

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 0 8 6 3 0 7 8 0
Company name in full Hill & Standard Developments Limited

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

2 Administrator's name

Full forename(s) Mark
Surname Ranson

3 Administrator's address

Building name/number Third Floor
Street One Park Row
Post town Leeds
County/Region West Yorkshire
Postcode L S 1 5 H N
Country

4 Administrator's name

Full forename(s) Steven
Surname Parker

• **Other administrator**
Use this section to tell us about
another administrator.


5 Administrator's address

Building name/number 4th Floor, Euston House
Street 24 Eversholt Street
Post town London
County/Region
Postcode N W 1 1 D B
Country

• **Other administrator**
Use this section to tell us about
another administrator.

AM03

Notice of Administrator’s Proposals

6	Statement of proposals		
	<div><input checked="" type="checkbox"/> I attach a copy of the statement of proposals</div>		
7	Sign and date		
Administrator’s Signature	<div>Signature</div> <div><input checked="" type="checkbox"/> </div>	<input checked="" type="checkbox"/>	
Signature date	<div><div><div>d 2</div><div>d 7</div></div><div><div>m 0</div><div>m 4</div></div><div><div>y 2</div><div>y 0</div><div>y 2</div><div>y 2</div></div></div>		

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.

Mark Nicholas Ranson

Opus Restructuring LLP

Third Floor

One Park Row

Leeds

West Yorkshire

Postcode

L

S

1

5

H

N

DX

0113 512 5020



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

In the Leeds High Court of Justice Reference No. 000136 of 2022

Hill & Standard Developments Limited (In Administration) (“the Company”)

THE JOINT ADMINISTRATORS’ STATEMENT OF PROPOSALS

**Mark Nicholas Ranson and Steven John Parker
Joint Administrators**

Opus Restructuring LLP

Third Floor, One Park Row, Leeds, West Yorkshire, LS1 5HN

020 3326 6454

Disclaimer Notice

- This Statement of Proposals has been prepared by Mark Nicholas Ranson and Steven John Parker, the Joint Administrators of Hill & Standard Developments Limited, solely to comply with their statutory duty under Paragraph 49 of Schedule B1 of the Insolvency Act 1986 and for no other purpose. It is not suitable to be relied upon by any other person, or for any other purpose, or in any other context.
- Any estimated outcomes for creditors included in this Statement of Proposals are illustrative only and cannot be relied upon as guidance as to the actual outcomes for creditors.
- Any person that chooses to rely on this document for any purpose or in any context other than under Paragraph 49 of Schedule B1 of the Insolvency Act 1986 does so at their own risk. To the fullest extent permitted by law, the Joint Administrators do not assume any responsibility and will not accept any liability in respect of this Statement of Proposals.
- The Joint Administrators act as agents for Hill & Standard Developments Limited and contract without personal liability. The appointment of the Joint Administrators is personal to them and, to the fullest extent permitted by law, Opus Restructuring LLP does not assume any responsibility and will not accept any liability to any person in respect of this Statement of Proposals or the conduct of the Administration.

Contents

1. Executive Summary	3
2. Background to the Company	4
3. Events leading to the Administration.....	5
4. The Objective of the Administration	Error! Bookmark not defined.
5. Events since the Administrator's Appointment.....	6
6. The Statement of Affairs and the Outcomes for Creditors	9
7. The Administrator's Fees	10
8. The Administrator's Expenses	11
9. The Administrator's Discharge	11
10. Approval Process	12
Appendix I: Definitions.....	13
Appendix II: Statutory and Financial Information	14
Appendix III: Statement of Pre-Administration Costs	16
Appendix IV: Estimated Financial Position.....	18
Appendix V: Receipts and Payments Account	26
Appendix VI: Estimated Outcome Statement	28
Appendix VII: The Administrator's Fees Estimate.....	30
Appendix VIII: Breakdown of the Administrator's Time Costs.....	34
Appendix IX: Charge-out Rates and Expenses Policy	36
Appendix X: The Administrator's Expenses Estimate	37
Appendix XI: The Administrator's Statement of Proposals.....	38

1. Executive Summary

1.0 This Statement of Proposals is being delivered to creditors on 27 April 2022.

1.1 The principal activity of the Company was management of real estate of 4 accommodation blocks trading within Laisteridge Student Village, Laisteridge Lane, Bradford, BD5 0NH. On 7 March 2022, Mark Nicholas Ranson and Steven John Parker of Opus Restructuring LLP were appointed Joint Administrators of the Company by Everland Opportunities III Limited being the secured lender under its powers as a Qualifying Floating Charge Holder ('QFCH').

1.2 The Joint Administrators are currently pursuing the third Administration statutory objective of realising property in order to make a distribution to one or more secured or preferential creditors. It was initially anticipated at appointment that the properties would remain open and traded whilst a sale as a going concern was sought. Unfortunately, it was quickly determined that the 3 buildings in occupation were unsafe for use as there was no evidence that key safety and compliance processes were in place, principally a fire alarm system in the 2 main buildings with 309 rooms that was not working and significant physical safety and hygiene issues with the buildings. One building, Trinity Block B had a prohibition notice on it preventing its use and another building, All Saints had an enforcement notice on it. Since appointment the heating system in the 2 main buildings has had to be shut down as it was unsafe. It was estimated there were over 300 people in the occupied buildings. Numbers could only be initially estimated as we were not offered up any reliable company or occupancy information.

1.3 A summary of the current and anticipated future positions are detailed below.

Assets

Asset	Realisations to date £	Anticipated future realisations £	Total anticipated realisations £
Freehold Premises*	Nil	Uncertain	Uncertain
Apportionment of Electricity Charges from third parties	Nil	Uncertain	Uncertain
Rental of Telephone Masts	Nil	Uncertain	Uncertain

- Due to confidentiality reasons, we are unable to disclose the current opinion of value of the freehold which is currently under offer.

Expenses

Expense	Expense Incurring to date £	Anticipated further expense £	Total anticipated expense £
Joint Administrators' fees	Nil	263,350	263,350
Administration Expenses	2,500	1,500	4,000
Pre- Appointment fees	18,920	Nil	18,920
Pre-Appointment Solicitors' fees	12,473	Nil	12,473
Solicitors' fees	24,124	15,876	40,000
Agents' fees	Nil	20,000	20,000
Insurance	Nil	50,000	50,000
Specialist student management agent costs	3,965	16,000	19,965
Security Costs	9,597.6	Uncertain	Uncertain
Specialist accountancy costs	1,444	Nil	1,444
Utilities	Uncertain	Uncertain	Uncertain

Dividend prospects

Creditor class	Distribution / dividend paid to date	Anticipated distribution / dividend
Secured creditor (fixed charge)	Uncertain	Uncertain
Secured creditor (floating charge)	Nil	Nil
Preferential creditors	Nil	N/A
Secondary Preferential creditors	Nil	N/A
Unsecured creditors	Nil	Nil

1.4 The main work remaining to be done to conclude the Administration is to finalise the proposed sale of the properties and completing the full investigations into the conduct of the Director and the Company. The Administration is expected to be concluded within 12 months of appointment by exiting to dissolution, unless there are matters arising that require the consent of the appropriate creditors to extend the Administration.

