

# AM10

## Notice of administrator's progress report



Companies House

SATURDAY



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26/01/2019

COMPANIES HOUSE

#172

### 1 Company details

Company number 0 7 2 6 3 9 2 1

Company name in full CAF Realisations Limited  
formerly Chelsea Apps Factory Limited

#### → Filling in this form

Please complete in typescript or in  
bold black capitals

### 2 Administrator's name

Full forename(s) Andrew

Surname Hosking

### 3 Administrator's address

Building name/number High Holborn House

Street 52-54 High Holborn

Post town London

County/Region

Postcode W C 1 V 6 R L

Country

### 4 Administrator's name ①

Full forename(s) Simon James

Surname Bonney

#### ① Other administrator

Use this section to tell us about  
another administrator.

### 5 Administrator's address ②

Building name/number High Holborn House

Street 52-54 High Holborn

Post town London

County/Region

Postcode W C 1 V 6 R L

Country

#### ② Other administrator

Use this section to tell us about  
another administrator.

# AM10

## Notice of administrator's progress report

### 6 Period of progress report

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

### 7 Progress report

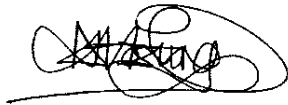
☒ I attach a copy of the progress report

### 8 Sign and date

Administrator's  
signature

Signature

X



X

Signature date

d	2	d	5	m	0	m	1	y	2	y	0	y	1	y	9
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# AM10

## Notice of administrator's progress report



### Presenter information

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

Contact name **Tom Maker**

Company name **Quantuma LLP**

Address **High Holborn House**  
**52-54 High Holborn**

Post town **London**

County/Region

Postcode **W C 1 V 6 R L**

Country

DX

Telephone **020 3856 6720**



### Checklist

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following:**

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed the form.



### Important information

**All information on this form will appear on the public record.**



### Where to send

**You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:**

The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.



### Further information

For further information please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.gov.uk/companieshouse)**

**CAF Realisations Limited formerly Chelsea Apps Factory Limited**  
**(In Administration)**  
**Joint Administrators' Summary of Receipts & Payments**

Statement of Affairs £	From 12/07/2018 To 11/01/2019 £	From 12/07/2018 To 11/01/2019 £
SECURED ASSETS		
Goodwill	208,929.89	208,929.89
Business Intellectual Property	1.00	1.00
	<u>208,930.89</u>	<u>208,930.89</u>
SECURED CREDITORS		
Barclays Bank plc	145,425.40	145,425.40
	<u>(145,425.40)</u>	<u>(145,425.40)</u>
ASSET REALISATIONS		
Plant & Equipment	50,000.00	50,000.00
Work In Progress	1.00	1.00
Book Debts	1.00	1.00
Cash at Bank	1,572.37	1,572.37
Customer Contracts	1.00	1.00
Business Records	1.00	1.00
Bank Interest Gross	94.72	94.72
IT Equipment	1.00	1.00
Contributions for Rent/Service Charge	41,697.07	41,697.07
Rates Refund	1,746.99	1,746.99
	<u>95,116.15</u>	<u>95,116.15</u>
COST OF REALISATIONS		
Specific Bond	135.00	135.00
Pre Appt Office Holder Fees	20,000.00	20,000.00
Pre Appt Disbursements	195.00	195.00
Office Holders Fees	20,000.00	20,000.00
Pension Specialist Fees	825.00	825.00
Agents/Valuers Fees	10,118.75	10,118.75
Legal Fees	28,106.29	28,106.29
Accountants fees	1,000.00	1,000.00
Photocopying	13.50	13.50
Stationery	22.50	22.50
Postage	29.25	29.25
AML Search Fee	3.00	3.00
Statutory Advertising	81.45	81.45
	<u>(80,529.74)</u>	<u>(80,529.74)</u>
UNSECURED CREDITORS		
Trade & Expense Creditors	NIL	NIL
Employees	NIL	NIL
	NIL	NIL
DISTRIBUTIONS		
Ordinary Shareholders	NIL	NIL
	NIL	NIL
<b>(1,442,544.52)</b>	<b><u>78,091.90</u></b>	<b><u>78,091.90</u></b>
REPRESENTED BY		
Vat Receivable		16,083.94
Bank 1 Current		62,007.96
		<u><b>78,091.90</b></u>

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# **CAF Realisations Limited formerly Chelsea Apps Factory Limited**

**(In Administration)**

**("the Company")**

**High Court of Justice, Business and Property Courts in Leeds Court, Number 601 of 2018**

**THE JOINT ADMINISTRATORS' PROGRESS REPORT FOR THE PERIOD 12 JULY 2018 TO 11 JANUARY 2019**

**25 January 2019**

**This report has been prepared for the sole purpose of updating the creditors for information purposes. 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 updating them for information purposes, or by any other person for any purpose whatsoever.**

**Andrew Hosking and Simon Bonney of Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL, were appointed Joint Administrators of CAF Realisations Limited (formerly Chelsea Apps Factory Limited) on 12 July 2018.**

