#### The Insolvency Act 1986

# Administrator's progress report

Name of Company

Loyds Propco Holdco Limited

Company number

05372389

High Court of Justice, Chancery Division,

Companies Court

(full name of court)

Court case number 3251 of 2010

(a) Insert full name(s) and address(es) of administrator(s) We (a) Daniel R W Smith Grant Thornton UK LLP 30 Finsbury Square London EC2P 2YU

David J Dunckley Grant Thornton UK LLP 30 Finsbury Square London EC2P 2YU

joint administrators of the above company attach a progress report for the period

From

(b) Insert date

(b) 7 March 2014

(b) 6 September 2014

Signed

Joint Administrator

Dated

15 September 2014

#### **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

Daniel R W Smith Grant Thornton UK LLP 30 Finsbury Square London EC2P 2YU

**DX Number** 

020 7184 4300 DX Exchange



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Registrar of Companies at -Companies House, Crown Way, Cardiff CF14 3UZ DX 33050 Cardiff

When you have completed and signed this form, please send it to the



Our Ref DRS/PAM/KLM/EZF/L00168B/

#### 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 6405 www grant-thornton co uk

15 September 2014

Dear Sirs

Loyds Nursing Homes UK Limited, Churchill Court Propco Limited, Loyds Crown Chiltern Limited, Loyds Propco Holdco Limited, Crown Albany Care Limited, Chiltern Care Holdings Limited, Loyds Propco No. 1 Limited, Loyds Propco No. 2 Limited, Loyds Careco UK Limited Ali in Administration (together "the Group") In the High Court of Justice, Chancery Division, Companies Court: Cases 3238, 3246, 3252, 3251, 3243, 3247, 3242, 3249 & 3237 of 2010

#### 1 Introduction

- 1 Following my appointment as joint administrator of the Group with David Dunckley by the security trustee, The Royal Bank of Scotland plc (RBS), acting on behalf of the Senior Lenders on 19 April 2010, I now report on the progress of the administrations to 6 September 2014 and attach
  - Appendix A, statutory information in respect of the Group companies
  - Appendix B, Form 2 24B, together with an account of our receipts and payments for the period from 7 March 2014 to 6 September 2014 and also for the whole administration to date
  - Appendix C, supporting information in respect of our analysis of time costs
  - Appendix D, an analysis of our time costs as required by Statement of Insolvency Practice 9
  - Appendix E, an extract from the Insolvency Rules 1986 relating to creditors' rights to request additional information from the administrator (Rule 2 48A)
  - Appendix F, an extract from the Insolvency Rules 1986 relating to creditors' rights to challenge the administrator's remuneration or expenses, if excessive (Rule 2 109)
- 1 2 Please note that we are both authorised by The Insolvency Practitioners Association to act as insolvency practitioners
- 1 3 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

Chartered Accountants

Member firm within Grant Thornton International Ltd

Grant Thornton IV. LLP is a limited liability partnership registered in England and Walest No OC307742 Registered office. Grant Thornton House. Melton Street, Euston Square. London NW1 2EP

A list of members is available from our registered office.

Grant Thornton UK LLP is authorised and regulated by the Financial Services Authority for investment business.

A list of personnel permitted by Grant Thornton to accept appointments as insolvency practitioners and of their respective authorising bodies may be inspected at the above address

1 4 For a full understanding of this matter, this progress report should be read in conjunction with our proposals dated 7 June 2010 and our eight previous progress reports to the creditors dated 12 November 2010, 17 May 2011, 20 October 2011, 3 April 2012, 3 October 2012, 4 April 2013, 16 October 2013 and 4 April 2014

#### 2 Progress report

2.1 The parent company of the Group is Loyds Nursing Homes UK Limited, which has the following subsidiary companies (either directly or indirectly)

Churchill Court Propco Limited Loyds Crown Chiltern Limited Loyds Propco Holdco Limited Crown Albany Care Limited Chiltern Care Holdings Limited Loyds Propco No 1 Limited Loyds Propco No 2 Limited Loyds Careco UK Limited

- 2.2 At the date of our appointment, the Group held a freehold property portfolio Since our appointment, three homes have been sold leaving a current portfolio of 61 homes which are leased to third party operators
- 2.3 To facilitate the sale of the portfolio the properties were transferred to newly formed subsidiary companies immediately following our appointment. These subsidiary companies are subject to inter-company interest bearing loan arrangements in respect of the consideration for the transferred properties.
- The Joint Administrators have continued to collect rents due from the properties within the subsidiary companies. To date, c £45 million has been collected although note that this doesn't appear as a realisation in the receipts and payments accounts included in Appendix A. It is a realisation of the newly formed subsidiaries (which are not in administration) who then transfer it to the companies in administration via interest payments and loan repayments.
- 2.5 Following our appointment in 2010, we commenced a marketing period during which a number of interested parties were identified for the Group's assets
- 2.6 However, at that time, 51 homes were leased to Southern Cross Care Homes plc (SCG)

