

AM03

Notice of administrator's proposals



Companies House

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

1 Company details

Company number 07230400

Company name in full Ashley House (Capital Projects) Ltd

→ Filling in this form

Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s) Julian

Surname Pitts

3 Administrator's address

Building name/number Fourth Floor

Street Toronto Square

Post town Toronto Street

County/Region Leeds

Postcode LS1 2HJ

Country

4 Administrator's name ①

Full forename(s) Bob

Surname Maxwell

① Other administrator

Use this section to tell us about
another administrator.

5 Administrator's address ②

Building name/number Fourth Floor

Street Toronto Square

Post town Toronto Street

County/Region Leeds

Postcode LS1 2HJ

Country

② Other administrator


Use this section to tell us about
another administrator.

AM03
Notice of Administrator’s Proposals

6 Statement of proposals

<input checked="" type="checkbox"/>	I attach a copy of the statement of proposals	
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7 Sign and date

Administrator's Signature	Signature ✕ 	✕									
Signature date	<table><tr><td>^d 0</td><td>^d 8</td><td>^m 0</td><td>^m 2</td><td>^y 2</td><td>^y 0</td><td>^y 2</td><td>^y 1</td></tr></table>	^d 0	^d 8	^m 0	^m 2	^y 2	^y 0	^y 2	^y 1		
^d 0	^d 8	^m 0	^m 2	^y 2	^y 0	^y 2	^y 1				

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	William Baxter									
Company name	Begbies Traynor (Central) LLP									
Address	Fourth Floor									
	Toronto Square									
Post town	Toronto Street									
County/Region	Leeds									
Postcode	L	S	1		2	H	J			
Country										
DX										
Telephone	0113 244 0044									



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

The affairs, business and property of the Company are being managed by the joint administrators, who act as the Company's agents and without personal liability.

Ashley House (Capital Projects) Ltd (In Administration)

Statement of proposals for achieving the purpose of administration pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986 and Rule 3.35 of the Insolvency (England and Wales) Rules 2016

Important Notice

This statement of proposals has been produced for the sole purpose of advising creditors pursuant to the provisions of the Insolvency Act 1986. The report is private and confidential and may not be relied upon, referred to, reproduced or quoted from, in whole or in part, by creditors for any purpose other than this report to them, or by any other person for any purpose whatsoever. Any estimated outcomes for creditors included in these proposals are illustrative only and cannot be relied upon as guidance as to the actual outcomes for creditors.

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1. INTERPRETATION

<u>Expression</u>	<u>Meaning</u>
"the Company"	Ashley House (Capital Projects) Ltd (In Administration)
"the administration"	The appointment of administrators under Schedule B1 of the Act on 21 December 2020
"the administrators", "we", "our", "us"	Julian Nigel Richard Pitts of Begbies Traynor (Central) LLP, Fourth Floor, Toronto Square, Toronto Street, Leeds, LS1 2HJ and Robert Alexander Henry Maxwell of Begbies Traynor (Central) LLP, Fourth Floor, Toronto Square, Toronto Street, Leeds, LS1 2HJ
"the Act"	The Insolvency Act 1986 (as amended)
"the Rules"	The Insolvency (England and Wales) Rules 2016 (as amended)
"secured creditor" and "unsecured creditor"	Secured creditor, in relation to a company, means a creditor of the company who holds in respect of his debt a security over property of the company, and "unsecured creditor" is to be read accordingly (Section 248(1)(a) of the Act)
"security"	(i) In relation to England and Wales, any mortgage, charge, lien or other security (Section 248(1)(b)(i) of the Act); and (ii) In relation to Scotland, any security (whether heritable or moveable), any floating charge and any right of lien or preference and any right of retention (other than a right of compensation or set off) (Section 248(1)(b)(ii) of the Act)
"preferential creditor"	Any creditor of the Company whose claim is preferential within Sections 386, 387 and Schedule 6 to the Act

2. STATUTORY INFORMATION

Name of Company	Ashley House (Capital Projects) Ltd	
Trading name:	Ashley House (Capital Projects) Ltd	
Date of Incorporation:	21 April 2010	
Company registered number:	07230400	
Company registered office:	Fourth Floor, Toronto Square, Toronto Street, Leeds, LS1 2HJ	
Former registered office:	168 Birmingham Road, Shenston Wood End, Lichfield, WS14 0NX	
	Unit 1, Barnes Wallis Court, Wellington Road, Cressex Business Park, High Wycombe, Buckinghamshire, HP12 3PS	
Trading address:	Unit 1, Barnes Wallis Court, Wellington Road, Cressex Business Park, High Wycombe, Buckinghamshire, HP12 3PS	
Principal business activities:	Property rental	
Directors and details of shares held in the Company (if any):	Name	Shareholding
	James Andrew John Hathaway	N/A
	Antony John Walters	N/A
Company Secretary and details of the shares held in Company (if any):	Name:	Shareholding
	Kate Elizabeth Minion	N/A
Auditors:	Lee Accounting Services 2018 Limited	
Share capital:	£1	
Shareholders:	Ashley House Plc.	

3. DETAILS OF APPOINTMENT OF ADMINISTRATORS

Date of appointment:	21 December 2020
Date of resignation:	N/A
Court:	High Court of Justice and Property Courts in Leeds Insolvency and Companies List (ChD)
Court Case Number:	CR-2020-LDS-000904
Person making appointment:	Directors on behalf of Company
Acts of the administrators:	The administrators act as officers of the court and as agents of the Company without personal liability. Any act required or authorised under any enactment to be done by an administrator may be done by any one or more persons holding the office of administrator from time to time.
EU Regulation on Insolvency Proceedings:	Regulation (EU) No 2015/848 of the European Parliament and of the Council applies to these proceedings which are main proceedings within the meaning of Article 3 of the Regulation.

STATUTORY PURPOSE OF ADMINISTRATION

Paragraph 3 of Schedule B1 to the Act provides as follows:

- “3 (1) The administrator of a company must perform his functions with the objective of-
- (a) rescuing the company as a going concern, or
 - (b) 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
 - (c) realising property in order to make a distribution to one or more secured or preferential creditors.
- (2) Subject to sub-paragraph (4), the administrator of a company must perform his functions in the interests of the company’s creditors as a whole.
- (3) The administrator must perform his functions with the objective specified in sub-paragraph (1)(a) unless he thinks either-
- (a) that it is not reasonably practicable to achieve that objective, or
 - (b) that the objective specified in sub-paragraph (1)(b) would achieve a better result for the company’s creditors as a whole.
- (4) The administrator may perform his functions with the objective specified in sub-paragraph (1)(c) only if-
- (a) he thinks that it is not reasonably practicable to achieve either of the objectives specified in sub-paragraph (1)(a) and (b), and
 - (b) he does not unnecessarily harm the interests of the creditors of the company as a whole.”

