

# AM03

## Notice of administrator's proposals



Companies House

For further information, please  
refer to our guidance at  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

### 1 Company details

Company number 1 0 9 0 6 6 0 4

Company name in full Impact Modular Limited

#### → Filling in this form

Please complete in typescript or in  
bold black capitals.

### 2 Administrator's name

Full forename(s) Andrew

Surname Andronikou

### 3 Administrator's address

Building name/number High Holborn House

Street 52-54 High Holborn

Post town London

County/Region

Postcode W C 1 V 6 R L

Country

### 4 Administrator's name ①

Full forename(s) Michael

Surname Kiely

#### ① Other administrator

Use this section to tell us about  
another administrator.

### 5 Administrator's address ②

Building name/number High Holborn House

Street 52-54 High Holborn

Post town London

County/Region

Postcode W C 1 V 6 R L

Country

#### ② Other administrator

Use this section to tell us about  
another administrator.

# AM03

## Notice of Administrator's Proposals

**6**

### Statement of proposals

☒ I attach a copy of the statement of proposals**7**

### Qualifying report and administrator's statement <sup>①</sup>

☐ I attach a copy of the qualifying report☐ I attach a statement of disposal

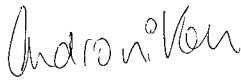
<sup>①</sup> As required by regulation 9(5) of The Administration (Restrictions on Disposal etc. to Connected Persons) Regulations 2021)

**8**

### Sign and date

Administrator's  
Signature

Signature

**X****X**

Signature date

<sup>d</sup>

2

<sup>d</sup>

8

<sup>m</sup>

0

<sup>m</sup>

4

<sup>y</sup>

2

<sup>y</sup>

0

<sup>y</sup>

2

<sup>y</sup>

3

# AM03

## Notice of Administrator's Proposals



### Presenter information

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

Contact name	Ellis Brealey
Company name	Quantuma Advisory Limited
Address	High Holborn House 52-54 High Holborn
Post town	London
County/Region	
Postcode	W C 1 V 6 R L
Country	
DX	
Telephone	020 3856 6720



### Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed 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](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

Impact Modular Limited (In Administration)

**The Joint Administrators' Statement of Proposals**

In the High Court of Justice Business and Property Courts of England  
and Wales Reference No. CR-2023-001253

Impact Modular Limited (In Administration)

**THE JOINT ADMINISTRATORS' STATEMENT OF PROPOSALS**

Andrew Andronikou and Michael Kiely  
Joint Administrators

Quantuma Advisory Limited

High Holborn House, 52-54 High Holborn, London, WC1V 6RL

020 3856 6720

Disclaimer Notice

- This Statement of Proposals has been prepared by Andrew Andronikou and Michael Kiely, the Joint Administrators of Impact Modular 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 agent for Impact Modular Limited and contract without personal liability. The appointment of the Joint Administrators is personal to them and, to the fullest extent permitted by law, Quantuma Advisory Limited 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.

**The Joint Administrators' Statement of Proposals**

CONTENTS

1	Executive Summary
2	Background to the Company
3	Events leading to the Administration
4	The Objective of the Administration
5	<b>Events since the Joint Administrators' Appointment</b>
6	The Statement of Affairs and the Outcomes for Creditors
7	<b>The Joint Administrators' Fees</b>
8	<b>The Joint Administrators' Expenses</b>
9	<b>The Joint Administrators' Discharge</b>
10	Approval Process

APPENDICES

Appendix I	Definitions
Appendix II	Statutory and Financial Information
Appendix III	Statement of Pre-Administration Costs
Appendix IV	<b>Director's Estimated Statement of Affairs</b>
Appendix V	Receipts and Payments Account and Trading Account
Appendix VI	Estimated Outcome Statement
Appendix VII	<b>The Joint Administrators' Fees &amp; Expenses Estimate</b>
Appendix VIII	<b>Breakdown of the Joint Administrators' Time-costs</b>
Appendix IX	Charge-out Rates and Expenses Policy
Appendix X	<b>Summary of the Joint Administrators' Proposals</b>
Appendix XI	Decision Process Documents

**The Joint Administrators' Statement of Proposals**

**1. Executive Summary**

- 1.1 This Statement of Proposals is being delivered to creditors on 28 April 2023.
- 1.2 On 8 March 2023, Andrew Andronikou and Michael Kiely of Quantuma Advisory Limited were appointed Joint Administrators of the Company following the filing of a Notice of Appointment of Administrators by Impact Capital Group Limited (the qualifying floating charge holder).
- 1.3 The Joint Administrators are currently pursuing the first statutory objective of rescuing the Company as a going concern by way of a Company Voluntary Arrangement, however if this is not achievable the second statutory objective of achieving a better result for the Company's creditors as a whole than would be likely if the Company were wound up (without first being in Administration).
- 1.4 A summary of the current and anticipated future positions are detailed below:

**Assets**

Asset	Realisations to date	Anticipated future realisations	Total anticipated realisations
Investment shares – Zed Pods Ltd	Nil	Uncertain	Uncertain
Cash at Bank	£83,615.15	£576.86	£84,192.01
Rent deposit	Nil	Uncertain	Uncertain
Vehicles - Unencumbered	Nil	£400.00	£400.00*
Prototype modular buildings	Nil	£40,000.00	£40,000.00
Plant & Machinery	Nil	£8,500.00	£8,500.00
Office furniture & Equipment	Nil	£5,600.00	£5,600.00*
Stock	Nil	£8,300.00	£8,300.00*
<b>Total</b>	<b>£83,615.15</b>	<b>£63,376.86</b>	<b>£146,992.01</b>

\*The market values provided are reliant on the assets being sold in-situ and will decrease to c.40% of the listed values if sold on an ex-situ basis.

**Expenses**

Expense	Expense incurred to date	Anticipated further expense	Total anticipated expense
Joint administrators' pre-appointment fees	£6,570.00	Nil	£6,570.00
Joint Administrators' post-appointment fees	£24,489.50	£45,763.50	£70,253.00
Joint Administrators' expenses	£422.75	£1,398.24	£1820.99
Solicitors' pre-appointment fees	£5,400.00	Nil	£5,400.00
Solicitors' pre-appointment expenses	£50.00	Nil	£50.00
Solicitors' post-appointment fees	£1,980.00	£8,020.00	£10,000.00
Agents' post-appointment fees	£3,991.81	£3,008.19	£7,000.00
Accountants' costs	£495.00	Nil	£495.00
IT costs	£374.88	£2,625.12	£3,000.00
<b>Total</b>	<b>£43,773.94</b>	<b>£60,815.05</b>	<b>£104,588.99</b>

**The Joint Administrators' Statement of Proposals**

Dividend prospects

Creditor class	Distribution / dividend paid to date	Anticipated distribution / dividend
Secured creditor (fixed charge)	Nil	Nil
Secured creditor (floating charge)	Nil	Nil
Preferential creditors	Nil	100p in the £
Secondary preferential creditors	Nil	54.73p in the £
Unsecured creditors	Nil	Nil

1.5 The main work remaining to be done to conclude the Administration is set out below:

- Drafting CVA proposals for the rescue of the Company as a going concern;
- Undertaking an investigative review into the affairs of the Company in the period leading up to the Administrators appointment;
- The submission of the confidential report on the conduct of the directors of the Company to the Insolvency service under the Company Directors Disqualifications Act 1986 ("CDDA");
- Collection of the remaining assets in which the Company have an interest; and
- Review and adjudication of the creditor claims, with a view to making appropriate distributions to creditors in line with the standard order of priority.

1.6 The Administration is expected to be concluded in c.3 to 6 months by returning control of the Company to the Directors on the approval of a Company Voluntary Arrangement provided that the Company Voluntary Arrangement is accepted.

1.7 Should a Company Voluntary Arrangement not be successful, the Administration is expected to be concluded in c.12 months, exiting via dissolution.

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

**2. Background to the Company**

2.1 The Company was established in August 2017 and it traded from premises at Units A & B Gateway Park, Orton Southgate, Peterborough, PE2 6SF, with its principal activity being the manufacturing of modular homes.

2.2 The Company was originally founded by Paul and James Pleszko under the name Lesko Modular Group Limited.

2.3 On 3rd April 2020, the Company was purchased by Impact Capital Group Limited ("ICG") which became the sole shareholder in January 2021. ICG funded the Company via share capital of £5.5m. The Company changed its name in June 2020 to Impact Modular Limited following the purchase.

2.4 ICG is a parent company of several property development projects – purchasing the Company would have brought a method of building out the projects using modern methods of construction onto the Impact platform, allowing the group to build out sustainable homes.

2.5 The Company had a project with Monks Eleigh which consisted of a range of 2/3 bedroom houses and town houses with a total of 17 houses being built. The value of the Contract with Monks Eleigh was valued at c£1.86m. Andrew Andronikou and

**The Joint Administrators' Statement of Proposals**

Michael Kiely have been appointed as the Joint Receivers over the properties at Monks Eleigh, with Brian Burke of Quantuma Advisory Limited and Nicholas Myers of Evelyn Partners LLP appointed as Joint Administrators of LW&P (Monks Eleigh) Limited.

