



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

### 1 Company details

Company number 02534209  
Company name in full Water Hall (England) Limited

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

### 2 Administrator's name

Full forename(s) Michael Paul  
Surname Roome

### 3 Administrator's address

Building name/number 2 Lace Market Square  
Street  
Post town Nottingham  
County/Region  
Postcode NG1 1PB  
Country

### 4 Administrator's name ①

Full forename(s) Dean Anthony  
Surname Nelson

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

### 5 Administrator's address ②

Building name/number St Helens House  
Street King Street  
Post town Derby  
County/Region  
Postcode DE1 3EE  
Country

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

# AM10

## Notice of administrator's progress report

### 6 Period of progress report

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

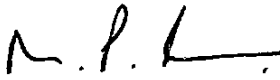
### 7 Progress report

☒ I attach a copy of the progress report

### 8 Sign and date

Administrator's  
signature

Signature

X  X

Signature date

<sup>d</sup> 2	<sup>d</sup> 3	<sup>m</sup> 0	<sup>m</sup> 4	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 1
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# AM10

## Notice of administrator's progress report



### 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 **Kimberley Waplington**

Company name **Smith Cooper**

Address **2 Lace Market Square**  
**Nottingham**

Post town **NG1 1PB**

County/Region

Postcode

Country

DX

Telephone **0115 945 4300**



### 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](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)**

**Water Hall (England) Limited**  
**(In Administration)**  
**Joint Administrators' Summary of Receipts & Payments**

Statement of Affairs £		From 01/10/2020 To 31/03/2021 £	From 01/10/2019 To 31/03/2021 £
	ASSET REALISATIONS		
Uncertain	Freehold Land & Property	NIL	NIL
Uncertain	Book Debts	NIL	NIL
NIL	Shareholding - Warecrete Limited	NIL	NIL
	Rural Payments Agency	NIL	11,961.67
	Bank Interest Gross	NIL	10.32
Uncertain	Funds held in Escrow - Southfield W	NIL	NIL
38,000.00	Funds held in Escrow - Bunkers	NIL	NIL
		NIL	11,971.99
	COST OF REALISATIONS		
	Pension Advice - Clumber	NIL	750.00
	Environmental Costs	NIL	10,397.00
		NIL	(11,147.00)
	UNSECURED CREDITORS		
(63,700.13)	Trade & Expense Creditors	NIL	NIL
		NIL	NIL
	DISTRIBUTIONS		
(100.00)	Ordinary Shareholders	NIL	NIL
		NIL	NIL
<b>(25,800.13)</b>		<b>NIL</b>	<b>824.99</b>
	REPRESENTED BY		
	Vat Receivable		645.00
	Floating Charge Account		179.99
			<b>824.99</b>

Note:

The amounts stated are net of VAT.

All funds are held in a non-interest bearing account.



Michael Paul Roome  
Joint Administrator

**In the Business and Property List, Insolvency and Companies Court  
Reference No.6542 of 2019**

**Water Hall (England) Limited - In Administration**

**The Joint Administrators' Progress Report to 31 March 2021**

**Michael Paul Roome**

**Dean Anthony Nelson**

**Smith Cooper**

**2 Lace Market Square, Nottingham, NG1 1PB**

**Tel no.: 0115 945 4300**

**Email: [creditor.correspondence@smithcooper.co.uk](mailto:creditor.correspondence@smithcooper.co.uk)**

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

Michael Paul Roome and Dean Anthony Nelson were appointed Joint Administrators of Water Hall (England) Limited – In Administration on 1 October 2019. The affairs, business and property of the Company are managed by the Joint Administrators. The Joint Administrators act as agents of the Company and contract without personal liability.

## **Contents**

1. Executive summary
2. The progress of the Administration
3. Creditors: Claims and distributions
4. Investigations
5. Ethics
6. The Joint Administrators' costs and expenses
7. Conclusion

## **Appendices**

- I. Statutory information and definitions
- II. The Joint Administrators' receipts and payments account for the Review Period
- III. The Joint Administrators' detailed list of work undertaken for the Review Period and since the Joint Administrators appointment
- IV. The Joint Administrators' estimated outcome statement as at 31 March 2021
- V. Proof of debt
- VI. The Joint Administrators' guide to fees for the period 1 April 2017 to 31 March 2021

## 1. EXECUTIVE SUMMARY

This report describes the progress for the Review Period. A summary of key information in this report is detailed below.