4. CIRCUMSTANCES GIVING RISE TO OUR APPOINTMENT

The Company was incorporated on 21 April 2010 and was headquartered in High Wycombe, Buckinghamshire. The Company was set up as subsidiary of Ashley House plc, one of the largest and most successful healthcare developers in the Country. It has always been a 100% owned subsidiary of Ashley House plc.

The Company was established to act as a developer in a number of healthcare construction projects, contracted with the client and then sub-contracting the construction to a third party, often via Ashley House plc. The Company operated this model from its inception until 2016.

The Company entered into a lease for expansion at one completed development with the intention to sub-let the space not used. Several years into the lease, the Company was able to sub-let the space however due to market conditions the rent receivable under the sub-lease was lower than that payable to the landlord. The Company recorded an onerous lease provision in respect of this lease in the year ended 30 April 2016.

Since 2016 the only transactions entered into by the Company are those relating to the lease. The Company has accumulated a large intercompany debt to Ashley House plc who has funded the continued trade of the Company and rent shortfalls on the Company's lease. Ashley House plc also funded the purchase of the Company's real estate assets.

Due to the difficulties encountered by Ashley House plc, it was no longer in a position to fund the Company and Ashley House plc was placed into administration by the Directors of the Company on 21 December 2020.

The Company was unable to meet its liabilities and subsequently, the directors took steps to place the Company into administration.

A Notice of appointment of administrators was filed in Court on 21 December 2020 and Julian Pitts and Robert Maxwell were appointed joint administrators. Under the provisions of paragraph 100(2) of Schedule B1 to the Insolvency Act 1986 the administrators carry out their functions joint and severally and either administrator has the power to exercise any function.

5. STATEMENT OF AFFAIRS

The directors' have prepared a statement of affairs of the Company as at 21 December 2020 which is attached in draft (unsigned) at Appendix 2. It makes no provision for the costs of the administration or any subsequent liquidation or voluntary arrangement.

In order to offer creditors a better understanding of the Company's financial position, our comments on the statement of affairs are detailed at Appendix 2.

6. THE ADMINISTRATION PERIOD

Receipts and Payments

Attached at Appendix 1 is our account of receipts and payments from the commencement of administration, 21 December 2020 to 8 February 2021. There have been no receipts or payments within the period of this report.

Work undertaken by the Administrators and their staff

Upon appointment, the joint administrators liaised with the Directors of the Company to find out information about the Company's affairs and assets.

The Company's main assets are the real estate assets consisting of land at Hunmanby, Filey and land in Sutton in Ashfield. The land has been valued by agents, Eddisons Commercial Limited and following our appointment, we sought marketing and sale advice. The Hunmanby site is subject to a restrictive covenant which means it can only be developed for health-related use. The Sutton in Ashfield site has unregistered land within it and has no current planning permission. The land has been valued on this basis.

The Sutton in Ashfield land has been placed into auction for sale on 24 February 2021.

We continue to liaise with agents in respect of the realisation of these pieces of land.

The Company is owed approximately £7,895 from its tenant at the leasehold premises known as Chapel House. We will continue to liaise with the tenant in respect of these arrears.

We are also liaising with the landlord's solicitors in respect of a formal surrender of the lease of Chapel House.

Other Matters

There are certain tasks that we have a statutory obligation to undertake on appointment and therefore the necessary documents have been filed with the Registrar of Companies and notice of our appointment has been advertised in the London Gazette. We have paid the sum of £99 to Courts Advertising Limited in respect of the cost incurred. Formal notice of our appointment has also been sent to the Company.

An initial letter was sent to the creditors advising of the administration and requesting a statement of account showing amounts due from the Company. We have also written to all professional and financial advisors of the Company in order to ascertain information they may hold in respect of the Company.

We have ensured that the Company's assets are fully insured and we continue to liaise with our insurance brokers, Eddisons Insurance Services in this respect.

7. ESTIMATED OUTCOME FOR CREDITORS

The sums owed to creditors at the date of appointment (as detailed in the directors' statement of affairs) are as follows:

Secured creditors

The Company granted security, by way of a legal mortgage over the property named Freehold Land on West side or 46 Sands Lane, Hunmanby, Filey in favour of Invescare Property Limited ("Invescare") which was created on 25 November 2017 and registered at Companies House on 8 December 2017. As at the date of the administration we understand that the Company has no liability to Invescare.

We also note that there is a further outstanding Charge over the shares of AH Burnholme Limited in favour of Universities Superannuation Scheme Limited which was created on 30 April 2019 and registered at Companies House 16 May 2019. Any beneficial interest or monies received from those shares belong to Universities Superannuation Scheme Limited, however we understand the shares are of nil value given that AH Burnholme Limited is a dormant company.

Preferential creditors

It is our understanding that the Company had no employees and therefore there are no known preferential creditors.

Secondary preferential creditors

Further to the changes to the Finance Act 2020, HM Revenue & Customs are now able to claim secondary preferential status for certain liabilities. Taxes owed by the business to HMRC comprising of VAT, PAYE, Income Tax, Employee National Insurance Contributions, Student loan deductions and Construction Industry Scheme deductions fall under the secondary preferential status.

We understand that there are no monies outstanding to HMRC.

Unsecured creditors

Claims of unsecured creditors are estimated at £195,740. Based upon future realisations it is anticipated that there will be sufficient funds available to enable a dividend to be paid to unsecured creditors however this is dependant upon the real estate asset realisations being in line with that estimated.

Prescribed Part for unsecured creditors pursuant to Section 176A of the Act

Section 176A of the Act provides that, where the company has created a floating charge on or after 15 September 2003, the administrator must make a prescribed part of the Company's net property available for the unsecured creditors and not distribute it to the floating charge holder except in so far as it exceeds the amount required for the satisfaction of unsecured debts. Net property means the amount which would, were it not for this provision, be available to floating charge holders out of floating charge assets (i.e. after accounting for preferential debts and the costs of realising the floating charge assets). The floating charge holder may not participate in the distribution of the prescribed part of the Company's net property. The prescribed part of the *Company's net property* is calculated by reference to a sliding scale as follows:

- ☐ 50% of the first £10,000 of net property;
- ☐ 20% of net property thereafter;
- ☐ Up to a maximum amount to be made available of £600,000

An administrator will not be required to set aside the prescribed part of net property if:

- ☐ the net property is less than £10,000 and the administrator thinks that the cost of distributing the prescribed part would be disproportionate to the benefit; (Section 176A(3)) or
- ☐ the administrator applies to the court for an order on the grounds that the cost of distributing the prescribed part would be disproportionate to the benefit and the court orders that the provision shall not apply (Section 176A(5)).