1.5 Definitions of the terms used in this Proposal are provided in Appendix I.

2. Background to the Company

2.0 The business was established in 2013 and the principal activity of the Company was management of real estate on a fee or contract basis. At the time of appointment the Company operated from 4 accommodation blocks on the site at Laisteridge Student Village, Laisteridge Lane, Bradford, BD5 0NH.

2.1 The last Company accounts prepared and filed at Companies House were for the year ending 31 July 2018. Therefore, accounts for filing were significantly overdue. Furthermore, the accounts were abbreviated and no profit and loss was filed.

2.2 There has been significant historic strike off action commenced against the Company on the following dates:

3 July 2018
14 January 2020
17 November 2020
20 July 2021

These were all subsequently withdrawn.

- 2.3** There have also been three historic winding up petitions against the Company on the following dates:

26 June 2017
24 December 2019
25 January 2022

The latter winding up petition, on behalf of a utility company, was due to be heard on 8 March 2022. The QFCH was advised by Steve Parker to seek the appointment of Administrators prior to this date as it was envisaged that a better outcome would be achieved with an orderly sale of the business and site and the costs of a winding up order and subsequent costs would be avoided.

- 2.4** Accommodation was in use by students and non-students at the time of appointment. The Company originally owned properties at:- All Saints Hall, Charles Morris Hall, Dennis Bellamy Hall, Revis Barber Hall, International House and Trinity House (Blocks A, B and C), making up the land and buildings at The Student Village, Laisteridge Lane, Bradford.
- 2.5** The Company had sold some of the properties leaving Dennis Bellamy Hall, Revis Barber Hall, All Saints Hall and Trinity House Block B still in ownership.
- 2.6** Historic statutory information on the Company and extracts from the last filed accounts are provided at Appendix II. Please note that this information has not been verified by the Joint Administrators.

3. Events leading to the Administration

- 3.0** The Joint Administrators were contacted by the QFCH, Everland Opportunities III Limited ("Everland") in February 2022 to discuss their options to recover the outstanding secured debt owed.
- 3.1** It was discussed and agreed that Administration would be the best process to secure the known and unknown company assets and to seek to maximise the return to the creditors.
- 3.2** There were no other Qualifying Floating Charge Holders of the company, therefore Everland filed the Notice of Appointment of Administrators on 7 March 2022 at Leeds High Court, where the appointment of Mark Ranson and Steve Parker was confirmed. Due to the outstanding winding up petition due to be heard 8 March 2022, legal representation was required at Court on behalf of the Administrators to monitor that the winding up petition was adjourned and the Court was made aware of the Administration order.

- 3.3** Attached at Appendix III is an account of the work undertaken prior to the Joint Administrators' appointment and the costs associated with that work.
- 3.4** As stated above, on 7 March 2022, Mark Nicholas Ranson and Steven John Parker of Opus Restructuring LLP were appointed Joint Administrators of the Company following the filing of a Notice of Appointment of Administrators by Everland.
- 3.5** The centre of main interest for these proceedings ('COMI') will be England and Wales as defined in current legislation.

Ethical Considerations

- 3.6** Prior to the Joint Administrators' appointment, a review of ethical issues was undertaken, and no ethical threats were identified. A further review has been carried out and no threats have been identified in respect of the management of the insolvency appointment to date.

4. The Objective of the Administration

- 4.0** Administrators must perform their functions with the objective of:

- rescuing the company as a going concern;
- or if that is not possible, then achieving a better result for the creditors as a whole than would be likely to be achieved if the company were wound up (without first being in Administration);
- or if that is not possible, realising property in order to make a distribution to one or more secured or preferential creditors.

- 4.1** Due to a lack of working capital and the condition of the properties, the Joint Administrators did not consider it possible to restructure the existing business or propose a Company Voluntary Arrangement.

- 4.2** The second objective is normally achieved by means of a sale of the business and assets as a going concern or a more orderly sales process than in liquidation. While the swift steps taken by the Joint Administrators sought to enhance realisation prospects, it has not been possible to conclude a going concern sale and as a consequence of the limited realisations to date, associated costs and time taken, the Joint Administrators do not believe that the quantum and timing of the dividend (if any) to unsecured creditors will be improved over that which could have been achieved via a liquidation alone. Accordingly, the Joint Administrators do not believe that the second objective will be achieved.

- 4.3** The Joint Administrators would comment that the third objective will be achieved, as they expect to pay a distribution to the Company's secured creditor, Everland.

- 4.4** A detailed account of how the Joint Administrators have sought to achieve the objective of the Administration is set out below.

5. Events since the Joint Administrators' Appointment

Following appointment, the Joint Administrators visited the site and attempted to undertake a review of the Company's affairs with particular regard to its financial and resource requirements. Initially, we were only provided with limited access as it was claimed that there was a management company in place, B&M Properties 1 Limited, operated by a former Director of Hill & Standard Developments Limited who wanted to seek legal advice before allowing us full access. We sought confirmation that the operator had an agreement in place with the Company but this was not provided. Following a day's delay, full physical access was obtained but no Company information was delivered up nor any detail about current occupancy, tenant agreements or any operational information.

The assessment of the future trading was therefore hampered, but it was rapidly apparent that the accommodation was in a poor physical state and there was a mixture of students and others, estimated at over 300 people in the occupied buildings. Despite enquiries being made, we have not had delivered up or obtained any valid/current certification for the safe operation of the buildings. We commissioned inspections by qualified experts including the fire alarm, gas boilers and other systems to identify if they were compliant for the safe ongoing operating and trading from site. An initial census of the buildings was also conducted to seek to establish the number of people in occupation.