  During this initial marketing process in 2010, it became clear that the financial situation of

  SCG was critical, resulting in material uncertainty as to their ability to continue trading
- As a result of this uncertainty, none of the interested parties were prepared to proceed with a purchase at a value that we considered acceptable

- As documented in my previous progress reports, the financial position of SCG worsened to such an extent that they embarked on a solvent wind-down of their business. As part of this procedure all care homes were returned to landlords
- Accordingly, I arranged for Four Seasons to take over the operation of the SCG homes from 1 November 2011 Four Seasons are now the tenant in all but 2 of the homes
- 2 10 For the former SCG homes transitioned to Four Seasons, we have agreed a rent level which is linked to the performance of the homes for the first five years of the agreement. At the end of the fifth year (being December 2016), we have the option of fixing the rent at a certain level, the formula for which has been agreed.

#### 3 Recent & Future Strategy

- During the second quarter of 2013, we discussed the strategy for the portfolio with the Senior Lenders Following these discussions, we commenced a marketing process to investigate the appetite of purchasers for the portfolio
- 3 2 During this process, we have approached a number of parties whom we considered may be interested in purchasing the portfolio
- A number of offers were received following this process however after discussions with the Senior Lenders, no offer was accepted and we discontinued the marketing process
- 3 4 Since the start of 2014, all of the Senior Lenders who held the debt due from the companies in administration have sold their debt to other financial institutions. The lending syndicate now comprises ten lenders of records
- 3 5 We have discussed the strategy to be pursued with the current Senior Lenders however, at this stage, the Senior Lenders have not concluded on the strategy that they wish to adopt We are aware that discussions between the lenders are continuing, until the outcome of these discussions are known it is comment on the likely future strategy for the administrations

#### 4 Funding of the Administrations

- 4.1 At the time of the appointments, the Senior Lenders executed a funding agreement to meet the costs of the administrations. These funds were to reimbursed from asset realisations.
- 4.2 Following the sale of the original Senior Lenders' debt detailed in paragraph 3.4, the method of funding was reviewed following which the incoming lenders have provided a commitment to provide the funding required by the Administrations on an on-going basis

#### 5 Assets and Liabilities

- As previously detailed, the directors were requested to prepare a Statement of Affairs for the companies within the Group which were in administration, but have not done so
- At the time of our appointment the Group's principal asset was its investments in Freehold properties, which are the subject of fixed charges in favour of the Group's Lenders

- Floating charge realisations to date total £7,409 being £5,769 cash at bank, £1,588 insurance refund and interest of £43 No floating charge realisations arose in the period
- On present information it is unlikely that there will be any further floating charge realisations and accordingly it is unlikely that there will be a distribution to the unsecured creditors in accordance with Section 176A of the Insolvency Act 1986

#### Other assets noted in the companies' balance sheets

- Accounts have been prepared to the date of the appointments and these identify that the sum due to Loyds Nursing Homes UK Limited in respect of the inter-company debtors at the time of appointment was £193m Loyds Nursing Homes UK Limited has also invested in the subsidiary companies via its shareholdings. The book value of the shares was £5.2m
- These sums primarily represent the funds transferred to the property owning companies to fund the property acquisitions. The realisations of the inter-company debt is dependent upon the realisations of the freehold property held by the property owning companies.

#### Liabilities

#### **Secured Creditors**

- 5 7 RBS act as security trustee for the secured group of Lenders and hold valid fixed and floating charges dated 29 September 2005 The security is cross-collateralised over the assets of all of the companies within the Group The total exposure at the time of appointment was £192 4m, split into various tranches
- As disclosed in the receipts and payments accounts at Appendix B, c £39 1 million has been distributed to date to the Senior Lenders in payment of capital and interest. Of this, £2 9 million has been distributed since our last report

#### **Preferential Creditors**

There were no known preferential creditors as at the date of the appointments

#### **Unsecured Creditors**

5 10 The principal unsecured liabilities, at the date of the appointments, as shown in the Group's accounts were as follows

Arazım Investments Limited £14 6m

Braxton Holdings Limited £25 8m

- 5 11 Owing to the level of indebtedness of the Group to the Secured Lenders, there will be insufficient funds to enable a distribution to be paid to the unsecured creditors
- 5 12 In addition, due to there being no significant floating charge assets, there will be no prescribed part of floating charge assets to be set aside for the benefit of unsecured creditors under Section 176A of the Insolvency Act 1986

