In accordance with Rule 18.7 of the Insolvency (England & Wales) Rules 2016 and Sections 92A, 104A and 192 of the Insolvency Act 1986.

LIQ03

Notice of progress report in voluntary winding up

Companies House

SATURDAY

A7YFPI4Y
A12 02/02/2019 #347
COMPANIES HOUSE

1 Company details

Company number	0 1 9 6 8 8 6 4
Company name in full	Ashwood Nursing Home Limited

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

2 Liquidator's name

Full forename(s)	Sean
Surname	Bucknall

3 Liquidator's address

Building name/number	3rd Floor
Street	37 Frederick Place
Post town	Brighton
County/Region	Sussex
Postcode	B N 1 4 E A
Country	

4 Liquidator's name ❶

Full forename(s)	Andrew
Surname	Watling

❶ **Other liquidator**
Use this section to tell us about another liquidator.

5 Liquidator's address ❷

Building name/number	Office D
Street	Beresford House
Post town	Town Quay
County/Region	Southampton
Postcode	S O 1 4 2 A Q
Country	

❷ **Other liquidator**
Use this section to tell us about another liquidator.

LIQ03
Notice of progress report in voluntary winding up

6 Period of progress report

From date	d 0 d 4	m 1 m 2	y 2 y 0 y 1 y 7
To date	d 0 d 3	m 1 m 2	y 2 y 0 y 1 y 8

7 Progress report

☑ The progress report is attached

8 Sign and date

Liquidator's signature	Signature X		X
Signature date	d 3 d 1	m 0 m 1	y 2 y 0 y 1 y 9

LIQ03
Notice of progress report in voluntary winding up

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	Jamie Balding
Company name	Quantuma LLP
Address	3rd Floor
	37 Frederick Place
Post town	Brighton
County/Region	Sussex
Postcode	B N 1 4 E A
Country	
DX	
Telephone	01273 322400

Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

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

Important information

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

Where to send

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

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

Further information

For further information please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

Quantuma

3rd Floor
37 Frederick Place
Brighton
Sussex
BN1 4EA

T: 01273 322400

www.quantuma.com

ASHWOOD NURSING HOME LIMITED
(IN MEMBERS' VOLUNTARY LIQUIDATION)

THE JOINT LIQUIDATORS' PROGRESS REPORT

31 January 2019

This report has been prepared for the sole purpose of updating the members for information purposes. The report is private and confidential and may not be relied upon, referred to, reproduced or quoted from, in whole or in part, by members for any purpose other than updating them for information purposes, or by any other person for any purpose whatsoever.

Sean Bucknall and Andrew Watling of Quantuma LLP, 3rd Floor, 37 Frederick Place, Brighton, Sussex, BN1 4EA were appointed Joint Liquidators of Ashwood Nursing Home Limited on 4 December 2017.

***Sean Bucknall is licensed to act as an Insolvency Practitioner by the Insolvency Practitioners* Association and Andrew Watling is licensed to act as an Insolvency Practitioner by the Institute of Chartered Accountants in England and Wales.**

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ABBREVIATIONS

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

"the Act"	Insolvency Act 1986
"the Rules"	Insolvency (England and Wales) Rules 2016
"the Joint Liquidators"	Sean Bucknall and Andrew Watling of Quantuma LLP
"the Company"	Ashwood Nursing Home Limited (in Liquidation)
"SIP"	Statement of Insolvency Practice (England & Wales)
"Review Period"	Period covered by the report from 4 December 2017 to 3 December 2018

1. INTRODUCTION

Introduction

This report has been prepared to provide members with an update on the progress of the Liquidation of the Company since our appointment as Joint Liquidators on 4 December 2017.

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

Details of the appointment of the Joint Liquidators

Sean Bucknall and Andrew Watling of Quantuma LLP were appointed Joint Liquidators of the Company on 4 December 2017.

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

2. THE PROGRESS OF THE LIQUIDATION

The Joint Liquidators' Receipts and Payments Account

Attached at **Appendix 2** is a receipts and payments account covering the Review Period. I would note however that no bank account has been opened in this case to date, due to the lack of asset realisations.

