

AM10

Notice of administrator's progress report



Companies House

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

1 Company details

Company number 1 0 4 2 4 5 0 2

Company name in full Beaumont Street Limited

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

2 Administrator's name

Full forename(s) Arron

Surname Kendall

3 Administrator's address

Building name/number 20 Old Bailey

Street London

Post town EC4M 7AN

County/Region

Postcode

Country

4 Administrator's name ①

Full forename(s) Simon

Surname Thomas

① **Other administrator**
Use this section to tell us about
another administrator.

5 Administrator's address ②

Building name/number 20 Old Bailey

Street London

Post town EC4M 7AN

County/Region

Postcode

Country

② **Other administrator**
Use this section to tell us about
another administrator.

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6

Period of progress report


From date	<small>d</small>	<small>d</small>	<small>m</small>	<small>m</small>	<small>y</small>	<small>y</small>	<small>y</small>	<small>y</small>	
	2	3	0	8	2	0	2	0	
To date	<small>d</small>	<small>d</small>	<small>m</small>	<small>m</small>	<small>y</small>	<small>y</small>	<small>y</small>	<small>y</small>	
	2	2	0	2	2	0	2	1	

7

Progress report

☒ I attach a copy of the progress report**8**

Sign and date

Administrator's signature	Signature		
	X		X
Signature date	<small>d</small>	<small>d</small>	<small>m</small> <small>m</small> <small>y</small> <small>y</small> <small>y</small> <small>y</small>

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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 **Ben Pearce**

Company name **Moorfields**

Address **20 Old Bailey**

Post town **London**

County/Region

Postcode **E C 4 M 7 A N**

Country

DX

Telephone **0207 186 1144**



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 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 High Court of Justice Reference No. CR-2018-001543

Beaumont Street Limited
(In Administration)

The Joint Administrators' Sixth Progress Report to 22 February 2021

15 March 2021

Arron Kendall
Simon Thomas

Moorfields
20 Old Bailey, London, EC4M 7AN

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.

Arron Kendall and Simon Thomas were appointed Joint Administrators of Beaumont Street Limited on 23 February 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.

Contents

1. Executive Summary
2. The Progress of the Administration
3. Creditors: Claims and Distributions
4. Investigations
5. The Joint Administrators' Fees and Expenses
6. Exit from Administration
7. Ethics
8. Creditors' Rights
9. Further information

Appendices

- I. Statutory Information and Definitions
- II. The Joint Administrators' Receipts and Payments Account
- III. The Joint Administrators' Time Costs
- IV. Charge-out Rates and Bases of Disbursements
- V. Details of Work Undertaken
- VI. Comparison of fees and expenses

1. EXECUTIVE SUMMARY

This is the Joint Administrators' sixth progress report for the period 23 August 2020 to 22 February 2021 ("Review Period").

The Company entered Administration on 23 February 2018 and Arron Kendall and Simon Thomas, both Licensed Insolvency Practitioners of Moorfields Advisory Limited ("Moorfields") were appointed to act as Joint Administrators.

This report should be read in conjunction with the Joint Administrators' Statement of Proposals ("the Proposals") circulated to all known creditors on 17 April 2018 and the previous report dated 15 September 2020. There has been no major deviation from the strategy as proposed.

To date, fees of £100,000 have been drawn in respect of the Administration. Further information regarding fees is given in Section 5.

Dividend prospects are as follows:

Creditor class	Distribution / dividend paid to date	Anticipated distribution / dividend
Secured creditor	None	Uncertain
Preferential creditors	N/A	N/A
Unsecured creditors	None	None

The Administration has been extended until 22 February 2022, by Order of the Court.

Statutory information relating to the Company and the Joint Administrators' appointment is attached at Appendix I.

2. THE PROGRESS OF THE ADMINISTRATION

2.1 The Joint Administrators' Receipts and Payments Account

Attached at Appendix II is a receipts and payments account for the Review Period together with a summary of the transactions in the previous review periods.

Receipts and payments are shown net of VAT throughout this report and appendices, unless otherwise stated.

The Joint Administrators have not been provided with a Statement of Affairs.

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 in the Review Period, see Appendix V.

In this section, we have summarised the main asset realisations during the Review Period and an estimation of those assets yet to be realised.