#### 6 Extension of the administrations

- 6 1 Pursuant to paragraph 76(2)(b) of schedule B1, an initial request was made to the Secured Lender for a 6 month extension of my term of office as administrator of the Group. This was agreed by the Lenders giving a revised date of automatic termination of 18 October 2011.
- A further extension of 24 months was then granted by the Court, giving a revised date for automatic termination of 18 October 2013
- 6 3 A further extension of 12 months was then granted by the Court last year, giving a revised date for automatic termination of 18 October 2014
- As detailed in section 3 of this report, the Group's assets are yet to be realised in full Accordingly, the joint administrators are making an application to the Court to extend the administrations for a further six month period
- The primary reason for requesting the extensions of the time limit is to grant sufficient time for the realisation of the Group's assets
- If granted, the application for the extensions will give a revised automatic termination date of 18 April 2015

#### 7 Joint administrators' remuneration and expenses

- As previously advised, where a meeting of creditors has not been convened and a creditors committee has not been formed, the approval of our remuneration will be provided by the Senior Lenders. Our fees for acting as joint administrators have been fixed by reference to time costs incurred by the administrators and their staff in attending to matters arising in the administration.
- 7.2 Given the close interaction between all of the entities over which we have been appointed, we have agreed with the Secured Lenders that our fees will be considered on a Group basis. We have therefore reported on a consolidated basis for the purpose of this report.
- 7 3 Total consolidated time costs for these administrations as a whole are £2,943,998 which represents 7,391 hours at an average hourly rate of £398 33 Of this amount, £1,935,747 has been billed and paid with the authority of the Secured Creditors The remaining £999,251 of time costs remain unpaid
- 7.4 Given the mechanics of the funding agreement that we have with the Secured Lenders, the level of payments in our receipts and payments accounts in Appendix B does not fully reflect the full amount of the fees paid as there is a lag as costs are only recognised in our receipts and payments account when reclaimed by Secured Lenders as Enforcement Costs
- 7.5 A summary of our time costs for the six month period and for the administrations to date are included at Appendix C together with background information in respect of our time costs
- 7 6 Further background information regarding the fees of administrators can be found at www insolvency-practitioners orguk (navigate via 'Regulation and Guidance' to 'Creditors

Guides to Fees') Alternatively, we will supply this information by post on request. Time is charged in 6 minute units

- 77 In addition to the above Grant Thornton UK LLP Corporate Finance was paid £300,000 in 2010 for the work carried out during the marketing process at that time A further £300,000 was paid to Grant Thornton UK LLP Corporate Finance in 2013 for the work that they carried out in that year
- 7 8 These costs are in addition to our timecosts detailed in Section 7 3 and have been authorised by the Senior Lenders

#### 8 Contact details

Please contact Jon Deverick (jon n deverick@uk gt com or 0207 728 2499) if you have any queries in respect of the above

Yours faithfully for and on behalf of the Group

Daniel Smith Joint Administrator

Enc

The affairs, business and property of the Group are being managed by Daniel Smith and David Dunckley, appointed as joint administrators on 19 April 2010 and 3 February 2011 respectively

# Appendix A Statutory Information

Company	Loyds Nursing Homes UK	Churchill Court Propeo Limited	Loyds Crown Chiltern Limited	Loyds Propec Holden Limited Crown Albany Care Limited	Crown Albany Care Limited
Registered number	05550178	05416743	05494790	05372389	03654980
Date of incorporation	25 November 2004	07 April 2005	29 June 2005	22 I chruary 2005	23 October 1998
Registered office	30 Furbury Square, London LC2P 2YU	30 Firsbury Square, London EC2P 2YU	30 Finsbury Square, London EC2P 2YU	30 Finsbury Square, London EC2P 2YU	30 Finsbury Square London EC2P 2YU
Shareholder	Braxton Lunned	Loyds Nursing Homes UK Limited	Loyds Nursing Homes UK I sinted	l oyds Careco UK I smited	I oyds Crown Chilem I imited
Issued share capital	$^{1}$ ordinary share at $f_{1}$	$1$ ordinary share at $ ilde{\mathcal{L}}^1$	155001 ordinary share at $\mathcal{L}1$	400001 ordenary share at £400001	160 ordinary share at £160
Directors	Muntwykr 1 Rechession	J Muntwyler	) Muntwykr		Muntwyler
	P Den Hollander	der	P Den Hollander	P Den Holknder	I Kechsteiner P Den Hollander
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Company	Chiltern Care Holdings Limited	Loyds Propco No 1 Limited	Loyds Propco No 1 Limited Loyds Propco No 2 Limited	Loyds Careco UK Limited	
Registered number	3295752	05372227	05403019	05296598	
Date of incorporation	23 December 1996	22 l'ebruary 2005	24 March 2005	25 November 2004	
Registered office	30 Firsbury Square, I ondon I.C2P 2YU	30 Finsbury Square, I ondon EC2P 2YU	30 I ursbury Square, London FC2P 2YU	30 Fusbury Square, I ondon EC2P 2YU	
Shareholder	I oyds Crown Chiltern Limited Loyds Propeo Holdeo I imited	Loyds Propeo Holdeo I muted	Loyds Nursing Homes UK Limited	l oyds Nursing Homes UK. Limited	
Issued share capital	160 ordinary share at £160	400001 orderary share at £1	$1$ ordinary share at ${\cal L}1$	40190000 ordinary stare at £401900 total nominal value	
Directors	Muntwyler	Muntwer	Mintwyler	Minimake	
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# Form 2.24B – Loyds Nursing Homes UK Limited

