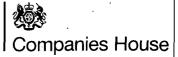
In accordance with Rule 18.6 of the Insolvency (England & Wales) Rules 2016.

AM10

Notice of administrator's progress report



COMPANIES HOUSE Company details Filling in this form Company number 9 Please complete in typescript or in bold black capitals. Company name in full Nero Developments Limited Administrator's name Full forename(s) Simon Surname Campbell · Administrator's address Building name/number Office D Street **Beresford House** Post town **Town Quay** County/Region Southampton Postcode S 0 1 2 A Country Administrator's name • Full forename(s) **Andrew** Other administrator Use this section to tell us about Surname Watling another administrator. Administrator's address @ Building name/number Office D **9** Other administrator Use this section to tell us about Street **Beresford House** another administrator. Post town **Town Quay** County/Region Southampton Postcode S 0 1 Country

AM10
Notice of administrator's progress report

C	Davied of management
6	Period of progress report
From date	1 0 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
To date	0 9 0 7 2 0 72 0
7	Progress report
	☑ I attach a copy of the progress report
8	Sign and date
Administrator's signature	Signature X
Signature date	

AM10

Notice of administrator's progress report

Pre

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	Darra McCarthy-Paul
Company name	Quantuma LLP
Address	Office D
	Beresford House
Post town	Town Quay
County/Region	Southampton
Postcode	S O 1 4 2 A Q
Country	
DX	info@quantuma.com
Telephone	02380336464

✓ 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.

7 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

Nero Developments Limited

(In Administration)

("the Company")

In the High Court of Justice Business and Property Courts in Bristol 2019-6

THE JOINT ADMINISTRATORS' PROGRESS REPORT FOR THE PERIOD 10 JANUARY 2020 TO 9 JULY 2020

5 August 2020

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.

Simon Campbell and Andrew Watling of Quantuma LLP, Office D, Beresford House, Town Quay, Southampton, SO14 2AQ, were appointed Joint Administrators of Nero Developments Limited on 10 January 2019.

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.

Simon Campbell is licensed to act as an insolvency practitioner by the Insolvency Practitioners Association and Andrew Watling is licensed to act as an insolvency practitioner by the Institute of Chartered Accountants in England and Wales

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Review Period

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" Simon Campbell and Andrew Watling of Quantuma LLP

"the Company" Nero Developments Limited (in Administration)

"the Court" High Court of Justice Business and Property Courts in

Bristol 2019-6

"EOS" Estimated Outcome Statement

"SIP" Statement of Insolvency Practice (England & Wales)

"Review Period" Period covered by the report from 10 January 2020 to 9

July 2020

INTRODUCTION

This report has been prepared to provide creditors with an update on the progress of the Administration of the Company since our last report to creditors dated 5 February 2020.

Given the information previously provided to creditors in our earlier reports to creditors, we have not included detailed background information in respect of the Company and have focussed on progress of the Administration subsequent to those reports.

The Joint Administrators' proposals were deemed approved. A formal notice confirming this was sent to all creditors on 18 March 2019.

An extension to the period of the Administration of 12 months was granted by the Court and thus the Administration is now scheduled to end on 9 January 2021.

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

Details of the appointment of the Joint Administrators

Simon Campbell and Andrew Watling of Quantuma LLP were appointed Joint Administrators of the Company on 10 January 2019. 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 together with a summary of the transactions in the previous review periods. The rest of this report describes the key developments in the Administration over the Review Period.

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. VAT has yet to be reclaimed as the Joint Administrators need to determine whether it relates to zero-related supplies, exempt supplies or standard supplies. Advice is being sought in that respect.

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:

- 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; and
- · Completing periodic tax returns.

Realisation of assets

There have been no realisation of assets during the Review Period.

Estimated future realisations

As previously reported, the Company is due a refund of premiums paid to Alpha Insurance, a warranty provider that was declared bankrupt in Denmark. It was estimated the refund would realise £10,582.00. The trustees of Alpha Insurance have been contacted and asked to provide an update on the likely outcome.

The Company is owed £918,591.00 by UK Property And Land Specialists Limited, which is also in administration. A distribution to the creditors of UKPALS is dependent upon Manolete Partners successfully pursuing claims belonging to that company and its Joint Administrators.