- 2.6 The Project was taken over from a prior company which had completed the footings for the buildings. It was subsequently the Company who designed and manufactured the steel and timber framework for the buildings in a factory offsite to be assembled onsite to create the modular homes.
- 2.7 Due to a number of issues with the original footings of the building, the time spent dealing with the project became protracted beyond original estimates. Although this project was completed, many issues remain unresolved as the Company overspent by circa 50% due to delays, rises in prices of materials and general inefficiencies in processes, which resulted in making vast losses and inability to meet its fixed overhead costs.
- 2.8 The Company employed a new CEO around Dec 2020 who subsequently produced a business plan which would see the business getting to a turnover of circa £60m. This involved vast capital investment to improve the premises and processes of the business. Accordingly, the shareholder provided loans of c.£6.2m over the course of its ownership which facilitated in upgrading the factory, refitting of the office and dealing with the day-to-day costs of the Company. A total investment of £11.7m has been invested by the shareholder to date.
- 2.9 Following the refit and upgrade of the factory, the Company spent time on planning and developing a series of different projects by way of designing and creating prototype townhouse, apartments and show homes which could be self-sufficient.
- 2.10 The Company designed and built a number of prototype buildings with the aim that these buildings could be built as self-sufficient homes, that would not need external power requirements. Unfortunately, there were a few setbacks along the way.
- 2.11 The factory was purchased at the start of COVID-19, which was a major setback. In addition, Brexit market conditions disrupted the supply chain and delayed all the pipeline projects within the business i.e. projects stalling at the planning stages.
- 2.12 Accordingly, the secured creditor, alongside the Directors, sought advice from Quantuma Advisory Limited regarding whether a formal insolvency procedure would be appropriate solution for the Company. It was considered that Administration was an appropriate solution and Andrew Andronikou and Michael Kiely, of Quantuma Advisory Limited, were formally appointed as Joint Administrators on 8 March 2023.
- 2.13 Statutory information on the Company and extracts from the most recent accounts are provided at Appendix II. Please note that this information has not been verified by the Joint Administrators or by Quantuma Advisory Limited.

**3. Events leading to the Administration**

- 3.1 Impact Capital Group Limited, who hold a qualifying floating charge over the Company's assets, approached Quantuma Advisory Limited in January 2023 to discuss the Company's financial position.
- 3.2 No Moratorium under Part A1 of the Act has been in force for the Company at any time within the period of 2 years ending with the day on which it entered Administration.



## The Joint Administrators' Statement of Proposals

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 These proceedings are COMI proceedings.

3.5 In compliance with the data protection legislation, 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 <http://www.quantuma.com/legal-notices>.

### 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

4.1 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.

4.2 The Joint Administrators are currently reviewing the position of the Company and the possibility of exiting the Administration through a CVA and returning control of the Company to the directors with the aim of achieving the first objective of rescuing the Company as a going concern.

4.3 However, should the Joint Administrators not consider it possible to restructure the existing business and propose a Company Voluntary Arrangement the second objective will be pursued instead.

4.4 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.

4.5 The Joint Administrators would comment that the Administration has enabled a more secure and controlled sale of plant and machinery and other assets together with providing an interim moratorium against creditor action.

4.6 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

5.1 Immediately upon appointment, the Joint Administrators undertook a review of the Company's affairs with particular regard to its financial and resource requirements. This assessment was carried out in liaison with the remaining management of the Company.

**The Joint Administrators' Statement of Proposals**

Sales to connected parties

- 5.2 To date, there have been no sales to connected parties. Offers have been received from connected parties in respect of some of the Company's assets but have been rejected. In accordance with the requirements of SIP13, details of the sales of assets to parties connected with the Company will be provided should they occur.

Other steps taken as regards assets

- 5.3 The Joint Administrators made immediate contact with the Company's bankers in order to freeze the Company's bank accounts and to request the transfer of any credit balances to the Joint Administrators' control. To date, the sum of £83,615.15 has been received. A residual balance is still held with the bank and is being requested.
- 5.4 The Company holds an investment in the Zed Pods Limited which hold a nominal value of £150,000 per the Company accounts, it is unclear whether these shares hold any actual market value and these investments are currently being reviewed by agents.
- 5.5 The Rent Deposit held by the landlord holds an uncertain value due to the expectation that set off against rent arrears will be applied. The position is being actively monitored and reviewed to confirm whether any balance will be recoverable to the estate.
- 5.6 The Prototype Modular Buildings are presently being marketed by independent valuation agents, Axia Valuation Services ("Axia"). The Joint Administrators have retained an employee of the Company to assist with sale of the modular buildings. Multiple offers have been received in respect of this asset and the offers are presently under review; an update will be provided to creditors in future reports.
- 5.7 The chattel assets of the Company (consisting of plant and machinery, office furniture and equipment, stock and an unencumbered vehicle) are being dealt with by Axia. A number of interested parties have come forward regarding the assets, with the following sales made to date:
- Plant and Machinery – £8,500.00 plus VAT
  - Stock – £3,225.60 plus VAT.

Axia have received these funds in full, however are yet to transfer the balance of funds to the Administration estate.

It is Axia's view that there will be no further realisations in respect of the Plant and Machinery, however the remaining chattel assets continue to be marketed by our agents.

Steps taken as regards creditors

- 5.8 Immediately following the appointment of the Joint Administrators, members of the Joint Administrators' staff attended the Company's site to advise employees of the Joint Administrators' appointment. Staff were briefed with regards to the Administration.
- 5.9 The Joint Administrators' staff have been assisting the Company's former employees to submit claims to the RPO.
- 5.10 Additionally, the Joint Administrators' staff have requested details of the Company's pension arrangements so that they may make the statutory notifications required to The Pensions Regulator and The Pension Protection Fund. We have yet to receive

**The Joint Administrators' Statement of Proposals**

the full details of the scheme in order to submit a claim for unpaid contributions and wind up the scheme on behalf of the employees.

- 5.11 The Joint Administrators' staff have handled creditors' queries as they have arisen, which has included telephone calls and correspondence.

**Instruction of specialists**

- 5.12 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.

- 5.13 The Joint Administrators' legal advisors, SBP Law, are advising in respect of all legal issues arising on the potential sale of assets and have been assisting the Joint Administrators with matters arising in the Administration namely the treatment of the modular homes.

- 5.14 In addition, Axia Valuation Services, a firm of valuation agents, was instructed by the Joint Administrators to undertake inventories and valuations of the Company's assets, chattels and intangible assets where appropriate. The agents also advised on the best method of disposal of those assets and assisted in their disposal. Axia's fees have been agreed on a mixed basis being time costs and 10% of realisations. As such their fees are subject to change depending on realisations achieved.

- 5.15 The Joint Administrators instructed Azets to assist with the employees of the Company in respect of the completion of the relevant P45's and payroll activities that have arisen during the Administration.

- 5.16 IT specialists Renaissance Computer Services were instructed in order to maintain the Company's Dynamics 365 licenses which were required so that the records could be maintained and to enable access to the Company's information.

- 5.17 The basis upon which the professional fees above have been agreed is outlined in the Explanatory Notes to the Joint Administrators' Expenses Estimate at Appendix VIII. All charges will be reviewed by the Joint Administrators' staff before being approved for payment.

**Investigation into the Company's affairs prior to the Administration**

- 5.18 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 directors.

- 5.19 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 they are able.

## The Joint Administrators' Statement of Proposals

### 6. The Statement of Affairs and the Outcomes for Creditors

6.1 An estimated statement of the Company's affairs has been submitted by each of the three directors. The Statement of Affairs are consistent with one another; accordingly, Robert Whitton's signed copy has been attached at Appendix IV, thereby representing all submitted Statement of Affairs.

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 8 March 2023 to 28 April 2023.

6.4 Also attached is a receipts and payments account for the period of trading after appointment.

6.5 Attached at Appendix VI is an Estimated Outcome Statement, which illustrates the anticipated outcomes for creditors. It sets out the total anticipated realisations and the financial benefit that the work undertaken by the Joint Administrators is expected to generate for creditors.

#### Secured creditors

6.6 The amount owing to the Company's secured creditor, Impact Capital Group Limited, immediately prior to the Joint Administrators appoint was £6,295,471. The charge held consists of a Mortgage over all Freehold and Leasehold Property, together with Fixed and Floating Charge security.

#### Preferential claims

6.7 A claim for unpaid pension contributions is also anticipated, although it is yet to be quantified.

6.8 Preferential claims relating to employee deductions are expected to be paid by the RPO who will have a corresponding preferential claim against the Company. These are likely to be in the region of £1,050.39. There are no other known preferential claims outstanding.

6.9 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.

### 7. The Joint Administrators' Fees

7.1 The Joint Administrators propose to fix their fees on the following basis:

- That the Joint Administrators' fees be fixed by reference to 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 standard hourly charge out rates used by Quantuma Advisory Limited at the time the work is performed as outlined in the Joint Administrator's Fee Proposal, estimated to be £70,253.00, plus VAT;

7.2 Attached at Appendix VII is the Joint Administrators' Fees Estimate together with explanatory notes. Attached at Appendix VIII is a breakdown of the time-costs incurred

## The Joint Administrators' Statement of Proposals

in the Administration to 28 April 2023 and the charge-out rates of the Joint Administrators and their staff are provided at Appendix IX.

7.3 The Estimated Outcome Statement at Appendix VI provides an overview of the financial benefit that this work is expected to bring to creditors.

7.4 Creditors may access a Guide to Administrators' Remuneration effective from 1 April 2021 at <http://www.quantuma.com/guide/creditors-guide-fees> or a hard copy will be provided on request free of charge.