There are no monies outstanding to creditors secured by charges over the assets and undertakings of the Company. There is therefore no requirement to estimate the amount of the prescribed part.

Effect of administration on limitation periods under the Limitation Act 1980

As explained in our initial correspondence confirming our appointment as administrators, the Limitation Act 1980 continues to apply to all debts due from the Company. Case law indicates that where a company is in administration, time does not stop running for limitation purposes pursuant to the Limitation Act 1980. If you have any concerns in relation to your claim against the Company becoming time-barred during the course of the administration, we strongly recommend that you seek independent legal advice on the options available to you to prevent this.

8. OUR PROPOSALS FOR ACHIEVING THE PURPOSE OF THE ADMINISTRATION

Purpose of the Administration

We are required to set out our proposals for achieving the purpose of the administration which in this context means one of the objectives specified in paragraph 3 of Schedule B1 to the Act as set out at section 3 of this report above.

For the reasons set out in this report, we presently consider that it is not reasonably practicable to achieve the objective specified in sub-paragraph 3(1)(a), and consequently the most appropriate objective to pursue in this case is that specified in sub-paragraph 3(1)(b), namely 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).

It was not considered possible to achieve objective 3(1)(a) as the Company did not have funds to enable continued trade. The Company was loss making as it was unable to pay its liabilities under the lease it was a party to and its parent company, Ashley House Plc, was no longer in a position to fund the shortfall on the lease liabilities.

We are progressing an orderly closure of the Company's business and to secure the Company's assets to ensure realisations can be maximised. An administration appointment has enabled immediate control of the Company's real estate assets and this procedure is likely to result in higher debtor realisations compared to a liquidation process.

In order that the purpose of the administration may be fully achieved, we propose to remain in office as administrators in order to conclude the realisation of the Company's property. The principal matters to deal with in this respect are:

- Continue to liaise with agents to market and sell the land in Hunmanby, Filey;
- Continue to liaise with agents and auctioneers in relation to sale of the Sutton in Ashfield land that has been entered into auction on 24 February 2021;
- Agree the creditor claims and distribute funds if, and when appropriate; and
- Carry out statutory investigations into the Company and the conduct of the directors and, if appropriate, pursue any claims that the Company may have against any person, firm or company, whether in contract or otherwise. At this point it is not envisaged that any material investigations will need to be undertaken by the administrators in addition to their statutory duties.

Following the realisation of assets and resolution of all matters in the administration, and as quickly and efficiently as is reasonably practicable, we will implement the most cost-effective steps to formally conclude the administration.

Exit from Administration

Creditors' voluntary liquidation

We confirm that there are no secured creditors in this matter and that it is anticipated that there will be a distribution to the unsecured creditors of the Company which is not a distribution of the prescribed part¹.

¹ Insolvency Act 1986, Sch B1, para 83(1)

We have the power to make a distribution of the prescribed part to unsecured creditors in the administration but any other distribution to them requires the permission of court. It is considered that the court will only grant such permission in exceptional circumstances where the normal course for making distributions to unsecured creditors in a voluntary liquidation is inappropriate. Additionally, there may be matters for enquiry concerning a company's affairs which are not within the scope of an administrator's powers and which can only be properly dealt with by a liquidator.

Consequently, as soon as we are satisfied that we have fully discharged our duties as administrators and that the purpose of the administration has been fully achieved, we propose to deliver a notice of moving from administration creditors' voluntary liquidation to the Registrar of Companies. Upon the registration of such notice our appointment as administrators shall cease to have effect and the Company will automatically be placed into liquidation. Paragraph 83(7) provides:

The liquidators for the purpose of the winding up shall be-

- (a) a person nominated by the creditors of the company in the prescribed manner and within the prescribed period, or
- (b) if no person is nominated under paragraph (a), the administrator.

We confirm that as part of our proposals we propose that we, or in the event of there being a subsequent change of persons appointed as administrator, the individuals in office as such immediately prior to the Company being placed into liquidation, do act as joint liquidators in the subsequent winding up of the Company. Creditors may nominate a different person as the proposed liquidator provided that the nomination is made after the receipt of the proposals and before the proposals are approved. The appointment of a person nominated as liquidator takes effect by the creditors' approval, with or without modification, of our proposals.

It is proposed that for the purpose of the winding up, any act required or authorised under any enactment to be done by the joint liquidators is to be done by all or any one or more of the persons for the time being holding office.

Dissolution

In the event, that the Company will have insufficient property to enable a distribution to be made to unsecured creditors and, as soon as we are satisfied that we have fully discharged our duties as administrators and that the purpose of the administration has been fully achieved, we propose to deliver a notice of moving from administration to dissolution to the Registrar of Companies. Upon the registration of such notice our appointment as administrators ceases to have effect, and at the end of three months the Company will automatically be dissolved.

Where an administrator sends such a notice of dissolution to the Registrar of Companies, he must also file a copy of the notice with the court and send a copy to each creditor of the Company, and on application by any interested party the court may suspend or disapply the automatic dissolution of the Company.

Extending the administration

However, it may transpire that it is not possible to finalise the administration as envisaged within one year of the date of our appointment. In particular, this situation will arise if we are not able to conclude an assignment of the lease. The appointment of an administrator shall cease to have effect at the end of the period of one year beginning with the date on which it takes effect. However, our term of office may be extended either by court order for a specified period or by consent of the creditors for a specified period not exceeding twelve months. It may therefore become necessary at some future time for us to seek creditor consent to extending the period of the administration for up to a further twelve months following the anniversary of our appointment in order to ensure that the objective of the administration can be fully achieved.

9. PRE-ADMINISTRATION COSTS

In the period before the Company entered administration, we carried out work consisting of: assessing the financial position of the Company, liaising with the Company's directors, and preparing for administration ("the Work").

The Work was carried out before the Company entered administration because it was necessary to establish the financial position of the Company and to assess the options available to it. This work involved preparing the business to enter administration, dealing with the formalities of placing the Company into administration to include dealing with the formal appointment documentation, filing it at court and serving notice of the relevant parties ("the Work").

The Work was carried out before the Company entered administration to ensure that the aim of achieving the purpose of the administration was achieved.