The Company will receive a percentage of any realisations resulting from the actions and claims it, and its Joint Administrators, assigned to Manolete Partners. However, Manolete Partners is first entitled to receive its funding back in full prior to any percentage being paid to the Company. As per the attached account, Manolete Partners provided funding of £18,000.00.

Payments

During the Review Period the Company's former bookkeeper was paid £72.00. This payment relates to ongoing access to the Company's accounts via a subscription based service. This will be placed on hold during next Review Period.

Costs incurred but remaining unpaid

Cost Description	Amount (£)
TLT Solicitors - Fees	£32,738.60
TLT Solicitors - Disbursements	£458.41
TOTAL	£33,197.01

TLT Solicitors have incurred total fees of £105,121.03 and total disbursements of £922.83 and these are split equally between the Company and UK Property And Land Specialists Limited, a connected case. Of the amounts incurred £38,722.00 and £6.00 have been billed. The unpaid amounts have been split between the two aforementioned administrations equally.

During the Review Period, the Joint Administrators have also 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 UK Property Development Solutions PLC on 8 January 2016, who was owed £4,035,100 on appointment.

Based on current information there will be insufficient realisations from the Company's assets to settle the indebtedness to UK Property Developments Solutions PLC in full.

Preferential creditors

There are no known preferential creditors.

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 £800,000.

Based on present information, the Joint Administration estimate that there will be insufficient realisations to discharge the costs of Administration in full. Therefore, there will be no net property from which to deduct a prescribed part.

Unsecured creditors

Unsecured claims were estimated at £2,453 in the Director's Estimated Statement of Affairs and to date one claim has been received from unsecured creditors totalling £435,000. That claim comes via the director, Nigel Weir, who is now bankrupt. No evidence in support of that claim has been provided.

OTHER MATTERS AND INFORMATION TO ASSIST CREDITORS

Investigations

As detailed elsewhere in this report, various actions and claims identified as belonging to the Company or the Joint Administrators have been assigned to Manolete Partners. Assignment of the claims followed an initial investigation funded by Manolete Partners. Further details surrounding the commercial element of that assignment might be shared in future reports if our solicitors confirm we are able to share the same. The claims relate to various persons and companies associated and connected with the Company. What we can confirm is that as a result of said claims Nigel Weir, director of the Company, declared himself bankrupt. We are in contact with his Trustee to ascertain the likely outcome of his bankruptcy.

EC Regulations

The Company's centre of main interest was in Salisbury 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/.

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

www.quantuma.com/legal-information/. Information about this insolvency process may be found on the R3 website at www.creditorinsolvencyguide.co.uk.

ETHICS

Please also be advised that Joint Administrators are bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment.

General ethical considerations

During the Review Period, no new threats to compliance with the Code of Ethics have been identified.

Specialist Advice and Services

When instructing third parties to provide specialist advice and services or having the specialist services provided by the firm, the Joint Administrator is 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.

PRE-ADMINISTRATION COSTS

Included within the Joint Administrators' Proposals dated 28 February 2019 was a Statement of Pre-Administration Costs. Pre-Administration costs totalling £6,017.50 (previously detailed) have not yet been approved and thus remain unpaid.

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 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 basis of the Joint Administrators' fees has not yet been fixed. During the Review Period the Joint Administrators have approached the Court in order to fix the basis of their remuneration as a fixed fee of £25,000.00 for the administration. For your information I can confirm the Joint Administrators and their staff have incurred time costs of £45,965.50 to date.

Comparison of estimates

For a detailed schedule of work undertaken by the Joint Administrators during the Review Period and for the period of the Administration as a whole, see Appendix 3. The expenses incurred to date are compared with the original expenses estimate as follows:

Expenses	Original expenses estimate	Actual expenses incurred in the Review Period £	Actual expenses incurred to date	Reason for any excess (if the expenses are likely to, or have, exceeded the original estimate)
Legal Fess	20,000.00	14,780.35	52,102.55	Legal costs were difficult to accurately estimate and considerable input has been required by TLT Solicitors.
Legal Disbursements	0.00	458.41	458.41	