2.2 Realisation of Assets

Leasehold Land & Property - Development land at Greenbank Avenue, Plymouth PL4 8PY

As previously reported, the Joint Administrators have completed the development of student accommodation comprising 39 self-contained leasehold units, known as Beaumont Square ("the Development").

The sale of a further unit was completed during the period, for £67,500.

Steps are currently being taken to sell the remaining units and freehold. In the meantime, students have been occupying the Development since the start of the 2019/2020 academic year and approximately half of the units are let for the upcoming 2021/22 academic year, with further bookings expected.

Net Rental Income

Clever Student Lets ("CSL") were engaged to find student tenants for the individual units. The rents are payable to a management company who transfer net income to the Administrators on a quarterly basis. During the period, net rental income received after payment of running costs totalled £53,095.

Legal Documents Fees – Sales

As part of the completion of the sale of the unit in the period, the purchasers were required to make a small contribution to the legal fees incurred by the Joint Administrators. The Joint Administrators received £150 in this regard.

2.3 Estimated Future Realisations

Development land at Greenbank Avenue, Plymouth PL4 8PY

The Joint Administrators are now considering their strategy for disposing of the remaining 4 units of the Development and the freehold.

CSL remain engaged to manage the block and to let the individual units to students. CSL are engaged on a commission basis of 11% of the gross rental income from the student tenants.

2.4 Sale of Assets to a Connected Party

In accordance with SIP 13, England & Wales, the Joint Administrators confirm that they are not aware of any sales to connected parties in the period of the Administration or in the two years preceding the Administration Order.

3. CREDITORS: CLAIMS AND DISTRIBUTIONS

3.1 Secured creditors

The Company granted fixed and floating charges to Moneything (Security Trustee) Limited (Moneything") on 22 May 2017. At the date of the Administration the indebtedness to Moneything was estimated at £2.04 million plus interest and fees. To date, funds totalling £48,109.82 have been distributed to Moneything.

An additional legal charge granting a fixed charge over the Property in favour of TFG Capital Limited was created on 14 December 2017 and as at the date of the Administration the sum of £185,000 plus interests and fees remained outstanding.

Based on current information it is likely that both Moneything and TFG Capital Limited will suffer a shortfall.

3.2 Preferential creditors

The Joint Administrators are not aware of any preferential creditors of the Company.

3.3 Prescribed Part

Under the provisions of Section 176A of the Insolvency Act 1986 the Administrators must state the amount of funds available to unsecured creditors in respect of the Prescribed Part. This provision only applies where the company has granted a floating charge to a creditor after 15 September 2003.

The Prescribed Part (section 176A of the Insolvency Act 1986 (Prescribed Part) Order 2003) applies where there are floating charge realisations, net of costs and preferential claims (the 'net property'), to be set aside for unsecured creditors. This equates to:

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

The Company's net property is the amount of its property subject to any floating charges created by the Company after allowing for costs and claims of preferential creditors.

A floating charge was granted in favour of Moneything on 22 May 2017, the Prescribed Part would therefore ordinarily apply.

Based on present information the Administrators estimate that, after allowing for costs, there will be no net property from which to retain and distribute the Prescribed Part.

3.4 Unsecured creditors

The Joint Administrators have received claims totalling £144,879 from ten creditors. The Joint Administrators are aware of twelve further creditors whose debts are estimated to total £170,704, in accordance with the Company's records.

No defined clarification of creditors' claims has been undertaken. Based on current information, and in accordance with information available at the time of the Joint Administrators' proposals, the Joint Administrators do not anticipate there being sufficient funds to enable a distribution to be paid to the unsecured creditors of the Company.

4 INVESTIGATIONS

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.

The Joint Administrators enquiries into the affairs of the Company highlighted potential claims against third parties, but the nature and quantum of those claims remain confidential at this stage in order to avoid prejudicing the investigations.

If creditors wish to bring any matters, they believe to be relevant to the attention of the Joint Administrators, they are invited to do so in writing to Arron Kendall and Simon Thomas at Moorfields, 20 Old Bailey, London, EC4M 7AN.

5 THE JOINT ADMINISTRATORS' FEES AND EXPENSES

5.1 Pre-Administration Costs

As previously reported, the Administrators incurred time costs of £786 prior to their appointment but are not seeking payment of these costs.