Rule 2.47				Form	2.24B(CH)
	The Insolvency Act	: 1988 r's progress re	nort		
	Administrato	i a progress re	port		
	Name of Company		Compa	ry number	
	Layds Nursing Homes	UK Limited	055501	78	
	to the High Court of Justice, ( Companies Court		1238 of	ise number 2010	
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(b) Import date	joint administrators of 6	the above company attach	To	ort for the period	
(D) Insert date	From (b) 7 March 2014	the above company attach	To	-	
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Appendix B

Joint Administrators' Abstract of Receipts and Payments

# Loyds Nursing Homes UK Limited (In Administration)

	Period from 07/03/14 to 06/09/14	Period from 19/04/10 to 06/09/14
RECEIPTS	£	£
Loan - Loyds Propco No 1 Limited	2,245,972 09	22,216,054 79
Loan - Loyds Propco No 2 Limited	189,328 83	1,805,414 38
Loan - Churchill Court Propco Limited	19,948 51	373,228 33
Loan - Loyds Crown Chiltern Limited	51,832 32	954,734 39
Interest - Loyds Propco No 1 Limited	1,517,680 26	13,309,493 62
Interest - Loyds Propco No 2 Limited	136,143 96	1,163,154 86
Interest - Churchill Court Propco Limited	24,779 16	258,415 09
Interest - Loyds Crown Chiltern Limited	39,332 08	470,307 69
Insurance refund	-	1,588 02
Cash at Bank	-	5,769 09
Bank Interest	2 34	42 72
	4,225,019 55	40,558,202 97
PAYMENTS		
Joint Administrators' Fees	-	47,424 08
Legal Fees	39,352 00	82,027 79
Law Debenture	-	4,466 67
Statutory Advertising	-	90 71
Professional Fees	•	3,833 33
Irrecoverable VAT	7,870 74	25,604 18
Bank fees	-	502 00
Capital - Senior Lenders	1,042,941 26	21,869,790 99
Capital - Hedge Counter Party	106,059 46	2,004,831 50
Interest - Senior Lenders	1,409,562 78	14,119,226 93
Interest - Hedge Counter Party	308,372 68	1,082,144 32
	2,914,158 92	39,239,942 51
Balance in hand	1,310,860 63	1,318,260.46

# Appendix B Form 2.24B – Churchill Court Propco Limited

Rule 2.47				Form 2.24B(0
	The Insolvency Act Administrator	1986 r's progress re	eport	
	Name of Company		Compan	y number
	Churchill Court Propco	Limited	0541674	3
	in the High Court of Justice, ( Companies Court	Chancery Division, (Mi sure of co	3245 of 2	se number 2010
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	joint administrators of t	he above company atta	ch a progress rep	ort for the period
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# **Churchill Court Propco Limited** (In Administration)

	Period from 07/03/14 to 06/09/14	Period from 19/04/10 to 06/09/14
RECEIPTS	£	£
Loan - Bruchmen No 5 Limited	19,948 51	495,874 06
Interest - Bruchmen No 5 Limited	24,779 16	258,415 09
	44,727 66	754,289 14
PAYMENTS		
Joint Administrators' Fees	-	44,077 47
Legal Fees	-	51,270 97
Law Debenture	-	4,466 67
Data Room Costs	-	113 17
Statutory Advertising	-	90 71
Professional Fees	-	3,833 33
Bordereaux	-	5 33
Irrecoverable VAT	-	18,788 08
Loan - Loyds Nursing Homes UK Limited	19,948 51	373,228 33
Interest - Loyds Nursing Homes UK Limited	24,779 16	258,415 09
	44,727 66	754,289 14
Balance in hand	<u> </u>	

### Form 2.24B – Loyds Crown Chiltern Limited

Rule 2.47				Form 2.24B(CH)
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Loyds Crown Chiltern Limited (In Administration)