### Assets

Asset	Estimated to realise per Statement of Affairs £	Realisations to date £	Anticipated future realisations £	Total anticipated realisations £
Freehold land & property	Uncertain	-	-	-
Book debts	Uncertain	-	-	-
Shareholding – Warecrete Limited	-	-	-	-
Rural Payments Agency	-	11,962	-	11,962
Bank interest gross	-	10	-	10
Funds in escrow – Southfield W	Uncertain	-	Uncertain	Uncertain
Funds in escrow – Bunkers	38,000	-	38,000	38,000
Business rates refund	-	-	Uncertain	-
<b>Total</b>	<b>38,000</b>	<b>11,972</b>	<b>38,000</b>	<b>49,972</b>

### Expenses

Expense	Estimated per Proposals £	Expense incurred to date £	Anticipated further expense to closure £	Total anticipated expense £
Pre appointment Administrators costs	8,076	8,076	-	8,076
Ellisons' pre appt costs	3,000	3,000	-	3,000
Specific bond	108	108	-	108
Post appointment Administrators costs	84,940	59,056	27,440*	86,496
Legal costs – Birketts (Environmental specialist)	10,000	2,583	12,417	15,000
Agents post appt costs	Uncertain	-	-	-
Legal costs - Ellisons	25,000	2,685	7,315	10,000
Pension advice – Clumber	750	750	-	750
Accountancy costs – James Mullane	500	500	-	500
Postage	14	7	-	7
Photocopying	138	69	-	69
Storage costs	1,000	-	1,000	1,000
Re-Direction of mail	211	211	-	211
Statutory advertising	225	77	170	247
Insurance of assets	4,788	1,596	3,192	4,788
Environmental costs – Wisser Environment	10,000	11,785	3,215	15,000
Mileage	1,700	276	1,424	1,700
Business rates refund costs	-	-	-	-
<b>Total</b>	<b>150,450</b>	<b>90,779</b>	<b>56,173</b>	<b>146,952</b>

\*The Joint Administrators anticipated further costs may increase depending upon the value of the assets realised.

**Dividend prospects**

<b>Creditor class</b>	<b>Distribution / dividend paid to date</b>	<b>Anticipated distribution / dividend, based upon the above</b>
Secured creditor	N/A	N/A
Preferential creditors	N/A	N/A
Unsecured creditors	Nil	Uncertain, dependent on asset realisations.

An extension for a period of the Administration of 12 months was granted by the relevant creditors on 11 September 2020, as such, the Administration is now scheduled to end on 30 September 2021.

**Summary of key issues outstanding**

- Awaiting the outcome of environmental surveys on Bunkers and undertaking environmental surveys on Southfield Wood, to release the funds held in the respective escrow accounts;
- Monitoring the outcome of the sale of the land and property owned by Warecrete, and the return to shareholders;
- Monitoring the outcome of the business rates review;
- Considering and undertaking the exit strategy from Administration;
- Discharging the outstanding costs and expenses of the Administration, where possible; and
- If possible, declaring and distributing a dividend distribution to unsecured creditors.



## **2. THE PROGRESS OF THE ADMINISTRATION**

### **2.1 The Joint Administrators' receipts and payments account**

Attached at Appendix II is a receipts and payments account for the Review Period together with a summary of the transactions since the Joint Administrators appointment.

The rest of this report describes the key developments in the Administration over the Review Period. For a detailed list of work undertaken by the Joint Administrators as a whole, see Appendix III.

In this section, the Joint Administrators have summarised the main asset realisations during the Review Period, and an estimation of those assets yet to be realised, together with details of the associated costs incurred.

### **2.2 Administration (including statutory reporting)**

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

During the Review Period, primarily these tasks have included:

- Drafting and issuing the progress report to creditors;
- Consulting with and instructing staff and independent advisers as regards practical, technical and legal aspects of the case to ensure efficient progress;
- Maintaining case files, which must include records to show and explain the Administration and any decisions made by the Joint Administrators that materially affect the Administration;
- Monitoring and maintaining an adequate statutory bond;
- Conducting periodic case reviews to ensure that the Administration is progressing efficiently, effectively and in line with the statutory requirements;
- Maintaining and updating the estate cash book and bank accounts, including regular bank reconciliations and processing receipts and payments; and
- Completing periodic tax returns.