The pre-administration costs are broken down as follows:

Description	Name of recipient	Net amount £	VAT £	Gross amount £
Our fees in relation to the Work	Begbies Traynor	1,999.50	399.90	2,399.40
TOTAL PRE-ADMINISTRATION COSTS		1,999.50	399.90	2,399.40

The pre-administration costs are unpaid and we are seeking that they be paid as an expense of the administration. Approval to discharge such costs ("the unpaid pre-administration costs") as an expense is required from the creditors' committee, or in the absence of a committee, or if the committee does not make a determination, by seeking decisions of creditors. Payment of the unpaid pre-administration costs requires separate approval and is not part of our proposals subject to approval.

In order to provide sufficient information to consider approval of the payment of the unpaid pre-administration costs, a Pre-Administration Time Costs Analysis and a pre-administration Time Costs Summary appear at Appendix 3. These show the number of hours spent by each grade of staff involved in the case and give the average hourly rate charged. They also provide an explanation of the work undertaken prior to our appointment.

10. REMUNERATION AND DISBURSEMENTS

Remuneration

We propose that the basis of our remuneration be fixed under Rule 18.16 of the Rules by reference to the time properly given by us and the various grades of our staff calculated at the prevailing hourly charge out rates of Begbies Traynor (Central) LLP for attending to matters as set out in the fees estimate.

It is for the creditors' committee to approve the basis of our remuneration under Rule 18.18 of the Rules, but if no such committee is appointed it will be for the creditors to determine. We intend to deal with this by seeking decisions of creditors via correspondence.

Appendix 3 sets out our firms' hourly charge out rates, our fees estimate and the time that we and our staff have spent in attending to matters arising in the administration since 21 December 2021.

Disbursements

We propose that disbursements for services provided by our firms and/or entities within the Begbies Traynor Group, be charged in accordance with our firms' policies, details of which are set out at Appendix 3. These

disbursements will be identified by us and will be payable subject to the approval of those responsible for determining the basis of our remuneration.

Estimate of expenses

We are required by the Rules to provide creditors with details of the expenses that we consider will be, or are likely to be, incurred in the course of the administration. This information also appears at Appendix 3.

Expenditure incurred to date

Since our appointment, the following expenses have been incurred:

- Statutory advertising costs of £99.
- Bond premium of £190.

11. OTHER INFORMATION TO ASSIST CREDITORS

Report on the conduct of directors

We have a statutory duty to investigate the conduct of the directors and any person we consider to be or have been a shadow or de facto director during the period of three years before the date of our appointment, in relation to their management of the affairs of the Company and the causes of its failure. We are obliged to submit confidential reports to the Department for Business, Energy and Industrial Strategy.

As administrators of the Company we are required by best practice guidance to make enquiries of creditors as to whether they wish to raise any concerns regarding the way in which the Company's business was conducted prior to the commencement of the administration, or wish to bring to our attention any potential recoveries for the estate. If you would like to bring any such issues to our attention please do so in writing to the address detailed at Section 1 of this report. This request for information is standard practice and does not imply any criticism or cause of action against any person concerned in the management of the Company's affairs.

Investigations carried out to date

We have undertaken an initial assessment of possible actions in relation to the manner in which the business was conducted prior to the administration of the Company and potential recoveries for the estate in this respect.

Connected party transactions

We have not been made aware of any sales of the Company's assets to connected parties.

Deemed delivery

These proposals will be deemed to have been delivered on 10 February 2021.

Use of personal information

Please note that in the course of discharging our statutory duties as Joint Administrators, we may need to access and use personal data, being information from which a living person can be identified. Where this is necessary, we are required to comply with data protection legislation. If you are an individual and you would like further information about your rights in relation to our use of your personal data, you can access the same at <https://www.begbies-traynorgroup.com/privacy-notice>. If you require a hard copy of the information, please do not hesitate to contact us.

12. CONCLUSION

We consider that the Company has sufficient property to enable a distribution to the unsecured creditors, other than from the prescribed part fund of any net floating charge property, under the insolvency legislation, and we are therefore required to seek a decision from the Company's creditors as to whether they approve our proposals. This decision will be sought via the deemed consent procedure and a notice of the decision sought is accompanying this document.

Unless 10% in value of the Company's creditors object to the approval of our proposals via the deemed consent procedure, then the creditors will be treated as having made the proposed decision to approve our proposals.

Subject to the approval of our proposals we will report on progress again approximately six months after the commencement of the administration, or at the conclusion of the administration, whichever is the sooner.



J N R Pitts
Joint Administrator

Date: 8 February 2021

21 December 2020 to 08 February 2021

	NIL
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NIL

Julian Pitts
Joint Administrator

DIRECTORS' STATEMENT OF AFFAIRS AS AT 21
DECEMBER 2020

STATEMENT OF AFFAIRS

Name of Company
Ashley House (Capital Projects) Ltd

Company Number
07230400

In the
High Court of Justice the Business and Property Courts in
Leeds

Court case number
000904-2020

Statement as to the affairs of

Ashley House (Capital Projects) Ltd

Toronto Square

Toronto Street

Leeds

LS1 2HJ

on the 21 December 2020, the date that the company entered administration.

Statement of Truth

I believe the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above named company as at 21 December 2020 the date that the company entered administration. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Full Name _____

Signed _____

Dated _____

Ashley House (Capital Projects) Ltd
Company Registered Number: 07230400
Statement Of Affairs as at 21 December 2020

A - Summary of Assets

Assets	Book Value £	Estimated to Realise £
Assets subject to fixed charge:		
Assets subject to floating charge:		
Uncharged assets:		
Freehold Land - Hunmanby	80,000.00	20,000.00
Freehold Land - Sutton in Ashfield	26,000.00	20,000.00
Book Debts	7,895.00	7,895.00
Cash at Bank	1,883.00	1,883.00
Estimated total assets available for preferential creditors		49,778.00

Signature _____ Date _____

A1 - Summary of Liabilities

	Estimated to Realise £
Estimated total assets available for preferential creditors (Carried from Page A)	49,778.00
Liabilities	
Preferential Creditors:-	
	NIL
Estimated deficiency/surplus as regards preferential creditors	49,778.00
2nd Preferential Creditors:-	
	NIL
Estimated deficiency/surplus as regards 2nd preferential creditors	49,778.00
Debts secured by floating charges pre 15 September 2003	
Other Pre 15 September 2003 Floating Charge Creditors	NIL
	49,778.00
Estimated prescribed part of net property where applicable (to carry forward)	NIL
Estimated total assets available for floating charge holders	49,778.00
Debts secured by floating charges post 14 September 2003	
	NIL
Estimated deficiency/surplus of assets after floating charges	49,778.00
Estimated prescribed part of net property where applicable (brought down)	NIL
Total assets available to unsecured creditors	49,778.00
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	
Trade Creditors	195,739.83
	195,739.83
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall in respect of F.C's post 14 September 2003)	(145,961.83)
Estimated deficiency/surplus as regards creditors	(145,961.83)
Issued and called up capital	
Ordinary Shareholders	1.00
	1.00
Estimated total deficiency/surplus as regards members	(145,962.83)

