

The Insolvency Act 1986

**Administrator's progress report**

Name of Company Amos Developments Limited	Company number 02802407
In the High Court Birmingham District Registry <small>(full name of court)</small>	Court case number 8586 of 2010

(a) Insert full name(s) and address(es) of administrator(s)

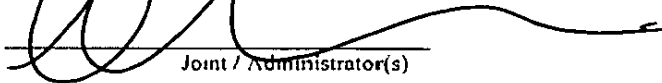
I / We (a) Andrew Stephen McGill and  
Mark Jeremy Orton  
KPMG LLP, One Snowhill, Snow Hill Queensway  
Birmingham, B4 6GH, United Kingdom

administrator(s) of the above company attach a progress report for the period

(b) Insert dates

from to  
(b) 21 December 2010 (b) 20 June 2011

Signed



Joint / Administrator(s)

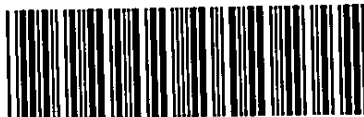
Dated

13 July 2011**Contact Details**

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

Vanessa Ting	
KPMG One Snowhill, Snow Hill Queensway,	
Birmingham, B4 6GH	Tel
DX Number DX709850 Bham 26	DX Exchange

When you have completed and signed this form please send it to the Registrar of Companies at  
Companies House, Crown Way, Cardiff, CF14 3UZ. DX 33050 Cardiff



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FRIDAY



**Amos Developments Limited  
(in administration)**

**Progress Report**  
for the period from 21 December 2010 to 20  
June 2011  
Pursuant to Rule 2.47 of the Insolvency Rules  
1986 (as amended)

KPMG LLP  
*13 July 2011*



## **Notice: About this report**

This Statement of Proposals has been prepared by Andrew Stephen McGill and Mark Jeremy Orton, the Joint Administrators of Amos Developments Limited, solely to comply with their statutory duty under the Insolvency Act and Rules 1986 to provide creditors with an update on the progress of the administration of the estate, and for no other purpose

The report is not suitable to be relied upon by any other person, or for any other purpose, or in any other context including any investment decision in relation to the debt of or any financial interest in this company

Any estimated outcomes for creditors included in this report 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 report for any purpose or in any context other than under the Insolvency Act and Rules 1986 (as amended) 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 report

Andrew McGill is authorised to act as an insolvency practitioner by the Institute of Chartered Accountants in England and Wales

Mark Orton is authorised to act as an insolvency practitioner by the Insolvency Practitioners Association

The Joint Administrators act as agents for Amos Developments Limited and contract without personal liability. The appointments of the Joint Administrators are personal to them and, to the fullest extent permitted by law, KPMG LLP does not assume any responsibility and will not accept any liability to any person in respect of these Proposals or the conduct of the administration



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Appendix 4 – Schedule of Expenses for the period 21 December 2010 to 20 June 2011



## **1 Glossary**

Amos / the Company	Amos Developments Limited in administration
Amos Group / the Group	Comprising of Ramshorn Estates Limited and Amos Commercial Limited
Joint Administrators / Administrators	Andrew Stephen McGill and Mark Jeremy Orton, both of KPMG LLP, One Snowhill, Snow Hill Queensway, Birmingham, B4 6GH
Lloyds / the Bank	Lloyds Banking Group
Sterling	Sterling Property Developments Limited
the Act	The Insolvency Act 1986 (as amended by The Enterprise Act 2002)
the Rules	The Insolvency Rules 1986 (as amended by The Enterprise Act 2002)

The references in these Proposals to sections, paragraphs or rules are to be the Insolvency Act 1986, Schedule B1 of the Insolvency Act 1986 and the Insolvency Rules 1986 (as amended) respectively



## **2 Executive summary**

- This progress report covers the six month period from 21 December 2010 to 20 June 2011
- The Administrators' Statement of Proposals were approved on 11 February 2011 and have not been modified (see (3) Statement of Proposals)
- It was not possible to trade the business in administration as the Company had ceased to trade prior to the Joint Administrators on 3 December 2010. As the majority of the Company's live developments were still in early stages, significant funding was required to continue to trade the business in administration, which was unlikely to be forthcoming
- The Company's main asset is its property portfolio. The Joint Administrators have been working with their solicitors on a number of planning and title issues with these properties in the first six months of the administration, and with Knight Frank on valuation, marketing and disposal strategies
- It is currently unclear whether realisations will be sufficient to repay secured creditors in full and the Bank may need to rely upon its cross guarantees with other Group companies to mitigate any loss. As such, it is unlikely that funds will be available for the preferential and unsecured creditors (see sections 6.2 and 6.3)
- The most likely exit route for the administration is to file for the Company's dissolution under paragraph 84 of Schedule B1 of the Act
- Accompanying the Joint Administrators' Progress Report is all the relevant statutory and supporting information included by way of appendices. This document in its entirety constitutes the Joint Administrators' Progress Report