## 8. The Joint Administrators' Expenses

8.1 Attached at Appendix VII 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 VII provides details of the bases of Category 2 expenses that the Joint Administrators propose to recover from the insolvent estate.

## 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 unsecured 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 X 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 are seeking creditors' approval of the Statement of Proposals by means of the process set out in Rule 15.7 (Deemed Consent) of the Rules.

10.3 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 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.

10.4 If no decision is requested, the Statement of Proposals will be deemed to be approved pursuant to Rule 3.38(4) of the Rules.

**The Joint Administrators' Statement of Proposals**

Other Decisions

10.5 The Joint Administrators are also inviting creditors to decide on the following matters:

- Whether to establish a creditors' committee;
- That the Proposals are approved; and
- The timing of the Joint Administrators' discharge from liability.

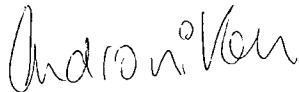
In the event that a creditors' committee is not established:

- The basis on which the Joint Administrators' fees shall be fixed;
- The approval of the unpaid pre-Administration costs; and
- The approval of the basis of Category 2 expenses.

10.6 Attached at Appendix XI are the relevant notices and forms required to assist creditors in submitting a vote in these proceedings.

Should you have any queries in regard to any of the above please do not hesitate to contact Ellis Brealey on 020 3856 6720 or by e-mail at [ellis.brealey@quantuma.com](mailto:ellis.brealey@quantuma.com).

Dated this 28 April 2023



Andrew Andronikou  
Joint Administrator

Andrew Andronikou and Michael Kiely were appointed Joint Administrators of Impact Modular Limited on 8 March 2023. 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.

**The Joint Administrators' Statement of Proposals**

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	Andrew Andronikou and Michael Kiely
The Company	Impact Modular Limited – In Administration
The Court	High Court of Justice Business and Property Courts of England and Wales
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

**The Joint Administrators' Statement of Proposals**

Appendix II: Statutory and Financial Information

Company name	Impact Modular Limited
Previous name(s)	Lesko Modular Group Limited
Trading name(s)	Impact Modular Limited
Proceedings	In Administration
Court	High Court of Justice Business and Property Courts of England and Wales
Court reference	CR-2023-001253
Date of appointment	8 March 2023
Appointed by	Impact Capital Group Limited, the Qualifying Floating Charge Holder
Joint Administrators	Andrew Andronikou and Michael Kiely Quantuma Advisory Limited, High Holborn House, 52-54 High Holborn, London, WC1V 6RL
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 Quantuma Advisory Limited, High Holborn House, 52-54 High Holborn, London, WC1V 6RL
Company number	10906604
Incorporation date	9 August 2017
Company Secretary at date of appointment	None
Directors at date of appointment:	Paul Hilton Matthew Welsh Robert Whitton
Directors' / Secretary's shareholdings	None



**The Joint Administrators' Statement of Proposals**

## Summary Profit and Loss Account

	Draft Management Accounts for year to 28 February 2023 £	Audited Statutory Accounts for year to 31 March 2022 £	Audited Statutory Accounts for year to 30 April 2021 £
Turnover	276,572	1,261,359	4,134,692
Cost of Sales	(1,744,103)	(3,321,530)	(4,267,659)
Gross Loss	(1,467,531)	(2,060,171)	(132,967)
Gross Margin %	(530.60%)	(163.33%)	(3.22%)
Other Expenses	(758,002)	(1,943,930)	(1,135,849)
(L)/EBIT	(2,218,712)	(4,004,101)	(1,240,282)

## Summary Balance Sheet

	Audited Statutory Accounts for year to 31 March 2022 £	Audited Statutory Accounts for year to 31 March 2023 £
Tangible assets	235,763	166,146
Intangible assets	150,000	150,000
Fixed assets	385,763	316,146
Current Assets	75,928	274,795
stock	626,599	1,305,634
debtors	275,502	38,045
	978,029	1,618,474
Liabilities		
Trade creditors	(282,169)	(743,501)
Taxation and social security	(18,942)	(194,950)
Other	(4,725,092)	(614,868)
Bank Loans	(10,000)	(35,716)
Total Liabilities	(5,036,203)	(1,589,035)
Net Assets	(3,705,744)	303,085

## The Joint Administrators' Statement of Proposals

### Appendix III: Statement of Pre-Administration Costs

Pre-administration costs are defined in the Insolvency Rules as fees charged and expenses incurred by the Administrators or their firm, or another person qualified to act as an insolvency practitioner, before the Company entered Administration but with a view to its doing so.

This statement outlines those fees and expenses that were paid prior to the Administration and those where approval is being sought to pay them from Administration funds.

The Joint Administrators propose to charge their pre-appointment fees as an expense of the Administration. Their fees will be charged on a time-costs basis (further details below) plus related expenses for the following tasks and matters that were considered to be necessary to placing Impact Modular Limited into Administration.

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. This work was carried out prior to Administration so that there would be no delay in the Joint Administrators implementing the strategy immediately on appointment. In this way, the business could be maintained as a trading entity on Administration, which improved the likelihood that significantly enhanced realisations could be achieved for the business and assets, thus furthering the second objective of achieving a better result for creditors as a whole than would be likely if the Company were wound up. This work was expected to have a financial benefit for creditors, as the strategy of pursuing the second Administration objective would improve the prospects of recovery, even avoiding some claims arising.

Following this statement is a breakdown of the time-costs of the Joint Administrators and their staff incurred prior to Administration.

Included within Appendix IX are Quantuma Advisory Limited's charge-out rates and bases of expenses.

The pre-appointment expenses of the Joint Administrators are broken down as follows:

Category 1 Expenses	£
SBP Law - fees	5,400.00
SBP Law - expenses	50.00
Total	£5,450.00

As confirmed above, SBP Law were instructed on 3 March 2023 to provide legal advice to the Company and the proposed Administrators. It was agreed that their services would be provided on a time-costs basis and consequently costs of £5,400.00 were incurred in the pre administration period in connection with the following activities:

- Advising on any legal points arising in relation to the business and assets;
- Drafting and filing the Joint Administrators' appointment documents; and
- Providing general legal advice regarding the Administration process.

SBP Law have incurred expenses of £50.00 in relation to court filing fees.

We are unaware of any additional costs incurred by any other professionals qualified to act as an insolvency practitioner in respect of the Company. Should any claims subsequently come to light, they will be dealt with in the manner provided for by the Insolvency Rules.

A summary of the total costs incurred together with details of those which were paid pre-Administration and the amounts remaining outstanding, follows below:

**The Joint Administrators' Statement of Proposals**

	Total cost incurred	Amount already Paid	Identity of party who made payment	Amount Outstanding
	£	£		£
Administrators' pre-administration Remuneration	6,570.00	Nil	n/a	6,570.00
Administrators' pre-administration Expenses:				
Legal costs	5,400.00	Nil	n/a	5,400.00
Legal expenses	50.00	Nil	n/a	50.00
Total Unpaid Pre-Administration Costs Outstanding	£12,020.00			£12,020.00

I am seeking to recover the total unpaid pre-Administration costs and expenses scheduled above as an expense of the Administration.

The payment of the unpaid pre-Administration costs as an expense of the Administration is subject to approval under Rule 3.52 of the Rules and is not part of the Statement of Proposals subject to approval under Paragraph 53 of Schedule B1 of the Act.

Impact Modular Limited (In Administration)

**The Joint Administrators' Statement of Proposals**

**Appendix IV: Director's Estimated Statement of Affairs**

## STATEMENT OF AFFAIRS

Company Name: Impact Modular Limited - In Administration ("the Company")  
Company Number: 10906604  
Court: In the High Court of Justice Business and Property Courts of England and Wales  
Reference: CR-2023-001253

Statement as to the affairs of (a) Impact Modular Limited of High Holborn House, 52 - 54 High Holborn, London, WC1V 6RL

on 08 March 2023, the date that the Company entered Administration.

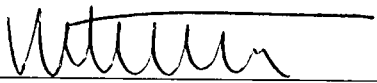
---

### Statement of Truth

I believe that the facts stated in this Statement of Affairs are a full, true and complete statement of the affairs of the above named Company as at 08 March 2023, the date that the Company entered Administration.