5.2 The Joint Administrators' Fees

In accordance with the Proposals, and pursuant to Rule 18.18 of the Rules, approval for the Joint Administrators remuneration was obtained from the secured creditors by reference to time properly given by the Joint Administrators and their staff, in attending to matters arising in the Administration

When the Joint Administrators seek approval of their fees on a time cost basis, they have to provide a fee estimate. A fee estimate, of £151,115, representing 452 hours at a blended rate of £334 per hour, was provided with the Proposals dated 13 April 2018. A revised fee estimate, of £279,859 representing £790 hours at a blended rate of £354 per hour, was provided with the Joint Administrators' previous report dated 18 March 2019.

To date, the Administrators have drawn fees totalling £100,000.

A breakdown of the time costs incurred during the Review Period and for the Administration as a whole is provided at Appendix III and further information

regarding the charge-out rates of the Joint Administrators and their staff is provided at Appendix IV.

Time costs for the Review Period are £18,509. This represents 61 hours at an average hourly rate of £301 per hour. Time costs for the cumulative period are £367,995, representing 301 hours.

A comparison of the Joint Administrators time costs and fee estimate is attached at Appendix VI

Further information about creditors' rights can be obtained by visiting the creditors' information micro-site published by the Association of Business Recovery Professionals (R3) at <http://www.creditorinsolvencyguide.co.uk/>. Details about how an office holder's fees may be approved for each case type are available in a series of Guidance Notes issued with SIP 9, and they can be accessed at <http://www.icaew.com/en/technical/insolvency/creditors-guides>

Should you require a paper copy, please send your request in writing to the Joint Administrators and this will be provided to you at no cost.

5.3 Disbursements and Expenses

All expenses and disbursements paid by the Joint Administrators in the Review Period are reflected in the receipts and payments account at Appendix II.

In accordance with SIP 9, where expenses are incurred by Moorfields in respect of the insolvent estate they may be recharged. Such expenses can be divided into two categories, category 1 disbursements and category 2 disbursement, details of which are provided at Appendix IV.

The secured creditors agreed that the Joint Administrators be authorised to draw certain disbursements (as defined in SIP 9 as "Category 2" disbursements) calculated on the bases set out also in Appendix IV.

The Joint Administrators are entitled to pay Category 1 disbursements from the funds held in the Administration estate without approval.

5.4 Professional Advisor Costs / Other Expenses

The expenses paid by the Joint Administrators in the Review period of this report are reflected in the receipts and payments account at Appendix II and further detailed at Appendix VI.

The statement excludes any potential tax liabilities that may be payable as an expense of the Administration in due course because amounts due will depend upon the position at the end of the tax accounting period.

6 EXIT FROM ADMINISTRATION

The Administration has been extended until 22 February 2022, to deal with the outstanding matters relating to the Development.

As outlined in the Proposals, it is the Joint Administrators' intention to exit the Administration by filing notice of dissolution with the Registrar of Companies as there

are expected to be insufficient funds to enable a distribution to unsecured creditors. The Company will then automatically be dissolved by the Registrar of Companies, three months after the notice is registered.

The Joint Administrators will be discharged from liability under Paragraph 98(3) of Schedule B1 to the Insolvency Act 1986 immediately upon their appointment as Joint Administrators ceasing to have effect.

7 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.

8 CREDITORS RIGHTS

8.1 **Creditors' Right** 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.

8.2 **Creditors' Right** 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.

9 FURTHER INFORMATION

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

In accordance with the provisions of the General Data Protection Regulations the lawful basis for processing your personal data is in order to comply with my legal obligations set out in the Insolvency Legislation, the purpose of processing the data is to administer the insolvent estate. Your data will be retained by me for 6 years and 3 months following my vacation of office. Further details regarding how we process your personal data can be found in our Privacy policy located here: <https://www.moorfieldscr.com/privacy-policy>

If you have any queries regarding this report, please contact Ben Pearce of this office in the first instance.

I will report to you again at the conclusion of the Administration or in six months' time, whichever is the sooner.

For and on behalf of
Beaumont Street Limited



A S Kendall
Joint Administrator

DDI 0207 186 1189
Fax 0207 186 1117
Email ben.pearce@moorfieldscr.com

Arron Kendall and Simon Thomas were appointed Joint Administrators of Beaumont Street Limited on 23 February 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.