**The affairs, business and property of the Company are managed by the Joint Administrators. The Joint Administrators act as agents of the Company and contract without personal liability.**

**Andrew Hosking and Simon Bonney are both licensed to act as insolvency practitioners by the Insolvency Practitioners Association**

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## **ABBREVIATIONS**

For the purpose of this report the following abbreviations shall be used:

"the Act"	Insolvency Act 1986
"the Rules"	Insolvency (England and Wales) Rules 2016
"the Joint Administrators"	Andrew Hosking and Simon Bonney of Quantuma LLP
"the Company"	CAF Realisations Limited formerly Chelsea Apps Factory Limited (In Administration)
"the Court"	High Court of Justice, Business and Property Courts in Leeds
"EOS"	Estimated Outcome Statement
"SIP"	Statement of Insolvency Practice (England & Wales)
"Review Period"	Period covered by the report from 12 July 2018 to 11 January 2019

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## **INTRODUCTION**

This report has been prepared to provide creditors with an update on the progress of the Administration of the Company since our appointment as Joint Administrators on 12 July 2018

The Joint Administrators' proposals were deemed approved. A formal notice confirming this was sent to all creditors on 14 September 2018

A schedule of statutory information in respect of the Company is attached at Appendix 1.

### **Details of the appointment of the Joint Administrators**

Andrew Hosking and Simon Bonney of Quantuma LLP were appointed Joint Administrators of the Company on 12 July 2018.

The Joint Administrators confirm that they are authorised to carry out all functions, duties and powers by either one or both of them.

## **PROGRESS OF THE ADMINISTRATION**

### **The Joint Administrators' receipts and payments account**

Attached at Appendix 2 is a receipts and payments account for the Review Period

An EOS as at 11 January 2019 is attached at Appendix 3.

The rest of this report describes the key developments in the Administration over the Review Period

For a detailed list of work undertaken by the Joint Administrators during the Review Period, see Appendix 4.

We have also summarised the main asset realisations during the Review Period and an estimation of those assets yet to be realised, together with details of costs incurred but as yet remaining unpaid

### **VAT Basis**

Receipts and payments are shown net of VAT, with any amount due to or from HM Revenue and Customs shown separately.

### **Administrative, Statutory & Regulatory Tasks**

The Joint Administrators have met a considerable number of statutory and regulatory obligations. Whilst many of these tasks have not had a direct benefit in enhancing realisations for the insolvent estate, they have assisted in the efficient and compliant progressing of the administration, which has ensured that the Joint Administrators and their staff have carried out their work to high professional standards

During the Review Period, primarily these tasks have included:

- Informing all relevant persons of the commencement of the Administration, including filing statutory documents at Companies House and meeting statutory advertising requirements;
- Issuing the Joint Administrators' Proposals, seeking relevant creditors' approvals and issuing notice of the outcome;
- Drafting and issuing the progress report to creditors;
- Consulting with and instructing staff and independent advisers as regards practical, technical and legal aspects of the case to ensure efficient progress,

- Maintaining case files, which must include records to show and explain the administration and any decisions made by the Joint Administrators that materially affect the administration;
- Monitoring and maintaining an adequate statutory bond,
- Conducting periodic case reviews to ensure that the administration is progressing efficiently, effectively and in line with the statutory requirements;
- Maintaining and updating the estate cash book and bank accounts, including regular bank reconciliations and processing receipts and payments,
- Completing periodic tax returns; and
- Preparing a report on the conduct of the directors as required by the Company Directors Disqualification Act

## **Realisation of assets**

### **Sale of assets to a connected party**

A full breakdown of the sale of the Company's business and assets is provided in the Joint Administrators' Proposals, previously circulated to creditors. However, a summary is provided below:

The Joint Administrators instructed SIA Group, who are professional independent agents with adequate professional indemnity insurance, to dispose of the Company's assets using the most advantageous method available

CA Factory Limited ("Newco") expressed an interest in purchasing the Company's business and assets. Newco is connected with the Company because one of its directors, Michael Anderson, was a director of the Company.

Therefore, following a marketing process, Newco was invited to contact SIA Group direct to progress their interest. SIA Group weighed up the advantages of a swift sale, which would avoid the ongoing costs of storing and marketing the assets, against the potential of attracting a better offer albeit that this would involve incurring more costs. SIA Group concluded that Newco's offer was very likely to represent the best net realisation for the assets and they recommended to the Joint Administrators that the offer be accepted.

Consequently, the Company's business and assets was sold to Newco on 12 July 2018 for £258,935.89 (exclusive of any VAT), which was received in full on 12 July 2018. A breakdown of the sale is provided below:

	£
Goodwill (fixed charge)	208,929.89
Business Intellectual Property (fixed charge)	1.00
Customer Records (fixed charge)	1.00
Debts (floating charge)	1.00
Information Technology (floating charge)	1.00
Plant and Equipment (floating charge)	50,000.00
Work in Progress (floating charge)	1.00
<b>Total</b>	<b>258,935.89</b>

### **Book debts**

As part of the above sale, Newco were liable to pay 20% of the transferred debtors as at 12 July 2018, payable as monies are collected, capped at £120,000, on monies collected within 12 months.