The comparative Declaration of Solvency provides an estimation of those assets yet to be realised, together with details of costs that will be incurred but as yet remain unpaid.

VAT Basis

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

Administrative, Statutory & Regulatory Tasks

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

During the Review Period, primarily these tasks have included:

- Informing all relevant persons of the commencement of the Liquidation, including filing statutory documents at Companies House and meeting statutory advertising requirements;
- Drafting and issuing the progress report to Members;
- Consulting with and instructing staff and independent advisers as regards practical, technical and legal aspects of the case to ensure efficient progress;
- Maintaining electronic case files, which must include records to show and explain the Liquidation and any decisions made by the Joint Liquidators that materially affect the Liquidation;
- Monitoring and maintaining an adequate statutory bond;
- Conducting periodic case reviews to ensure that the Liquidation is progressing efficiently, effectively and in line with the statutory requirements;

- Maintaining and updating the estate cash book and bank accounts, including regular bank reconciliations and processing receipts and payments; and
- Completing periodic tax returns.

Realisation of Assets

Nursing Home

In accordance with the sworn declaration of solvency, the Company's sole asset is the freehold property from which the Company had traded. Based on the marketing campaign conducted prior to the appointment of the Liquidators, the property had been valued at £1,000,000.00, before being reduced to £800,000.00.

Over the last 12 months, there have been several significant issues as regards the marketing of the property, such that the property has yet to be marketed on an "open" marketing basis. Veritas Property Management Limited, a firm of property agents, were instructed to secure the property, and ensure that it was fully compliant with the Liquidators' insurer's requirements for insuring a vacant property.

Crickmay Chartered Surveyors ("Crickmay") was instructed to value and market the property. Crickmay recommended an initial strategy that the property be offered for sale to its portfolio of developer contacts who it believed may have had an interest in purchasing such a property.

In August 2018, an offer of £1,000,000.00 was received for the property, subject to planning permission. With shareholder support, this offer was provisionally accepted, and the prospective purchaser contacted the council to arrange a "pre-planning meeting", to establish the non-viability of the site as a care home and seek the council's opinion for a "change of use" application at the site.

Unfortunately, by late 2018, it appeared that this offer had fallen away, with the prospective purchaser unable to demonstrate to the council's satisfaction that the property was no longer viable as a nursing home. This decision was taken despite:

- The directors being unsuccessful in their previous attempts to sell the business prior to the appointment of the Liquidators; and
- The property losing its Care Quality Commission accreditation in June 2015.

It is now the recommendation of Crickmay that the most appropriate course of action is to begin an open marketing campaign. Crickmay will document the level of interest in the property while it is being marketed as a nursing home as, in the event that no such interest in forthcoming, this will benefit any future "change of use" applications made to the council.

The marketing materials are currently being drafted, and it is anticipated that the property will be listed for sale in early 2019.

The Liquidators may consider making a "change of use" application themselves, however it is currently unclear as regards the costs of doing so, and whether this would ultimately be in the best interest of the Company, its creditors and shareholders.

DevAssist Limited ("DevAssist"), a firm of property planning and development consultants, were instructed shortly after the appointment of the Liquidators to prepare a report on any potential development opportunities, and risks, at the property.

In view of a possible "change of use" application being made by the Liquidators, a further instruction to DevAssist is being progressed to provide the Liquidators with an outline of the range of potential uses, the costs, and Local Authority requirements for submitting such an application in order to

maximise the value achievable in an open marketing campaign. The Joint Liquidators will provide further information in due course.

Costs incurred but remaining unpaid

During the Review Period, the Joint Liquidators have incurred time costs and category 2 disbursements, not all of which have yet been discharged. Further details of these costs are set out below.

3. CREDITORS: CLAIMS AND DISTRIBUTIONS

Secured Creditors

The Company granted fixed and floating charges, by way of a debenture to National Westminster Bank PLC ("NatWest") on 15 April 2004, who was owed £152,890.88 on appointment.

No distribution has been declared to NatWest in relation to its security.