Signature _____ Date _____

Begbies Traynor (Central) LLP
Ashley House (Capital Projects) Ltd
Company Registered Number: 07230400
B - Company Creditors

Key	Name	Address	£
CA00	Ashley House Plc	c/o Begbies Traynor (Central) LLP, Fourth Floor, Toronto Square, Toronto Street, Leeds, LS1 2HJ	180,806.98
CA01	Assura	The Brew House, Greenalls Avenue, Warrington, Cheshire, WA4 6HL	14,468.74
CR00	Royal Mail Group Limited	100 Victoria Embankment, London, EC4Y 0HQ	464.11
3 Entries Totalling			195,739.83

Signature _____

Begbies Traynor (Central) LLP
Ashley House (Capital Projects) Ltd
B1 - Company Creditors - Employees & Directors

Key	Name	Address	Pref £	Unsec £	Total £
0 Entries Totalling			0.00	0.00	0.00

Signature _____

Begbies Traynor (Central) LLP
Ashley House (Capital Projects) Ltd
Company Registered Number: 07230400
B2 - Company Creditors - Consumer Creditors

Key	Name	Address	£
0 Entries Totalling			0.00

Signature _____

Begbies Traynor (Central) LLP
Ashley House (Capital Projects) Ltd
Company Registered Number: 07230400
C - Shareholders

Key	Name	Address	Type	Nominal Value	No. Of Shares	Called Up per share	Total Amt. Called Up
HA00	Ashley House Plc	c/o Begbies Traynor (Central) LLP, 4th Floor, Toronto Square, Toronto Street, Leeds, LS1 2HJ	Ordinary	1.00	1	0.00	0.00
1 Ordinary Entries Totalling					1		

Signature _____

DIRECTORS' STATEMENT OF AFFAIRS

Notes to the Directors' Statement of Affairs.

1. The Company owns land at Hunmanby, Filey which has a current book value in the Company's account of £26,000. The Directors are of the opinion that the land has an estimated to realise value of £20,000 after deducting costs of realisations. Our instructing agents have valued the land 'as is' in the sum of £25,000 with an option to increase the realisations should an agreement be reached in respect of the restrictive covenant upon the land with the previous owners.
2. The Company owns land Sutton in Ashfield with a current book value of £26,000 in the Company's accounts and the directors are of the opinion that the land has an estimated to realise value of £20,000 following deduction of the costs of realisations. Our instructing agents have valued the land 'as is' in the sum of £25,000 and the land has been entered into an auction for sale on 24 February 2021.
3. The Company has a small credit balance held as cash at bank.
4. The Company has a small debt outstanding to it from its tenant at Chapel House in respect of outstanding rent due.
5. There are no known preferential creditors and therefore there are no claims anticipated from the Department for Business, Energy and Industrial Strategy.
6. Section 176A(2) of the Act requires the administrators to set aside the prescribed part of the Company's net property for the satisfaction of unsecured debts. "Net property" means the amount which would, if it were not for this provision, be available to floating charge holders (i.e. after accounting for preferential debts and the costs of realisation). The prescribed part is 50% of the first £10,000 and 20% of the remaining net property (up to a maximum of £600,000).

We will not be required to set aside the prescribed part of net property if:

- a. The net property is less than £10,000 and we think that the cost of distributing the prescribed part would be disproportionate to the benefit;
 - b. Or if the net property is more than £10,000, if the provision is disapplied by the court on the application of the administrator on cost-benefit grounds.
7. Creditors' claims are subject to agreement and will not be prejudiced by omission from the Statement of Affairs or by inclusion in a different amount from that claimed.
 8. The estimated total deficiency, including the calculation of the prescribed part of the Company's net property, is subject to the costs of administration and distribution for which no provision is made in the statement of affairs.

REMUNERATION AND EXPENSES

Total time spent to 8 February on this assignment amounts to 44 hours at an average composite rate of £356 per hour resulting in total time costs to 27/01/2021 of £15,816.

To assist creditors in determining this matter, the following further information appears in this appendix:

- ☐ Begbies Traynor (Central) LLP's charging policy
- ☐ Pre-administration Time Costs Summary with Pre-Administration Time Costs Analysis
- ☐ Narrative summary of time costs incurred
- ☐ Table of time spent and charge-out value
- ☐ The Administrators' fees estimate
- ☐ Details of the expenses that the Administrators consider will be, or are likely to be, incurred

In addition, a copy of 'A Creditors Guide to Administrators' Fees (E&W) 2017' which provides guidance on creditors' rights can be obtained online at www.begbies-traynor.com/creditorsguides. Alternatively, if you require a hard copy of the Guide, please contact my office and I will arrange to send you a copy.

Finally, the Association of Business Recovery Professionals (R3) has set up a website that contains a step-by-step guide designed to help creditors navigate their way through an insolvency process which includes information in relation to remuneration. You can access the website at the following address: <http://www.creditorinsolvencyguide.co.uk/>

BEGBIES TRAYNOR CHARGING POLICY

INTRODUCTION

This note applies where a licensed insolvency practitioner in the firm is acting as an office holder of an insolvent estate and seeks creditor approval to draw remuneration on the basis of the time properly spent in dealing with the case. It also applies where further information is to be provided to creditors regarding the office holder's fees following the passing of a resolution for the office holder to be remunerated on a time cost basis. Best practice guidance² requires that such information should be disclosed to those who are responsible for approving remuneration.

In addition, this note applies where creditor approval is sought to make a separate charge by way of expenses or disbursements to recover the cost of facilities provided by the firm. It also applies where payments are to be made to parties other than the firm, but in relation to which the office holder, the firm or any associate has an interest. Best practice guidance³ indicates that such charges should be disclosed to those who are responsible for approving the office holder's remuneration, together with an explanation of how those charges are calculated.

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

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

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

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

Best practice guidance classifies expenses into two broad categories:

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

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

- Internal meeting room usage for the purpose of physical meetings of creditors is charged at the rate of £100 (London £150) per meeting;
- Car mileage is charged at the rate of 45 pence per mile;
- Storage of books and records (when not chargeable as a Category 1 disbursement) is charged on the basis that the number of standard archive boxes

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

³ Ibid 1

held in storage for a particular case bears to the total of all archive boxes for all cases in respect of the period for which the storage charge relates;

Expenses which should be treated as Category 2 disbursements (approval required) – in addition to the two categories referred to above, best practice guidance indicates that where payments are to be made to outside parties in which the office holder or his firm or any associate has an interest, these should be treated as Category 2 disbursements.