To date, no funds have been received in respect of these debtors



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It has now transpired that Newco has entered into Administration as of 7 January 2019. The Joint Administrators have submitted a claim in the Administration of Newco in respect of this outstanding debt. Dividend prospects in this Administration are currently unknown.

#### **Estimated future realisations**

As stated above, the Joint Administrators are hopeful that a dividend will be paid from the Administration of Newco. However, this is currently uncertain.

#### **Payments**

A full list of the payments made during the Review Period is presented in the Joint Administrators' Receipts and Payments Account at Appendix 2.

#### **Costs incurred but remaining unpaid**

During the Review Period, the Joint Administrators have incurred time costs and direct expenses, not all of which have yet been discharged. Further details of these costs are set out below.

### **CREDITORS: CLAIMS AND DISTRIBUTIONS**

#### **Secured creditors**

The Company granted a fixed and floating charge to Barclays Bank Plc on 29 June 2016, who was owed £875,000 on appointment. During the Review Period, the Joint Administrators' legal advisors, Pinsent Masons LLP, have confirmed the validity of the charge and a first and final distribution has been made under its fixed charge in the sum of £145,425.40.

Based upon the EOS at Appendix 3, it is estimated that a further £25,111.48 will be distributed under its floating charge.

Any future dividends to the secured creditor are based upon the further realisations in respect of the Company's book debts and the investigations into the Company's affairs.

It is not anticipated that the secured creditor will be paid in full.

#### **Preferential creditors**

It is not anticipated that there will be any preferential claims in the Administration as the employment of each of the Company's employees has transferred to CA Factory Limited in accordance with the TUPE regulations.

#### **Prescribed Part**

Under Section 176A of the Insolvency Act 1986, where after 15 September 2003 a company has granted to a creditor a floating charge, a proportion of the net property of the company must be made available purely for the unsecured creditors. This equates to:

- 50% of net property up to £10,000;
- Plus, 20% of net property in excess of £10,000.
- Subject to a maximum of £600,000

Based on present information, the Joint Administrators estimate that, after allowing for costs and payment of preferential claims, the value of the Company's net property will be £35,139.35, which means that the prescribed part is estimated to be £10,027.87. The Joint Administrators anticipate therefore that there will be funds for a dividend to unsecured creditors from the prescribed part, but this will be dependent on final costs.

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### **Unsecured creditors**

Unsecured claims were estimated at £1,529,199.30 in the Director's Estimated Statement of Affairs and to date 15 claims have been received from unsecured creditors totalling £727,837.96

A dividend to unsecured creditors from the prescribed part, as explained above, is expected. The quantum of any distribution will be dependent on the final costs and the level of agreed claims but I currently anticipate that the dividend will likely be in the range of 1 to 3 pence in the pound.

### **Claims process**

Due to the possible distribution to unsecured creditors, you are requested to submit claims to the address on the front of this report, marked for the attention of [tom.maker@quantuma.com](mailto:tom.maker@quantuma.com). A Proof of Debt form is attached at Appendix 6.

## **OTHER MATTERS AND INFORMATION TO ASSIST CREDITORS**

### **Investigations**

As part of the Joint Administrators' statutory duties, an investigation into the conduct of the Company Directors was completed.

In this regard, a confidential report was submitted to The Insolvency Service on 12 October 2018.

### **Initial Assessment of Potential Recoveries**

As part of our duties as Joint Administrators, we are obliged to review shortly after appointment all the information available to us and conduct an initial assessment of whether there are any matters which may lead to any recoveries for the benefit of creditors. This would typically include any potential claims which may be brought against parties either connected to or who have past dealings with the Company.

This initial review has been completed and we confirm that we have identified a number of matters which require further investigation. Unfortunately, we are unable to provide further information regarding these matters in this report, as this may jeopardise the aforementioned investigations.

Should creditors have any information in relation to the above which you feel we should be made aware of, please contact us as a matter of urgency.

### **EC Regulations**

The Company's centre of main interest was in England and therefore it is considered that the EC Regulations will apply. These proceedings are main proceedings as defined in Article 3 of the EC Regulation.

### **General Data Protection Regulation**

In compliance with the General Data Protection Regulation, creditors, employees, shareholders, directors and any other stakeholder who is an individual (i.e. not a corporate entity) in these insolvency proceedings is referred to the Privacy Notice in respect of Insolvency Appointments, which can be found at this link [www.quantuma.com/legal-notices/](http://www.quantuma.com/legal-notices/).

## Further Information

Creditors should note that the Joint Administrators are bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment. Additionally the Joint Administrators are also bound by the regulations of their Licensing Bodies.

To comply with the Provision of Services Regulations, some general information about Quantuma LLP, including our complaints policy and Professional Indemnity Insurance, can be found at <http://www.quantuma.com/legal-information/>.