~~BEAUMONT STREET LIMITED (IN ADMINISTRATION)~~

STATUTORY INFORMATION

Company Name	Beaumont Street Limited
Company Number	10424502
Previous Names	
Trading Address	Queens Court, 24 Queen Street, Manchester, M2 5HX
Proceedings	In Administration
Court	High Court of Justice
Court Reference	CR-2018-001543
Date of Appointment	23 February 2018
Joint Administrators	Arron Kendall and Simon Thomas Moorfields 20 Old Bailey, London, EC4M 7AN
Registered office address	c/o Moorfields 20 Old Bailey, London, EC4M 7AN
Appointment by	Moneything (Security Trustee) Limited - Qualified Floating Charge Holder
Functions	Any act required or authorised under any enactment to be done by an Administrator may be done by either or both of the Joint Administrators acting jointly or alone.
Extension	The Administration was extended for a period of 12 months to 22 February 2020, with the consent of the secured creditor. By Court Order it was resolved, in accordance with Paragraph 76(2) of Schedule B1 of the Act, that the Joint Administrators may further extend the period of Administration by 24 months until 22 February 2022.
EU Regulations	The Company's registered office is from where the Company carries on its business. Therefore, in the absence of proof to the contrary, the Company's centre of main interests is in the United Kingdom and as such these proceedings will be the main proceedings.

DEFINITIONS

The Act	Insolvency Act 1986
The Rules	Insolvency Rules 1986 or Insolvency (England & Wales) Rules 2016 (whichever applied at the time of the event)

The Joint Administrators

The Company

The Court

SIP

Arron Kendall and Simon Thomas of Moorfields

Beaumont Street Limited (in Administration)

High Court of Justice

Statement of Insolvency Practice

, Beaumont Street Limited
(In Administration)
Joint Administrators' Summary of Receipts & Payments

Statement of Affairs £	From 23/08/2020 To 22/02/2021 £	From 23/02/2018 To 22/02/2021 £
SECURED ASSETS		
Leasehold Land & Property	67,500.00	2,305,470.00
Ground Rent	NIL	472.17
Build Facility Drawdowns	NIL	800,000.00
Legal Documents Fees - sales	150.00	5,250.00
Net Rental Income	53,094.83	198,573.61
Bank Interest	118.20	968.82
Debtors - Leasehold Sales	NIL	20,345.00
VAT credit	NIL	5,484.02
	120,863.03	3,336,563.62
COSTS OF REALISATION		
Office Holders Fees	(5,216.79)	100,000.00
Agents Fees	8,775.00	101,389.23
Interest payable for delayed completion	NIL	3,644.76
Legal Fees	5,000.00	79,596.04
Scaffolding Hire	NIL	4,310.00
TFG Capital Build Facility	NIL	907,303.61
Facility Transaction Charges	NIL	76.00
Professional Fees	500.00	3,585.03
Build Completion Costs	NIL	886,641.80
Statutory Advertising	NIL	84.60
Bank charges	NIL	215.40
Due Diligence Costs	NIL	12,880.00
Security Costs	NIL	510.00
Rent Guarantee	112,540.25	317,716.80
Insurance	NIL	11,047.35
Warranty	NIL	28,623.45
	(121,598.46)	(2,457,624.07)
SECURED CREDITORS		
Moneything	NIL	30,934.82
	NIL	(30,934.82)
GENERAL SECURED GROUP		
Intergroup Loan	NIL	208,200.00
	NIL	(208,200.00)
COSTS OF REALISATIONS		
Utilities	NIL	529.27
	NIL	(529.27)
COST OF REALISATIONS		
Office holders disbursements fixed	5,216.79	5,216.79
	(5,216.79)	(5,216.79)
	(5,952.22)	634,058.67
REPRESENTED BY		
Bank 1 Current		463,777.88
Fixed Ch Vat Payable		(270.00)
Fixed Ch Vat Receivable		47,147.96
Suspense Account		169,417.40
VAT control account Fixed		(46,014.57)
		634,058.67

Funds are held in an interest bearing bank account
The Joint Administrators have not been provided with a Statement of Affairs

Time Entry - SIP9 Time & Cost Summary + Cumulative

APPENDIX III

BEAU001 - Beaumont Street Limited
Project Code: POST
From: 23/08/2020 To: 22/02/2021