I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Full name ROBERT WHITTON

Signed 

Dated 15. March 2023

## A – Summary of Assets

Assets

Assets subject to fixed charge:

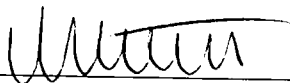
Assets subject to floating charge:

per SoA, Feb 22  
(attached)

Uncharged assets:

Estimated total assets available for preferential creditors

Signature



Date

15/3/23

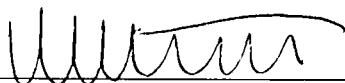
Book value	Estimated to Realise
£	£
692,412	439,021
0	0
692,412	439,021

A1 – Summary of Liabilities

( See attached.  
SOA Feb 23 )

	Estimate £
<b>Estimated total assets available for preferential creditors (carried from page A)</b>	£
<b>Liabilities</b>	£
Priority pre-Moratorium and Moratorium creditors	
<b>Estimated deficiency/surplus available for preferential creditors</b>	£
Preferential creditors:-	
Employees (number: <u>D.S.</u> )	£ 8,440.79
Pension contributions	
<b>Estimated deficiency/surplus available for secondary preferential creditors</b>	£
HMRC	18,353
Other secondary preferential creditors (VAT)	59,126
<b>Estimated deficiency/surplus as regards secondary preferential creditors</b>	£
Estimated prescribed part of net property where applicable (to carry forward)	
<b>Estimated total assets available for floating charge holders</b>	£
Debts secured by floating charges	ICG £ 6,295,471
<b>Estimated deficiency/surplus of assets after floating charges</b>	£
Estimated prescribed part of net property where applicable (brought down)	
<b>Total assets available to unsecured creditors</b>	£
Unsecured non-preferential claims:-	
Employees (number: _____)	
Consumers who have paid in advance for goods or services (number: _____)	
Other unsecured creditors	
Estimated deficiency after floating charge where applicable (brought down)	
<b>Estimated deficiency/surplus as regards creditors</b>	£
Issued and called up capital	£ 9,740,359
<b>Estimated total deficiency/surplus as regards members</b>	£

Signature



Date

15/3/23

Impact Modular	28 February 2023 Mgt Accounts	SOA
Investments - Shares of Zedpods	150,000	150,000
Fixed assets	53,601	0
Cash	53,559	88,000
Rent Deposit	126,525	126,525
Trade debtors	60,586	0
Prepayments	162,395	0
Exisitng stock	89,747	74,496
<b>TOTAL ASSETS</b>	<b>696,412</b>	<b>0 439,021</b>
<b>Creditors</b>		
ICG loan - SECURED	(6,288,001)	(6,295,471)
HMRC	(18,353)	
Govt BBL	(34,167)	
Landlord	(126,525)	
VAT	(59,126)	
Other trade creditors	(175,754)	
Asset Finance loan	(5,933)	
Accruals	4,655	
<b>TOTAL LIABILITIES</b>	<b>(6,703,202)</b>	<b>0 (6,295,471)</b>
<b>NET LIABILITIES</b>	<b>(6,006,790)</b>	<b>(5,856,450)</b>



2/4  
~~Beitrag~~

2/7

[illegible]

Aged as of 28 February 2023

As at 28 Feb 2023

Aged Overdue Amounts

No.	Name	Currency Code	Balance	Not Due	01/02/23..28/02/23	01/07/23..31/01/23	01/12/22..31/12/22	Before 01/12/22
V0390	JTC Managing Agents For The Property	GBP	-126,525.00	0.00	0.00	0.00	-126,525.00	0.00
V08230	Pinner Risk Solutions	GBP	-89,107.77	0.00	16,219.38	16,219.38	16,219.38	-137,765.91
V04760	GI Group Recruitment	GBP	-30,572.71	-9,687.80	-16,768.04	0.00	0.00	-4,117.87
V08550	SBP Law Solicitors	GBP	-14,403.00	0.00	-14,403.00	0.00	0.00	0.00
V07530	HTA Design LLP	GBP	-10,620.00	0.00	0.00	0.00	0.00	-10,620.00
V08860	Security and Electronic Solutions Ltd	GBP	-6,367.44	0.00	-912.00	-5,455.44	0.00	0.00
V09050	Copies Commercial Solutions	GBP	-4,860.00	0.00	0.00	-4,860.00	0.00	0.00
V06810	Renaissance Computer Services Ltd	GBP	-2,910.50	0.00	0.00	-1,417.68	0.00	-1,492.82
V08130	Speedy Asset Services	GBP	-2,482.98	0.00	-2,482.98	0.00	0.00	0.00
V01410	PPL PPS	GBP	-1,814.90	0.00	-1,814.90	0.00	0.00	0.00
V03300	Lloyd's Register-DD	GBP	-1,796.00	-284.56	-284.56	0.00	-569.12	-657.76
V08780	Hitec Lift Trucks	GBP	-1,751.28	0.00	-1,751.28	0.00	0.00	0.00
V01730	Thorntons Trading Limited	GBP	-1,642.30	-1,642.30	0.00	0.00	0.00	0.00
V06900	BusinessWatch Guarding Services	GBP	-975.60	-975.60	0.00	0.00	0.00	0.00
V00210	Biffa Waste Services Limited (DD)	GBP	-926.16	-926.16	0.00	0.00	0.00	0.00
V00370	Cathedral Leasing - DD 8th 17th	GBP	-774.79	-774.79	0.00	0.00	0.00	0.00
V01610	Rydal Communications LTD	GBP	-696.48	0.00	-696.48	0.00	0.00	0.00
V06740	Time Broker Finance DD	GBP	-535.77	0.00	0.00	0.00	0.00	-535.77
V08900	Middleton Hardware Ltd	GBP	-434.31	0.00	-434.31	0.00	0.00	0.00
V01940	Wadkin Burgreen	GBP	-418.44	-418.44	0.00	0.00	0.00	0.00
V06760	MasterMover	GBP	-415.03	0.00	0.00	0.00	-415.03	0.00
V00300	BusinessWatch UK Fire and Security DD	GBP	-398.06	-398.06	0.00	0.00	0.00	0.00
V00110	Artle Finance DD	GBP	-390.74	0.00	0.00	0.00	0.00	-390.74
V00440	Coolrad Ltd	GBP	-365.66	-109.82	-255.84	0.00	0.00	0.00
V02080	Technology Management- DD 1st	GBP	-361.44	-361.44	0.00	0.00	0.00	0.00
V01660	Screwfix Direct	GBP	-289.94	-82.13	-207.81	0.00	0.00	0.00
V07970	Wave	GBP	-196.15	0.00	-196.15	0.00	0.00	0.00
V00090	Anglian Compressors and Equipment Ltd	GBP	-178.50	-178.50	0.00	0.00	0.00	0.00
V00650	Exemplum Ltd	GBP	-171.82	-171.82	0.00	0.00	0.00	0.00
V04550	Rydal Security Ltd	GBP	-140.15	0.00	0.00	-140.15	0.00	0.00
V01180	NVC S. Ltd	GBP	-84.54	0.00	-84.54	0.00	0.00	0.00
V04560	Mith	GBP	-60.72	0.00	-60.72	0.00	0.00	0.00
V01530	Restore Datasheed Limited	GBP	-28.40	-28.40	0.00	0.00	0.00	0.00
V01600	RS Components	GBP	-7.92	0.00	0.00	0.00	0.00	-7.92
Total (LCY)				-16,039.82	-24,133.23	4,346.11	-111,289.77	-155,588.79
				5.3%	8%	-1.4%	36.8%	51.4%

Currency Specification

GBP

-302,705.50

-16,039.82

-24,133.23

4,346.11

-111,289.77

-155,588.79

Name of Shareholder	Address (with postcode)	No. of shares held	Nominal Value	Details of Shares held
Impact Modular				
Group limited	1111111111 Lane, London. E15 4HF	9,100,000	£1	100% held
TOTALS				

**Signature**

Date 15/3/23

**The Joint Administrators' Statement of Proposals**

Please find below the relevant schedules in relation to Secured Creditors and Special Creditor Groups.

Schedule of Secured Creditors

Secured Creditors

<b>Secured creditor's name and address</b>	<b>Amount of claim (estimated)</b>	<b>Details of security</b>	<b>Date security was given</b>	<b>Value of security (per Statement of Affairs)</b>
Impact Capital Group Limited	£6,295,471	Mortgage over all Freehold and Leasehold Property, together with Fixed and Floating Charge security.	3 April 2020	£6,295,471

Impact Modular Limited (In Administration)

**The Joint Administrators' Statement of Proposals**

Appendix V: Receipts and Payments Account

**Impact Modular Limited  
(In Administration)  
Joint Administrators' Summary of Receipts & Payments**

<b>Statement of Affairs £</b>	<b>From 08/03/2023 To 28/04/2023 £</b>	<b>From 08/03/2023 To 28/04/2023 £</b>
ASSET REALISATIONS		
Cash at Bank	83,615.15	83,615.15
	<u>83,615.15</u>	<u>83,615.15</u>
COST OF REALISATIONS		
PAYE & NI	711.64	711.64
Wages & Salaries	2,445.16	2,445.16
	<u>(3,156.80)</u>	<u>(3,156.80)</u>
	<u>80,458.35</u>	<u>80,458.35</u>
REPRESENTED BY		
Bank 1 Current		80,458.35
		<u>80,458.35</u>

Impact Modular Limited (In Administration)