Information about this insolvency process may be found on the R3 website at [www.creditorinsolvencyguide.co.uk](http://www.creditorinsolvencyguide.co.uk).

## PRE-ADMINISTRATION COSTS

Included within the Joint Administrators' Proposals dated 4 September 2018 was a Statement of Pre-Administration Costs.

These costs were approved by the secured creditor on 18 September 2018 as detailed below:

Party instructed	Amount approved (£)	Date approved	Date paid
Quantuma LLP fees	20,000.00	18 September 2018	28 September 2018
Quantuma LLP disbursements	195.00	18 September 2018	28 September 2018
Agents Costs	10,118.75	18 September 2018	20 September 2018
Solicitors Costs	25,137.51	18 September 2018	20 September 2018
<b>TOTAL APPROVED</b>	<b>£55,451.76</b>		

## THE JOINT ADMINISTRATORS' FEES AND EXPENSES

A copy of 'A Creditors Guide to Administrators' Fees' effective from 6 April 2017, together with the firm's current schedule of charge-out rates and chargeable disbursements, may be found at <http://www.quantuma.com/guide/creditors-guide-fees/>. A hard copy of both the Creditors' Guide and the firm's charge-out rate and disbursement policy may be obtained on request at no cost.

### The Joint Administrators' Fees

The bases of the Joint Administrators' fees were fixed on 18 September 2018 by the secured creditor as follows.

1. That the Joint Administrators' fees be fixed as a set amount of £20,000 for the Administration
2. In addition the Joint Administrators propose that they charge a fee of 25% of receipts in relation to realisations made in addition to the initial sale and purchase agreement (including book debt recoveries) and in respect of claims made against any party, including claims under any section of the Insolvency Act 1986 (as amended), the Companies Act 2006 or in the event that monies are recovered from connected parties.

In accordance with this resolution, fees totalling £20,000 plus VAT have been drawn.

We believe this case generally to be of average complexity with the exception of the ongoing investigations into the Company's affairs leading up to the Administration, and otherwise no

extraordinary responsibility has to date fallen on the Joint Administrators. The underlying basis of charging proposed to and approved by the creditors has been Quantuma LLP's standard charge out rates which are reviewed periodically

### Comparison of estimates

The expenses incurred to date are compared with the original expenses estimate as follows:

<b>Expenses</b>	<b>Original expenses estimate £</b>	<b>Actual expenses incurred in the Review Period £</b>	<b>Reason for any excess (if the expenses are likely to, or have, exceeded the original estimate)</b>
Legal costs	5,000.00	2,909.03	
Statutory Advertising	325.80	81.45	
Statutory Bonding	135 00	135.00	
Document Collection and Storage	300 00	0.00	
Postage	100.00	29.25	
Stationery	100 00	22.50	
Photocopying	100 00	13.50	
AML Search	15 00	3 00	
Accountants Fees	0.00	1,000 00	Fees incurred in respect of converting and analysing the Company's bank statements to assist with the Joint Administrators' investigations.
Pension Specialist Fees	0.00	825.00	Fees incurred in respect of pension advice to ensure that the Joint Administrators are complying with the relevant legislation.
<b>TOTAL</b>	<b>6,075.80</b>	<b>5,018.73</b>	

The bases on which the expenses defined as Category 2 disbursements are calculated are explained in Quantuma LLP's current schedule of charge-out rates and chargeable disbursements referred to above. The secured creditor approved the payment of Category 2 disbursements on these bases on 18 September 2018.

Having regard for the costs that are likely to be incurred in bringing this Administration to a close, the Joint Administrators consider that:

- the original expenses estimate is likely to be exceeded for the reasons given above.

### Other professional costs

#### Solicitors

As previously advised, Pinsent Masons LLP were instructed by the Joint Administrators to advise on appropriate legal matters including business sale agreements and the review of the secured creditor's charge. Their costs have been agreed on the basis of their standard hourly charge out rates, plus disbursements and VAT. The Solicitors' time costs for the Review Period

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amount to £2,909.03 and they have been paid in full. Additionally, the sum of £25,197.26 was incurred in the pre-appointment period and this has also been paid in full.

### **Agents & Valuers**

SIA Group were instructed as agents and valuers in relation to the sale of the business and assets of the Company. Their costs have been agreed on the basis of a fixed fee of £10,000, plus disbursements and VAT. The Agent's costs for the pre-appointment period amount to £10,118.75 and they have been paid in full.

### **Accountants**

Olive Pine IT Consultancy Ltd were instructed in relation to the conversion and analysis of the Company's banking records. Their costs have been agreed on the basis of a fixed fee of £1,000, plus VAT. Their costs for Review Period amount to £1,000 and they have been paid in full.

### **Accountants**

Clumber Consultancy Limited were instructed in relation to advise on the Company's pension scheme. Their costs have been agreed on the basis of their standard hourly charge out rates plus disbursements and VAT. Their costs for Review Period amount to £825 and they have been paid in full.

All professional costs are reviewed and analysed before payment is approved.

