance with Statement of Insolvency Practice 2	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it might not add financial value to the estate it will add value to the insolvency process		
Antecedent transactions	- Review of statements to identify transactions to investigate - Review of historical transactions brought to administrators attention in conjunction with legal advisors - Contemplating merits of claims and potential financial benefit to the estate	To investigate claims that may arise as a result of misfeasance, wrongful trading, preference and fraud in accordance with Statement of Insolvency Practice 2	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it might not add financial value to the estate it will add value to the insolvency process		
Creditors					
Secured	- Preparing and updating Estimated Outcome Statement and assumptions to provide visibility to Bank of potential realisations under its security - Calls and meetings with the Bank to discuss the updated position and review bank report - Drafting Bank reports to provide periodic updates on the administration - Requesting Bank consent to release fixed charges - Review the validity of charges	To keep the Bank informed as the key stakeholder in the administration process due to its fixed and floating charge security over the Company's assets	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it might not add financial value to the estate it will add value to the insolvency process		
Employees & pensions	- Handling specific employee claims where discrepancies have arisen, or further information required - Making redundancies in the administration - Resolving queries of employees	- To ensure employee claims of unpaid wages, holiday pay, pay in lieu of notice and redundancy pay were recorded accurately - To ensure the appropriate information was provided to the Redundancy Payments Service and ERA Solutions Limited	This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate		
Unsecured	- Gathering information on unsecured creditors and uploading to system - Writing to creditors advising of appointment - Dealing with ongoing creditor correspondence - Dealing with potential creditor action	To ensure all unsecured creditors are advised of appointment and their claims are accurately recorded	This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate		

			268 hrs	£80,907	£301/hr
Dividends	- Calculation, preparation and payment of dividends to creditors - Marshalling claims of secured creditors to ensure creditors not prejudiced by administration process	To remit funds realised to creditors as appropriate	This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate		
Prescribed part	Calculation, preparation and payment of dividends from the prescribed part to unsecured creditors	To remit funds realised to creditors as appropriate	This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate		
Administration					
Take-on, appointment formalities and case set-up	Appointment formalities and internal case set-up tasks	- To enable the Company to enter administration - To comply with statutory requirements - To enable internal systems to record information	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process	- Insolvency Practitioners' Bond £20 - Statutory Advertising £74	
Case management	- Completion of statutory IPS diary lines - Meetings with management to further support administration strategy - Handling day to day general queries	Day to day case management to ensure all statutory and non-statutory requirements have been complied with	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process		
Reports, circulars notices & decisions	Preparation of standard documents to creditors, Company solicitors, auditors and other stakeholders	To comply with legislation	This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate		
Treasury, billing & funding	- Reconciling bank accounts to cashbook - Processing of receipts and payments - IPS monitoring and posting - Liaising with pre-appointment bank regarding various accounts	To manage day to day banking requirements, transactions and to ensure sufficient funding available to support essential administration costs	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process		
Tax	- Collection of tax information to provide to tax team - Establishing option to tax position ahead of property sales - Submission of tax returns	To comply with tax legislation	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it might not add financial value to the estate it will add value to the insolvency process		

Pensions

- Submission of statutory returns
- To comply with pension related legislation
- This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process

Total fees estimate	1,020 hrs	£322,173	£316/hr
Total expense estimate	£96,094		

Work done by the joint administrators and their team during the Period

We are required to detail costs of actual work done in the Period, including any expenses incurred in connection with it, as against any fees estimate provided. Our fees estimate is set out above.

We are also required to provide narrative explanation of the work done. The following tables (narrative followed by numerical) set out this information for the joint administrators' fees incurred together with a numerical fees estimate variance analysis. Reasons for any anticipated excess of the fees estimate are included in the 'Fee basis' section above. Details of expenses incurred in connection with work done are provided in the 'Disbursements and expenses' section below