**The Joint Administrators' Statement of Proposals**

Appendix VI: Estimated Outcome Statement

## Impact Modular Limited - In Administration

## Estimated Outcome Statement as at 28 April 2023

	Current Realisations / Expenses £	Estimated Future Realisations/ Expenses £	Total £
<b>ASSETS</b>			
<b>Assets subject to a floating charge</b>			
Investment shares – Zed Pods Ltd	Nil	Uncertain	Uncertain
Cash at Bank	83,615.15	576.86	84,192.01
Rent deposit	Nil	Uncertain	Uncertain
Vehicles - Unencumbered	Nil	400.00	400.00
Prototype modular buildings	Nil	40,000.00	40,000.00
Plant & Machinery	Nil	8,500.00	8,500.00
Office furniture & Equipment	Nil	5,600.00	5,600.00
Stock	Nil	8,300.00	8,300.00
	<b>83,615.15</b>	<b>63,376.86</b>	<b>146,992.01</b>
<b>Costs</b>			
<b>Pre-appointment costs</b>			
Office Holders' Pre-Appointment Remuneration	(6,570.00)	0.00	(6,570.00)
Solicitors' Costs (SBP Law)	(5,400.00)	0.00	(5,400.00)
Solicitors' Expenses (SBP Law LLP)	(50.00)	0.00	(50.00)
<b>Post-appointment costs</b>			
Office Holders' Remuneration	(24,489.50)	(45,763.50)	(70,253.00)
Office Holders' Expenses	(422.75)	(1,398.24)	(1,820.99)
Solicitors' Costs (SBP Law LLP)	(1,980.00)	(8,020.00)	(10,000.00)
Accountants' costs	(495.00)	0.00	(495.00)
Agent's Costs	(3,991.81)	(3,008.19)	(7,000.00)
IT Costs	(374.88)	(2,625.12)	(3,000.00)
	<b>(43,773.94)</b>	<b>(60,815.05)</b>	<b>(104,588.99)</b>
Total assets less costs	<b>39,841.21</b>	<b>2,561.81</b>	<b>42,403.02</b>
<b>LIABILITIES</b>			
Available to Preferential Creditors			<b>42,403.02</b>
<b>PREFERENTIAL CREDITORS:</b>			
Preferential creditors			(1,050.39)
Available to secondary Preferential Creditors			<b>42,403.02</b>
<b>SECONDARY PREFERENTIAL CREDITORS:</b>			
HMRC - VAT			(77,479.00)
Shortfall to secondary preferential creditors			<b>(35,075.98)</b>
<b>NET PROPERTY</b>			
			<b>0.00</b>
Less: Prescribed Part (Carried Forward)			0.00
Available to floating charge creditor			<b>0.00</b>
Less: floating charge creditor - Impact Capital Group Limited (b/down)			(6,295,471.00)
Surplus / (deficiency) as per floating charge holder			<b>(6,295,471.00)</b>
Prescribed part (brought down)			0.00
Available to Ordinary Unsecured Creditors			<b>0.00</b>
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)			
Trade & Expense Creditors			(296,682.91)
			<b>(296,682.91)</b>
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall in respect of F.C's post 14 September 2003)			<b>(296,682.91)</b>
Deficiency as regards to floating charge - Impact Capital Group Limited (b/down)			(6,295,471.00)
Estimated deficiency to creditors			<b>(6,627,229.89)</b>
Issued and called up capital			
Ordinary Shareholders			(9,100,000.00)
<b>TOTAL SURPLUS/(DEFICIENCY)</b>			<b>(15,727,229.89)</b>

**SUMMARY OF ESTIMATED RETURN TO CREDITORS**

	ADM
Estimated dividend to Fixed Charge Creditor - Impact Capital Group Limited	0.00 p in the £
Estimated Dividend to Preferential Creditors:	100.00 p in the £
Estimated Dividend to 2nd Preferential Creditors:	54.73 p in the £
Estimated dividend to Floating Charge Creditor - Impact Capital Group Limited	0.00 p in the £
Estimated Dividend to Unsecured Creditors:	0.00 p in the £

**The Joint Administrators' Statement of Proposals**

## Appendix VII: The Joint Administrators' Fees &amp; Expenses Estimate

**Estimate of Fees and Expenses for  
Impact Modular Limited (In Administration)  
Time-costs for the lifetime of the case**

**Summary**

	<b>Total Hours</b>	<b>Avg Hourly Rate £</b>	<b>Time Cost £</b>	<b>Expenses £</b>
<b>Classification of Work Function</b>				
Admin & Planning				
Administration & Planning	11.00	383.18	4,215.00	
Bonding	0.20	225.00	45.00	
Case strategy / Review	12.00	377.08	4,525.00	
General Administration	17.50	374.71	6,557.50	
Initial Notification(s) & Filing	1.50	407.33	611.00	
Insurance / Bonding	1.50	331.00	496.50	
IPS Case / File set up/ Filing	0.80	393.75	315.00	
VAT & CT matters and returns	2.60	381.35	991.50	
Cashiering				
Cashiering	6.50	255.77	1,662.50	
Closing Procedures				
Closing Procedures	9.50	413.42	3,927.50	
Creditors				
Annual / Progress report	11.00	383.18	4,215.00	
Creditor correspondence / Call	11.00	401.82	4,420.00	
Dealing with HMRC/RPO Claims	6.50	383.46	2,492.50	
Dealing with Pension Schemes	2.00	347.50	695.00	
Employees	8.00	391.88	3,135.00	
Initial Appointment Notifications to Creditors	4.00	410.63	1,642.50	
Interim Fee Report to Creditors	8.00	391.88	3,135.00	
Notice of Intended Dividend	3.50	403.57	1,412.50	
Para 49 Administrators' Proposals	19.00	360.26	6,845.00	
Payment of dividends	10.00	390.50	3,905.00	
Investigations				
CDDA Reports	6.00	335.00	2,010.00	
Investigations	5.00	370.00	1,850.00	
SIP 2 Review	5.00	340.00	1,700.00	
Realisation of Assets				
Freehold / Leasehold Property	10.50	413.33	4,340.00	
Motor Vehicles	1.50	360.00	540.00	
Plant and Machinery	3.00	360.00	1,080.00	
Sale of Shares	2.00	385.00	770.00	
Trading				
Employee issues / payroll	2.00	436.25	872.50	
Negotiating with suppliers	1.70	437.65	744.00	
Trading	2.50	441.00	1,102.50	
	<u>185.30</u>	<u>379.13</u>	<u>70,253.00</u>	
<b>Expenses</b>				
Category 1 Expenses				22,120.24
Category 2 Expenses				195.75
				<u>22,315.99</u>
<b>Totals</b>	<u>185.30</u>	<u>379.13</u>	<u>70,253.00</u>	<u>22,315.99</u>
Estimates Chargeable Time	70,253.00			
Total Expenses	22,315.99			
<b>Total Fees and Expenses</b>	<u>92,568.99</u>			



**The Joint Administrators' Statement of Proposals**

**Estimate of Fees and Expenses for  
Impact Modular Limited (In Administration)**

Details of estimated expenses that will be paid during the period of this estimate.

**Category 1 Expenses**

Accountants fees	495.00
Agents fees	7,000.00
Insurance of Assets	1,000.00
Legal costs	10,000.00
IT costs	3,000.00
Postage	300.00
Specific Bond	135.00
Statutory Advertising	184.00
Subsistence	6.24
	<u>22,120.24</u>

**Category 2 Expenses**

Milage charge	195.75
	<u>195.75</u>

**Notes:**

1. Category 1 expenses are payable without prior approval as they are payments to independent third parties e.g. advertising, room hire, storage, travel expenses. Agents Fees etc.
2. Category 2 expenses are costs directly referable to the appointment e.g. Postage, Printing & Stationery, Mileage but as they are not to an independent third party they require approval in the same manner as the fee
3. Further approval will be sought from the creditors' committee or creditors if the circumstances of the case indicate that the above fee estimate is likely to be exceeded
4. The above estimates are all exclusive of VAT
5. Where applicable, the Assets by Percentage are itemised in the section headed Asset Realisations on a Percentage Basis

**• EXPLANATORY NOTES TO THE JOINT ADMINISTRATORS' FEES ESTIMATE**

The Joint Administrators are seeking to be remunerated on a time-costs basis. Charge out rates are used appropriate to the skills and experience of a member of staff and the work that they perform, recording time spent in 6 minute units.

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

Narrative is recorded to explain the work undertaken and the time spent is analysed into different categories of work. In this document the estimated time that will be spent undertaking the work in each category of work has been multiplied by the applicable charge out rate for each member of staff that it is anticipated will undertake work in that category to arrive at the estimated total time-costs attributable to that category of work on the case. We have then divided that estimated total by the estimated number of hours to arrive at a blended hourly charge out rate for that category of work.

This estimate has been provided to creditors at an early stage in the case. Whilst all possible steps have been taken to make this estimate as accurate as possible, it is based on the Joint Administrators' current understanding of the case and their knowledge and experience of acting as Joint Administrators in similar cases. As a result, the estimate does not take into account any currently unknown complexities or difficulties that may arise during the administration of the case.

The Fees Estimate has therefore 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;

## The Joint Administrators' Statement of Proposals

- 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
- the relevant creditors will be asked to approve an extension of the Administration at the appropriate time.

This fee estimate covers the life of the case and based on the assumptions above, 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. A full outline and explanation of the fees incurred against the fees that have been estimated below will be provided to creditors with this request.

The hourly charge out rates that it is anticipated will be used on the case are as follows

	£
CEO/Managing Director	665.00
Appointment Taking Director	560.00
Director	525.00
Senior Manager	460.00
Manager	395.00
Assistant Manager	360.00
Senior Administrator	310.00
Administrator	275.00
Assistant Administrator	210.00
Case Accountant	140.00
Support Staff/Executive Assistant	140.00

Please note that the rates quoted above will be used for each category of work outlined in the estimate and will be subject to periodic increase.

Narrative explanations are given below in relation to each category of work outlined in the estimate. A list of the activities under those categories that it is anticipated will be carried out is also provided.

<b><u>ADMINISTRATION &amp; PLANNING</u></b>	
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.	
Description of work undertaken	Includes
Initial Statutory and General Notifications & Filing e.g. Advertising the appointment, undertaking statutory notifications to Companies House, HMRC, the Pension Protection Fund, preparing the documentation and dealing with other notification of appointment	Filing of documents to meet statutory requirements Advertising in accordance with statutory requirements Filing statutory notifications with the Pensions Regulator and Pension Protection Fund
Obtaining a specific penalty bond.	
Recovering & Scheduling the company's books and records.	Collection and making an inventory of company books and records
Setting up electronic case files and electronic case details on IPS.	
General Administration - Dealing with all routine correspondence and emails relating to the case. Dealing with all matters relating to Data Protection matters.	Dealing with Data Subject Access Requests.