### **Creditors' rights to request information**

Any secured creditor, or unsecured creditor with the support of at least 5% in value of the unsecured creditors or with permission of the Court, may request in writing the Joint Administrators to provide additional information regarding fees or expenses to that already supplied within this report. Such requests must be made within 21 days of receipt of this report.

### **Creditors' rights to challenge fees and/or expenses**

Any secured creditor, or unsecured creditor with the support of at least 10% in value of the unsecured creditors or with permission of the Court, may apply to the Court for one or more orders, reducing the amount or the basis of fees which the Joint Administrators are entitled to charge or otherwise challenging some or all of the expenses incurred.

Such applications must be made within 8 weeks of receipt by the applicant(s) of the progress report detailing the fees and/or expenses being complained of.

Please note that such challenges may not disturb fees or expenses (whether or not discharged from the estate) disclosed in prior progress reports.

## **CONCLUSION**

The Administration will continue in order to finalise the following outstanding matters:

- The collection of the outstanding book debts owed to the Company,
- The continuation and conclusion of the Joint Administrators' investigations into the Company's affairs, and
- The distribution of the remaining funds held within the Administration.

### **General Data Protection Regulation**

In compliance with the General Data Protection Regulation, creditors, employees, shareholders, directors and any other stakeholder who is an individual (i.e. not a corporate entity) in these

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insolvency proceedings is referred to the Privacy Notice in respect of Insolvency Appointments, which can be found at this link [www.quantuma.com/legal-notices/](http://www.quantuma.com/legal-notices/)

Should you have any queries concerning any of the above please do not hesitate to contact Tom Maker on 020 3856 6720 or by e-mail at [tom.maker@quantuma.com](mailto:tom.maker@quantuma.com)

A handwritten signature in black ink, appearing to read 'A Hosking', enclosed within a large, loopy circular flourish.

**Andrew Hosking**  
**Joint Administrator**

*Licensed in the United Kingdom to act as an insolvency practitioner by the Insolvency Practitioners Association*

*The affairs, business and property of CAF Realisations Limited formerly Chelsea Apps Factory Limited (in Administration) are managed by the Joint Administrators, who act as agents of the Company and contract without personal liability*

**CAF REALISATIONS LIMITED  
(FORMERLY CHELSEA APPS FACTORY LIMITED)  
(IN ADMINISTRATION)****STATUTORY INFORMATION**

Company Name	CAF Realisations Limited
Previous Name(s)	Chelsea Apps Factory Limited
Trading Name(s)	Chelsea Apps Factory
Proceedings	In Administration
Court	High Court of Justice, Business and Property Courts in Leeds
Court Reference	601 of 2018
Date of Appointment	12 July 2018
Joint Administrators	Andrew Hosking and Simon Bonney Quantuma LLP High Holborn House, 52-54 High Holborn, London, WC1V 6RL
Registered office Address	c/o Quantuma LLP, High Holborn House, 52-54 High Holborn, London, WC1V 6RL
Company Number	07263921
Incorporation Date	25 May 2010
Company Secretary	Geraldine Isherwood
Appointment by	The Directors of the Company
Directors at date of Appointment	Michael Anderson Michael Altendorf
Directors' Shareholdings	None

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**CAF REALISATIONS LIMITED  
(FORMERLY CHELSEA APPS FACTORY LIMITED)  
(IN ADMINISTRATION)**

**THE JOINT ADMINISTRATORS' RECEIPTS AND PAYMENTS ACCOUNT  
AS AT 11 JANUARY 2019**



**CAF Realisations Limited (formerly Chelsea Apps Factory Limited)**  
**(In Administration)**

**Joint Administrators' Summary of Receipts and Payments**  
**To 11 January 2019**

	<b>Statement of Affairs (£)</b>	<b>Total (£)</b>
<b>RECEIPTS</b>		
Goodwill		208,929 89
Business Intellectual Property		1 00
Plant & Equipment		50,000 00
Work In Progress		1 00
Book Debts	88,019 78	1 00
Cash at Bank		1,572 37
Customer Contracts		1 00
Business Records		1 00
Bank Interest Gross		89 45
IT Equipment		1.00
Contributions for Rent/Service Charge		41,697.07
Rates Refund		1,746 99
		<hr/> 304,041.77
<b>PAYMENTS</b>		
Barclays Bank plc		145,425.40
Specific Bond		135 00
Pre Appt Office Holder Fees		20,000 00
Pre Appt Disbursements		195.00
Office Holders Fees		20,000.00
Pension Specialist Fees		825 00
Agents/Valuers Fees		10,118 75
Legal Fees		28,106.29
Accountants fees		1,000 00
Photocopying		13 50
Stationery		22 50
Postage		29 25
AML Search Fee		3 00
Statutory Advertising		81 45
		<hr/> 225,955 14
<b>Net Receipts/(Payments)</b>		<hr/> <b>78,086.63</b> <hr/>
<b>MADE UP AS FOLLOWS</b>		
Bank 1 Current		62,002 69
VAT Receivable / (Payable)		16,083 94
		<hr/> <b>78,086.63</b> <hr/>