### **2.3 Realisation of assets**

There have been no asset realisations in the Review Period.

#### **Estimated future realisations**

##### **Bunkers – funds held in Escrow**

You may recall from the Joint Administrators previous reports to creditors that in order to obtain a release of the c.£38k held in the escrow account, the permit in respect of the land needed to be formally surrendered.

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Wiser Environments submitted a 'low risk' surrender application to the EA on behalf of the Joint Administrators, and advised that the EA are likely to take several months to process the application and release any funds, due to a significant backlog in applications.

During the Review Period, further enquiries were raised on one particular aspect of the surrender application. The additional information in respect of those enquiries has been provided and the process of the application is continuing, albeit the timing of the release of the funds held in escrow is still not yet known.

#### **Southfield Wood – funds held in Escrow**

You may recall that Wiser Environments were also engaged to assist with the application in respect of Southfield Woods, in order to release an element of the funds of c.£1m held in escrow.

As stated in the Joint Administrators previous reports, once the surrender of the Bunkers licence has been concluded, Wiser Environments will begin to undertake the necessary analysis of the site, to include further test samples being taken and evaluate when we may be in a position to surrender.

In doing so, the Joint Administrators hope to demonstrate that the current funds in hand, of c.£1m, are in excess of the sums needed, and that the surplus can be released to the Joint Administrators, for the benefit of creditors in the estate.

In addition, it is anticipated that this will have a positive impact on the value of the land owned by Warecrete, a wholly owned subsidiary of the Company, as it will give greater visibility to any potential purchaser regarding their ability to surrender the licence.

#### **Book debts**

As confirmed in the previous reports to creditors, there is a book debt due from a connected party, in the sum of c.£266k.

The directors of the connected party subsequently confirmed that due to the nature of the company, it is dormant and no longer trading.

As such, there are no funds to make any repayment proposals, however the Joint Administrators will continue to monitor the connected company, in the event that trading recommences in the future and cash reserves become available to make repayment proposals.

During the Review Period, the Joint Administrators have continued to monitor the connected company and can confirm that the company has not recommenced trading. A further update will be provided in the Joint Administrators next report to creditors.

#### **Wholly owned subsidiary**

You may recall from the Joint Administrators previous reports that it became apparent that Warecrete, a wholly owned subsidiary of the Company, is the sole proprietor of the land and property.

A number of discussions and meetings were held with the EA, Hertfordshire County Council and local residents, regarding ongoing issues at the site, and how these may be resolved to benefit all stakeholders, as well as ultimately facilitating a subsequent sale of the land and property.

In addition, as disclosed in the Joint Administrators previous reports, the site remains subject to an outstanding enforcement notice, pertaining to alleged over tipped material above the capped landfill area. The enforcement notice has been addressed in meetings with the EA, Hertfordshire County Council and the local residents, however a resolution has not yet been concluded.

The Joint Administrators are continuing to assist the directors, in order to undertake a sale of the land and property. In the event that a sale can be agreed, the surplus funds will be distributed to the sole Shareholder, being the Company in Administration, for the benefit of creditors.

As stated in the Joint Administrators previous reports, this matter is likely to remain ongoing for a substantial period of time due to the complexity of the issues and anticipated negotiations.

#### **Business rates refund**

During the Review Period, a potential business rates refund has been identified and the Joint Administrators have instructed Goodman Nash Limited to review and pursue the potential rates refund on their behalf.

Goodman Nash Limited confirmed during the Review Period that due to COVID-19 the application in respect of the potential refund has not yet been processed by the relevant billing authority and therefore a quantum of the potential refund can not be provided at this time.

The Joint Administrators will provide an update on this matter in their next report to creditors.

Based on all of the above, at this stage it is not possible to give an accurate indication as the likely future realisations in this case.

### **2.4 Costs incurred but remaining unpaid**

During the Review Period, the Joint Administrators have incurred the fixed cost for the second annual period and direct expenses, not all of which have yet been discharged. Further details of these costs are set out in section 6 below.

## **3. CREDITORS: CLAIMS AND DISTRIBUTIONS**

### **3.1 Secured creditors**

The Company has not granted any security over the assets of the Company.

### **3.2 Preferential creditors**

There are no preferential creditors in this matter.