Area of work	Work done	Why the work was necessary	Financial benefit to creditors	23 hrs	£10,157	£445/hr
Assets						
Property and land	• Identification of property and land assets from title numbers and company records • Working with agents to value, market and dispose of properties • Review of sales and marketing particulars, sale contracts and related work to progress and complete sales of properties • Ongoing meetings and calls with agents and insurers • Co-ordination of agents to ensure compliance with insurance and unoccupied building conditions • Instruction and co-ordination of agents to facilitate collection of rent • Liaising with security agents to facilitate property inspections • Arranging for the appropriate undertakings to be provided to utility and other ancillary service providers	• To preserve and realise value for assets • To ensure compliance with insurers unoccupied building conditions	• This work is necessary to realise financial value for the estate and for a distribution to creditors should sufficient funds become available			
Books and other debts	• Review ledgers to identify realisable amounts	• To collect outstanding debts and maximise realisations for the benefit of creditors	• This work is necessary to realise financial value for the estate and for a distribution to creditors should sufficient funds become available			
Insurance	• Liaison with JLT regarding the initial open cover insurance • Arranging for insurance inspections to be undertaken to ensure full compliance with insurer requirements	• To mitigate risk of loss from an insurable event • To rectify any issues identified by insurers following fire, risk and health and safety assessments • To comply with regulation and law	• This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate			

Investigations				3 hrs	£1,310	£430/hr
Debtor/director/ senior employees	- Meetings with the directors and senior personnel to discuss requirements - Issuing questionnaires to directors to request details regarding conduct	To investigate claims that may arise as a result of misfeasance, wrongful trading, preference and fraud in accordance with Statement of Insolvency Practice 2	This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate			
	- Retrieval, cataloguing and storage - Copying servers and physical files for undertaking detailed investigation	- To comply with statutory requirements - To investigate claims that may arise as a result of misfeasance, wrongful trading, preference and fraud in accordance with Statement of Insolvency Practice 2	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it might not add financial value to the estate it will add value to the insolvency process			
Antecedent transactions	- Review of statements to identify transactions to investigate - Review of historical transactions brought to administrators attention in conjunction with legal advisors - Contemplating merits of claims and potential financial benefit to the estate	To investigate claims that may arise as a result of misfeasance, wrongful trading, preference and fraud in accordance with Statement of Insolvency Practice 2	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it might not add financial value to the estate it will add value to the insolvency process			
				6 hrs	£2,356	£396/hr
Creditors						
Secured	- Preparing and updating Estimated Outcome Statement and assumptions to provide visibility to Bank of potential realisations under its security - Calls and meetings with the Bank to discuss the updated position and review bank report - Requesting Bank consent to release fixed charges - Review the validity of charges	To keep the Bank informed as the key stakeholder in the administration process due to its fixed and floating charge security over the Company's assets	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it might not add financial value to the estate it will add value to the insolvency process			
Unsecured	- Gathering information on unsecured creditors and uploading to system - Writing to creditors advising of appointment - Dealing with ongoing creditor correspondence - Dealing with potential creditor action	To ensure all unsecured creditors are advised of appointment and their claims are accurately recorded	This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate			
Prescribed part						
	Calculation, preparation and payment of dividends from the prescribed part to unsecured creditors	To remit funds realised to creditors as appropriate	This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate			

			18 hrs	£5,319	£291/hr
Administration					
Take-on, appointment formalities and case set-up	Appointment formalities and internal case set-up tasks	- To enable the Company to enter administration - To comply with statutory requirements - To enable internal systems to record information	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process		
Case management	- Completion of statutory IPS diary lines - Meetings with management to further support administration strategy - Handling day to day general queries	Day to day case management to ensure all statutory and non-statutory requirements have been complied with	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process		
Reports, circulars notices & decisions	Preparation of standard documents to creditors, Company solicitors, auditors and other stakeholders	To comply with legislation	This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate		
Treasury, billing & funding	- IPS monitoring and posting - Liaising with pre-appointment bank regarding various accounts	To manage day to day banking requirements, transactions and to ensure sufficient funding available to support essential administration costs	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process		
Tax	- Collection of tax information to provide to tax team - Establishing option to tax position ahead of property sales	To comply with tax legislation	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it might not add financial value to the estate it will add value to the insolvency process		
Pensions	Submission of statutory returns	To comply with pension related legislation	This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process		
Total fees incurred in the Period			50 hrs	£19,141	£382/hr

Detailed SIP9 time cost analysis for the period and fee estimate variance analysis as at period end
Period from 05/08/2019 to 17/09/2019