**Notes**

- 1 The balance of funds will be held in an interest bearing account at Metro Bank
- 2 Amounts in the above statement are shown exclusive of VAT unless specifically stated
- 3 The above statement should be read in conjunction with the Joint Administrators' Progress Report dated 25 January 2019
- 4 The comparative figures above originate from the Directors' Statement of Affairs. This document has not been independently verified by the Joint Administrators

**Andrew Hosking and Simon Bonney**  
**Joint Administrators**  
**25 January 2019**

**CAF REALISATIONS LIMITED  
(FORMERLY CHELSEA APPS FACTORY LIMITED)  
(IN ADMINISTRATION)**

**THE JOINT ADMINISTRATORS' ESTIMATED OUTCOME STATEMENT  
AS AT 11 JANUARY 2019**

CAF Realisations Limited (formerly Chelsea Apps Factory Limited) - In Administration

Joint Administrators' Estimated Outcome Statement as at 11 January 2019

	Current Realisations £	Estimated Future Realisations £	Total £
<b>ASSETS</b>			
<b>FIXED CHARGE ASSETS</b>			
Goodwill	208,929 89	0 00	208,929 89
Intellectual Property	1 00	0 00	1 00
	<u>208,930 89</u>	<u>0 00</u>	<u>208,930 89</u>
<b>FIXED CHARGE COSTS</b>			
Joint Administrators' Pre-Appointment Remuneration	(16,137 65)	0 00	(16,137 65)
Joint Administrators' Pre-Appointment Disbursements	(157 34)	0 00	(157 34)
Joint Administrators' Remuneration	(16,137 65)	0 00	(16,137 65)
Joint Administrators' Disbursements	(229 72)	0 00	(229 72)
Solicitor's Costs	(22,678 48)	0 00	(22,678 48)
Agent's Costs	(8,164 64)	0 00	(8,164 64)
	<u>(63,505 49)</u>	<u>0 00</u>	<u>(63,505 49)</u>
<b>AVAILABLE TO FIXED CHARGE-HOLDER</b>			145,425 40
Less Fixed Charge Creditor - Barclays Bank plc			(875,000 00)
<b>Shortfall to Fixed Charge Creditor</b>			<u>(729,574 60)</u>
<b>FLOATING CHARGE ASSETS</b>			
Plant & Machinery	50,000 00	0 00	50,000 00
Work in Progress	1 00	0 00	1 00
Book Debts	1 00	Uncertain	1 00
Cash at Bank	1,572 37	0 00	1,572 37
Customer Contracts	1 00	0 00	1 00
Business Records	1 00	0 00	1 00
IT Equipment	1 00	0 00	1 00
Contributions for Rent/Service Charge	41,697 07	0 00	41,697 07
Rates Refund	1,746 99	0 00	1,746 99
Director's Loan Account	0 00	Uncertain	0 00
Bank Interest Gross	89 45	Uncertain	89 45
	<u>95,110 88</u>	<u>0 00</u>	<u>95,110 88</u>
<b>FLOATING COSTS</b>			
Joint Administrators' Pre-Appointment Remuneration	(3,862 35)	0 00	(3,862 35)
Joint Administrators' Pre-Appointment Disbursements	(37 66)	0 00	(37 66)
Joint Administrators' Remuneration (Fixed)	(3,862 35)	0 00	(3,862 35)
Joint Administrators' Remuneration (Percentage)	0 00	(459 11)	(459 11)
Joint Administrators' Disbursements	(54 98)	(791 10)	(846 08)
Solicitor's Costs	(5,427 81)	0 00	(5,427 81)
Agent's Costs	(1,954 11)	0 00	(1,954 11)
Pension Specialist Fees	(825 00)	0 00	(825 00)
Accountants Fees	(1,000 00)	0 00	(1,000 00)
Rent Payable	0 00	(41,697 07)	(41,697 07)
	<u>(17,024 25)</u>	<u>(42,947 28)</u>	<u>(59,971 53)</u>
<b>LIABILITIES</b>			
<b>PREFERENTIAL CREDITORS None</b>			0 00
			<u>0 00</u>
<b>NET PROPERTY</b>			35,139 35
<b>Estimated prescribed part of net property where applicable (to carry forward)</b>			<u>(10,027 87)</u>
<b>AVAILABLE TO FLOATING CHARGE-HOLDER</b>			<u>25,111 48</u>
<b>DEBTS SECURED BY FLOATING CHARGES POST 15 SEPTEMBER 2003</b>			
Less Floating Charge Creditor - Barclays Bank plc			(729,574 60)
<b>Surplus/(Deficiency) to QFC</b>			<u>(704,463 12)</u>
<b>Estimated prescribed part of net property where applicable (brought down)</b>			10,027 87
<b>Available to Ordinary Unsecured Creditors</b>			<u>10,027 87</u>
<b>Unsecured non-preferential claims (excluding any shortfall to floating charge holders)</b>			
Trade & Expense Creditors			(226,571 50)
H M Revenue & Customs			(501,266 46)
			<u>(727,837 96)</u>
<b>Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall in respect of F C's post 14 September 2003)</b>			<u>(717,810 09)</u>
<b>Shortfall to Floating Charge Holder</b>			<u>(704,463 12)</u>
<b>Estimated deficiency to creditors</b>			<u>(1,422,273 21)</u>
<b>Issued and called up capital</b>			
Ordinary Shareholders			(1,365 00)
<b>TOTAL SURPLUS/(DEFICIENCY)</b>			<u><u>(1,423,638 21)</u></u>
<b>SUMMARY OF ESTIMATED RETURN TO CREDITORS</b>			
Estimated Dividend to Barclays Bank plc	19 49 p in the £		
Estimated Dividend to Preferential Creditors	N/A p in the £		
Estimated Dividend to Unsecured Creditors	1 38 p in the £		