Services provided by other entities within the Begbies Traynor group

The following items of expenditure which relate to services provided by an entity within the Begbies Traynor group, of which the office holder's firm is a member, are also to be charged to the case (subject to approval):

Instruction of Eddisons Commercial Limited to provide valuation and disposal strategy advice in relation to the Company's assets. Their charges will be calculated on a time costs basis at the prevailing hourly rates for their various grades of staff which are currently as follows:

Grade of staff	Charge-out rate (£ per hour)
Director	£275
Associate	£180
Surveyor	£120
Graduate	£100
Administration	£80
Porters	£35

Eddisons Commercial Limited estimate that their charges for providing the valuation services and dealing with marketing and the sale of the assets will be between £2,000 and £3,000.

The charges for dealing with the marketing and sale of the assets will be determined by the disposal strategy.

Additional payments received by Eddisons Commercial Limited from purchasers where assets are disposed of by way of auction

In addition to the charges of Eddisons Commercial Limited detailed above where any freehold/leasehold property is disposed of by way of auction, Eddisons Commercial Limited will also receive a payment from the purchaser, known as a buyer's administration fee, in the sum of £600. It is standard auction industry practice for a buyer's premium and buyer's administration fee to be charged. The buyer's premium and buyer's administration fee is paid by the purchaser of the assets and is not paid by the office holder from the assets of the estate.

Instruction of Eddisons Insurance Services Limited ("EIS") to provide insurance broking services and specifically open cover insurance for the insurable risks relating to the case. The cost of open cover insurance will vary during the course of the case depending upon the value of the assets and liability risks. The forecasted cost of insurance for the 3 month period immediately following appointment is £750 inclusive of Insurance Premium Tax. The costs of insurance cover for subsequent quarter periods will be dependent upon prevailing insurance market conditions and the ongoing insurable risks on the case. Where relevant, administration fees may be charged. These costs are taken into consideration and included within the forecasted cost of insurance, above.

In accordance with standard insurance industry practice, EIS will receive payment of commission for the services it provides from the insurer. The commission is calculated as

a percentage of the insurance premiums payable and such percentage will depend upon the class or classes of assets being insured.

EIS will invoice the insolvent estate for the premium(s) due on the insurer's behalf and receive payment from the estate. EIS will in turn, account to the insurer for the premium(s) payable after deducting any commission payable by the insurer.

Where EIS have initially been consulted on a policy, but the policy has not been taken out, EIS will charge an administration fee of £150.

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

- Telephone and facsimile
- Printing and photocopying
- Stationery

BEGBIES TRAYNOR CHARGE-OUT RATES

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

Grade of staff	Charge-out rate (£ per hour) 1 December 2018 – until further notice
Partner	495
Director	445
Senior Manager	395
Manager	345
Assistant Manager	250
Senior Administrator	225
Administrator	175
Junior Administrator	140
Support	140

Time spent by support staff such as secretarial, administrative and cashiering staff is charged directly to cases. It is not carried as an overhead.

Time is recorded in 6 minute units.

PRE ADMINISTRATION TIME COSTS SUMMARY

CASE NAME: Ashley House (Capital Projects) Ltd

CASE TYPE: ADMINISTRATION

OFFICE HOLDERS: Julian Pitts and Bob Maxwell

DATE OF APPOINTMENT: 21 December 2020

1 CASE OVERVIEW

1.1 This overview is intended to provide sufficient information to enable the body responsible for the approval of pre-administration costs to consider the level of those costs in the context of the case.

1.2 Time costs information

Details of the time spent by each grade of staff prior to the appointment of the administrators and the overall average hourly charge out rate for the pre-administration work are set out in the attached table.

Full details of the work undertaken by the administrators and their staff prior to appointment are set out below and in the administrators' Statement of Proposals.

1.3 Overview of work undertaken prior to appointment

The work for which the joint administrators are seeking payment of pre-appointment time costs relates to advising the Company on the most appropriate insolvency procedure, having reviewed its financial position and also preparing court documents which are required to place the Company into administration.

1.4 Complexity of work undertaken prior to appointment

There have been no complexities in dealing with the work prior to appointment.

1.5 Exceptional responsibilities

There have been no exceptional responsibilities in respect of work undertaken prior to our appointment.

1.6 **The proposed Administrators' effectiveness**

Our work in assessing the financial position of the Company helped us understand the Company better and allowed us to take immediate steps to deal with matters once appointed.

1.7 The views of the creditors

The views of creditors as regards pre-appointment costs have not been sought.

1.8 Approval of fees, expenses and disbursements incurred in the period prior to appointment

The Administrators are seeking a resolution in relation to their pre-administration costs as follows:

"That the unpaid pre-administration costs detailed in the joint administrators' Statement of Proposals for achieving the purpose of administration, be approved for payment."

- 1.9 Expenses and disbursements incurred in the period prior to appointment where payment is proposed to be made to Begbies Traynor and/or another entity with Begbies Traynor Group

No Category 2 disbursements were incurred prior to the administration.

- 1.10 Other professionals employed & their costs

No other professionals were employed in the pre-administration stage.

2 EXPLANATION OF OFFICE HOLDERS' CHARGING AND DISBURSEMENT RECOVERY POLICIES

- 2.1 Begbies Traynor (Central) LLP's policy for charging fees and expenses incurred by office holders is attached at Appendix 3.

- 2.2 The rates charged by the various grades of staff who may work on a case are attached at Appendix 3.

Ashley House (Capital Projects) Ltd

SUMMARY OF TIME COSTS AND EXPENSES

This summary, which should be read in conjunction with the Time Costs Analysis for the period of the report attached, is intended to provide sufficient information to enable the body responsible for the approval of our fees to consider the level of our fees and expenses in the context of the case.

What work has been done since we were appointed, why was that work necessary and what has been the financial benefit (if any) to creditors?

Details of the types of work that generally fall into the headings mentioned below are available on our firm's website - <http://www.begbies-traynorgroup.com/work-details> Under the following headings we have explained the specific work that has been undertaken on this case. Not every piece of work has been described, but we have sought to give a proportionate overview which provides sufficient detail to allow creditors to understand what has been done, why it was necessary and what financial benefit (if any) the work has provided to creditors.

The costs incurred in relation to each heading are set out in the Time Costs Analysis which is attached. The work done in the period of this report is also detailed in section 6 of this report.

General case administration and planning

Insolvency Practitioners are required to maintain records to demonstrate how the case is administered, and to document any decisions that materially affect the case.