Area of work	Partner		Manager		Executive		Administrator		Period total		Cumulative total as at period		Fees estimate		Variance	
	Hrs	£	Hrs	£	Hrs	£	Hrs	£	Hrs	£	Hrs	£	Hrs	£	Hrs	£
Realisation of assets:																
Property	7.50	3,825.00	13.35	5,589.00	0.95	232.75	-	-	22.80	10,156.75	445.47	445.47	227.50	88,012.50	386.87	204.70
Other assets	1.00	510.00	-	-	-	-	-	-	21.80	9,646.75	442.51	442.51	-	-	-	-
Insurance	-	-	-	-	-	-	-	-	1.00	510.00	510.00	510.00	-	-	-	-
Investigations:																
General	-	-	2.45	1,043.00	-	-	-	-	3.05	1,310.00	429.51	429.51	240.00	75,900.00	316.25	236.95
Debtor/director/senior employees	-	-	0.60	267.00	-	-	-	-	2.45	1,043.00	429.71	429.71	-	-	-	-
Creditors:									0.60	267.00	445.00	445.00	-	-	-	-
Secured	1.50	765.00	2.10	934.50	-	-	-	-	5.95	2,356.50	398.98	398.98	284.00	77,352.50	272.37	276.06
Employees & pensions	-	-	0.45	153.00	0.15	36.75	-	-	3.60	1,698.50	472.08	472.08	-	-	-	-
Unsecured	-	-	0.25	85.00	1.50	381.25	-	-	0.60	189.75	316.25	316.25	-	-	-	-
Administration:									1.75	468.25	268.43	268.43	-	-	-	-
Treasury, billing & funding	-	-	-	-	1.35	243.00	-	-	18.30	5,319.00	290.66	290.66	268.50	80,907.50	301.33	260.20
Tax	-	-	0.35	119.00	-	-	0.70	245.00	1.35	243.00	180.00	180.00	-	-	-	-
Pensions	-	-	0.60	267.00	-	-	0.20	70.00	1.05	364.00	346.67	346.67	-	-	-	-
General - incl reports / proposals	0.90	449.00	4.50	1,635.00	5.00	1,445.00	4.70	846.00	0.80	337.00	421.25	421.25	-	-	-	-
Total	10.90	5,549.00	24.65	10,092.50	8.95	2,338.75	5.40	1,161.00	80.10	19,141.25	382.06	382.06	1,020.00	322,172.50	315.66	969.90
																303,031.25

Notes:

- Partner includes partners and directors
- Manager includes associate directors and managers
- Executive includes assistant managers and executives
- Due to enhancements to our SIP9 reporting systems, allocation of time against areas of work may differ to previous periods, however this does not affect overall total time costs
- Adverse variances are presented in brackets

Hourly charge out rates

Time is charged in units of 6 minutes for each grade of staff used. The hourly charge out rates applied take into consideration the nature and complexity of the case and are as follows:

Grade	From 5 August 2019 to current	
	Insolvency £/hr	Pensions & Tax £/hr
Partner	510 - 650	745
Director	485 - 545	595
Associate director	445 - 495	485
Manager	340 - 420	410
Assistant manager	300 - 350	340
Executive	245 - 325	315
Administrator	165 - 240	170 - 235
Treasury	180	n/a
Support	150 - 155	n/a

The current charge out rates have applied since 1 October 2017. We reserve the right to amend our charge out rates in the future. Any amendments will be detailed within the next report following such an amendment.

Statement of expenses and disbursements incurred in the Period

This table provides details of expenses and disbursements incurred in the Period in connection with the work done by the joint administrators, description of which is provided in the 'Work done' section above.

Category	Incurred in the Period (£)	Cumulatively incurred as at Period end (£)	Of which paid by the estate as at Period end (£)
Category 1 disbursements			
Insolvency Practitioners' Bond	20	20	-
Expenses			
Legal fees: Addleshaw Goddard LLP	13,128	13,128	-
Agents/valuers fees: Christopher Dee	-	-	-
Agents/valuers fees: Avison Young	5,000	5,000	-
Agents/valuers fees: Legat Owen	-	-	-
Insurance: JLT Specialty Insurance	2,500	2,500	-
Statutory Advertising	74	74	-
Total expenses and disbursements	20,722	20,722	-

Disbursements are expenses met by and reimbursed to an office holder in connection with an insolvency appointment and fall into two categories:

Category 1 disbursements

These are also known as 'out of pocket expenses' and are payments to independent third parties where there is specific expenditure directly referable to the insolvent estate; they can be drawn without prior approval and consist of the following categories:

- Travel and subsistence – these costs, which exclude mileage, are incurred by staff in attending trading premises or meetings, for example
- Office costs – these are costs such as postage or courier charges which are incurred in managing the case
- Statutory costs – these are costs such as bonding and advertising relating specifically to the case, which are required by statute

They also include expenses which have been paid using a Grant Thornton Loan, the balance of which (if any) can be seen on the joint administrators' receipts and payment account at Appendix A.