**CAF REALISATIONS LIMITED  
(FORMERLY CHELSEA APPS FACTORY LIMITED)  
(IN ADMINISTRATION)**

**SCHEDULE OF THE JOINT ADMINISTRATORS' TIME COSTS DURING THE REVIEW PERIOD**

# Time Entry - SIP9 Time & Cost Summary

6003127 - CAF Realisations Limited formerly Chelsea Apps Factory Limited

Project Code POST

From 12/07/2018 To 11/01/2019

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
Admin & Planning	2.45	8.60	13.70	15.80	40.55	8,556.75	211.02
Case Specific Matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cashiering	0.00	0.00	2.70	3.80	6.50	1,163.50	179.00
Closing Procedures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	0.00	13.30	18.30	0.00	31.60	8,390.50	265.52
Investigations	0.00	1.30	9.00	9.50	19.80	3,609.00	182.27
Pre Appointment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Realisation of Assets	0.00	7.20	7.00	0.00	14.20	3,801.00	267.68
Trading	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Hours</b>	<b>2.45</b>	<b>30.40</b>	<b>50.70</b>	<b>29.10</b>	<b>112.65</b>	<b>25,520.75</b>	<b>226.55</b>
<b>Total Fees Claimed</b>						<b>20,000.00</b>	
<b>Total Disbursements Claimed</b>						<b>203.25</b>	

**CAF REALISATIONS LIMITED  
(FORMERLY CHELSEA APPS FACTORY LIMITED)  
(IN ADMINISTRATION)**

**DETAILED NARRATIVE LIST OF WORK UNDERTAKEN BY THE JOINT ADMINISTRATORS  
DURING THE REVIEW PERIOD**

<b>Description of work undertaken</b>	<b>Includes</b>
<b><u>ADMINISTRATION &amp; PLANNING</u></b>	
Initial Statutory and General Notifications & Filing e.g. Advertising the appointment, undertaking statutory notifications to Companies House, HMRC, the Pension Protection Fund, preparing the documentation and dealing with other notification of appointment	Filing of documents to meet statutory requirements Advertising in accordance with statutory requirements
Obtaining a specific penalty bond.	
Recovering & Scheduling the company's books and records.	Collection and making an inventory of company books and records
Setting up electronic case files and electronic case details on IPS.	
General Administration	Dealing with all routine correspondence and emails relating to the case
Case strategy & completing file reviews at 1 month, 3 months & 6 months.	Discussions regarding strategies to be pursued Meetings with team members and independent advisers to consider practical, technical and legal aspects of the case Periodic file reviews Periodic reviews of the application of ethical, anti-money laundering and anti-bribery safeguards Maintenance of statutory and case progression task lists/diaries Updating checklists
VAT & Corporation Tax matters and returns.	Preparation and filing of VAT Returns Preparation and filing of Corporation Tax Returns
<b><u>CREDITORS</u></b>	
Employees	Assisting employees with TUPE issues
Dealing with creditor correspondence, emails and telephone conversations.	Receive and follow up creditor enquiries via telephone Review and prepare correspondence to creditors and their representatives via email and post
Dealing with Pension Schemes	Corresponding with the PPF and the Pensions Regulator
Dealing with HMRC/RPO claims	
Creditors' Meeting / Decision Procedures	Preparation of meeting notices, proxies/voting forms and advertisements Notice of meeting to all known creditors Collate and examine proofs and proxies/votes to decide on resolutions Preparation of meeting file, including agenda, certificate of postage, attendance register, list of creditors, reports to