Within a short period it was apparent that the safe operation of the occupied buildings was not possible and there was a significant threat to residents safety in allowing on-going trading. We installed a waking watch 24/7 once it was established the fire alarm was beyond economic repair. Extensive consultation and advice was sought from various parties, including our solicitors, West Yorkshire Fire Service, ('WYFS') Bradford Council, Bradford University, specialist security and others to seek the rapid, safe and voluntary evacuation of the buildings. WYFS visited the properties with our full co-operation and this resulted in Prohibition Notices being served on 2 buildings, Revis Barber and Dennis Bellamy, on 28 March 2022. In parallel, we have sought to encourage people to voluntarily evacuate the buildings and issued three separate letters to occupiers advising them to leave in accordance with the prohibition notices.

We are now dealing with less than 6 people occupying the buildings and continue to take further steps to ensure the safe evacuation of the premises in accordance with the Prohibition notices

Other steps taken as regards assets

5.1 The main assets of the Company are the properties owned at Laisteridge Student Village, Laisteridge Lane, Bradford, BD5 0NH. Since appointment, there have been significant work and costs incurred with securing and dealing with these properties.

These include:

- Extensive co-ordination with WYFS, Bradford Council - Housing Options Team & Environmental Health teams/Bradford University senior team & accommodation services/MAP's Security (appointed by the Administrators) to achieve an orderly but voluntary re-homing of students and others from the unsafe/uncertified/risk to health buildings. 159 students were confirmed by the University as being in new

approved accommodation. Overall we estimate over 290 people have vacated and found alternative accommodation.

- Significant safety matters on site and instructing qualified experts to assess and report to us .
- All Saints accommodation block is now vacant.
- Trinity B accommodation block has been vacant since our appointment.
- 24/7 Fire watch and now security patrols are maintained at approximately £1,000 per day.
- Multiple surveys of the 309 rooms to try and seek confirmation if they are occupied or not and delivery of 3 separate letters from the Administrators regarding the risks to continued occupancy and seeking voluntary exit from site.
- Responding to many occupiers queries regarding their status as occupiers and rent owed.
- The Council have dealt with nearly 100 people seeking advice/alternative accommodation and we understand have been able to assist 50-60 occupants.
- Dealing with violent/vulnerable occupants on site.
- Dealing with the Police for violent disorder issues within and outside the premises.
- Dealing with press.
- Liaising with the University estate team regarding on going estate issues for their adjoining nursery/health centre/sports-centre/ongoing electricity supply.
- Dealing with a large rubbish collection instruction to remove significant levels of rubbish inside and outside the properties which had caused vermin issues.
- Ongoing legal advice required on the abilities of the Administrators through the Insolvency Act and/or Housing Act to remove any occupiers that should refuse to leave.
- Confirmation from our solicitors of the validity of security held over the properties.
- Dealing with the Administrators Insurance brokers regarding the insurance reports and significant level of cover requirements.
- Instructing Hilco Global to value the properties and inventory and provide advice on their disposal. Following their assessment we were advised that the inventory on the site had negligible value and therefore the value was only the buildings and site.

5.2 Investigations are ongoing to identify Bank accounts in the Company's name.

5.3 We have established that some utilities were shared with adjoining properties and therefore some income maybe due to the Company.

Additionally there are some mobile telephone masts on site and again, we are seeking to clarify what funds may be due to the estate for their ongoing use.

Steps taken as regards creditors

5.4 The Joint Administrators' staff have responded to creditors' queries as they have arisen, which has included telephone calls and correspondence. This also includes significant correspondence with the secured creditor providing updates and involving them in the circumstances of the ongoing case.

Instruction of specialists

5.5 When instructing third parties to provide specialist advice and services or having the specialist services provided by the firm, the Joint Administrators are obligated

to ensure that such advice or work is warranted and that the advice or work contracted reflects the best value and service for the work undertaken. The firm reviews annually the specialists available to provide services within each specialist area and the cost of those services to ensure best value. The specialists chosen usually have knowledge specific to the insolvency industry and, where relevant, to matters specific to this insolvency appointment. Details of the specialists specifically chosen in this matter are detailed below.

- 5.6 The Joint Administrators' legal advisors, Clarion Solicitors, are advising in respect of all legal issues arising on the safe operation of the site and the sale of the property.
- 5.7 Hilco Global, a firm of international valuers of buildings and chattels were instructed by the Joint Administrators to undertake inventories and valuations of the Company's chattels assets and freehold properties. The agents also advised on the best method of disposal of those assets and are assisting with their disposal.
- 5.8 MAPS Solutions Europe Ltd, a firm of security agents, was instructed by the Joint Administrators to undertake security requirements and relevant safety checks for the properties. These have included 24/7 attendance on site for fire security because of the defective fire alarms and safety not being sufficient for the properties and occupants on site.
- 5.9 Homes For Students, a national company who operate student accommodation sites were instructed by the Joint Administrators to assist with dealing with student queries and issues and assisting with the relevant Universities in re-homing of the students.
- 5.10 Opus Pear Tree Ltd, a firm of specialist accountants, and an associated company of Opus Restructuring LLP, was instructed by the Joint Administrators to assist with reviewing and confirming the claim received from the secured creditor and the total interest calculations added to the claim.
- 5.11 All professional fees, excluding Hilco whose fees are agreed on a fixed basis, are based upon the parties' recorded time costs incurred at their standard charge out rates and will be reviewed by the Joint Administrators' staff before being approved for payment.

Investigation into the Company's affairs prior to the Administration

- 5.12 The Joint Administrators have commenced a review of the Company's trading activities in order to establish whether or not there are actions that may be taken for the benefit of the Administration and consequently to enable a report to be submitted to the Insolvency Service on the conduct of the Company's Director.
- 5.13 Should any creditor have any concerns about the way in which the Company's business has been conducted or information on any potential recoveries for the estate, they are invited to bring them to the attention of the Joint Administrators as soon as possible.

6. The Statement of Affairs and the Outcomes for Creditors

- 6.1 To date, the Director has not submitted a signed Statement of Affairs, despite the Joint Administrators' requests for its submission. The Estimated Financial Position

of the Company, together with a list of known creditors, is attached at Appendix IV. This has been prepared by us based upon the limited Company information available and agents advice regarding the assets. These details have been extracted from the Company's records and therefore no reliance can be placed on the accuracy of the details given.

- 6.2** In accordance with the standard format of a Statement of Affairs, no provision has been made in the Statement for the costs of the Administration.