	Period from 07/03/14 to 06/09/14	Period from 19/04/10 to 06/09/14
RECEIPTS	£	£
Loan - Crown Albany Care Limited	51,832 32	664,543 33
Loan - Chiltern Care Holdings Limited	· -	375,355 35
Interest - Crown Albany Care Limited	39,332 08	433,539 00
Interest - Chiltern Care Holdings Limited	-	36,768 68
	91,164 41	1,510,206 36
PAYMENTS		
Joint Administrators' Fees	-	21,079 60
Legal Fees	-	42 675 <b>7</b> 9
Law Debenture	-	4,466 67
Statutory Advertising	-	90 71
Professional Fees	-	3,833 33
Irrecoverable VAT	•	13,018 18
Loan - Loyds Nursing Homes UK Limited	51,832 32	954,734 40
Interest - Loyds Nursing Homes UK Limited	39,332 08	470,307 69
	91,164 41	1,510,206 36
Balance in hand		

# Form 2.24B – Loyds Propco Holdco Limited

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	Name of Company		$\neg$	Сотралу пилье	,
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	joint administrators of tr	ne above company sits	آ ر	•	
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### **Joint Administrators' Abstract of Receipts and Payments**

Loyds Propco Holdco Limited (In Administration)

	Period from 07/03/14 to 06/09/14	Period from 19/04/10 to 06/09/14
RECEIPTS	£	£
	- - -	
PAYMENTS		-
	<u> </u>	-
Balance in hand		

# Form 2.24B - Crown Albany Care Limited

Rule 2.47					Form 2.24B(CH)
	The Insolvency Act Administrator	1986 r's progress re	ерог	t	
	Name of Company		7	Company number	
	Crown Alberry Care Lin	nited		03654980	
	to the High Court of Justice, C Companies Court	Chancery Division,		Court case number 3243 or 2010	
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	From	he above company allo	ı î		
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	Signed	Joint Administrator			
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Crown Albany Care Limited (In Administration)

	Period from 07/03/14 to 06/09/14	Period from 19/04/10 to 06/09/14
RECEIPTS	£	£
Loan - Bruchmen No 6 Limited	51,832 32	795,553 97
Interest - Bruchmen No 6 Limited	39,332 08	433,539 00
	91,164 41	1,229,092 97
PAYMENTS		
Joint Administrators' Fees	-	44,742 05
Legal Fees	-	57,550 69
Law Debenture	-	4,466 67
Data Room Costs	-	210 04
Statutory Advertising	-	90 71
Professional Fees	-	3,833 33
Bordereaux	-	9 89
Irrecoverable VAT	-	20,107 26
Loan - Loyds Crown Chiltern Limited	51,832 32	664,543 33
Interest - Loyds Crown Chiltern Limited	39,332 08	433,539 00
	91,164 41	1,229,092 97
Balance in hand	-	

### Form 2.24B – Chiltern Care Holdings Limited

					Form 2.24B(CH)
	The Insolvency Act Administrator	: 1986 r's progress re	po	rt	
	Name of Company		٦	Соспрану пштое	· ]
	Chillem Care Holdings	UIC Limited		03295752	
	in the High Court of Justice, ( Companies Court	Chancery Olytskon, (M. name of cou	9	Court case number 3247 of 2010	<del>u</del>
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	joint administrators of t	he shove company altac	h a p	rogress report for the	period
	From		1	<u> </u>	
(h) insert data	(b) 7 March 2014			(b) 6 September 20	14
	Signed	Joint Administrator			
	Dated	15 September 2014			
Contest Details	s:	•			
issonsation in it	e to give any contact he box opposite but if tip Companies House to sere is a query on the	Daniel R W Smith Grant Thomas UK LLI 30 Finsbury Square London	P		
	-	ECSb 3An			020 7184 4300 DX Exchange
contact you if the form. The contact link	ormation that you give exercitors of the	DX Number			

# Chiltern Care Holdings Limited (In Administration)

	Period from 07/03/14 to 06/09/14	Period from 19/04/10 to 06/09/14
RECEIPTS	£	£
Loan - Bruchmen No 7 Limited	-	375,355 35
Interest - Bruchmen No 7 Limited	-	36,768 68
	<u> </u>	412,124 03
PAYMENTS		
Loan - Loyds Crown Chiltern Limited	-	375,355 35
Interest - Loyds Crown Chiltern Limited	-	36,768 68
	<del>-</del>	412,124 03
Balance in hand		