### **3.3 Unsecured creditors**

Unsecured claims were estimated at c.£63.7k in the directors' estimated Statement of Affairs. It is currently uncertain whether there will be a dividend distribution to unsecured creditors. The outcome is dependent on the remaining asset realisations, as detailed earlier in this report.

### **3.4 Claims process**

Due to the possible distribution to unsecured creditors, you are requested to submit claims to the address on the front of this report, marked for the attention Kimberley Waplington.

A proof of debt form is attached at Appendix V.

## **4 INVESTIGATIONS**

### **4.1 Investigations**

You may recall from the Joint Administrators previous reports that as part of their statutory duties, an investigation into the conduct of the Company directors was completed.

In this regard, a confidential report was submitted to The Insolvency Service on 23 December 2019.

### **4.2. Initial assessment of potential recoveries**

As part of our duties as Joint Administrators, we are obliged to review, shortly after appointment, all the information available to them and conduct an initial assessment of whether there are any matters which may lead to any recoveries for the benefit of creditors. This would typically include any potential claims which may be brought against parties either connected to or who have past dealings with the Company.

This review was completed and we confirm that we did not identify any further assets or actions that require further action at this stage, which would lead to a recovery for creditors.

## **5. ETHICS**

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

### **General ethical considerations**

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

### **Specialist advice and services**

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

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## 6. THE JOINT ADMINISTRATORS' COSTS AND EXPENSES

### 6.1 Pre-Administration costs

Included within the Joint Administrators' Proposals was a statement of pre-Administration costs totalling c.£11k plus VAT.

The following pre-Administration costs have been approved but not yet paid:

Name	Costs incurred (£) (exc. VAT)	Paid in the Review Period (£) (exc. VAT)	Total unpaid to date (£) (exc. VAT)
Smith Cooper	8,076	-	8,076
Ellisons Solicitors	3,000	-	3,000
<b>TOTAL</b>	<b>11,076</b>	<b>-</b>	<b>11,076</b>

### 6.2 The Joint Administrators' fees

You may recall from the Joint Administrators previous reports that the basis of the Joint Administrators' fees was fixed on 9 December 2019, by the resolution of creditors as follows:

- (i) A set amount of £35k plus VAT for the first annual period in respect of statutory, administrative, investigation and creditors tasks, and a set amount of £22.5k plus VAT for each annual period (in full, or in part) thereafter, in the event that the Administration is extended, the Company exits into Creditors' Voluntary Liquidation or Compulsory Liquidation and the Joint Administrators become the Joint Liquidators; and
- (ii) In addition, 13% plus VAT of any asset realisations.

A detailed list of the work undertaken during the Review Period, is provided at Appendix III.

### 6.3 Comparison of estimates

The expenses incurred to date are compared with the original expenses estimate as follows:

Expenses	Original expenses estimate £	Actual expenses during the Review Period £	Actual expenses incurred to date £	Reason for any excess
<b>Category 1 expenses</b>				
Specific bond	108	-	108	N/A
Legal costs – Birketts (Environmental specialist)	10,000	-	2,583	N/A
Agents & Valuers	Uncertain	-	-	N/A
Legal costs - Ellisons	25,000	-	2,685	N/A
Pension advice	750	-	750	N/A

Expenses	Original expenses estimate £	Actual expenses during the Review Period £	Actual expenses incurred to date £	Reason for any excess
Accounting costs	500	-	500	N/A
Storage	1,000	-	-	N/A
Re-direction of mail	211	-	211	N/A
Statutory advertising	225	-	77	N/A
Insurance of Assets	4,788	798	1,596	N/A
Environmental costs – Wiser Environment	10,000	1,388	11,785	Due to additional surveys and reports being undertaken, which were not initially anticipated
<b>Category 2 expenses</b>				
Postage	14	-	7	N/A
Photocopying	138	-	69	N/A
Mileage	1,700	-	276	N/A
<b>Total</b>	<b>54,434</b>	<b>2,186</b>	<b>20,647</b>	

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

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

- the original expenses estimate is unlikely to be exceeded.

#### 6.4 Creditors' right to request information

Any secured creditor, or unsecured creditor with the support of at least 5% in value of the unsecured creditors or with permission of the Court, may request in writing the Joint Administrators to provide additional information regarding fees or expenses to that already supplied within this report. Such requests must be made within 21 days of receipt of this report.