## **3 Statement of Proposals**

The Administrators' Statement of Proposals was circulated on 11 February 2011

As it is forecast that there will be no return to creditors, the Administrators decided not to convene a creditors' meeting and one was not subsequently requisitioned. As a result the Statement of Proposals as circulated was deemed approved on 11 February 2011

As stated within the Administrators' Statement of Proposals, the initial purpose of the administration was to rescue the Company as a going concern, pursuant to Paragraph 3(1)(a) of Schedule B1 to the Insolvency Act 1986. However, this was not possible to achieve due to the Company having ceased to trade prior to the Joint Administrators' appointment

Consequently, the Joint Administrators performed their functions within the Paragraph (3)(1)(b) 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)



This will be achieved through the sale of the Company's assets, under the administration order, which protects the Company's assets from enforcement proceedings from specific creditors, thereby allowing the Joint Administrators to maximise realisations for all creditors. It is the Joint Administrators' intention to continue to progress the administration until all asset realisations have been completed.

## **4 Progress of the administration**

### **4.1 Trading**

As stated previously, it was not deemed possible to continue to trade the business as the Company had ceased to trade prior to the appointment of the Administrators with all employees being laid off. All 73 employees were subsequently formally made redundant upon the appointment of the Joint Administrators. As the majority of the Company's current live developments were still in early stages, it was also clear that there would be a significant funding requirement in order to complete the developments which was unlikely to be forthcoming.

### **4.2 Sale of business**

As the Company ceased to trade prior to the Joint Administrators' appointment, the Joint Administrators do not anticipate any interest in the business as a whole and have not had such in the first six months of the administration.

The Joint Administrators therefore proposed to realise the Company's assets on a piecemeal basis. The majority of the Company's assets are freehold property and are discussed in further detail below.

### **4.3 Property**

The Company owns a total of seven freehold sites and one leasehold site.

All freehold property is charged to the Bank, with some being subject to additional security from Sterling and other individual charge-holders.

The Joint Administrators have engaged Messrs Knight Frank LLP to perform a valuation of each property and identify an appropriate strategy to market and dispose of each of the properties. These disposal strategies have and will continue to involve significant planning and title investigations. We are unable to disclose our agent's valuation at present as this may prejudice future negotiations.

#### ***Ashbourne Road, Leek***

This property is a 1.68 acre site in Leek with planning consent for the construction of 11 new build houses. These houses were at various stages of development on appointment. Work on this site ceased shortly prior to the Administrators' appointment and the Administrators have not since commissioned any further work.



The site is being marketed by Knight Frank and the Administrators in conjunction with their solicitors have continued to seek clarity on a number of planning and title matters in relation to this site in order that the potential site of this site can be progressed

We are pleased to confirm that interest has been received in this site and an offer has been made for it in its current condition. The details of this offer cannot be disclosed at present as it may prejudice future negotiations

#### ***Warslow***

This property is a partially completed development of four semi-detached, three bedroom houses and two, two bedroom apartments. These units are complete from an external perspective, but require internal work to complete. As with Ashbourne, work ceased on this site shortly prior to appointment and the Administrators have not yet commissioned any further work. The site has been marketed by Knight Frank on the basis of both its current condition and in a completed condition to establish whether it would be beneficial for the Administrators to complete the work required. The Administrators have continued to work in conjunction with their solicitors, Gateley LLP, on a number of planning and title matters, in order to progress an offer has been received for this site, in its current condition. The Administrators are not able to disclose the details of the offer at present as it may prejudice future negotiations

#### ***137 Park Road, Buxton***

This property is a four storey, detached property, which has been converted into four residential units, consisting of two and three bedroom apartments, three of which remain the property of Amos Developments Limited. The property also comprises a two storey, three bedroom house at the rear of the apartments