# Form 2.24B – Loyds Propco No.2 Limited

Rule 2 47			Form 2.248(0
	The Insolvency Act Administrator		report
	Name of Company	_	Company number
	Leyds Propco No. 2 Lis	mited	05403019
	in the High Court of Justice, ( Companies Court	Chancery Civision,	Court case number 3249 of 2010
n) issert full armejs) and skilven(m) of alsomelistin(a)	We (a) Daniel R W Smith Grant Thornton UK LLF 30 Finsbury Square London EC2P 2YU	•	David J Dunckley Grant Thombon UK LLP 30 Finsbury Square London EC2P 2YU
	From	the above company adia —	ach a progress report for the period
ोड़े के <b>ल्ला</b> नी दोसीस		he above company afti	
(b) kuselet distu	From	the above company after the ab	
ligh knowert elektro	From (b) 7 March 2014		(b) 6 September 2014
(b) brasel debu	(b) 7 March 2014 Styped Dated	Joint Administrator	(b) 6 September 2014
Contact Oelas You do not have tobernation in 8 you do, it was no contact you # 0	(b) 7 March 2014 Styped Dated	Joint Admirestrator 15 September 2014  Daniel R W Smith Orant Thomson UK L 30 Finatury Square London	(b) 6 September 2014
Contact Octall You do not have constant in 8 you do, it was contact you if 8 to brea.	From  (b) 7 March 2014  Signed  Dated  Cated  E to give any contact the box opposite but if the Companies House to	Joint Admirestrator 15 September 2014  Daniel R W Smith Orant Thomson UK L 30 Fin shary Square	(b) 6 September 2014

Loyds Propco No. 2 Limited (In Administration)

	Period from 07/03/14 to 06/09/14	Period from 19/04/10 to 06/09/14
RECEIPTS	£	£
Loan - Bruchmen No 4 Limited	189,328 83	2,041,110 24
Interest - Bruchmen No 4 Limited	136,143 96	1,163,154 86
	325,472 79	3,204,265 10
PAYMENTS		
Joint Administrators' Fees	-	112,049 05
Legal Fees	-	78,575 65
Law Debenture	-	4,466 67
Data Room Costs	-	428 45
Statutory Advertising	-	90 71
Professional Fees	-	3,833 33
Bordereaux	-	20 18
Irrecoverable VAT	-	36,231 82
Loan - Loyds Nursing Homes UK Limited	189,328 83	1,805,414 38
Interest - Loyds Nursing Homes UK Limited	136,143 96	1,163,154 86
	325,472 79	3,204,265 10
Balance in hand		

# Appendix B Form 2.24B – Loyds Propco No.1 Limited

Rule 2.47					Form 2.24B(CH)
	The Insolvency Act Administrator	1988 's progress rep	ю	rt	
	Marce of Company		٦	Сопрану прифе	,
	Layds Propos No 1 Lim	alted		05372227	
	in the High Court of Justice, C Companies Court	Chancery Olytskin,		Court case number 3242 of 2010	<del>r</del>
(c) Insert Rali memo(a) and address(sa) of administrator(a)	We (a) Daniel R W Gmith Grant Thombon UK LLF 50 Flutchury Square London EC2P 2YU	•	•	David J Dunckley Grant Thombon UK 30 Finchury Square London EC2P ZYU	
	joint administrators of 0	te above company attach	<b>a</b> p	rogress report for the	period
	From		т	٠	
(C) Insert date	(b) 7 March 2014			(b) 6 September 20	14
	Signed	Joint Administrator			
	Cated	15 Beptember 2014			
toformation in the you do, it will hel contact you if the form	to give any contact e box opposite but if p Companies House to ere is a query on the mation that you give	Damiel R W Emilia Grant Thombian UK LLP 30 Finshary Square London EG2P ZYU OX Number			020 7184 4300 DX Exchange
Companies Hot	sse receipt data barcode	Registrar of Companies	at:	•	SUZ OX 83960 Cardiff

Loyds Propco No. 1 Limited (In Administration)

	Period from 07/03/14 to 06/09/14	Period from 19/04/10 to 06/09/14
RECEIPTS	£	£
Loan - Bruchmen No 1 Limited	808,577 41	8,697,531 46
Loan - Bruchmen No 2 Limited	691,813 57	7,855,130 35
Loan - Bruchmen No 3 Limited	745,581 11	7,782,319 43
Interest - Bruchmen No 1 Limited	532,063 28	4,272,292 19
Interest - Bruchmen No 2 Limited	483,522 31	4,487,930 66
Interest - Bruchmen No 3 Limited	502,094 68	4,549,270 77
	3,763,652 35	37,644,474 87
PAYMENTS		
Joint Administrators' Fees	-	1,302,182 86
Legal Fees	•	464,516 67
Law Debenture	-	4,466 67
Data Room Costs	-	5,448 84
Statutory Advertising	-	90 71
Professional Fees	•	3,833 33
Bordereaux	-	256 60
Insurance	-	242 58
Agents Fees	•	3,250 00
Irrecoverable VAT	-	334,638 20
Loan - Loyds Nursing Homes UK Limited	2,245,972 09	22,216,054 79
Interest - Loyds Nursing Homes UK Limited	1,517,680 26	13,309,493 62
	3,763,652 35	37,644,474 87
Balance in hand	<u> </u>	(0.00)