#### 6.5 Creditors' right to challenge fees and/or expenses

Any secured creditor, or unsecured creditor with the support of at least 10% in value of the unsecured creditors or with permission of the Court, may apply to the Court for one or more orders, reducing the amount or the basis of fees which the Joint Administrators are entitled to charge or otherwise challenging some or all of the expenses incurred.

Such applications must be made within 8 weeks of receipt by the applicant(s) of the progress report detailing the fees and/or expenses being complained of.

Please note that such challenges may not disturb fees or expenses (whether or not discharged from the estate) disclosed in prior progress reports.

## 7. CONCLUSION

The Administration will continue in order to finalise the following outstanding matters:

- Awaiting the outcome of environmental surveys on Bunkers and undertaking environmental surveys on Southfield Wood, to release the funds held in the respective escrow accounts;
- Monitoring the outcome of the sale of the land and property owned by Warecrete, and the return to shareholders;
- Monitoring the outcome of the business rates review;
- Considering and undertaking the exit strategy from Administration;
- Discharging the outstanding costs and expenses of the Administration, where possible; and
- If possible, declaring and distributing a dividend distribution to unsecured creditors.

If you require any further information please contact Kimberley Wapplington at this office.



**Michael Paul Roome**  
**Joint Administrator**

Michael Paul Roome and Dean Anthony Nelson were appointed Joint Administrators of Water Hall (England) Limited – In Administration on 1 October 2019. The affairs, business and property of the Company are managed by the Joint Administrators. The Joint Administrators act as agents of the Company and contract without personal liability.

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**WATER HALL (ENGLAND) LIMITED - IN ADMINISTRATION****STATUTORY INFORMATION**

Company Name	Water Hall (England) Limited
Previous Names	Falcongreen Limited Starmin (England) Limited
Proceedings	In Administration
Court	Business and Property List, Insolvency and Companies Court
Court Reference	6542 of 2019
Date of Appointment	1 October 2019
Joint Administrators	Michael Paul Roome Dean Anthony Nelson Smith Cooper 2 Lace Market Square, Nottingham, NG1 1PB
Registered office address	c/o Smith Cooper 2 Lace Market Square, Nottingham, NG1 1PB
Company Number	02534209
Appointment by	Directors

**DEFINITIONS**

Joint Administrators	Michael Paul Roome and Dean Anthony Nelson
The Company	London Sole Limited t/a Bennetts - In Administration
Court	High Court of Justice Business & Property Courts of England & Wales
RPO	The Redundancy Payments Office
Review Period	1 October 2020 to 31 March 2021
Warecrete	Warecrete Limited
Wiser or Wiser Environments	Wiser Environments Limited
EA	Environment Agency
Bunkers	Former landfill site across Lower Hatfield Road, under title number HD511417
Southfield Wood or Southfield	Former landfill site adjacent to Southfield Wood, as a part of title number HD129782



**WATER HALL (ENGLAND) LIMITED - IN ADMINISTRATION**

**THE JOINT ADMINISTRATORS' RECEIPTS AND PAYMENTS ACCOUNT FOR THE REVIEW PERIOD**

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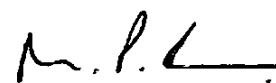
**Water Hall (England) Limited**  
**(In Administration)**  
**Joint Administrators' Summary of Receipts & Payments**

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Uncertain	Book Debts	NIL	NIL
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	Rural Payments Agency	NIL	11,961.67
	Bank Interest Gross	NIL	10.32
Uncertain	Funds held in Escrow - Southfield W	NIL	NIL
38,000.00	Funds held in Escrow - Bunkers	NIL	NIL
		NIL	11,971.99
	COST OF REALISATIONS		
	Pension Advice - Clumber	NIL	750.00
	Environmental Costs	NIL	10,397.00
		NIL	(11,147.00)
	UNSECURED CREDITORS		
(63,700.13)	Trade & Expense Creditors	NIL	NIL
		NIL	NIL
	DISTRIBUTIONS		
(100.00)	Ordinary Shareholders	NIL	NIL
		NIL	NIL
<b>(25,800.13)</b>		<b>NIL</b>	<b>824.99</b>
	REPRESENTED BY		
	Vat Receivable		645.00
	Floating Charge Account		179.99
			<b>824.99</b>

Note:

The amounts stated are net of VAT.

All funds are held in a non-interest bearing account.