**The Joint Administrators' Statement of Proposals**

Case strategy & completing file reviews at 1 month, 2 months & 6 months.	Discussions regarding strategies to be pursued Meetings with team members and independent advisers to consider practical, technical and legal aspects of the case Periodic file reviews Periodic reviews of the application of ethical, anti-money laundering and anti-bribery safeguards Maintenance of statutory and case progression task lists/diaries Updating checklists
VAT & Corporation Tax matters and returns.	Preparation and filing of VAT Returns Preparation and filing of Corporation Tax Returns

**CREDITORS**

Irrespective of whether sufficient realisations are achieved to pay a dividend to preferential or unsecured creditors, time will be spent in dealing with creditors' queries, assisting the employees in pursuing their claims via the RPO, dealing with retention of title claims and issuing statutory reports to creditors. In addition, as a dividend to preferential and unsecured creditors is anticipated, time will be spent adjudicating on those creditors' claims to ensure that the funds are distributed in accordance with each creditor's statutory entitlement.

Description of work undertaken	Includes
ERA - completing documentation for submission to the Redundancy Payments Office ("RPO") and liaising with the RPO regarding employee claims	
Employees - obtaining information from records about employee claims and dealing with employee correspondence/calls regarding their claims	Assisting employees to pursue claims via the RPO
Dealing with creditor correspondence, emails and telephone conversations.	Receive and follow up creditor enquiries via telephone Review and prepare correspondence to creditors and their representatives via email and post
Dealing with Pension Schemes	Corresponding with the PPF and the Pensions Regulator
Payment of Dividends - calculating, paying a dividend to creditors & issuing the declaration notice.	Preparation of distribution calculation Preparation of correspondence to creditors announcing declaration of distribution Preparation of cheques/BACS to pay distribution Preparation of correspondence to creditors enclosing payment of distribution Seeking unique tax reference from HMRC, submitting information on PAYE/Ni deductions from employee distributions and paying over to HMRC
Notice of Intended Dividend - issuing a notice of intended dividend to creditors and advertising where appropriate	Preparation of correspondence to creditors advising of intention to declare distribution Advertisement of notice of proposed distribution
Reviewing and adjudicating creditors' claims - adjudicating claims & requesting additional information in support of claims	Agreeing allocation of realisations and costs between fixed and floating charges Receipt of POD Adjudicating POD Request further information from claimants regarding POD Preparation of correspondence to claimant advising outcome of adjudication Seeking solicitors' advice on the validity of complex claims. Dealing with unclaimed dividends
Dealing with HMRC/RPO claims	
Creditors' Decision Procedures/Meeting	Preparation of notices, proxies/voting forms and advertisements Circulate notices to all known creditors Collate and examine proofs and proxies/votes to decide on decisions/resolutions Preparation of file, including agenda, certificate of postage, attendance register, list of creditors, reports to creditors, advertisement and draft minutes. Responding to queries and questions following decision procedure/meeting Issuing notice of result.

**The Joint Administrators' Statement of Proposals**

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
Interim Fee Report to Creditors	
Para 49 Administrators' Proposals	Drafting the Adm Proposals Filing ADM Proposals at RoC
Para 53 Report of Initial Meeting/Deemed Approval Documentation	Drafting post initial meeting/decision procedure documentation.

**INVESTIGATIONS**

The insolvency legislation gives the Joint Administrators powers to take recovery action in respect of what are known as antecedent transactions e.g. where assets have been disposed of prior to the commencement of the insolvency procedure (and also in respect of matters such as misfeasance and wrongful trading). The Joint Administrators are required by the Statements of Insolvency Practice to undertake an initial investigation in all cases to determine whether there are potential recovery actions for the benefit of creditors and the time-costs recorded represent the costs of undertaking such an initial investigation.

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.

Description of work undertaken	Includes
SIP 2 Review - Conducting an initial investigation with a view to identifying potential asset recoveries by seeking and obtaining information from relevant third parties, such as the bank, accountants, solicitors, etc.	Correspondence to request information on the company's dealings, making further enquiries of third parties Reviewing questionnaires submitted by creditors and directors Reconstruction of financial affairs of the company Reviewing company's books and records Preparation of deficiency statement Review of specific transactions and liaising with directors regarding certain transactions Liaising with the committee/creditors or major creditors about further action to be taken
CDDA Reports - Preparing a report or return on the conduct of the directors as required by the Company Directors Disqualification Act.	Preparing statutory investigation reports Liaising with Insolvency Service Submission of report with the Insolvency Service Preparation and submission of supplementary report if required Assisting the Insolvency Service with its investigations
Investigating & Pursuing Antecedent Transactions	

**REALISATION OF ASSETS**

The receipts and payments account sets out the realisations achieved to date and the Estimated Outcome Statement sets out the total anticipated realisations and the financial benefit that this work is expected to generate for creditors. Work that has already and is anticipated to be carried out in relation to asset realisation is as follows.

Description of work undertaken	Includes
Plant & Machinery	Liaising with valuers, auctioneers and interested parties Reviewing asset listings Negotiating sales Liaising with secured creditors and landlords
Office Furniture & Equipment	Liaising with valuers and interested parties Liaising with agents to agree disposal strategy Reviewing asset listings Dealing with potential purchasers

**The Joint Administrators' Statement of Proposals**

	Liaising with landlords Liaising with agents and landlords Review of tenancy agreements
Rent deposit	
Motor Vehicles	Liaising with agents to agree disposal strategy Dealing with potential purchasers Negotiating sales Liaising with solicitors to agree sales Collecting sales consideration Liaising with insurance companies and directors to pursue claims Examining company records to support tax refunds Exchanges with government departments
Prototype Modular buildings	Liaising with agents to agree disposal strategy Dealing with potential purchasers Negotiating sales Liaising with solicitors to agree sales Collecting sales consideration
Stock	Conducting stock takes Reviewing stock values Liaising with agents and potential purchasers Analysing the value in WIP Contracting with service-providers/suppliers to complete WIP
Intellectual Property	Liaising with valuers and agents on marketing strategy and offers received
Sale of Shares	Liaising with valuers and agents on marketing strategy and offers received
Cash at Bank	Contacting the bank to arrange closure of the account and payment of the funds to the estate
Arranging & Monitoring Insurance	Identification of potential issues requiring attention of insurance specialists Correspondence with insurer regarding initial and ongoing insurance requirements Reviewing insurance policies Correspondence with previous brokers

**CASHIERING**

The Joint Administrators must ensure that estate bank accounts are opened and maintained in accordance with legislation and SIPs. Bank reconciliations are performed on all bank accounts and statutory receipts and payments accounts are filed at Companies House & Court.

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

**CLOSING PROCEDURES**

The Joint Administrators are required by statute to effect an orderly end to the case and although this has no direct financial benefit to the creditors it is necessary so that final reports are filed at Companies House and Court and appropriate notifications are provided to creditors.

Description of work undertaken	Includes
Filing final statutory returns at Companies House/Court	

**The Joint Administrators' Statement of Proposals**

- EXPLANATORY NOTES TO 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 therefore it includes expenses already incurred, details of which are provided elsewhere in this document.

Category 1 Expenses	Basis	Estimate of total
Legal costs – SBP Law: providing advice in respect of validity of security, sale of the business, potential rights of action	Time-costs	£10,000.00
Agents and Valuers – Axia Valuation Services: providing a valuation and assisting with a sale of the company's assets	Time-costs and 10% of realisations	£7,000.00*
Accountants – Azets: fees to include corporation tax returns, dealing with any profit on sale of assets, providing advice and calculating any termination loss claim, any VAT advice required, submitting PAYE/NIC returns	Set amount	£495.00
IT Specialists – Renaissance Computer Services Ltd fees in respect of maintain necessary licences to ensure access to required information	Time-costs	£3,000.00
Advertising	At Cost	£184.00
Printing & Postage costs of external provider	At Cost	£300.00
Subsistence e.g. accommodation, meals, parking and/or congestion charges, tolls or business telephone calls, incurred by case staff as a direct result of working on an insolvency case	Reimbursed at cost incurred	£6.24
Bond premium	At Cost	£135.00
Insurance	At Cost	£1,000.00
Total		£22,120.24

\* Axia's fees are dependent on the level of realisations achieved and are therefore subject to change.

Category 2 Expenses	Basis	Estimate of total
Mileage incurred as a result of necessary travel as per HMRC's approved rate (per mile)	0.45	£195.75
Total		£195.75

Impact Modular Limited (In Administration)

**The Joint Administrators' Statement of Proposals**

Appendix VIII: **Breakdown of the Joint Administrators' Time-costs**

Impact Modular Limited (In Administration)  
The Joint Administrators' Statement of Proposals

Time Entry - SIP9 Time & Cost Summary

6013462 - Impact Modular Limited  
All Post Appointment Project Codes  
From: 08/03/2023 To: 28/04/2023

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
Admin & Planning	7.70	9.60	8.50	1.00	26.80	12,444.50	464.35
Case Specific Matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash entry	0.10	0.00	0.00	1.20	1.30	430.00	226.32
Closing Procedures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	3.00	0.00	19.00	0.00	22.00	7,888.00	358.55
Investigations	0.00	0.00	0.80	0.00	0.80	248.00	310.00
Pre Appointment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Realisation of Assets	3.60	0.00	1.70	0.00	5.30	2,621.00	501.13
Trading	0.00	0.00	1.80	0.00	1.80	558.00	310.00
Total Hours	14.40	9.60	32.40	2.20	63.60	24,489.50	417.91
Total Fees Claimed						0.00	
Total Disbursements Claimed						0.00	



**The Joint Administrators' Statement of Proposals**

Appendix IX: Charge-out Rates and Expenses Policy

CHARGE OUT RATES

Staff Allocation & Support Staff

An objective and practical approach is taken to each case which includes active CEO/Managing Director's involvement from the outset. Other members of staff will be assigned on the basis of experience and specific skills to match the needs of the case. In accordance with the provisions of Statement of Insolvency Practice 9 (SIP 9), set out below are the current charge out rates per hour for the grades of staff employed within Quantuma Advisory Limited, exclusive of VAT.