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)	Total Hours Cum (POST Only)	Total Time Costs Cum (POST Only)
Admin & Planning	0.00	2.40	19.60	4.00	26.00	7,034.00	270.54	235.00	62,045.25
Asset Realisation	0.00	7.00	23.20	0.00	30.20	9,300.00	307.95	822.75	248,087.00
Case Specific Matters	0.00	0.00	0.75	0.00	0.75	187.50	250.00	8.25	2,774.50
Chargeable - expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	0.00	3.50	0.95	0.00	4.45	1,987.50	446.63	56.50	22,958.25
Investigations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68.50	31,529.50
Non-chargeable - expenses	0.00	0.00	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	1.20	600.00
Total Hours / Costs	0.00	12.90	44.50	4.00	61.40	18,509.00	301.45	1,192.20	367,994.50
Total Fees Claimed						100,000.00			
Total Disbursements Claimed						5,216.79			

Moorfields

Statement of Policy on Charging Remuneration and Disbursements January 2021

In accordance with best practice we provide below details of policies of Moorfields, in respect of fees and disbursements for work in relation to insolvency estates.

The Partners will engage managers and other staff to work on the insolvent estate and statutory compliance diaries. The work required is delegated to the most appropriate level of staff taking account of the nature of the work and the individual's experience. Additional assistance is provided by accounting and treasury executives dealing with the estate's bank accounts. Work carried out by all staff is subject to the overall supervision of the Partners.

All time spent by staff working directly on case related matters is charged to a time code established for the case. Each member of staff has a specific hourly rate, which is subject to change over time.

The current charge out rates per hour of staff within the firm who may be involved in working on the insolvency follows: this in no way implies that staff at all such grades will work on the case.

GRADE	£
Partner	625
Director	550
Senior Manager	530
Manager	500
Assistant Manager	450
Senior Associate	375
Associate	250
Cashier/ Support	195

The rates charged by Moorfields are reviewed periodically in January & July each year and are adjusted to take account of inflation and the firm's overheads.

Our rates increased on 1 January 2021. The charge out rates per hour for the period from 1 January 2020 to 31 December 2020 were:

GRADE	£
Partner	600
Director	550
Senior Manager	530
Manager	500
Assistant Manager	450
Senior Associate	375
Associate	250
Cashier/ Support	195

Time spent on casework is recorded directly to the relevant case using a computerised time recording system and the nature of the work undertaken is recorded at that time in units of 6 minutes.

Where an officeholder's remuneration is approved on a time cost basis the time invoiced to the case will be subject to VAT at the prevailing rate.

Where remuneration has been approved on a time cost basis the time invoiced will be provided to any committee appointed by the creditors or in the absence of a committee to the creditors, the report will provide a breakdown of the remuneration drawn and will enable the recipients to see the average rates of such costs. The current hourly rates may be higher than the average rates, if hourly rates have increased over the period covered by the fee request.

Approved remuneration will be drawn at such times that sufficient funds are available.

OTHER COSTS

In accordance with Statement of Insolvency Practice No. 9, where expenses are incurred in respect of the insolvent estate they will be recharged. Such expenses can be divided into two categories.

Category 1 Disbursements

Separate charges are made in respect of directly attributable expenses (Category 1 disbursements) such as travelling, postage, photocopying (if external provider), statutory advertising and other expenses made on behalf of the assignment.

Such disbursements can be paid from the insolvent's assets without approval from the Creditors' Committee or the general body of creditors. In line with Statement of Insolvency Practice No. 9, it is our policy to disclose Category 1 disbursements drawn but not to seek approval for their payment. We are prepared to provide such additional information as may reasonably be required to support the disbursements drawn.

Category 2 Disbursements

Category 2 disbursements do require approval from creditors. These disbursements can include costs incurred by Moorfields for the provision of services which include an element of recharged overhead, for example, room hire or document storage. Statement of Insolvency Practice No. 9 provides that such disbursements are subject to approval as if they were remuneration. It is our policy, in line with the Statement, to seek approval for Category 2 disbursements before they are drawn.

The following Category 2 disbursements are currently charged by this firm

- Photocopying charge for sending out circulars – 5 pence per sheet.
- A set-up charge of £50 per case for online creditor reporting where applicable
- Mileage allowances are paid at HM Revenue & Customs approved rates. For personnel using their own vehicles, these are currently 45 pence per mile for the first 10,000 miles and 25 pence per mile thereafter.
- A charge of £10 for identification searches per director to comply with Money Laundering Regulations.