Description of work undertaken	Includes
	creditors, advertisement of meeting and draft minutes of meeting Responding to queries and questions following meeting Issuing notice of result of meeting.
Secured Creditor Reports/Claims	Seeking solicitors' advice on the validity of secured creditors' claims. Paying distribution to secured creditors and seeking confirmation of discharged claims
Annual/Progress Reports	Preparing, circulating and filing progress reports Disclosure of sales to connected parties
SIP 16 Disclosure	
Para 49 Administrators' Proposals	
Para 53 Report of Initial Meeting/Deemed Approval Documentation	
<b><u>INVESTIGATIONS</u></b>	
SIP 2 Review - Conducting an initial investigation with a view to identifying potential asset recoveries by seeking and obtaining information from relevant third parties, such as the bank, accountants, solicitors, etc.	Correspondence to request information on the company's dealings, making further enquiries of third parties Reviewing questionnaires submitted by creditors and directors Reconstruction of financial affairs of the company Reviewing company's books and records Preparation of deficiency statement Review of specific transactions and liaising with directors regarding certain transactions Liaising with the committee/creditors or major creditors about further action to be taken
CDDA Reports - Preparing a report or return on the conduct of the directors as required by the Company Directors Disqualification Act.	Preparing statutory investigation reports Liaising with Insolvency Service Submission of report with the Insolvency Service Preparation and submission of supplementary report if required Assisting the Insolvency Service with its investigations
Investigating & Pursuing Antecedent Transactions	Reviewing Company records and creating schedules
<b><u>REALISATION OF ASSETS</u></b>	
Freehold/Leasehold Property	Liaising with secured creditors and landlords Agreeing assignment, surrender or disclaiming property
Financed Assets	Reviewing leasing documents Liaising with owners/lessors Tasks associated with disclaiming leases if appropriate
Debtors	Collecting supporting documentation Correspondence with debtors / Newco Reviewing and assessing debtors' ledgers
Cash at Bank	Contacting the bank to arrange closure of the account and payment of the funds to the estate

Description of work undertaken	Includes
<b><u>CASHIERING</u></b>	
Opening, maintaining and managing the Office Holders' cashbook and bank account.	Preparing correspondence opening and closing accounts Requesting bank statements Correspondence with bank regarding specific transfers Maintenance of the estate cash book
Dealing with cheque requisitions	Issuing cheques/BACS payments
Dealing with deposit forms	Banking remittances
Bank Reconciliations	
Preparing & Filing statutory Receipts & Payments accounts	Preparing and filing statutory receipts and payments accounts at Companies House

#### Current Charge-out Rates of the staff working on the case

##### Time charging policy

Support staff and executive assistants do not charge their time to each case except when the initial set up is being performed or when a sizeable administrative task or appropriate ad hoc duty is being undertaken

Support staff include secretarial and administrative support

The minimum unit of time recorded is 6 minutes

Rates are likely to be subject to periodic increase

Staff	Charge out rates £
Partner	£295 00 - £495 00
Director	£250 00 - £450 00
Senior Manager	£225 00 - £375 00
Manager	£200 00 - £280 00
Assistant Manager	£185.00 - £265 00
Senior Administrator	£175 00 - £255 00
Administrator	£150.00 - £175 00
Assistant Administrator	£100.00
Case Accountant	£125.00
Junior Administrator	£75.00 - £100.00
Support Staff/Executive Assistant	£95 00 - £125 00



**CAF REALISATIONS LIMITED  
(FORMERLY CHELSEA APPS FACTORY LIMITED)  
(IN ADMINISTRATION)**

**PROOF OF DEBT**

PROOF OF DEBT - GENERAL FORM

**Chelsea Apps Factory Limited (In Administration)**

Date of Administration 12 July 2018

DETAILS OF CLAIM		
1.	Name of Creditor (if a company, its registered name)	
2.	Address of Creditor (i.e. principal place of business)	
3.	If the Creditor is a registered company: <ul style="list-style-type: none"> <li>For UK companies: its registered number</li> <li>For other companies: the country or territory in which it is incorporated and the number if any under which it is registered</li> <li>The number, if any, under which it is registered as an overseas company under Part 34 of the Companies Act</li> </ul>	
4.	Total amount of claim, including any Value Added Tax, as at the date of administration, less any payments made after this date in relation to the claim, any deduction under R14.20 of the Insolvency (England & Wales) Rules 2016 and any adjustment by way of set-off in accordance with R14.24 and R14.25	£
5.	If the total amount above includes outstanding uncapitalised interest, please state	YES (£ ) / NO
6.	Particulars of how and when debt incurred	
7.	Particulars of any security held, the value of the security, and the date it was given	
8.	Details of any reservation of title in relation to goods to which the debt relates	
9.	Details of any document by reference to which the debt can be substantiated. [The administrator may call for any document or evidence to substantiate the claim at his discretion.]	
10.	Give details of whether the whole or any part of the debt falls within any (and if so which) of the categories of preferential debts under section 386 of, and schedule 6 to, the Insolvency Act 1986	Category  Amount(s) claimed as preferential £
11.	If you wish any dividend payment that may be made to be paid in to your bank account please provide BACS details. Please be aware that if you change accounts it will be your responsibility to provide new information	Account No.:  Account Name:  Sort code
AUTHENTICATION		
Signature of Creditor or person authorised to act on his behalf		
Name in BLOCK LETTERS		
Date		
If signed by someone other than the Creditor, state your postal address and authority for signing on behalf of the Creditor		
Are you the sole member of the Creditor?		YES / NO