Grade of Staff	Rate from 23 June 2022
	London Offices
CEO/Managing Director	£665.00
Appointment Taking Director	£560.00
Director	£525.00
Senior Manager	£460.00
Manager	£395.00
Assistant Manager	£360.00
Senior Administrator	£310.00
Administrator	£275.00
Assistant Administrator	£210.00
Case Accountant	£140.00
Junior Administrator	£165.00
Support Staff/Executive Assistant	£140.00

Work undertaken 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. Cases that are considered complex in nature are subject to a 25% increase on the published rates above. A full explanation of why a case is considered to be complex will be provided to creditors at the point fee approval is requested.

Time spent on casework is recording directly to the relevant case and the nature of the work undertaken is recorded at that time. The work is recorded under the following categories:

- Administration & Planning
- Creditors
- Investigations
- Realisation of Assets
- Trading
- Cashiering
- Closing Procedures

On occasion it may be necessary to change the rates applicable to the work undertaken and if this occurs during the period of the assignment any material changes will be notified to creditors as part of the normal fee reporting procedures. Rates are likely to be subject to periodic increase.

The time of support staff and executive assistants is not charged to a case except when the initial set up is being performed or when a sizeable administrative task or appropriate ad hoc duty is being undertaken.

## The Joint Administrators' Statement of Proposals

Details of historic charge out rates are available to review [here](#) or will be provided upon request.

### Subcontractors

Details and the cost of any work which has been or is intended to be sub-contracted out that could otherwise be carried out by the office holder or his staff will be provided in any report which incorporates a request for approval of the basis upon which remuneration may be charged.

### EXPENSES

Expenses are any payments from the insolvency estate which are neither an office holder's remuneration nor a distribution to a creditor or a member. Expenses also includes disbursements. Disbursements are payments which are first met by the office holder and then reimbursed to the office holder from the estate.

Expenses are divided into those that do not need approval before they are charged to the estate (category 1) and those that do (category 2). The following details are effective from 1 April 2021. Details of historic disbursement charges are available to review [here](#) or will be provided upon request.

#### Category 1 Expenses:

These are payments to persons providing the service to which the expense relates who are not an associate of the office holder. Category 1 expenses can be paid without prior approval.

Examples of these expenses include, but are not limited to, the following:

Category 1 Expense – effective from 1 April 2021	Basis of Charge
Professional Advice e.g. costs of solicitors, agents & valuers, pensions advisors, employment specialists etc	Typically on a timecosts or fixed fee basis – the basis of charge will be agreed by the office holder so as to represent best value and will be provided in reports to creditors. The choice of professional advisors is based around a number of factors including, but not restricted to, their expertise in a particular field, the complexity or otherwise of the assignment and their geographic location.
Subsistence e.g. accommodation, meals, parking and/or congestion charges, tolls or business telephone calls, incurred by case staff as a direct result of working on an insolvency case	Reimbursed at cost incurred
Statutory & other Advertising	At cost incurred.
Indemnity Bond	At cost of mandatory cover required in accordance with the Insolvency Act 1986 for each appointment
Insurance of assets	At cost in relation to asset coverage requirements
Travel	All forms other than mileage at actual cost
Room Hire	All external venues at actual cost
Record Listing, Storage & Retrieval	At cost incurred
Printing & Postage costs of external provider.	At cost incurred
Virtual Meeting Platform (from 6/4/17)	At cost incurred

## The Joint Administrators' Statement of Proposals

### Category 2 Expenses

These are payments to associates or which have an element of shared costs. Before being paid, category 2 expenses require approval in the same manner as an office holder's remuneration.

The term associate is defined in the insolvency legislation. Additionally SIP 9 directs that where a reasonable and informed third party might consider there would be an association, payments should be treated as if they are being made to an associate, notwithstanding the nature of the association may not meet the definition in the legislation.

Examples of Category 2 expenses include, but are not limited to, the following:

Category 2 Expense – effective from 1 April 2021	Cost £
Mileage incurred as a result of necessary travel as per HMRC's approved rate (per mile)	£0.45
Professional Services provided by non-insolvency service lines within Quantuma Advisory Limited or by associated Companies within the Corporate Group structure of Quantuma Advisory Limited	As advised to creditors on a case by case basis.

The schedule is available for creditors to review at <http://www.quantuma.com/guide/creditors-guide-fees>.

### VAT

With the exception of Individual Voluntary Arrangements and Company Voluntary Arrangements which are VAT exempt, the office holders' remuneration and expenses invoiced to the insolvency estate will be subject to VAT at the prevailing rate.

### Creditors' Rights

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 and challenged are available in a series of guides issued with SIP 9 and can be accessed at <https://www.quantuma.com/guide/creditors-guide-fees>. Alternatively hard copies of these documents may be requested free of charge from Quantuma's registered office.

## **The Joint Administrators' Statement of Proposals**

### **Appendix X: 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 remaining assets at such times 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. Further, they may make a distribution to unsecured creditors, having first sought the court's permission in accordance with Paragraph 65(3) of Schedule B1 of the Act where necessary.
- 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 the Joint Administrators think that a Company Voluntary Arrangement can be successfully implemented and agreed and accepted by the creditors of the Company 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; or
  - (ii) in the event that the CVA is not approved, and 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, Andrew Andronikou and Michael Kiely 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. Information about the process of approval of the Statement of Proposals is set out at Section 10; or
  - (iii) however, in the unlikely 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
  - (iv) 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, Andrew Andronikou and Michael Kiely may ask the court that they be appointed Joint Liquidators, to act either jointly or separately in undertaking their duties as Liquidator; or

Impact Modular Limited (In Administration)

**The Joint Administrators' Statement of Proposals**

- (v) 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.

Impact Modular Limited (In Administration)

**The Joint Administrators' Statement of Proposals**

Appendix XI: Decision Process Documents

## NOTICE SEEKING DEEMED CONSENT

Company Name: Impact Modular Limited – **In Administration** (“the Company”)  
Company Number: 10906604  
Court In the High Court of Justice Business and Property Courts of England & Wales Insolvency  
Court Reference: 001253 of 2023

This Notice is given under Rules 3.39 and 15.7 of the Insolvency Rules (England & Wales) 2016 (“the Rules”). It is delivered by the Joint Administrators of the Company, Andrew Andronikou and Michael Kiely, of Quantuma Advisory Limited, High Holborn House, 52-54 High Holborn, London, WC1V 6RL (telephone number: 020 3856 6720), who were appointed by Impact Capital Group Limited (the qualifying floating charge holder of the Company).

The Joint Administrator proposes that the following decisions be made:

1. That the Joint Administrators’ Proposals be approved.
2. That a Creditors’ Committee will not be established<sup>1</sup>.
3. That the Joint Administrators be discharged from liability in respect of any action undertaken by them pursuant to Paragraph 98 of Schedule B1 of the Act, such discharge to take effect when the appointment of Joint Administrators ceases to have effect, as defined by the Act, unless the court specifies a time.

In respect of each of the decisions proposed above, if less than 10% in value of creditors (who would be entitled to vote if a vote were taken) (“the Threshold”) object to it accordance with the procedure set out below, the creditors are to be treated as having made the proposed decision. Otherwise, the creditors are to be treated as not having made such decision and if a decision about that matter is again sought from the creditors, it must be sought using a qualifying decision procedure as defined by the Insolvency Act 1986.

In order to object to one or more of the proposed decisions, you must deliver a notice stating that you so object (and specifying to which one or more of the proposed decisions your objection relates) to the Joint Administrator not later than the time set out below. In addition, you must have also delivered a proof of debt (unless one has already been submitted) by the time set out below, failing which your objection will be disregarded.

It is the Joint Administrators’ responsibility to aggregate any objections to see if the Threshold is met for the decision to be taken as not having been made.

If the Threshold is met, the deemed consent procedure will terminate without a decision being made and if a decision is sought again on the same matter it will be sought by a decision procedure.

All objections and proofs of debt must be submitted in writing to the Joint Administrator by one of the methods set out below:

By post to: Quantuma Advisory Limited, High Holborn House, 52-54 High Holborn, London, WC1V 6RL  
By email to: [ellis.brealey@quantuma.com](mailto:ellis.brealey@quantuma.com)

Please note that, if you are sending documents by post, you must ensure that you have allowed sufficient time for them to be delivered to the address above by the time set out below. Unless the contrary is shown, an email is treated as delivered at 9am on the next business day after it was sent.

---

<sup>1</sup> Please see the Notice Inviting Creditors to Form a Committee for further instructions.

All objections and proofs of debt must be delivered by the Decision Date: 23.59 on 16 May 2023.