Prospects for creditors

- 6.3** Attached at Appendix V is the Joint Administrators' receipts and payments account for the period from 7 March 2022 to 15 April 2022.
- 6.4** Also attached at Appendix VI is an Estimated Outcome Statement, which illustrates the anticipated outcomes for creditors. At this time, whilst we have obtained an opinion of value of the buildings from Hilco Global, due to confidentiality reasons as the properties have not been sold yet, the value of these assets is shown as uncertain. However, it is highly likely that the QFCH will suffer a substantial shortfall in its secured debt.
- 6.5** At the next report to creditors we will provide an update on the value of the buildings if they have been realised.
- 6.6** The Act requires administrators to make a prescribed part of the company's net property, which is the balance remaining after discharging the preferential and secondary preferential claims but before paying the floating charge-holder, available for the satisfaction of unsecured debts. There are no known preferential or secondary preferential creditors in this matter and no known employees.
- 6.7** It is unlikely that there will be sufficient realisations to discharge the costs of the Administration in full and therefore the Joint Administrators envisage that there will be no resulting net property from which to deduct a prescribed part.
- 6.8** The Joint Administrators do not propose to make an application to court under Section 176A(5) of the Act to disapply the prescribed part provisions, because it is anticipated that the net property will be less than £10,000.
- 6.9** In summary, it is anticipated that there will be sufficient funds to pay a distribution in respect of the secured fixed debt of the QFC, but there will be insufficient funds to pay a distribution to unsecured creditors.

7. The Joint Administrators' Fees

- 7.1** The Joint Administrators propose to fix their fees on the following basis:
- the time properly given by the Joint Administrators and their staff in attending to matters arising in the Administration, such time to be charged at the prevailing complex hourly charge out rates used by Opus Restructuring LLP at the time the work is performed;
- 7.2** Attached at Appendix VII is the Joint Administrators' Fees Estimate. Attached at Appendix VIII is a breakdown of the time costs incurred in the Administration to 15

April 2022 and the charge-out rates of the Joint Administrators and their staff are provided at Appendix IX.

- 7.3** The charge out rates used for this Administration will be based on Opus's Complex Case Charge Out Rates detailed at Appendix IX. This case is considered appropriate for the complex charge out rates because of the requirement for significant Partner and senior staff level of involvement in dealing with the properties, outside agencies and the occupants.
- 7.4** I can confirm that an agreement will also be made between the Joint Administrators and the Secured Creditor with regard to the Fixed Charge Fee for managing and realising the Fixed Charged Assets, namely the buildings of the Company.
- 7.5** The Estimated Outcome Statement at Appendix VI provides an overview of the financial benefit that this work is expected to bring to creditors.
- 7.6** Creditors may access a Guide to Administrators' Fees at <http://thecompliancealliance.co.uk/cgfdm.pdf> or a hard copy will be provided on request.

8. The Joint Administrators' Expenses

- 8.1** Attached at Appendix X are details of the expenses that the Joint Administrators expect to incur in the Administration.
- 8.2** Expenses fall into two categories: Category 1 and Category 2.
- Category 1 expenses are payments to persons providing the service to which the expense relates who are not associates of the Joint Administrators. Administrators may discharge Category 1 expenses from the funds held in the insolvent estate without further recourse to creditors.
 - Category 2 expenses are payments to associates or which have an element of shared costs. Payments may only be made in relation to Category 2 expenses after the relevant creditors have approved the bases of their calculation.
- 8.3** Appendix X provides details of the bases of Category 2 expenses that the Joint Administrators propose to recover from the insolvent estate.
- 8.4** An associated company, Opus Pear Tree Ltd, was instructed to assist with confirmation of the quantum of the QFCH claim. Opus Pear Tree Ltd is an associate being part of the Opus Group.

9. The Joint Administrators' Discharge

- 9.1** The Act requires that the timing of the Joint Administrators' discharge from liability will be decided by the secured creditors. The Joint Administrators propose that this discharge will take effect when their appointment ceases to have effect and a decision will be sought in respect of this.

10. Approval Process

Approval of the Statement of Proposals

10.1 Attached at Appendix XI is a summary of the Joint Administrators' Statement of Proposals. For further information on how the Company's affairs will continue to be managed, if these Proposals are approved, please refer to Appendix VII, which sets out in detail what further work the Joint Administrators propose to undertake.

10.2 The Joint Administrators believe that neither of the first two Administration objectives can be achieved. Therefore, pursuant to Paragraph 52(1)(c) of Schedule B1 of the Act, Joint Administrators are not required to seek creditors' approval of the Statement of Proposals. Notwithstanding this, the Joint Administrators shall be required to seek a creditors' decision on whether to approve the Statement of Proposals, if it is requested by creditors whose debts amount to at least 10% of the Company's total debts. Such a request must be delivered to the Joint Administrators within 8 business days from the date on which the Statement of Proposals was delivered. Security must be given for the expenses of seeking such a decision. If no decision is requested, the Statement of Proposals will be deemed to be approved pursuant to Rule 3.38(4) of the Rules.

Other Decisions

10.3 The Joint Administrators are inviting the QFCH to decide on the following matters:

- The timing of the Joint Administrators' discharge from liability
- The basis on which the Joint Administrators' fees shall be fixed
- The approval of the unpaid pre-Administration costs
- The approval of the basis of Category 2 expenses

10.4 To assist those creditors who are requested to vote on these matters, the relevant forms will be provided under separate cover.

If any creditor has any queries in relation to the above, please do not hesitate to contact either of the Joint Administrators or Ben Ekbery, on 020 3326 6454 or by email to ben.ekbery@opusllp.com.

Dated this 27 April 2022



Mark Ranson
Joint Administrator

Mark Nicholas Ranson and Steven John Parker were appointed Joint Administrators of Hill & Standard Developments Limited on 7 March 2022. 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.

Appendix I: Definitions

The Act	The Insolvency Act 1986
The Rules	The Insolvency (England & Wales) Rules 2016
The Statement of Proposals	The Statement of the Joint Administrators' Proposals prepared pursuant to Paragraph 49(1) of Schedule B1 of the Act
The Joint Administrators	Mark Nicholas Ranson and Steven John Parker
The Company	Hill & Standard Developments Limited (in Administration)
The Court	Leeds High Court of Justice
EBIT	Earnings before interest and tax
SPA	Sale & Purchase Agreement
RPO	The Redundancy Payments Office
HMRC	HM Revenue & Customs
ROT	Retention of Title
EOS	Estimated Outcome Statement
PP or Prescribed Part	The Prescribed Part of the Company's net property subject to Section 176A of the Act
QFCH	Qualifying Floating Charge Holder
SIP	Statement of Insolvency Practice (England & Wales)
TUPE	Transfer of Undertakings (Protection of Employment) Regulations