# Form 2.24B – Loyds CareCo UK Limited

					Form 2.24B(CH)
	The Insolvency Act Administrator		epoi	rt	
	Name of Company			Соспрану пистое	<del>,</del>
	Loyds Careco UK Limit	ted .		05296598	
	In the High Court of Justice, C Companies Court	•		Court case numb	<del>u</del>
	<u> </u>	(tul name of c	and)	<u>L</u>	
a) beert tull except) end cloresc(an) of edministrator(x)	We (a) Daniel R W Smith Grant Thomton UK LLF 30 Finsbury Square London EC2P 2YU	•		David J Dunckley Grant Thombon UK 30 Finsbury Square London EC2P ZYU	
	From	he above company allo	ach a pr	0	
(14) ismeri data	·	he above company affic			
Dộ transt data	From	Joint Administrator		0	
ing insert date	From. (b) 7 March 2014			0	
(c) travel duto	From (b) 7 March 2014 Styned	Joint Administrator		0	
	From (b) 7 March 2014 Shored Dated	Joint Administrator		0	
information in the you do, it will be	From (b) 7 March 2014 Shored Dated	Joint Administrator		0	
Contast Detail You do not have information in it you do, it will contact you if th form	From  (b) 7 March 2014  Expired  Dated  E.  e to give any contact to box opposite bert if reb Companies House to	Joint Administrator 15 3 eptember 2014  Daniel R W Smith Grant Thomson UK L 30 Finsbury Square London		0	

Loyds Careco UK Limited (In Administration)

	Period from 07/03/14 to 06/09/14	Period from 19/04/10 to 06/09/14
RECEIPTS	£	£
PAYMENTS		
Balance in hand		

#### Appendix C

#### **Basis of Administrators' Remuneration**

#### Introduction

The following information is provided in connection with the administrators' remuneration and disbursements in accordance with SIP 9

Explanation of Grant Thornton UK LLP charging and disbursement recovery policies

# An Overview of the Case and Narrative Description of Work Carried Out Please refer to the main body of the report

#### Time costs

All partners and staff are charged out at hourly rates appropriate to their grade, as shown on the attached schedule. Details of the hourly charge-out rates are made available to creditors or committees at the time of fixing the basis of our fees. Support staff (i.e. secretaries, cashiers and filing clerks) are charged to the case for the time they work on it

	From	From	From	From	From
	01/07/10	01/07/11	01/07/12	01/07/13	01/07/14
	£	£	£	£	£
Restructuring Partners up to	535	560	680	705	725
Specialist Tax Partners up to	625	700	700	725	740
Managers up to	405	425	440	455	470
Administrators up to	285	300	310	310	330
Assistants and support staff up to	195	205	210	210	230

#### **Category 2 Disbursements**

Out of pocket expenses are charged at cost Mileage is charged at standard rates which comply with HM Revenue and Customs limits or AA recommended rates VAT is added to disbursement charges as necessary

For your information, I provide a summary of my out of pocket expenses incurred in the period from 7 March 2014 to 6 September 2014 below Please note that these were not necessarily paid in the period

	£
Other Travel	435 55
Mileage	255 30
Client Disbursements	107 87
Subsistence	14 49
Storage	0 66
	813 87

Appendix C
Statement of Insolvency Practice 9 time costs analysis

Consolidated time for the period from 7 March 2014 to 6 September 2014

	ď	Partner	Ē	Manager	Exec	Executive	Administrator	trator		Total	
	ния	ધ	Hrs	₩	H	3	Ę	ш	Hrs	ų	Avg Hrly
Administration and Planning	9 30	4 568 00	1140	18 022 50	648	161810	00 ga	2,294 00	<b>QL 0</b>	24,522.60	409
Creditors	42.40	30 11100	158.00	71535 00					198 40	101648 00	52 33
Histors period											
Investigations											*DIVID
Realisation of Assets	3140	22 64 100	64 60	34 532 00					11B 00	57 03 00	492 87
Trading	40	8 157 00	284 45	18,536.00			65.40	9 175 00	36125	00 998,287	376 11
Total	95 50	68,457 00	54145	242,775 50	6 48	1,618 10	8140	11,469 00	715 84	319 209 60	445 92