Any creditor whose debt is treated as a small debt in accordance with Rule 14.31(1) of the Rules must still deliver a proof if the creditor wishes to object. A creditor who has opted out from receiving notices may nevertheless object if the creditor also provides a proof by the Decision Date.

In addition, creditors who meet one or more of the statutory thresholds listed below may, within 5 business days from the date of the delivery of this Notice, require a physical meeting to be held to consider any matter.

Statutory thresholds to request a meeting:	10% in value of the creditors
	10% in number of the creditors
	10 creditors

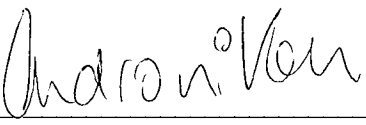
A creditor may appeal a decision by application to the court in accordance with Rule 15.35 of the Rules. Any such appeal must be made not later than 21 days after the Decision Date.

#### Invitation to Form a Committee

Creditors are invited to nominate creditors (which may include themselves) by sending their nominations in writing to the Joint Administrator as set out above.

All nominations must be delivered by: 12 Noon on 16 May 2023.

Nominations can only be accepted if the Joint Administrator is satisfied as to the nominated creditor's eligibility under Rule 17.4 of the Rules.

Signed:   
\_\_\_\_\_  
Andrew Andronikou  
Joint Administrator

Dated: 28 April 2023



**NOTICE OF OBJECTIONS**  
**Ask Inclusive Finance Limited – In Administration**

On behalf of (name of Creditor): \_\_\_\_\_

,

at (address of Creditor): \_\_\_\_\_

,

Please indicate whether you agree or object to the following proposed decision(s):

Proposed Decision	Objected to?
That the Joint Administrators' Proposals be approved.	Agree/Objected To
That a Creditors' Committee will <u>not</u> be established.	Agree/Objected To
That the Joint Administrators be discharged from liability in respect of any action undertaken by them pursuant to Paragraph 98 of Schedule B1 of the Act, such discharge to take effect when the appointment of Joint Administrators ceases to have effect, as defined by the Act, unless the court specifies a time.	Agree/Objected To

Are you also asking the Joint Administrator to convene a physical meeting of creditors?<sup>2</sup> Yes / No

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

Name in capitals: \_\_\_\_\_

Position with, or relationship to, Creditor or other authority for signature: \_\_\_\_\_

Are you the sole member/shareholder of the Creditor (where it is a company)? Yes / No

If you wish to lodge an objection, you must have delivered it, along with a completed proof of debt, by 23.59 on the Decision Date – 16 May 2023 – by one of the following methods:

Post: Quantuma Advisory Limited, High Holborn House, 52-54 High Holborn, London, WC1V 6RL

Email: please scan in a signed copy of this form and attach it as a pdf to [ellis.brealey@quantuma.com](mailto:ellis.brealey@quantuma.com)

NOTE: if you agree with the proposed decisions set out above, you do not need to do anything.

---

<sup>2</sup> Requests for a meeting must be delivered within 5 business days of the date of delivery of the Notice Seeking Deemed Consent.

## NOTICE OF INVITATION TO FORM A CREDITORS' COMMITTEE

Company Name: Impact Modular Limited – **In Administration** (“the Company”)

Company Number: 10906604

Court In the High Court of Justice Business and Property Courts of England & Wales Insolvency

Court Reference: 001253 of 2023

This Notice is given under Rule 3.39 of the Insolvency Rules (England & Wales) 2016 (“the Rules”). It is delivered by the Joint Administrator of the Company, Andrew Andronikou, of Quantuma Advisory Limited, High Holborn House, 52-54 High Holborn, London, WC1V 6RL (telephone number: 020 3856 6720), who was appointed by Impact Capital Group Limited (the qualifying floating charge holder of the Company).

Creditors are invited to nominate creditors (which may include themselves) by completing the section below and returning this Notice to the Joint Administrator by one of the following methods:

By post to: Quantuma Advisory Limited, High Holborn House, 52-54 High Holborn, London, WC1V 6RL

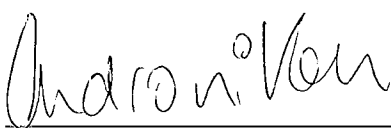
By email to: [ellis.brealey@quantuma.com](mailto:ellis.brealey@quantuma.com)

Please note that, if you are sending nominations by post, you must ensure that you have allowed sufficient time for the Notice to be delivered to the address above by the time set out below. Unless the contrary is shown, an email is treated as delivered at 9am on the next business day after it was sent.

All nominations must be delivered by: 12 Noon on 16 May 2023.

Nominations can only be accepted if the Joint Administrator is satisfied as to the nominated creditor's eligibility under Rule 17.4 of the Rules.

For further information on the role of Creditors' Committees, go to: <http://www.quantuma.com/guide/guide-creditors-committee>.

Signed: 

Andrew Andronikou  
Joint Administrator

Dated: 28 April 2023

---

## NOMINATIONS FOR MEMBERS OF A CREDITORS' COMMITTEE

Impact Modular Limited – In Administration

On behalf of (name of Creditor): \_\_\_\_\_

,

at (address of Creditor): \_\_\_\_\_

,

I nominate the following creditor(s) to be member(s) of a Creditors' Committee (provide name(s) and address(es)):

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

Name in capitals: \_\_\_\_\_

Position with, or relationship to, Creditor or other authority for signature: \_\_\_\_\_

Are you the sole member/shareholder of the Creditor (where it is a company)?

Yes / No

## NOTICE OF DECISION PROCEDURE

Company Name: Impact Modular Limited – **In Administration (“the Company”)**

Company Number: 10906604

Court In the High Court of Justice Business and Property Courts of England & Wales Insolvency

Court Reference: 001253 of 2023

This Notice is given under Rule 15.8 of the Insolvency (England & Wales) Rules 2016 (“the Rules”). It is delivered by the Joint Administrator of the Company, Andrew Andronikou and Michael Kiely, of High Holborn House, 52-54 High Holborn, London, WC1V 6RL (telephone number: 020 3856 6720), who were appointed by Impact Capital Group Limited (the qualifying floating charge holder of the Company).

Creditors are invited to vote by correspondence on the following (for the full wording of proposed decisions, see overleaf):

1. The basis of the Joint Administrators’ fees.
2. The approval of the pre-Administration costs.

Overleaf is a voting form on which creditors may signify their decisions on the above matters. All voting forms, together with a proof of debt if one has not already been submitted, must be completed and returned to the Joint Administrator by one of the methods set out below:

By post to: Quantuma Advisory Limited, High Holborn House, 52-54 High Holborn, London, WC1V 6RL

By email to: [ellis.brealey@quantuma.com](mailto:ellis.brealey@quantuma.com)

Please note that, if you are sending votes by post, you must ensure that you have allowed sufficient time for the forms to be delivered to the address above by the time set out below. Unless the contrary is shown, an email is treated as delivered at 9am on the next business day after it was sent.

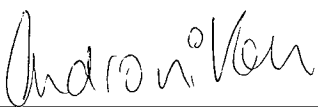
All voting forms and proofs of debt must be delivered by 23.59 on the Decision Date, 16 May 2023.

If the Joint Administrator has not received a proof of debt by the time specified above (whether submitted previously or as a result of this Notice), that creditor’s vote will be disregarded. Any creditor whose debt is treated as a small debt in accordance with Rule 14.31(1) of the Rules must still deliver a proof if the creditor wishes to vote. A creditor who has opted out from receiving notices may nevertheless vote if the creditor also provides a proof by the time specified above.

Creditors who meet one or more of the statutory thresholds listed below may, within 5 business days from the date of the delivery of this Notice, require a physical meeting to be held to consider the matter.

Statutory thresholds to request a meeting: 10% in value of the creditors  
10% in number of the creditors  
10 creditors

A creditor may appeal a decision by application to the Court in accordance with Rule 15.35 of the Rules. Any such appeal must be made not later than 21 days after the Decision Date.

Signed: 

Andrew Andronikou  
Joint Administrator

Dated: 28 April 2023

VOTE BY CORRESPONDENCE

Impact Modular Limited – In Administration

Name of Creditor: \_\_\_\_\_

Address: \_\_\_\_\_

Decisions:

1	That a Creditors' Committee will not be established.	*For / Against
2	That the Joint Administrators' fees be fixed by reference to 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 standard hourly charge out rates used by Quantum Advisory Limited at the time the work is performed as outlined in the Joint Administrator's Fee Proposal, estimated to be £70,253.00, plus VAT.	*For / Against
3	That the unpaid pre-Administration costs set out in the Joint Administrators' Proposal be approved.	*For / Against

\* Please delete as applicable to indicate your voting instructions

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

Name in capitals: \_\_\_\_\_

Position with, or relationship to, creditor or other authority for signature: \_\_\_\_\_

Are you the sole member/shareholder of the creditor (where it is a company)? Yes / No

**NOTE: Once a vote has been cast, it cannot be changed.**

Please complete this form and return it, along with a completed proof of debt if you have not submitted one previously, so that it is delivered by 23.59 on 16 May 2023, by:

Post: Quantum Advisory Limited, High Holborn House, 52-54 High Holborn, London, WC1V 6RL

Email: please scan in a signed copy of this form and attach it as a pdf to [ellis.brealey@quantuma.com](mailto:ellis.brealey@quantuma.com)

PROOF OF DEBT - GENERAL FORM

Impact Modular Limited – In Administration

Date of Administration: 8 March 2023

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