Expenses	Original expenses estimate £	Actual expenses incurred in the Review Period £	Actual expenses incurred to date	Reason for any excess (if the expenses are likely to, or have, exceeded the original estimate)
Agents and Valuers	578.00	0.00	0.00	
Bookkeeper's Fees	0.00	72.00	589.30	Unexpected cost.
Courier Costs	0.00	0.00	121.36	Unexpected cost.
Category 1 disbursements				
Advertising	84.50	0.00	81.45	
Bonding	135.00	-0.00	135.00	
Postage	1.71	0.00	1.71	
Storage	500.00	3.78	16.86	
Land Registry	25.00	0.00	0.00	
Category 2 disbursements				
Stationery	1.50	0.00	1.50	
Photocopying	4.20	0.00	4.20	
AML Search	3.00	0.00	3.00	
Total	21,327.91	15,314.54	53,51534	

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. These costs have not yet been approved by creditors.

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 has been exceeded for the reasons given above.

Other professional costs

Solicitors

TLT Solicitors LLP were instructed by the Joint Administrators to advise on appropriate legal matters including the sale of assets, the validity of security, and investigations. 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 amount to £14,780.35. The Solicitors' total time costs from the date of appointment amount to £52,102.55 of which the sum of £22,886.00 has been paid.

Agents & Valuers

Veritas Property Management were instructed as security agents in relation to Lanterns Cottage. Their costs have been agreed on a fixed rate basis plus disbursements and VAT. The Agent's costs that were invoiced in the period total £317.25 plus VAT. These costs were paid in full during a previous Review Period.

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:

- Confirm the position in regard to the warranty refund
- · Apply to Court for approval of basis for fees and disbursements
- Await outcome of Manolete Partners PLC's work with ongoing claims
- · Await outcome of the bankruptcy of Nigel Weir

Should you have any queries in regard to any of the above please do not hesitate to contact Darra McCarthy-Paul on 023 8033 6464 or by e-mail at Darra.McCarthy-Paul@quantuma.com

Simon Campbell Joint Administrator

The affairs, business and property of Nero Developments Limited (in Administration) are managed by the Joint Administrators, who act as agents of the Company and without personal liability.

Nero Developments Limited (IN ADMINISTRATION)

STATUTORY INFORMATION

Nero Developments Limited Company Name

Proceedings In Administration

High Court of Justice Business and Property Courts Court

in Bristol

6 of 2019 **Court Reference**

10 January 2019 **Date of Appointment**

Simon Campbell Joint Administrators

Andrew Watling Quantuma LLP

Office D, Beresford House, Town

Southampton, SO14 2AQ

All functions, duties and powers may be exercised Joint Administrators' functions

by either one or both of the Joint Administrators

Registered office address c/o Quantuma LLP

Office D, Beresford Town Quay, House,

Southampton, SO14 2AQ

09807017 **Company Number**

03/10/2015 **Incorporation Date**

Clifford Fry & Co (Company Secretarial) Limited Company Secretary

UK Property Developments Solutions PLC, c/o Forest Edge Accountancy, 2 Appletree Close, Appointment by

Redlynch, Salisbury, England, SP5 2JG

Nigel Weir and Neil Trewartha Directors at date of Appointment

Nigel Weir 100% Directors' Shareholdings

Nero Developments Limited (IN ADMINISTRATION)

THE JOINT ADMINISTRATORS' RECEIPTS AND PAYMENTS ACCOUNT AS AT 9 JULY 2020

Nero Developments Limited (In Administration) Joint Administrators' Summary of Receipts & Payments

	To 09/07/2020	To 09/07/2020
<u> </u>	£	£
S		
The Lanterns	46,332,44	46,332.44
	46,332.44	46,332.44
SATION		•
	8,820.50	8,820.50
ees	317.25	317.25
•	(9,137.75)	(9,137.75)
ONS .		, ,
ss	22.13	22.13
	1,100.46	1,100.46
•	NIL	NIL
ution	18,000.00	18,000.00
·	2,185.86	2,185.86
	NIL	NIL
	NIL	NIL
	21,308.45	21,308.45
ATIONS		
sbursements	216.45	216.45
es	2,566.00	2,566.00
es ·	589.30	589.30
	. 121.36	121.36
	14.065.50	14,065.50
• •		(17,558.61)
SE CREDITORS		, ,
	NIL	NIL
	NIL	NIL
DITORS	•	
	NIL	NIL
	NIL	NIL
lders	NIL	NIL
•	NIL	NIL
•	·	
	40.944.53	40,944.53
•	=	· =
		35,723.12
ivable		63.45
···		5,157.96
	· .	
		40,944.53
	The Lanterns SATION SEES ONS SS Ution ATIONS Subursements SEES SEE CREDITORS Selopment Solutions EDITORS Creditors Solders	The Lanterns