Consolidated time for the period from appointment to 6 September 2014

	4	Partner	2	M anager	Exec	Executive	Administrator	strator		Total	
	H.S	¥	Hrs	Э	Hrs	e e	Hrs	y	HTS	3	Avg Hrly
Administration and Planning	69.35	45,574 93	25461	77 086 68	30108	83,287.66	208 34	30 422 28	833 41	259.265.62	31109
Creditors	229.85	H2,532 63	10.00	377,253 84	23.21	\$ 89 50	#131	142051	18136	526 376 48	445 58
Histus period											
hvestigations	120	642 00	820	2 763 50	90 +	1020 00	09 60	2,826 30		7.25180	#DIV/0
Resisation of Assets	138.54	88,675,99	523 85	272 658 28	70 65	17 002 38	32.79	4,288 49	763 83	322 625 2	422 38
Trading	917.25	527 475 51	2,882.88	15153151	543.86	102 07127	258 55	33 500 80	46232	1528 479 09	396 43
Total	1354 22	804 901 06	4,596 53	1,527,157 85	942 60	239,450 81	530 79	72 468 36	7,390 94	2,943,998 11	398 33

# Appendix D - An extract from the Insolvency Rules 1986 relating to creditors' rights to request additional information from the Administrators

Rule 2 48A

If (a) within 21 days of receipt of a progress report under Rule 2 47—

- (1) a secured creditor, or
- (ii)an unsecured creditor with the concurrence of at least 5% in value of the unsecured creditors (including the creditor in question), or
- (b) with the permission of the court upon an application made within that period of 21 days, any unsecured creditor,
  - makes a request in writing to the administrator for further information about remuneration or expenses (other than pre-administration costs) set out in a statement required by Rule 2 47(1)(db) or (dc), the administrator must, within 14 days of receipt of the request, comply with paragraph (2)
- (2) The administrator complies with this paragraph by either (a)providing all of the information asked for, or(b)so far as the administrator considers that(i)the time or cost of preparation of the information would be excessive, or
  - (ii) disclosure of the information would be prejudicial to the conduct of the administration or might reasonably be expected to lead to violence against any person, or (iii) the administrator is subject to an obligation of confidentiality in respect of the information, giving reasons for not providing all of the information
- (3) Any creditor, who need not be the same as the creditor who requested further information under paragraph (1), may apply to the court within 21 days of—
  - (a) the giving by the administrator of reasons for not providing all of the information asked for, or
  - (b) the expiry of the 14 days provided for in paragraph (1), And the court may make such order as it thinks just
- (4) Without prejudice to the generality of paragraph (3), the order of the court under that paragraph may extend the period of 8 weeks provided for in Rule 2 109(1B) by such further period as the court thinks just "

# Appendix E - An extract from the Insolvency Rules 1986 relating to creditors' rights to challenge the Joint Administrators' fees if excessive

Rule 2 109

- (1) Any secured creditor, or any unsecured creditor with either the concurrence of at least 10% in value of the unsecured creditors (including that creditor) or the permission of the court, may apply to the court for one or more of the orders in paragraph (4)
- (1A) Application may be made on the grounds that—
  - (a) the remuneration charged by the administrator,
  - (b) the basis fixed for the administrator's remuneration under Rule 2 106, or
  - (c) expenses incurred by the administrator,
  - is or are, in all the circumstances, excessive or, in the case of an application under subparagraph (b), inappropriate
- (1B) The application must, subject to any order of the court under Rule 2 48A(4), be made no later than 8 weeks after receipt by the applicant of the progress report which first reports the charging of the remuneration or the incurring of the expenses in question ("the relevant report")
- (2) The court may, if it thinks that no cause is shown for a reduction, dismiss it without a hearing but it shall not do so without giving the applicant at least 5 business days' notice, upon receipt of which the applicant may require the court to list the application for a without notice hearing. If the application is not dismissed, the court shall fix a venue for it to be heard, and give notice to the applicant accordingly.
- (3) The applicant shall, at least 14 days before the hearing, send to the administrator a notice stating the venue and accompanied by a copy of the application, and of any evidence which the applicant intends to adduce in support of it
- (4) If the court considers the application to be well-founded, it must make one or more of the following orders—
  - (a)an order reducing the amount of remuneration which the administrator was entitled to charge.
  - (b)an order fixing the basis of remuneration at a reduced rate or amount,
  - (c)an order changing the basis of remuneration,
  - (d)an order that some or all of the remuneration or expenses in question be treated as not being expenses of the administration,
  - (e) an order that the administrator or the administrator's personal representative pay to the company the amount of the excess of remuneration or expenses or such part of the excess as the court may specify,
  - and may make any other order that it thinks just, but an order under sub-paragraph (b) or (c) may be made only in respect of periods after the period covered by the relevant report