The Joint Administrators understood that a transfer of the interest in this site to Amos Commercial Limited in its entirety had commenced prior to appointment. However, this transaction was not completed and the site remains the property of Amos Developments Limited

The properties have been valued by Knight Frank, who is undertaking a marketing programme with a local residential estate agent, Jon Mellor. Whilst interest has been received in these properties, no formal offers have as yet been received

#### ***Bradbourne Mill***

This site consists of two converted barns in Bradbourne, Derbyshire, used as holiday letting accommodation. Barn C is a four bedroom property with a double garage providing two additional bedrooms and Barn D is a three storey property with seven bedrooms

Knight Frank have provided a valuation for this site, which cannot currently be disclosed due to potentially prejudicing future negotiations. Interest has been received for this site, but the Administrators have not yet accepted any offer on the site





### ***Highwayman Inn***

This site is based in Threapwood and consists of a former public house which is now derelict with planning permission for the conversion to ten residential units. No development work has commenced on this site and it remains fully secured.

The property is in the process of being transferred to the legal charge holder, on the basis that Knight Frank have confirmed that its value is less than the outstanding debt against the property.

### ***Cowbrook Lane Land***

This site is a two acre parcel of land situated on Cowbrook Lane in Gawsorth. There is no planning consent for this site and as Knight Frank have confirmed that the value of the land is less than the current outstanding charge, it is in the process of being transferred to the charge holder.

### ***Undergrin Quarry***

This site is a small parcel of land situated on Leek Road in Burbage, Buxton. We understand that this is the remainder of a larger parcel of land which was previously developed by Amos Developments Limited. We have instructed Knight Frank to value this site.

### ***Caldene***

This property consists of land and buildings on Newcastle Road, Leek which is held via a 15 year lease which expires in January 2015. This lease is in the process of being surrendered back to the landlord, Caldene Properties Limited.

## **4.4 Plant and machinery, motor vehicles and office equipment**

The Administrators instructed Messrs GVA Grimley LLP ("GVA") to value and market these assets, which were located across a number of Group premises.

In addition, there were a number of assets subject to hire purchase agreements. The Joint Administrators instructed GVA to advise on the value of these assets and determine if any equity can be obtained from settling the respective agreements.

A sale of plant and machinery assets owned by the Company and certain assets subject to hire purchase agreements was completed on 2 March 2011 to Amos Construction (Leek) Limited for a total of £39,900 plus VAT. To date, a total of £28,000 has been received in relation to this sale, with the balance being retained to potentially cover the costs of work incurred by Amos Construction (Leek) Limited on behalf of the Administrators in relation to an outstanding retention debt.

Amos Construction (Leek) Limited is related to Amos Developments Limited by a common director, Colin Amos.



A sale of the Company's remaining motor vehicle has been completed in the period, realising £10,500 which was in line with our agent's valuation. This vehicle was subject to a hire purchase agreement with Bank of Scotland, who was fully repaid (£8,201.88) from the proceeds of sale.

#### **4.5 Debtors**

On appointment, the Company's debtors stood at approximately £20,000 relating to a retention from a previously completed project. Snagging works have been completed and the balance of funds is now expected from the debtor.

The Joint Administrators are also aware that a significant amount is due to the Company from other Group companies via inter-company transactions.

The directors of the Company are in the process of updating management accounts to reflect the current level of debt due to the Company and the Administrators will provide an update on the amount collectable once this has been established.

### **5 Expenses for the period**

#### **5.1 Joint Administrators' remuneration**

In the period 21 December 2010 to 20 June 2011, the Joint Administrators have incurred time costs of £279,200.50 representing 862.25 hours at an average hourly rate of £323.80. This includes work undertaken in respect of tax, VAT, employee, pensions and health and safety advice from KPMG LLP in-house specialists. No fees have been drawn to date in this regard and it is not considered likely that the Administrators will draw these costs in full.

Additionally, the Joint Administrators' disbursements (expenses) for the period 21 December 2010 to 20 June 2011 are £739.77. A schedule of the Joint Administrators' disbursements is attached at Appendix 2.

Also attached as Appendix 2 is a detailed analysis of time spent, and charge out rates, for each grade of staff for the various areas of work carried out to 20 June 2011, as required by the Association of Business Recovery Professionals' Statement of Insolvency Practice No. 9.