Nero Developments Limited (IN ADMINISTRATION)

Time Entry - SIP9 Time & Cost Summary

6003598 - Nero Developments Limited Project Code: POST From: 10/01/2020 To: 09/07/2020

SCHEDULE OF THE JOINT ADMINISTRATORS' TIME COSTS DURING THE REVIEW PERIOD AND THE WHOLE PERIOD OF THE ADMINISTRATION

lassification of Work Function	Partner	Manager	. Other Sentor Protessionals	Assistants & Support Staff	Total Hours	Time Cost (C)	Average Hourly Rate (£)	
					,	-		
damin & Plensking	3.80	000	12.95	3.90	20.65	4,300.75	208.27	
ase Specific Matters	0000	00'0	0.00	00:00	0.00	0.00	0.00	
ashiering	0.00	0.00	0.30	220	05.2	379.50	151.80	
basing Procedures	0.00	00.00	0.00	00:0	0.00	0.00	0.00	
redbrs	0.70	0.00	5.10	6,20	10.00	1,675.50	167.55	
ivesitiations	5.70	0.00	, . 2711 77	0000	16.95	4,166.75	245.83	
re Appointment	0.00	00'0	0.00	0.00	0.00	0.00	00'0	
ealisation of Assets	0.20	00.00	275	0.00	2.95	. 632.25	214.32	
griber	00:00	0.00	0.00	0000	000	0.00	0.00	
otal Hours	10.40	00.00	32.35	10.30	30.63	11,154.75	270.27	
otal Fees Claimed						000		
otal Disbursements Claimed					•	216.45	•	

Time Entry - SIP9 Time & Cost Summary

6003598 - Nero Developments Limited Project Code: POST From: 10/01/2019 To: 09/07/2020

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours ∽	Time Cost (E)	Average Hourly Rate (E)
					•	•	
Admin & Planning	12.80	7.10	26.30	40.80	87.00	15,269.50	175.51
Case Specific Matters	0.00	0.00	0.00	0.00	. 0.00	0.00	. 0.00
Cashiering	0.00	0.00	0.30	8.40	8.70	1,195.50	137.41
Closing Procedures	0.00	0.00	0.00	0.00	. 0.00	0.00	0.00
Creditors	2.50	1.00	24.00	9.00	36.50	6,628.00	181.59
nvestigations	20.60	. 3.00	41.85	16.70	82.15	17,418.75	212.04
Pre Appointment	0.00	ò.00	0.00	0.00	0.00	0.00	0.00
Realisation of Assets	9.20	0.00	10.65	0.00	19.85	4,962.75	250.01
Trading	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fotal Hours	45.10	11.10	103.10	74.90	234.20	45,474.50	194.17

216.45

Nero Developments Limited (IN ADMINISTRATION)

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

Description of work undertaken	Includes
	, ;
	·
ADMINISTRATION & PLANNING	
General Administration - Dealing with all routine correspondence and emails relating to the case.	
Case strategy & completing file reviews at 1 month, 3 months	Discussions regarding strategies to be pursued
& 6 months.	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
CDEDITORO.	
CREDITORS	
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
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
Initial Appointment Notification to Creditors - Preparing the documentation & sending out initial appointment notification to creditors	Preparing a fee estimate for inclusion with the report to creditors.
INVESTIGATIONS	
Investigating & Pursuing Antecedent Transactions	
REALISATION OF ASSETS	, .
Freehold/Leasehold Property	Liaising with valuers and agents on marketing strategy and offers received Dealing with tenant issues (if any) Liaising with secured creditors and landlords Agreeing assignment, surrender or disclaiming property
CASHIERING	
Dealing with cheque requisitions	Issuing cheques/BACS payments
Dealing with deposit forms	Banking remittances

Description of work undertaken	Includes
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.

Co. III	Charge out rates
Staff	£
Partners	480.00
Assistant Manager	275.00
Administrator	. 200.00
Case Cashier100.00	135.00
Support Staff/Executive Assistant	100.00