Category 2 disbursements

These are expenses that are directly referable to the insolvent estate but not a payment to an independent third party. They may include shared or allocated costs that may be incurred by an office holder or their firm, and that can be allocated to the appointment on a proper and reasonable basis. Category 2 disbursements require approval in the same manner as an office holder's remuneration.

To the extent that recovery of category 2 disbursements is sought, this will be for mileage only.

Mileage is charged at 45p a mile. VAT is added as appropriate. Details of these costs are also provided in the table above.

Sub-contracted out work

We confirm that, in the Period, we have not sub-contracted out any work that could otherwise have been carried out by us or our team.

Payments to associates

Where we have enlisted the services of others we have sought to obtain the best value and service. In the interest of transparency, we disclose below services we have sought from within our firm or from a party with whom (to the best of our knowledge) our firm, or an individual within our firm, has a business or personal relationship:

Service provider	Services enlisted	Cost of service
Grant Thornton UK LLP	Tax work/advice (narrative is included within the above narrative of work done)	Costs are included within the above SIP9 time cost analysis

Relationships requiring disclosure

We are aware of the following business or personal relationships with parties responsible for approving the joint administrators' fee basis, or who provide services to joint administrators, which may give rise to a potential conflict and we have put the respective safeguards in place:

Party	Nature of relationship	Safeguard(s)
James Nicholson and Robert Nicholson	- Tax compliance work has been undertaken for entities associated with these individuals - Inheritance tax work has been undertaken for these individuals	- The two individuals are secondary charge holders, the Bank as independent, primary charge holder will also approve basis of remuneration - The work was undertaken by a separate team in separate location to that of the administration team

Information for creditors and members

Information to help creditors and members to understand their rights in insolvency and regarding officeholders' (ie administrators or liquidators) fees, and the roles and functions of committees is available via Grant Thornton's website:

<https://www.granthornton.co.uk/portal>

Alternatively, we will supply this information by post, free of charge, on request.

C Statutory information

Company Information

Company name	Pochin Land & Development Limited
Date of incorporation	30 November 2004
Company registration number	05300153
Former trading address	Brooks Lane Middlewich Cheshire CW10 0JQ
Former registered office	As above
Present registered office	4 Hardman Square Spinningfields Manchester M3 3EB
Authorised share capital	£1,000
Issued share capital	£1,000
Directors and Officers shareholding	
	Pochins Limited £1,000 100%

Administration information

Administration appointment	The administration appointment granted in the High Court of Justice, Business and Property Court, 0765 of 2019
Appointor	the directors
Date of appointment	5 August 2019
Joint Administrators' names	Sarah O'Toole Jason Bell
Joint Administrators' address(es)	4 Hardman Square, Spinningfields, Manchester, M3 3EB
Purpose of the administration	Achieving a better result for the company's creditors as a whole than would be likely if the company were wound up (without first being in administration)
Estimated values of the Net Property and Prescribed Part	The Company's net property is estimated to be £82,000 Based on the EFP at Appendix D, resulting in a prescribed part of £19,000.
Prescribed Part distribution	The joint administrators do not intend to apply to Court to obtain an order that the Prescribed Part shall not apply.
Functions	In accordance with paragraph 100(2) of Schedule B1 to the Insolvency Act 1986, the functions of the administrators are to be exercised by any or all of them.
Current administration expiry date	4 August 2020