- A charge of £100 for FAME investigation searches.

It should be noted that disbursements costs might increase from time to time, however, increases would only be in line with inflation or increases from our supplier.

BEAUMONT STREET LIMITED (IN ADMINISTRATION)

DETAILS OF WORK UNDERTAKEN BY THE JOINT ADMINISTRATORS IN THE REVIEW PERIOD

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.

It is the Joint Administrators' policy to delegate the routine administrative tasks to less senior staff in order to maximise the cost effectiveness of the work performed. These staff are supervised by senior staff and the Joint Administrators. Any matter of complexity or significance is dealt with by the senior staff on the team and the Joint Administrators.

General Description	Includes
Statutory and General Administration	
Statutory/advertising	Filing of documents to meet statutory requirements including annual receipts and payments accounts Annual corporation tax returns Quarterly VAT returns
Document maintenance/file review/checklist	Filing of documents Periodic file reviews documenting strategy 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
Bank account administration	Bank account reconciliations 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 job files to storage
Reports	Preparing annual progress report, investigation and general reports to creditors
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
Insurance	Correspondence with insurer regarding initial and ongoing insurance requirements Reviewing insurance policies
Asset related legal matters	Liaising with solicitors regarding sales of freehold/leasehold property
Creditors and Distributions	
Secured Creditor	Liaising with the secured creditor in relation to the sale of assets subject to their security
Creditor Communication	Receive and follow up creditor enquiries via telephone Review and prepare correspondence to creditors and their representatives via facsimile, email and post

BEAUMONT STREET LIMITED (IN ADMINISTRATION)

DETAILS OF THE JOINT ADMINISTRATORS FEES AND EXPENSES

Comparison of estimates

The Joint Administrators' time costs incurred to date (whether or not they have been charged to the Administration estate) are compared with the adjusted fees estimate as follows:

Work category	Adjusted fees estimate			Time costs incurred during the Review Period			Actual time costs incurred to date		
	Number of hours	Total time costs £	Blended hourly rate £ per hour	Number of hours	Total time costs £	Average hourly rate £ per hour	Number of hours	Total time costs £	Average hourly rate £ per hour
Administration (including statutory reporting)	164	55,066	336	26	7,034	271	235	62,045	264
Realisation of assets	399	143,035	358	30	9,300	308	823	248,087	302
Creditors (claims and distribution)	79	25,125	321	4	1,988	447	57	22,958	403
Investigations	150	56,633	379	-	-	-	69	31,530	406
Trading	-	-	-	-	-	-	1	600	600
Case specific	-	-	-	1	188	250	8	2,775	336
Total	791	279,859	354	61	18,509	301	1,192	367,995	309

The expenses incurred in the Review Period are compared with the original expenses estimate as follows:

Expenses	Original expenses estimate £	Expenses incurred in the Review Period £	Expenses paid in the Review Period £	Expenses unpaid £	Reason for any excess (if the expenses are likely to, or have, exceeded the original estimate)
Legal costs – Eversheds	-	5,000	5,000	-	Legal fees in relation to leasehold property sales
Agents fees – ROC Invest	-	8,775	8,775	-	Agent fees – assisting with the sale of leasehold units. Engaged on a commission basis
Professional fees – Ward Williams	-	500	500	-	Accounting services- preparation and submission of Corporation Tax return
Other Category 1 expenses	-	-	-	-	-
Category 2 expenses	-	-	-	-	-

Other Expenses

Rent Guarantee

As part of the sales of the units, purchasers are entitled to a guaranteed return on their investment for 3 years by way of a rent guarantee. Payments to leaseholders have totalled £112,540 during the period in this regard.

The bases on which the expenses defined as Category 2 disbursements are calculated are explained in Appendix IV.

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

- the adjusted fees estimate has been exceeded; and

The main reasons why the fees estimate has been exceeded is the additional time required to (1) realise the leasehold property, (2) trade the student accommodation whilst a disposal strategy was pursued and (3), consider disposal strategies for the freehold property. However, given the limited realisations in this case to date, the Joint Administrators do not propose to draw fees in excess of the fees estimate at present. The Joint Administrators will review the position as regards fees when the prospects of realising the remaining assets become clearer.