Appendix II: Statutory and Financial Information

Company name	Hill & Standard Developments Limited
Previous name(s)	N/A
Trading name(s)	N/A
Proceedings	In Administration
Court	High Court of Justice
Court reference	000136
Date of appointment	7 March 2022
Appointed by	Everland Opportunities III Limited, Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands
Joint Administrators	Mark Nicholas Ranson and Steven John Parker Opus Restructuring LLP, Third Floor, One Park Row, Leeds, West Yorkshire, LS1 5HN and Opus Restructuring LLP, Fourth Floor, Euston House, 24 Eversholt Street, London NW1 1DB
Statement required by Paragraph 100(2) of Schedule B1 of the Act	The Joint Administrators are authorised to carry out all functions, duties and powers by either one or by both of them
Registered office	c/o Opus Restructuring LLP, Third Floor, One Park Row, Leeds, West Yorkshire, LS1 5HN
Company number	08630780
Incorporation date	30 July 2013
Company Secretary at date of appointment	N/A
Directors at date of appointment	Haris Akhtar
Directors' / Secretary's shareholdings	Haris Akhtar – 95 Ordinary Shares

Summary Balance Sheet

	Unaudited Statutory Accounts for year to 31 July 2018 £
Fixtures and Fittings	467,573
Investment property	10,000,000
	<hr/>
Fixed assets	10,467,573
Current Assets	
debtors	3,168,073
	<hr/>
	3,168,073
Liabilities	
Trade creditors	(7,135)
Tax	(115,598)
Other creditors	(1,683,028)
Secured debt	(5,900,000)
Provisions for liabilities	(39,595)
	<hr/>
Total Liabilities	(7,745,356)
	<hr/>
Net Assets	5,890,290
	<hr/> <hr/>

Appendix III: Statement of Pre-Administration Costs

Prior to Administration, the proposed Joint Administrators gathered information on the Company to ensure that they were in a position to consent to act as Joint Administrators and to formulate an initial strategy for pursuing achievement of an Administration objective. Significant correspondence was held with Everland prior to the appointment to understand the circumstances leading to this point with the Company and to understand the makeup of the company structure. Solicitors were engaged to assist prepare and approve the appointment documentation for filing at Court.

In conducting the above work, the following costs were incurred:

	£
Opus Restructuring LLP's time costs (see below)	18,920
Solicitors' costs	12,473

Further below is a breakdown of the time costs of the Joint Administrators and their staff incurred prior to Administration and at Appendix IX are Opus Restructuring LLP's charge-out rates and bases of expenses.

All the above costs remain unpaid.

Pre Appointment Remuneration Schedule
Hill & Standard Developments Limited
Between 02 March 2022 and 07 March 2022

Classification of work function	Partner/ Director	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost	Average Hourly Rate
Administration & Planning	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Investigations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Realisation of Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trading	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Case Specific Matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pre Appointment	35.40	0.00	7.10	0.50	43.00	18,920.00	440.00
Forensics	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total hours	35.40	0.00	7.10	0.50	43.00		
Time costs	16,987.50	0.00	1,872.50	60.00		18,920.00	
Average hourly rate	479.87	0.00	263.73	120.00			440.00

Description	Total Incurred £	Total Recovered £
	0.00	0.00
Totals	0.00	0.00

Summary of Fees

Time spent in administering the Assignment	Hours	43.00
Total value of time spent to 07 March 2022	£	18,920.00
Total Pre Appointment fees charged to 07 March 2022	£	0.00

Appendix IV: Estimated Financial Position

A

Hill & Standard Developments Limited - In Administration Estimated Financial Statement

A - Summary of Assets

Assets	Book Value £	Estimated to Realise £
Assets Subject to Fixed charge:		
Freehold Land & Property	Uncertain	Uncertain
Everland Opportunities III Limited	(9,013,889.00)	(9,013,889.00)
	(9,013,889.00)	(9,013,889.00)
Assets Subject to a Floating Charge:		
Contribution to Costs	30,000.00	30,000.00
Apportionment of Electricity Charges from third parties	Uncertain	Uncertain
Rental of Telephone Masts	Uncertain	Uncertain
Estimated Total Assets Available to Preferential Creditors:	30,000.00	30,000.00

A1**Hill & Standard Developments Limited - In Administration****Estimated Financial Statement****A1 - Summary of Liabilities**

		Estimated to Realise £
Estimated total assets available for preferential creditors (carried from page A)		30,000.00
Liabilities		
Preferential Creditors:		
None	Nil	0.00
Estimated Deficiency / Surplus as Regards Preferential Creditors		30,000.00
Estimated Total Assets Available for Floating Charge Holders		30,000.00
Debts Secured by Floating Charge:		
Everland Opportunities III Limited deficiency b/f	9,013,889.00	(9,013,889.00)
Estimated deficiency/surplus of assets after floating charges		(8,983,889.00)
Total Assets Available to Unsecured Creditors		0.00
Unsecured Claims (excluding any shortfall to floating charge holders)		
Trade Creditors (6)	1,309,093.00	
Shortfall to floating charge creditors	8,983,889.00	(10,292,982.00)
Estimated Deficiency/Surplus as Regards Non-Preferential Creditors (excluding any shortfall to floating charge holders)		(10,292,982.00)
Estimated Deficiency as regards Unsecured Creditors		
Issued and Called Up Share Capital	(100.00)	(100.00)
Estimated total Deficiency / Surplus as Regards Members		(10,293,082.00)

Note: This statement excludes any Administration costs

B**COMPANY CREDITORS (excluding employees and consumers)****B -**

Note: include all creditors (excluding employees and certain consumers (see relevant page for definition of a consumer)) and indicate any creditors under hire-purchase, chattel leasing or conditional sale agreements and any creditors claiming retention of title over property in the company's possession.

Name of creditor	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
Everland Opportunities III Limited	Vistra Corporate Services Centre, Wickhams Cay II, Road Town, Tortola, VG1110	9,013,888.68	Fixed & Floating Charge	14/12/2018	9,013,888.68
npower Business Solutions	2 Princes Way, Solihull, B91 3ES	519,860.86			0.00
Engie Gas Limited	No1 Leeds, 26 Whitehall Road, Leeds, LS12 1BE	134,622.57			0.00
Scottish Water Business Stream Limited	C/O DWF Law LLP, Bridgewater Place, Water Lane, Leeds, LS11 5DY	1.00			0.00
City of Bradford Metropolitan Borough Council	C/O Greenhalgh Kerr Solicitors, Olympic House, Smithy Brook Road, Wigan, WN3 6PR	179,064.80			0.00
Hill & Standard Property Management Ltd - In Liquidation	c/o Wilkin Chapman LLP, The Hall, Laigate, Beverley, HU17 8HL	475,542.30			0.00
E.ON Energy	Westwood Way, Westwood Business Park, Coventry, CV4 8LG	1.00			0.00
Bradford Metropolitan District Council	c/o Ward Hadaway, Sandgate House, 102 Quayside, Newcastle upon Tyne, NE1 3DX	0.00			0.00
ESF Capital Limited T/As ThinCats	2&3 Chater Point Way, Ashby Park, Ashby de la Zouch, Leicestershire, LE65 1NF	0.00			0.00
Totals		10,322,981.21			9,013,888.68

EMPLOYEE CREDITORS

C -

Note: include all employees who have claims against the company (and indicate whether any are also creditors under hire-purchase, chattel leasing or conditional sale agreements and any claiming retention of title over property in the company's possession).