Michael Paul Roome  
Joint Administrator

## WATER HALL (ENGLAND) LIMITED - IN ADMINISTRATION

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

<b>General Description</b>	<b>Includes</b>
<b>Administration</b>	
Statutory/advertising	Filing of documents to meet statutory requirements Advertising in accordance with statutory requirements
Document maintenance/file review/checklist	Filing of documents 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
Bank account administration	Preparing correspondence opening accounts Requesting bank statements Bank account reconciliations Correspondence with bank regarding specific transfers Maintenance of the estate cash book Banking remittances and issuing cheques/BACS payments
Planning / review	Discussions regarding strategies to be pursued Meetings with team members and independent advisers to consider practical, technical and legal aspects of the case
Creditor reports	Preparing six monthly progress reports to creditors Considering the extension of the Administration and preparing the necessary notices to creditors
<b>Creditors (claims and distribution)</b>	
Creditor communication	Receive and follow up creditor enquiries via telephone Review and prepare correspondence to creditors and their representatives via facsimile, email and post
Processing proofs of debt	Receipt of POD
<b>Realisation of Assets</b>	
Escrow funds - Bunkers	Monitoring Wiser's progress in respect of the application to release the funds Ongoing correspondence with the EA to release the funds of c.£38k held in escrow
Book debt	Monitoring the connected company regarding its trade and cash reserves to make repayments

General Description	Includes
Wholly owned subsidiary – Warecrete Limited	Meetings and correspondence and meetings with the EA, local residents and Hertfordshire County Council regarding the surrender of all licences Correspondence with the local Council

**WATER HALL (ENGLAND) LIMITED - IN ADMINISTRATION**

**DETAILS OF WORK UNDERTAKEN BY THE JOINT ADMINISTRATORS SINCE THEIR APPOINTMENT**

General Description	Includes / Basis of remuneration
<b>Administration</b>	
Statutory/advertising	Filing of documents to meet statutory requirements Advertising in accordance with statutory requirements
Document maintenance/file review/checklist	Filing of documents 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
Bank account administration	Preparing correspondence opening accounts Requesting bank statements Bank account reconciliations Correspondence with bank regarding specific transfers Maintenance of the estate cash book Banking remittances and issuing cheques/BACS payments
Planning / review	Discussions regarding strategies to be pursued Meetings with team members and independent advisers to consider practical, technical and legal aspects of the case
Creditor reports	Preparing proposal and fee authority report to creditors Preparing six monthly progress reports to creditors Considering the extension of the Administration and preparing the necessary notices to creditors
Creditors' decisions	Preparation of decision notices, voting forms Collate and examine proofs and votes to establish decisions Responding to queries and questions following decisions Issuing notice of result of decision process
<b>Investigations</b>	
SIP 2 Review	Collection, and making an inventory, of company books and records 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
Statutory reporting on conduct of director(s)	Preparing statutory investigation reports Liaising with the Insolvency Service Submission of report to the Insolvency Service Assisting the Insolvency Service with its investigations

General Description	Includes / Basis of remuneration
<b>Creditors (claims and distribution)</b>	
Creditor communication	<p>Receive and follow up creditor enquiries via telephone</p> <p>Review and prepare correspondence to creditors and their representatives via facsimile, email and post</p> <p>Corresponding with the PPF and the Pensions Regulator</p>
Processing proofs of debt	<p>Preparation of correspondence to potential creditors inviting submission of POD</p> <p>Receipt of POD</p>
<b>Realisation of Assets</b>	
Escrow funds – Southfield Wood	<p>Instructing agents to continue monitoring the gassing of the site at Southfield Wood</p> <p>Instructing solicitors and agents to assist with preparing the formal application to surrender the licence</p> <p>Instructing environmental specialists to undertake surveys of the land and to prepare and submit an application to release the funds</p> <p>Correspondence with the Environment Agency to attempt to release part of the funds of c.£1m held in escrow</p>
Escrow funds - Bunkers	<p>Instructing solicitors and agents to assist with preparing the formal application to surrender the licence</p> <p>Instructing environmental specialists to undertake surveys of the land and to prepare and submit an application to release the funds</p> <p>Reviewing surveys submitted by environmental specialists of the land</p> <p>Correspondence with the EA to release the funds of c.£38k held in escrow</p> <p>Monitoring Wiser's progress in respect of the application to release the funds</p>
Freehold land	<p>Meetings and correspondence and meetings with the EA and Hertfordshire County Council regarding the surrender of all licences</p> <p>Correspondence with the local Council</p> <p>Attending the site with Agents to advise on the appropriate disposal strategy based upon the circumstances</p> <p>Liaising with Insurers regarding the site and requirement</p> <p>Regular site visits to meet insurance requirements</p> <p>Ensuring the site is secure</p> <p>Complying with the health and safety requirements</p>
Book debt	<p>Issuing letters to Michael Lyons Racing Limited to request repayment of the book debt</p> <p>Assessing financial information to understand the entity's ability to repay the liability</p> <p>Discussion with the Directors of the connected company regarding its trade and cash reserves to make repayments</p>