Preferential Creditors

Preferential claims relating to unpaid holiday pay and wage arrears were estimated at £1,200.00 in the Declaration of Solvency. The Liquidators are yet to formally adjudicate on these claims, however it is anticipated that these claims will be paid in full.

Unsecured Creditors

Unsecured claims were estimated at £485,461.60 in the Declaration of Solvency and to date claims received from unsecured creditors total £268,649.08.

Statutory Interest

All creditors will be paid in full and are entitled to 8% statutory interest from the date of Liquidation to the date of payment in full.

4. SHAREHOLDERS' DISTRIBUTIONS

No distributions have been declared to shareholders to date, and the Liquidators will not be in a position to do so until the sale of the property is complete.

5. THE JOINT LIQUIDATORS' REMUNERATION AND EXPENSES

Pre-Appointment Costs

The members authorised the fee of £3,500.00 plus disbursements and VAT for assisting the directors in calling the relevant meeting, and with preparing the Declaration of Solvency on 4 December 2017. To date, these fees remain unpaid.

Joint Liquidators' Remuneration

The Joint Liquidators' remuneration was approved on a time costs basis in relation to this assignment, as authorised by members at the Members' Meeting on 4 December 2017 in accordance with the following resolution:

"That the Joint Liquidators shall be authorised to draw their remuneration based upon their time costs by reference to the time spent by them and their staff in attending to matters arising in the Liquidation, subject to a cap of £12,000 plus VAT. The Joint Liquidators' time will be charged at the hourly charge out rate of the grade of staff undertaking the work at the time the work is undertaken. These fees are to be paid as and when funds permit as an expense of the Liquidation."

Summary of Costs

A breakdown of the time costs incurred during the Review Period are summarised at **Appendix 3**.

In summary, the Joint Liquidators' time costs for the Review Period total £10,327.00, representing 60.00 hours at an average hourly rate of £172.12.

The work undertaken is detailed in full at **Appendix 4**.

A copy of 'A Members' Guide to Liquidators' Fees' effective from 6 April 2017 together with the firm's current schedule of charge-out rates and chargeable disbursements may be found at https://www.quantuma.com/guide/creditors-guide-fees/.

A hard copy of both the Members' Guide and the firm's charge-out rate and disbursement policy may be obtained on request at no cost.

Joint Liquidators' Disbursements

I have incurred the following Category 1 disbursements, which do not need the specific approval of members, during the Review Period:

Name of Expense	Amount incurred/accrued during Review Period (£)	Amount Paid (£)	Amount Outstanding (£)
Postage	7.15	Nil	7.15
Agents' Fees	325.00	Nil	325.00
Specific Bond	135.00	Nil	135.00
Statutory Advertising	238.50	Nil	238.50
Total	**705.65**	**Nil**	**705.65**

The Joint Liquidators' Category 2 disbursements for the Review Period are as follows:

Name of Expense	Amount incurred/accrued during Review Period (£)	Amount Paid (£)	Amount Outstanding (£)
Stationary	6.50	Nil	6.50
Photocopying	9.10	Nil	9.10
Total	**15.60**	**Nil**	**15.60**

The bases on which the expenses defined as Category 2 disbursements are calculated are explained in the firm's schedule referred to above. Members approved the payment of Category 2 disbursements on this basis on 4 December 2017.

Other Professional Costs

Agents & Valuers

Veritas Property Management Limited were instructed as agents in relation to securing the property, and ensuring it was compliant with the insurer's requirements. Their costs incurred to date total £5,734.15, however these costs are yet to be agreed by the Liquidators.

As previously advised, Crickmay were instructed to market the property for sale. Their costs have been agreed on the basis of their standard sales commission rate of 1.5% of the agreed sales price, plus VAT.

As referred to in section 2 of this report, DevAssist were instructed to prepare a report on any potential developmental risks that could impact the property, and their costs of £250 plus VAT have been included in the agents' fees figure in the table above.

Payroll

The Local Payroll Company were instructed to prepare the employees' P45's, and notify HM Revenue and Customs of the closure of the payroll. Their costs of £75 plus VAT have been included in the agents' fees figure in the table above.