Name of employee creditor	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
Totals		0.00			0.00

CONSUMER CREDITORS

D -

Note: include all creditors who are consumers (i.e. an individual acting for purposes that are wholly or mainly outside the individual's trade, business, craft or profession) claiming amounts paid in advance for the supply of goods or services (and indicate whether any are also creditors under hire-purchase, chattel leasing or conditional sale agreements and any claiming retention of title over property in the company's possession).

Name of creditor	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
Totals		0.00			0.00

COMPANY SHAREHOLDERS

E -

Name of shareholder	Address (with postcode)	No. of shares held	Nominal Value £	Details of shares held
Bhupinder Chohan	1st Floor, 2 Woodberry Grove, Finchley, London, N12 0DR	5	5.00	Ordinary
Haris Akhtar	Laisteridge Student Village, Laisteridge Lane, Bradford, BD5 0NH	95	95.00	Ordinary

Schedule of Secured Creditors

Secured Creditors

Secured creditor's name and address	Amount of claim (estimated)	Details of security	Date security was given	Value of security (per Statement of Affairs)
Everland Opportunities III Limited	9,013,888.68	Fixed and Floating	21 December 2018	9,013,888.68

Appendix V: Receipts and Payments Account

Hill & Standard Developments Limited - In Administration
Joint Administrators' Abstract of Receipts & Payments

From 07 March 2022 To 15 April 2022

	As Previously Reported	07/03/22 to 15/04/22	Total £
--	---------------------------	----------------------------	---------

RECEIPTS

Freehold Land & Property	NIL	NIL	NIL
Bank Interest Gross	NIL	0.65	0.65
Contribution to Costs	NIL	30,000.00	30,000.00
Total	NIL	30,000.65	30,000.65

PAYMENTS			
Re-Direction of Mail	NIL	(216.00)	(216.00)
Statutory Advertising	NIL	(103.50)	(103.50)
VAT Irrecoverable	NIL	(3,758.59)	(3,758.59)
Security Costs	NIL	(18,689.45)	(18,689.45)
Secured Creditors	NIL	(5,500.00)	(5,500.00)
Total	NIL	(28,267.54)	(28,267.54)

CASH IN HAND	NIL	1,733.11	1,733.11

Appendix VI: Estimated Outcome Statement

Hill & Standard Developments Limited - In Administration

Estimated Outcome Statement as at 15 April 2022

	Book Values £	Estimated to Realise £
Fixed Charge Assets		
Freehold Property *	Uncertain	Uncertain
LESS		
Everland Opportunities III Limited	(9,013,889)	(9,013,889)
Shortfall		(9,013,889)
Floating Charge Assets		
Contribution to Costs	30,000	30,000
Apportionment of Electricity Charges from third parties	Uncertain	Uncertain
Rental of Telephone Masts	Uncertain	Uncertain
Total	30,000	30,000
Floating Charge Costs		
Joint Administrators' fees		(263,350)
Administration Expenses		(4,000)
Pre- Appointment fees		(18,920)
Pre-Appointment Solicitors' fees		(12,473)
Solicitors' fees		(40,000)
Agents' fees		(20,000)
Insurance		(50,000)
Specialist student management agent costs		(19,965)
Security Costs **		Uncertain
Specialist accountancy costs		(1,444)
Utilities **		Uncertain
Advertising		(380)
Specific Bond		(1,170)
Mail Redirection		(400)
Document Storage		Uncertain
Case management software and website document access		(185)
HM Land Registry		(44)
Printing and postage		(50)
Irrecoverable VAT		(72,437)
Contingency		(10,000)
Total		(514,818)
Total Assets Available to Preferential Creditors		(484,818)
Preferential Creditors		
None		Nil
Total Assets Available to Secondary Preferential Creditors		(484,818)
Secondary Preferential Creditors:		
None	Nil	Nil
Total Assets Available to Floating Charge Creditors		(484,818)
Surplus from Fixed Charge (b/d)		Nil
		(484,818)
Total Assets Available to Floating Charge Creditors		(484,818)
Everland Opportunities III Limited		(9,013,889)
Shortfall		(9,013,889)
Total Assets Available to Unsecured Creditors		(484,818)
Unsecured Creditors:		
Trade Creditors	(1,309,093)	
Floating Charge Shortfall	(9,013,889)	
Total Unsecured Creditors		(10,322,982)
Shortfall to Unsecured Creditors		(10,807,800)
Rate of Dividend - Unsecured Creditors (P/£)		0.00 p in the £

Notes

* The joint Administrators have obtained an opinion of value from a professional agent. However, the freehold site is currently under offer and due to confidentiality reasons, we are currently unable to disclose a value.

** We currently await accurate utility costs from the various suppliers. However, due to the size of the buildings and occupancy levels at appointment, these will be substantial. Security costs are also likely to be substantial as 24/7 security has been required due to the size and complexity of issues on site.

Appendix VII: The Joint Administrators' Fees Estimate

Please note that this estimate reflects the work undertaken and time anticipated to be incurred for the full period of the Administration and thus it includes the time already incurred, details of which are provided in Appendix VIII.

The Fees Estimate has been compiled on the following assumptions:

- the Joint Administrators' initial investigations will not identify any matters that require further investigations or pursuit;
- no exceptional work will be required to realise the remaining assets;
- there will be no requirement to hold a physical creditors' meeting or additional decision procedure to consider the matters covered by the Joint Administrators' Proposals; and
- there will be no need to extend the Administration.

On these assumptions, the Joint Administrators do not anticipate that it will be necessary to seek additional approval from the relevant creditors for fees in excess of the Fees Estimate. However, in the event that the Administration does not proceed as envisaged, the Joint Administrators will seek approval for any fees in addition to those estimated that they wish to draw from the insolvent estate.