D Estimated financial position

Pochin Land & Development Limited - EFP

£'000	NBV Aug 19	Estimated to realise
Total investment properties / land	4,338	3,735
Total assets subject to fixed charge	4,338	3,735
Amount due to fixed charge holder: NatWest	(8,600)	(8,600)
Surplus/(shortfall) to NatWest		(4,865)
Amount due to fixed charge holders: James & Robert Nicholson	(1,500)	(1,500)
Surplus/(shortfall) to fixed charge holders: James & Robert Nicholson		(1,500)
Floating charge assets		
Intercompany debtors	4,646	TBC
Trade debtors, prepaid and accrued income	162	-
Deferred Tax Asset	82	-
Cash at bank	1	-
Rental income		82
Total assets subject to floating charge	4,891	82
Preferential creditors		-
Net property		82
Prescribed Part		(19)
Available to floating charge holder		63
Shortfall to floating charge holder b/f		(4,865)
Surplus/(Shortfall) to floating charge holder		(4,802)
Prescribed Part available to unsecured		19
Total available to unsecured creditors		19
Unsecured creditors:		
Trade, expense and other creditors	(209)	(209)
Intercompany creditors	(5,126)	(5,126)
Bond liabilities	(8,808)	(8,808)
Total unsecured creditors	(14,144)	(14,144)
Surplus/(shortfall) to unsecured creditors		(14,124)
Issued and called up share capital		(1)
Estimated shortfall to members		(14,125)

Notes:

- The EFP is stated before costs of realisations and any accruing interest and charges.

Grant Thornton UK LLP
Pochin Land & Development Limited
B - Company Creditors

Key	Name	Address	£
CA00	Aviva Insurance Limited	Pitheavlis, Perth, PH2 0NH	3,797,304.00
CC00	Cheshire East Council	Cheshire East Borough Council, PO Box 3656, Chester, CH1 9PQ	0.00
CH00	HM Revenue & Customs,	Debt Management, Enforcement & Insolvency, Durrington Bridge House, Barrington Road, WORTHING, West Sussex, BN12 4SE	0.00
CH01	HM Revenue & Customs	The National Insolvency Unit, 5th Floor, Regian House, Liverpool, L75 1AD	0.00
CL00	Legat Owen Ltd	Albion House, Albion Street, Chester, CH1 1RQ	0.00
CN00	National Insurance Fund	Insolvency Service, Redundancy Payments, PO Box 16685, Birmingham, B2 2LX	0.00
CP00	Pochin Developments Limited	c/o Grant Thornton, 4 Hardman Square, Spinningfields, Manchester, M3 3EB	163,000.00
CP01	Pochin Construction Limited	c/o Grant Thornton, 4 Hardman Square, Spinningfields,, Manchester, M3 3EB	591,000.00
CP02	Pochin Midpoint Limited	Enville Cottage Green Walk, Bowdon, Altrincham,, England, WA14 2SJ	4,372,000.00
CT00	Tokio Marine HCC	1 Aldgate, London, EC3N 1RE	5,010,955.00
10 Entries Totalling			13,934,259.00

E Notice about this report

This report has been prepared by Sarah O'Toole, the joint administrator of Pochin Land & Development Limited – in administration, solely to comply with the joint administrators' statutory duty to report to creditors under the Insolvency (England and Wales) Rules 2016 on the progress of the administration, and for no other purpose. It is not suitable to be relied upon by any other person, or for any other purposes, or in any other context.

This report has not been prepared in contemplation of it being used, and is not suitable to be used, to inform any investment decision in relation to the debt of or any financial interest in the Company.

Any estimated outcomes for creditors included in this report are illustrative only and cannot be relied upon as guidance as to the actual outcomes for creditors.

Any persons choosing to rely on this report for any purpose or in any context other than under the Insolvency (England and Wales) Rules 2016 do so at their own risk. To the fullest extent permitted by law, the joint administrators do not assume any liability in respect of this report to any such person.

Please note that we are both authorised by the Insolvency Practitioners Association to act as insolvency practitioners.

The joint administrators are bound by the Insolvency Code of Ethics.

The joint administrators act as agents for the Company and contract without personal liability. The appointment of the joint administrators are personal to them and to the fullest extent permitted by law, Grant Thornton UK LLP does not assume any responsibility and will not accept any liability to any person in respect of this report or the conduct of the administration.

Please note you should read this progress report in conjunction with the joint administrators' previous progress reports and proposals issued to the Company's creditors, which can be found on the Grant Thornton portal. Unless stated otherwise, all amounts in this progress report and appendices are stated net of VAT. For definitions of abbreviations please refer to the 'Definitions' table at the start of this progress report.



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