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

Members' right to request information

A member may, with the permission of the Court or with at least 5% of the total voting rights of all the members having the right to vote at general meetings of the Company, request further details of the Joint Liquidators' remuneration and expenses, within 21 days of receipt of this report.

Members' right to challenge remuneration and/or expenses

A member may, with the permission of the Court or with at least 10% of the total voting rights of all the members having the right to vote at general meetings of the Company, apply to Court to challenge the amount and/or basis of the Joint Liquidators' fees and the amount of any proposed expenses or expenses already incurred, within 8 weeks of receipt of this report.

Future of the Liquidation

As referred to in the earlier sections of this report, once the Company's property has been sold all the costs of the Liquidation can be discharged, and the distributions to all classes of creditors can be declared, together with a dividend to the members.

Further Information

Members should note that the Joint Liquidators are bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment. Further information can be viewed at the following link https://www.gov.uk/government/publications/insolvency-practitioner-code-of-ethics. Additionally, the Joint Liquidators are also bound by the regulations of their Licensing Bodies.

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

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

Should you have any queries in regard to any of the above please do not hesitate to contact Jamie Balding on 01273 322 400 or by e-mail at jamie.balding@quantuma.com.

Sean Bucknall
Joint Liquidator

Appendix 1

Ashwood Nursing Home Limited
(IN LIQUIDATION)

STATUTORY INFORMATION

Company Name	Ashwood Nursing Home Limited
Trading Address	Ashwood Nursing Home, Burwash Common, Etchingham, TN19 7LT
Trading Styles	Ashwood Nursing Home
Proceedings	In Liquidation
Date of Appointment	4 December 2017
Joint Liquidators	Sean Bucknall Andrew Watling Quantuma LLP 3rd Floor, 37 Frederick Place, Brighton, Sussex, BN1 4EA
Registered office Address	c/o Quantuma LLP, 3rd Floor, 37 Frederick Place, Brighton, Sussex, BN1 4EA
Former Registered Office	Ashwood Nursing Home, Burwash Common, Etchingham, TN19 7LT
Company Number	01968864
Incorporation Date	5 December 1985

Appendix 2

Ashwood Nursing Home Limited
(IN LIQUIDATION)

THE JOINT LIQUIDATORS' RECEIPTS AND PAYMENTS ACCOUNT AS AT 3 DECEMBER 2018

Ashwood Nursing Home Limited
(In Liquidation)

Joint Liquidators' Summary of Receipts and Payments
To 03 December 2018

RECEIPTS	Declaration of Solvency (£)	Total (£)
Freehold Land & Property	800,000.00	0.00
Claim against Insurers	Uncertain	0.00
		0.00
PAYMENTS		
Marketing Costs	(12,000.00)	0.00
Conveyancing Costs	(2,500.00)	0.00
National Westminster Bank PLC	(152,890.88)	0.00
Preparation of D.o.S and Disbursements	(3,800.00)	0.00
Accountants' Fees	(3,000.00)	0.00
Insurance of Freehold Property	(2,000.00)	0.00
Employee Arrears/Hol Pay	(1,200.00)	0.00
Trade & Expense Creditors	(18,974.41)	0.00
McMahon Associates Retirement Scheme	(64,374.61)	0.00
Directors	(265,000.00)	0.00
Shareholder Loans	(33,467.58)	0.00
HM Revenue and Customs	(28,645.00)	0.00
HM Revenue and Customs		0.00
Mr P Crouch	(75,000.00)	0.00
Ordinary Shareholders	(101.00)	0.00
		0.00
Net Receipts/(Payments)		0.00

MADE UP AS FOLLOWS

0.00

Sean Bucknall
Joint Liquidator

Appendix 3

Ashwood Nursing Home Limited
(IN LIQUIDATION)

THE JOINT LIQUIDATORS' TIMECOSTS FOR THE REVIEW PERIOD

Time Entry - Detailed SIP9 Time & Cost Summary

6002154 - Ashwood Nursing Home Limited
From: 04/12/2017 To: 03/12/2018
Project Code: POST