General Description	Includes	Estimate of no. of hours	Estimated blended hourly rate	Estimate of total
Administration (including statutory reporting)		150.00	382.50	£57,375.00
Statutory/advertising	Filing and advertising to meet statutory requirements			
Document maintenance/file review/checklist	Filing of documents Periodic file reviews, including ethical, anti-money laundering and anti-bribery matters Maintenance of statutory and case progression task lists/diaries Updating checklists			
Bank account administration	Preparing correspondence opening accounts Requesting bank statements Bank account reconciliations Correspondence with bank regarding specific transfers Maintenance of the estate cash book Banking remittances and issuing cheques/BACS payments			
Planning / review	Discussions regarding strategies to be pursued Meetings with team members and independent advisers to consider practical, technical and legal aspects of the case			
Books and records / storage	Dealing with records in storage Sending case files to storage			
Creditor reports	Preparing proposal, six monthly progress reports, fee authority report to secured creditors (where appropriate), and final report Reporting to secured creditor appointor Proposing further fee approval (where the fees estimate is not for the administration of the case to conclusion)			
Creditors' decisions	Preparation of decision notices, proxies/voting forms			

General Description	Includes	Estimate of no. of hours	Estimated blended hourly rate	Estimate of total
	Collate and examine proofs and proxies/votes to establish decisions Consider objections received and requests for physical meeting or other decision procedure Issuing notice of result of decision on Proposals			
Investigations		27.00	£382.41	£10,325.00
SIP 2 Review	Collection, and making an inventory, of company books and records, if available. Correspondence to request information on the company's dealings, making further enquiries of third parties Reviewing questionnaires submitted by creditors and director Reconstruction of financial affairs of the company Reviewing company's books and records Preparation of deficiency statement Review of specific transactions and liaising with director regarding certain transactions			
Statutory reporting on conduct of director(s)	Preparing statutory investigation reports Liaising with the Insolvency Service Submission of report to the Insolvency Service Preparation and submission of supplementary report (if required) Assisting the Insolvency Service with its investigations			
Examinations	Preparing brief to solicitor Liaising with solicitor(s) regarding examinations Attendance at examination Reviewing examination transcripts Liaising with solicitor(s) regarding outcome of examinations and further actions available			
Litigation / Recoveries	Strategy meetings regarding litigation Seeking funding from creditors Reviewing terms of solicitors' fee agreements Preparing brief to solicitors/Counsel Liaising with solicitors regarding recovery actions Dealing with ATE insurers Attending to negotiations Attending to settlement matters			
Realisation of Assets		46.00	£471.74	£21,700.00
Freehold/Leasehold Property	Liaising with valuers and agents on marketing strategy and offers received Dealing with tenant issues Liaising with secured creditor Completing sale			
Split of Electricity	Liaising with University regarding the use of electricity used by the university and agreeing split of costs and repayment of usage			
Use of Telephone Masts	Investigating the agreements held regarding the use of telephone masts on the company's property Liaising with entities regarding the use of the masts and costs paid for use Agreeing strategy internally and with legal advice to progress matters			
Insurance	Identification of potential issues requiring attention of insurance specialists Correspondence with insurer regarding initial and ongoing insurance requirements Reviewing insurance policies			
Creditors (claims)		44.00	£473.86	£20,850.00

General Description	Includes	Estimate of no. of hours	Estimated blended hourly rate	Estimate of total
and distribution)				
Creditor communication	Receive and follow up creditor enquiries via telephone Review and prepare correspondence to creditors and their representatives, email and post			
Dealing with proofs of debt ('POD')	Receipting and filing POD when not related to a dividend			
Distribution procedures	Agreeing allocation of realisations and costs between fixed and floating charges Paying distribution to secured creditors and seeking confirmation of discharged claims The process below, if required, will need to be applied for each class of creditor paid: Preparation of correspondence to creditors advising of intention to declare dividend Advertisement of notice of intended dividend Preparation of dividend calculation Preparation of correspondence to creditors announcing declaration of dividend Preparation of cheques/BACS to pay dividend Preparation of correspondence to creditors enclosing payment of distribution			
Case Specific Matters		274.00	£558.76	£153,100.00
Building Defect Issue	Dealing with defects and issues on the 4 properties and liaising with various entities to resolve/manage issues			
Building Security	Dealing with all issues raised at the properties regarding security of the property and occupants Liaising with various entities to resolve the issues			
Total		541.00	£486.78	£263,350.00

Administration (including Statutory Reporting)

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 progressing of the administration, which ensures that the Joint Administrators and their staff carry out their work to high professional standards.

Investigations

At present, the Joint Administrators' investigations are ongoing and it is not yet clear whether any matters will be identified with the potential to generate additional recoveries for the insolvent estate. At this early stage, it is difficult to estimate the likely time costs and expenses that may be incurred in carrying out a detailed exploration and pursuit of any questionable matters. The Fees and Expenses Estimates reflect the anticipated work in carrying out basic investigations in order to identify any potential causes of action. If any are identified and the Joint Administrators consider that additional work is required in order to generate a net financial benefit for creditors, they may revert to the relevant creditors to seek approval for fees in excess of the estimate.

Realisation of assets

The receipts and payments account at Appendix V sets out the realisations achieved to date and the Estimated Outcome Statement at Appendix VI sets out the total anticipated realisations and the financial benefit that this work is expected to generate for creditors. In brief, the following main tasks are yet to be completed:

- Freehold property: progressing a sale with the assistance of agents
- Liaising with Bradford University regarding the split of electricity usage on campus to be paid back to the company
- Liaising with the telephone companies regarding the use of the telephone masts on the ceilings of the properties, pursuing the costs due to the company for the use of the masts

Creditors (claims and distributions)

Irrespective of whether sufficient realisations are achieved to pay a dividend to preferential or secondary preferential or unsecured creditors, time will be spent in dealing with creditors' queries.