## APPENDIX III

General Description	Includes / Basis of remuneration
	Monitoring the connected company regarding its trade and cash reserves to make repayments
Wholly owned subsidiary – Warecrete Limited	<p>Undertaking a valuation of the subsidiary, to understand whether it has any value</p> <p>Obtaining Land Registry searches for the land, to understand who the proprietor is</p> <p>Meetings and correspondence and meetings with the EA, local residents and Hertfordshire County Council regarding the surrender of all licences</p> <p>Correspondence with the local Council</p> <p>Liaising with the Directors to assist with preparing the land and property for sale, to be distributed to the Shareholder</p>



WATER HALL (ENGLAND) LIMITED - IN ADMINISTRATION

THE JOINT ADMINISTRATORS' ESTIMATED OUTCOME STATEMENT

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**Water Hall (England) Limited**  
**(In Administration)**  
**Joint Administrators' Estimated Outcome Statement**  
**To 31/03/2021**

Statement of Affairs £		Realised / Paid	Projected	Total £
<b>ASSET REALISATIONS</b>				
Uncertain	Freehold Land & Property	NIL	NIL	NIL
Uncertain	Book Debts	NIL	NIL	NIL
NIL	Shareholding - Warecrete Limited	NIL	NIL	NIL
	Rural Payments Agency	11,961.67	NIL	11,961.67
	Bank Interest Gross	10.32	NIL	10.32
Uncertain	Funds held in Escrow - Southfield Wood	NIL	NIL	NIL
38,000.00	Funds held in Escrow - Bunkers	NIL	38,000.00	38,000.00
		11,971.99	38,000.00	49,971.99
<b>COST OF REALISATIONS</b>				
	Pre Appointment Administrators Fees	NIL	8,076.00	8,076.00
	Ellisons' pre appt costs	NIL	3,000.00	3,000.00
	Specific Bond	NIL	108.00	108.00
	Environmental Specialist	NIL	10,000.00	10,000.00
	Legal Fees	NIL	7,948.99	7,948.99
	Pension Advice - Clumber	750.00	NIL	750.00
	Accountancy costs	NIL	500.00	500.00
	Storage Costs	NIL	1,000.00	1,000.00
	Re-Direction of Mail	NIL	211.00	211.00
	Statutory Advertising	NIL	247.00	247.00
	Insurance of Assets	NIL	4,788.00	4,788.00
	Environmental Costs	10,397.00	2,946.00	13,343.00
		(11,147.00)	(38,824.99)	(49,971.99)
<b>UNSECURED CREDITORS</b>				
(63,700.13)	Trade & Expense Creditors	NIL	NIL	NIL
		NIL	NIL	NIL
<b>DISTRIBUTIONS</b>				
(100.00)	Ordinary Shareholders	NIL	NIL	NIL
		NIL	NIL	NIL
(25,800.13)		824.99	(824.99)	NIL
<b>REPRESENTED BY</b>				
	Vat Receivable	645.00	(645.00)	NIL
	Floating Charge Account	179.99	(179.99)	NIL
		824.99	(824.99)	NIL



Michael Paul Roome  
Joint Administrator

## WATER HALL (ENGLAND) LIMITED - IN ADMINISTRATION

## PROOF OF DEBT

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.	<b>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</b>	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

WATER HALL (ENGLAND) LIMITED - IN ADMINISTRATION

THE JOINT ADMINISTRATORS GUIDE TO FEES FOR THE PERIOD 1 APRIL 2017 TO 31 MARCH 2021

## INFORMATION FOR CREDITORS IN RELATION TO FEES AND DISBURSEMENTS

## INFORMATION RELEVANT FOR THE PERIOD 1 APRIL 2017 TO 31 MARCH 2021

W	smithcooper.co.uk
F	0115 8242110
VAT	123 3549 34

### General information to creditors regarding insolvency matters

Creditors wishing to understand or find out more information in relation to this or any other type of insolvency process may visit the website:

<http://www.creditorinsolvencyguide.co.uk>

This website is a step-by-step guide designed to help creditors navigate their way through an insolvency process and has been produced by R3, the UK insolvency trade body.