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
100 Administration & Planning	0.20	0.00	0.20	0.40	0.80	145.00	181.25
101 Insurance / Bonding	0.00	0.30	0.00	0.00	0.30	60.00	200.00
104 . General Administration	0.00	0.40	7.20	0.00	7.60	1,182.50	155.59
105 : Case strategy / Review	0.80	0.70	4.10	0.00	5.60	1,075.50	192.05
106 : VAT & CT matters and returns	0.00	0.00	0.80	0.00	0.80	120.00	150.00
Admin & Planning	**1.00**	**1.40**	**12.30**	**0.40**	**15.10**	**2,583.00**	**171.06**
600 : Cashiering	0.00	0.00	0.90	0.20	1.10	154.00	140.00
Cashiering	**0.00**	**0.00**	**0.90**	**0.20**	**1.10**	**154.00**	**140.00**
201 : Creditors	0.00	0.00	0.10	0.00	0.10	15.00	150.00
202A Employees	0.00	0.00	0.20	0.00	0.20	30.00	150.00
203 : Creditor correspondence / Call	0.00	0.30	2.20	0.00	2.50	390.00	156.00
204 : Unsecured Creditors claims	0.00	0.00	0.20	0.00	0.20	30.00	150.00
207C Dealing with HMRC/RPO Claims	0.00	0.00	0.20	0.00	0.20	30.00	150.00
208 . Retention of Title	0.00	0.00	0.20	0.00	0.20	30.00	150.00
210 Secured creditor reports / claims	0.00	0.30	0.70	0.00	1.00	165.00	165.00
Creditors	**0.00**	**0.60**	**3.80**	**0.00**	**4.40**	**690.00**	**156.82**
400 Realisation of Assets	0.00	0.80	0.00	0.00	0.80	175.00	218.75
401 : Freehold / Leasehold Property	0.00	11.90	25.90	0.00	37.80	6,605.00	174.74
412 Arranging & Monitoring Insurance	0.00	0.00	0.80	0.00	0.80	120.00	150.00
Realisation of Assets	**0.00**	**12.70**	**26.70**	**0.00**	**39.40**	**6,900.00**	**175.13**
Total Hours	**1.00**	**14.70**	**43.70**	**0.60**	**60.00**	**10,327.00**	**172.12**
Total Fees Claimed						**0.00**	

Appendix 4

Ashwood Nursing Home Limited
(IN LIQUIDATION)

DETAILED LIST OF WORK UNDERTAKEN BY THE JOINT LIQUIDATORS DURING THE REVIEW PERIOD

	Filing of documents to meet statutory requirements Advertising in accordance with statutory requirements
	Collection and making an inventory of company books and records
	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
	Preparation and filing of VAT Returns Preparation and filing of Corporation Tax Returns
	Receive and follow up creditor enquiries via telephone Review and prepare correspondence to creditors and their representatives via email and post
	Preparing, circulating and filing progress reports. Disclosure of sales to connected parties
	Liaising with valuers and agents on marketing strategy and offers received Dealing with tenant issues (if any)

[redacted]	[redacted]
[redacted]	Liaising with secured creditors and landlords Agreeing assignment, surrender or disclaiming property
[redacted]	
[redacted]	
[redacted]	Preparing correspondence opening and closing accounts Requesting bank statements Correspondence with bank regarding specific transfers Maintenance of the estate cash book
[redacted]	Issuing cheques/BACS payments
[redacted]	Banking remittances
[redacted]	
[redacted]	Preparing and filing statutory receipts and payments accounts at Companies House
[redacted]	

Current Charge-out Rates of the staff working on the cas

Time charging policy
Support staff and executive assistants do not charge their time to each case except when the initial set up is being performed or when a sizeable administrative task or appropriate ad hoc duty is being undertaken
Support staff include secretarial and administrative support.
The minimum unit of time recorded is 6 minutes.
Rates are likely to be subject to periodic increase.

[redacted]	[redacted]
Partners	**350.00**
Senior Manager	**250.00**
Manager	**200.00**
Assistant Manager	**185.00**
Senior Administrator	**175.00**
Administrator	**150.00**
Assistant Administrator	**95.00**