Appendix VIII: Breakdown of the Joint Administrators' Time Costs

Joint Administrators' Remuneration Schedule
Hill & Standard Developments Limited
Between 07 March 2022 and 15 April 2022

Classification of work function	Partner/Director	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost	Average Hourly Rate
Administration & Planning	34.60	0.00	55.90	14.70	105.20	36,827.50	350.07
Investigations	4.10	0.00	0.40	7.00	11.50	3,312.50	288.04
Realisation of Assets	15.40	0.00	3.00	0.00	18.40	9,405.00	511.14
Trading	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	25.20	0.00	7.90	0.00	33.10	16,307.50	492.67
Case Specific Matters	241.90	0.00	0.00	0.00	241.90	107,837.50	445.79
Pre Appointment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Forensics	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total hours	321.20	0.00	67.20	21.70	410.10		
Time costs	151,950.00	0.00	18,480.00	3,260.00		173,690.00	
Average hourly rate	473.07	0.00	275.00	150.23			423.53

Description	Total Incurred £	Total Recovered £
CAT 1 Postage	36.55	0.00
Totals	36.55	0.00

Summary of Fees

Time spent in administering the Assignment	Hours	410.10
Total value of time spent to 15 April 2022	£	173,690.00
Total Joint Administrators' fees charged to 15 April 2022	£	0.00

Appendix IX: Charge-out Rates and Expenses Policy

Time recording

Work undertaken on cases is recorded in 6-minute units in an electronic time recording system. Time properly incurred on cases is charged at the hourly rate of the grade of staff undertaking the work that applies at the time the work is done. The current hourly charge-out rates are:

	Rates from 04.05.2020 £'s
Partner	575 – 625
Senior Manager / Director	375 – 450
Assistant Manager / Manager	300 – 390
Junior Administrator / Administrator / Senior Administrator	150 – 275
Cashier	150
Support Staff	100

Expense recovery

In line with the revised Statement of Insolvency Practice 9 effective from 1 April 2021, creditors will note that in our previous circulars, expenses were known as disbursements. Should any creditor require any clarification on this point or the impact it will have on their claim, please contact us for further information]

Expenses are categorised as either Category 1 or Category 2.

Category 1 expenses will generally comprise of external parties which will include the supplies of incidental services specifically identifiable to the case. Where these have initially been paid by Opus Restructuring LLP and then recharged to the case, approval from creditors is required and are identified as Category 2 expenses. The amount recharged is the exact amount incurred.

Examples of Category 1 expenses include but are not limited to case advertising, invoiced travel, agents' costs and expenses, solicitors' fees and expenses, external room hire, bank charges, Insolv case management charge and properly reimbursed expenses incurred by personnel in connection with the case (including business mileage up to the HMRC approved rate for cases commenced before 1 November 2011). Also included will be services specific to the case where these cannot practically be provided internally such as printing, room hire and document storage.

Category 2 expenses include elements of shared or allocated costs incurred by Opus and are recharged to the estate; they are not attributed to the estate by a third party invoice and they do not include a profit element. These disbursements are recoverable in full, subject to the basis of the disbursement charge being approved by creditors in advance. Examples of Category 2 expenses are photocopying, all business mileage (for cases commencing on or after 1 November 2011). Payment of Category 2 expenses require the approval of creditors.

Included in Category 2 expenses are costs incurred with associated parties. These include Forensic work undertaken by Opus Pear Tree Limited.

Examples of the current levels of Category 2 expenses recovered by Opus Restructuring LLP are as follows:

Postage	The current royal mail postage rates
Business mileage per mile	£0.45
Physical file set-up cost (per file) this is the actual cost of the stationery used for the setting up of the file*	£6.00

*The costs recharged are based upon the actual cost of the materials used or the costs which would have been incurred if that service had been sourced externally.

Appendix X: The Joint Administrators' Expenses Estimate

Please note that this estimate reflects the expenses anticipated to be incurred for the full period of the Administration and thus it includes expenses already incurred, details of which are provided elsewhere in this document.

Category 1 Expenses	Basis	Estimate of total
Legal costs (Clarions): providing advice in respect of validity of security and appointment, sale of the freehold Property	Time-costs	£40,000
Agents and Valuers (Hilco Global): providing a valuation and assisting with a sale of the company's assets	Fixed	£20,000
Advertising		£380
Bond premium		£1,170
Utilities		Uncertain
Mail redirection		£400
Document storage		Uncertain
Case management software and website document access		£185
HM Land Registry		£44
Insurance		£50,000
Printing and postage		£50
Administration expenses: accommodation		£4,000
Pre-Appointment Solicitors' fees		£12,473
Specialist student management agent costs		£19,965
Security Costs		Uncertain
Total		£148,667

Category 2 Expenses	Basis	Estimate of total
Opus Pear Tree Ltd		£1,444
Mileage (own car usage)	45p per mile	£500
Total		£1,944

Appendix XI: Summary of the Joint Administrators' Proposals

In order to achieve the purpose of the Administration, the Joint Administrators formally propose to creditors that:

- The Joint Administrators continue to manage the business, affairs and property of the Company in order to achieve the purpose of the Administration, in particular that:
 - (i) they sell the Company's assets at such time and on such terms as they consider appropriate;
 - (ii) they investigate and, if appropriate, pursue any claims that the Company may have against any person, firm or company, whether in contract or otherwise, including any officer or former officer of the Company or any person, firm or company that supplies or has supplied goods or services to the Company; and
 - (iii) they do all such things and generally exercise all their powers as Joint Administrators as they consider desirable or expedient at their discretion in order to achieve the purpose of the Administration or protect and preserve the assets of the Company or maximise the realisations of those assets, or of any purpose incidental to these activities.
- The Joint Administrators make distributions to any secured or preferential creditors in accordance with Paragraph 65 of Schedule B1 of the Act.
- The Joint Administrators end the Administration in one of the following ways, appropriate to the circumstances of the case at the time:
 - (i) in the event that there is no remaining property that might permit a distribution to the Company's creditors, they shall file a notice of dissolution of the Company pursuant to Paragraph 84 of Schedule B1 of the Act; or
 - (ii) in the unlikely event that the Joint Administrators think that a distribution will be made to unsecured creditors (and they have not sought the court's permission, and are otherwise unable, to pay the distribution whilst the Company is in Administration), they shall send to the Registrar of Companies notice to move the Company from Administration to Creditors' Voluntary Liquidation. In such circumstances, Mark Nicholas Ranson and Steven John Parker will be appointed Joint Liquidators and will be authorised to act either jointly or separately in undertaking their duties as Liquidator. Creditors may nominate a different person or persons as the proposed liquidator or liquidators in accordance with Paragraph 83(7)(a) of Schedule B1 of the Act and Rule 3.60(6)(b) of the Rules, but they must make the nomination or nominations at any time after they receive the Statement of Proposals, but before it is approved; or
 - (iii) alternatively, and should there be no likely funds to distribute to unsecured creditors, the Joint Administrators may seek to place the Company into Compulsory Liquidation in order to bring proceedings that only a Liquidator may commence for the benefit of the estate. In such circumstances, Mark Nicholas Ranson and Steven John Parker may ask the court that they be appointed Joint Liquidators, to act either jointly or separately in undertaking their duties as Liquidator; or

(iv) in the event that the Joint Administrators think that the purpose of the Administration has been sufficiently achieved and that control of the Company should be returned to the Company directors, they shall file the relevant form to bring the Administration to an end in accordance with Paragraph 80 of Schedule B1 of the Act.