We have been working to formulate an appropriate strategy which has led us to undertake various internal discussions and discussions with external parties to gather and assess all relevant information. We are required to maintain records to demonstrate how the case is administered, and to document any decisions that materially affect the case. Time spent also includes complying with internal filing and information recording practices, including documenting strategy decisions.

Time spent under this heading also relates to basic administrative tasks such as file set up, internal conflict checks and completion of checklists.

Whilst this does not benefit creditors financially, it is necessary to ensure the efficient and compliant progressing of the administration, which ensures that the joint administrators and their staff carry out their work to high professional standards.

Compliance with the Insolvency Act, Rules and best practice

We have certain statutory obligations and duties to fulfil whilst in office which include the regular filing of progress reports with Companies House and the filing of a final report at the end of the period. We are also required to notify various bodies of our appointment, including creditors, Companies House, and advertise our appointment in the London Gazette.

We have also prepared our Statement of Proposals, as we are obliged to do, to provide creditors with a detailed explanation of the reasons for the failure of the Company, the progress made during the Administration to date and the work which will be undertaken going forward in order to achieve the Administration's objective.

This work does not benefit creditors financially but is necessary in accordance with the Insolvency Act, Rules and best practice.

Investigations

The joint administrators have a duty to examine the conduct of the Company and its directors in order to identify what assets are available for realising for the benefit of the creditors, including any actions against directors or other parties, such as challenging transactions at undervalue or preferences. Such investigations will also enable the joint administrators to report to the Insolvency Service on the conduct of the directors so that the Insolvency Services may consider whether disqualification proceedings are appropriate.

We have carried out an initial assessment of the conduct of the Company and its directors. In the early stages of the administration, this work has involved seeking information from third parties and considering information received from creditors and the Company's accountants and seeking information from the Company's directors by means of questionnaire and direct requests.

Realisation of assets

Following appointment, we have instructed our agents, to provide updating marketing and sale advice for the land at Hunmanby and Sutton in Ashfield. We have subsequently instructed agents to place the Sutton in Ashfield property in the next available auction for sale. Following the most recent update from our agents, we are advised that there has been a high volume of interest.

In respect of the Hunmanby land, we are liaising with agents on the best way to achieve the maximum realisations in light of the restrictive covenant.

Details of the work carried out are set out in the main body of the proposals.

It is not known at present whether this work will lead to recoveries into the estate for the benefit of creditors, however it is anticipated that as a result of our carrying out this work it should lead to realisations in this matter to enable a distribution to the unsecured creditors. This however is dependant upon the property realisations.

Dealing with all creditors' claims (including employees), correspondence and distributions

Time has been spent notifying creditors of our appointment and inviting them to make a claim in the Administration.

Other matters which include, seeking decisions from creditors (via DCP and/or via Decision Procedures), tax, litigation, pensions and travel

Time has been spent in corresponding with the option to tax unit in order to ascertain whether the land owned by the Company is subject to option to tax. Time has also been spent in notifying HMRC that the Company has been placed into administration.

Time Costs Analysis

An analysis of time costs is attached showing the time spent by each grade of staff on the different types of work involved in the case, and giving the total costs and average hourly rate charged for each work type.

Please note that the analysis provides details of the work undertaken by us and our staff following our appointment only.

Our pre-administration costs are unpaid and we are seeking that they be paid as an expense of the administration. Further details of our pre-administration costs are attached at this appendix and referred to at Section 9 in the main body of the statement of proposals.

What work remains to be done, why is this necessary and what financial benefit (if any) will it provide to creditors?

General case administration and planning

As the administration progresses, updates will need to be made to the strategy dependent upon the outcome of the realisations and investigations. This will include meetings between members of staff to formulate the strategy moving forward and ensure that the strategy is achieved. As detailed above, we are also required to maintain records to demonstrate how the case was administered and to document the reasons for any decisions that materially affect the case on an ongoing basis. This will include compliance reviews, internal checklist updates, periodic case reviews and maintaining case files.

Whilst this work will not benefit creditors financially, it is necessary to ensure efficient progress of the case and is required in accordance with law and by our regulatory body.

Compliance with the Insolvency Act, Rules and best practice

The joint administrators are required to meet a considerable number of statutory and regulatory obligations. Whilst many of these tasks do not have a direct benefit in enhancing realisations for the insolvent estate, they assist in the efficient and compliant progression of the administration, which ensures that the joint administrators and their staff carry out their work to high professional standards.

The joint administrators will draft and issue interim progress reports on a six monthly basis to provide an update to the creditors of the progression made during the administration. These documents will be filed at Companies House to meet statutory requirements.

In addition, a final progress report will have to be produced once the administration has reached its conclusions. This will provide creditors with an overview of the administration, including all realisations, costs and the final outcome for creditors.

Should the administration need to be extended beyond its statutory term of 12 months, the administrators have a duty to seek an extension, firstly from the creditors and subsequently by Order of the Court, should a further extension be required.

The joint administrators will also periodically monitor realisations and compare to the statutory bond level to ensure that sufficient cover is in place at all times in order to protect the interests of the Company's creditors.

Time will be spent in monitoring and updating the estate cash book and bank accounts, including regular bank reconciliations and processing receipts and payments.

Investigations

Within three months of our appointment, we are required to submit an online conduct report in accordance with the Company Directors Disqualification Act. In order to fulfil this duty, we seek to recover all company books and records. Any person who is or has been a director or is considered as a de facto or shadow director of the Company in the three years prior to the insolvency event are also asked to complete a questionnaire to assist with our investigations.

We have a duty to examine the conduct of the Company and its directors in order to identify what assets may be available, including any actions against directors or other parties which may lead to further recoveries into the estate. Such investigations will include a detailed analysis of the Company's bank statements, reviewing information supplied by third parties and analysis of accounting information.

It is unclear at present whether the work carried out will lead to any financial benefit to creditors.

Realisation of assets

We will continue to liaise with Eddisons Commercial Limited with regard to the sale of the land.

Time will be spent in dealing with the formal surrender of the lease at Chapel House which will include dealing with the rent arrears outstanding from the Company's tenant.

Dealing with all creditors' claims (including employees), correspondence and distributions

We will continue to deal with creditors' queries during the entire duration of the Administration.

Time will be spent maintaining the database as regards to creditors' contact details and claims, responding to creditors' queries and logging their claims and supporting information.

Other matters which include seeking decisions from creditors (via DCP and/or via Decision Procedures) tax, litigation, pensions and travel

If in the event the administration cannot be finalised within the period of one year, it may be necessary to seek an extension from the Company's creditors.

Time will also be spent holding internal and external meetings.