A creditors' guide to the fees payable in an insolvency process and the process an insolvency practitioner is required to adopt for seeking approval of his or her fees may be acquired from the following website:

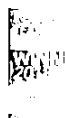
<https://www.r3.org.uk/what-we-do/publications/professional/fees>

If any party is unable to obtain a copy of either of the above guides, please contact the individual referred to below who will furnish you with a copy, free of charge:

- Contact – Kimberley Wapplington
- Telephone – 07808 254715
- Email – [Kimberley.wapplington@smithcooper.co.uk](mailto:Kimberley.wapplington@smithcooper.co.uk)
- Post – 2 Lace Market Square, Nottingham, NG1 1PB

Sent from: Smith Cooper, 2 Lace Market Square, Nottingham NG1 1PB

Smith Cooper is the trading name of SC Advisory Services Limited, a company Registered in England  
 Registered number: 7678255  
 Registered Office: St Helen's House, King Street, Derby DE1 3EE  
 A list of directors is available for inspection at the above address.



NWIPROS



Dean Anthony Nelson, Nicholas Charles Osborn Lee, Andrew Paul Stevens and Michael Paul Roome are licensed in the United Kingdom to act as Insolvency Practitioners by the Institute of Chartered Accountants in England and Wales. They are all bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment, which can be found at: <https://www.gov.uk/government/publications/insolvency-practitioner-code-of-ethics>. When acting as Receiver, Administrative Receiver or Administrator they act as agent only, without personal liability and when acting as Administrator, the affairs, business and property of the company are being managed by them.

Regulated by the Institute of Chartered Accountants in England & Wales for a range of investment business activities.

When taking appointments, the firm's licensed Insolvency Practitioners are Data Controllers of personal data as defined by the Data Protection Act 1998 and the General Data Protection Regulations 2018. Smith Cooper will act as Data Processor on their instructions. Personal data will be kept secure and processed only for matters relating to the appointments which they take. For further details see the firm's privacy policy which can be accessed on our website using the following link [www.smithcooper.co.uk/bri-privacy-notice/](http://www.smithcooper.co.uk/bri-privacy-notice/).

### Information specific to Smith Cooper

Grade	Charge out rate (£ per hour)
Partner	355
Director	255
Senior Manager/Manager	190
Assistant Manager	190
Senior Insolvency Administrator	165
Administrator	130
Junior Administrator	90
Cashier	90
Other	60
Time costs are calculated using 6 minute units.	

The Office Holder does not recover the costs of support staff other than where their time is specifically incurred and can be identified in dealing with work undertaken on a specific engagement.

#### **Agent's Costs**

Charged at cost based upon the charge made by the Agent instructed, the term Agent includes:

- Solicitors/Legal Advisors
- Auctioneers/Valuers
- Accountants
- Quantity Surveyors
- Estate Agents
- Other Specialist Advisors

#### **Disbursements**

In accordance with Statement of Insolvency Practice 9 (SIP9) the basis of disbursement allocation in respect of disbursements incurred by the Office Holder in connection with the administration of the estate must be fully disclosed to creditors. Disbursements are categorised as either Category 1, being expenses directly referable to a third party, eg statutory advertising, external meeting room hire, specific bond insurance and courier costs, external archive, storage and subsequent destruction and Company Search fees, or Category 2, being expenses incurred by the firm and recharged to the estate, which may include a profit element, eg postage, stationery and storage.

Category 1 disbursements are recoverable in full from the estate without the prior approval of creditors. Category 2 disbursements are recoverable in full from the estate, subject to the basis of the disbursement allocation being approved by creditors in advance.

Category 2 disbursements are proposed to be recovered, subject to obtaining the requisite approval, as follows:-

Postage	Charged at actual cost (first class)
Photocopying	Recharged at 17p per sheet
Storage	Charged at cost
Room Hire	£50 per meeting held Smith Cooper offices
Archiving case files & closure	Recharged at £42.70 per box
Archiving records & closure	Recharged at £9.55 per box
Mileage	45p per mile