We will also be required to submit statutory VAT and tax returns to HM Revenue & Customs for the administration period.

Whilst the above work will not benefit creditors financially, it is necessary in accordance with statutory requirements and best practice.

How much will this further work cost?

As detailed in the fee estimate attached at Appendix 3, we estimate the total time costs for the administration to total £34,128. Please be advised that this is just an estimate based upon the time spent on similar historic cases.

Expenses

Details of the expenses that we expect to incur in connection with the work that remains to be done referred to above, as well as expenses that we have already incurred, are set out in the estimate of anticipated expenses attached at appendix 3.

SIP9 Ashley House (capital Projects) Ltd - Administration - 80AS211.ADM : Time Costs Analysis From 21/12/2020 To 08/02/2021

Staff Grade		Consultant/Partner	Director	Snr Mngr	Mngr	Asst Mngr	Snr Admin	Admin	Jnr Admin	Support	Total Hours	Time Cost £	Average hourly rate £
General Case Administration and Planning	Case planning	1.0	4.0								5.0	2,275.00	455.00
	Administration		2.3			1.9			1.9		6.1	1,764.50	289.26
	Total for General Case Administration and Planning:	1.0	6.3			1.9			1.9		11.1	4,039.50	363.92
Compliance with the Insolvency Act, Rules and best practice	Appointment		3.7			2.4					6.1	2,246.50	368.28
	Banking and Bonding					0.4				0.1	0.5	114.00	228.00
	Case Closure												0.00
	Statutory reporting and statement of affairs		10.1			11.6					21.7	7,394.50	340.76
	Total for Compliance with the Insolvency Act, Rules and best practice:		13.8			14.4				0.1	28.3	9,755.00	344.70
Investigations	CDDA and investigations					0.5					0.5	125.00	250.00
	Total for Investigations:					0.5					0.5	125.00	250.00
Realisation of assets	Debt collection												0.00
	Property, business and asset sales	1.0	2.7								3.7	1,696.50	458.51
	Retention of Title/Third party assets												0.00
	Total for Realisation of assets:	1.0	2.7								3.7	1,696.50	458.51
Trading	Trading												0.00
	Total for Trading:												0.00
Dealing with all creditors claims (including employees), correspondence and distributions	Secured												0.00
	Others					0.1					0.1	25.00	250.00
	Creditors committee												0.00
	Total for Dealing with all creditors claims (including employees), correspondence and distributions:					0.1					0.1	25.00	250.00
Other matters which includes seeking decisions of creditors, meetings, tax, litigation, pensions and travel	Seeking decisions of creditors												0.00
	Meetings												0.00
	Other												0.00
	Tax					0.7					0.7	175.00	250.00
	Litigation												0.00
	Total for Other matters:					0.7					0.7	175.00	250.00
	Total hours by staff grade:	2.0	22.8			17.6			1.9	0.1	44.4		
	Total time cost by staff grade:	990.00	10,146.00			4,400.00			266.00	14.00		15,816.00	
	Average hourly rate £:	495.00	445.00	0.00	0.00	250.00	0.00	0.00	140.00	140.00			356.22
	Total fees drawn to date £:											0.00	

ASHLEY HOUSE (CAPITAL PROJECTS) LTD

THE ADMINISTRATORS' FEES ESTIMATE

Further to our appointment as administrators, we are seeking to be remunerated on a time costs basis. Details of our firm's hourly charge-out rates are set out in the charging policy which accompanies this estimate. Prior to creditors determining the basis upon which we are to be remunerated, we are obliged to produce a fees estimate and to provide it to each creditor of whose details we are aware so that it can be approved at the same time as the basis of our remuneration.

Our fees estimate for the administration is set out below. Please note that blended hourly rates have been used which take account of the various levels of staff that are likely to undertake each area of work. These can be seen in the average hourly rate column.

Details of the work that the administrators and their staff propose to undertake	Hours	Time cost £	Average hourly rate £
General case administration and planning	18.6	6,684.50	359.38
Compliance with the Insolvency Act, Rules and best practice	44.3	15,305.00	345.48
Investigations	3.00	1,042.50	347.50
Realisation of assets	20.7	8,276.50	399.83
Dealing with all creditors' claims (including employees), correspondence and distributions	6.1	1,514.00	252.33
Other matters which include seeking decisions from creditors via Deemed Consent Procedures or Decision Procedures, tax, litigation, pensions and travel	4.2	1,305.00	310.71
Total hours	96.90		
Total time costs		34,127.50	
Overall average hourly rate £			352.19

For the avoidance of any doubt, the above estimate relates to the period of administration only, it does not relate to any work that is to be undertaken in any insolvency procedure following the administration.

Should creditors require further information on how this estimate has been produced this can be obtained from our website at <http://www.begbies-traynorgroup.com/fee-estimates>.

A more detailed explanation of the work that falls into the categories mentioned in the table above can be obtained from our website at <http://www.begbies-traynorgroup.com/work-details>. There is also a case specific explanation in the letter accompanying this fee estimate.

Dated: 8 February 2021

ASHLEY HOUSE (CAPITAL PROJECTS) LTD

DETAILS OF THE EXPENSES THAT THE ADMINISTRATORS CONSIDER WILL BE, OR ARE LIKELY TO BE INCURRED DURING THE COURSE OF THE ADMINISTRATION

No.	Type of expense	Description	Estimate £
1.	Advertisements	Of appointment, meetings, dividends etc.	99.45
2.	Bond	An Insolvency Practitioner is required to have a bond in place to protect the estate from misappropriation of funds	20.00
3.	Insurance	An Insolvency Practitioner is required to ensure that there is sufficient insurance cover over the assets of the insolvent entity	500.00 - 5,000.00
4.	Storage costs	An Insolvency Practitioner is required to retain relevant books and records of the insolvent entity in order to carry out his/her duties as office holder. In addition, following case closure the Insolvency Practitioner will retain his/her working papers to allow any queries or issues raised to be dealt with.	200.00
5.	Legal fees and disbursements	The fees of any solicitors and/or barristers instructed to assist the Insolvency Practitioner and their anticipated disbursements	NIL – 5,000.00
6.	Property agent's sale fees and disbursements	Eddisons fees in relation to the sale of the Company's land	NIL - 5,000.00
7.	Bank charges	An Insolvency Practitioner is required to operate a separate bank account in relation to the insolvent entity's estate	100.00
8.	Court filing fees	Filing fees relating to our Notice of our appointment documents.	50.00

For the avoidance of any doubt, the above estimate relates to the period of administration only, it does not relate to any expenses that will or may be incurred in any insolvency procedure following the administration.