In summary, the key areas in which the administrators' costs have been necessarily incurred are as follows:

- Dealing with creditor queries,
- Dealing with the claims of employees following their redundancy,
- Fulfilling our statutory obligations to creditors and the Register of Companies,
- Reporting to the secured creditors on the progress of the administration and sale of the assets charged to them,
- Reviewing, securing and working on a disposal process for the Company's property portfolio (see detail above), and



- Securing and realising all other Company assets (see detail on plant and machinery realisations above)

The Joint Administrators propose that their remuneration be fixed on the basis of time properly given by them and their staff in dealing with matters arising during the period of the administration, based on time properly spent at KPMG LLP charge out rates that reflect the complexity of this assignment

Under rule 2 106 of the Rules, where the Joint Administrators have made a statement under Paragraph 52(1)(b) of Schedule B1 of the Act that, on the basis that there will be no surplus available to creditors and there will be no meeting of creditors convened (see section 8), then it is for the secured and preferential creditors to fix the remuneration of the Joint Administrators. Where there are also no funds available for preferential creditors, it is for the secured creditors alone to approve the Administrators' remuneration

The statutory provisions relating to remuneration are set out in Rule 2 106 of the Rules. Further information is given in the Association of Business Recovery Professionals' publication *A Creditors' Guide to Administrators' Fees*, a copy of which can be obtained at <https://www.r3.org.uk/uploads/sip/INTERIM%20SIP9%20April%202010.pdf>. However, if creditors are unable to access this guide and would like a copy please contact Vanessa Ting on 0121 609 5891

## **5.2 Other costs of realisations**

### *Costs paid during the period 21 December 2010 to 20 June 2011*

Legal fees of £2,794.61 have been accrued and paid in the period and relate entirely to disbursements incurred by the Administrators' lawyer, Gateley LLP, in respect of the various searches required in relation to the Company's property portfolio

Agent fees of £75.00 have been incurred to date, again in relation to disbursements only, in the marketing of the Company's freehold property at Park Road, Buxton

The HP creditors, Close Asset Finance and Bank Of Scotland, have been paid its settlement in full (£16,223.99), in relation to the assets sold to Amos Construction (Leek) Limited

Statutory advertising and bank charges have also been met in the period

### *Accrued costs for the period 21 December 2010 to 20 June 2011*

Costs incurred in relation to work undertaken by our agent, GVA, in relation to the valuation and marketing of the Company's plant, machinery and motor vehicles total approximately £4,500 although have not been paid to date. Costs incurred to date by our agent Knight Frank, in relation to valuation and marketing of the property assets total £15,700 and future costs incurred in marketing the property assets will be based on a percentage of the final realisable value. A local agent has also been appointed to assist Knight Frank in the marketing of the Park Road, residential properties, although costs will not become due to this agent until a sale is complete



Legal costs incurred to date total approximately £122,000 and it is anticipated that total costs during the administration will amount to approximately £150,000 to £200,000. This is significantly greater than previously anticipated due to the number of planning and title issues that have been discovered since appointment and our last report to creditors.

Costs have been incurred in the period to ensure that the various properties are secure and meet with health and safety guidelines. It is estimated that approximately £2,000 has been incurred in the first six months of the administration in this regard.

In addition, the Joint Administrators have insured the various assets of the Company. We are currently unable to determine the insurance costs for each property.

Insurance costs have also been incurred within the first six months of the administration, but not yet paid. These total approximately £10,000 and cover all buildings cover, public and product liability, terrorism cover and environmental damage.

A full schedule of expenses can be seen at appendix 4 of this report.

## **6 Funds available to creditors**

### **6.1 Secured Creditors**

Lloyds have a general fixed and floating charge debenture in addition to a number of fixed legal charges against specific properties. At appointment, Lloyds' indebtedness stood at approximately £3.7 million and is made up of specific development loans secured against properties as well as a general overdraft. As the level of realisations is currently unclear, Lloyds may suffer a shortfall against their indebtedness, and therefore may need to rely upon cross guarantees from other Group companies to mitigate this loss.

Sterling has a number of specific fixed charges on properties, which rank as a second charge behind Lloyds. Based on Company estimates, it is currently believed that £250,000 is due to Sterling under these charges.

Two private individuals also hold specific fixed charges over two properties owned by the Company and a total of £470,000 is outstanding in relation to these charges. The Joint Administrators are in the process of transferring the properties in relation to these charges back to the charge holders due to the negative equity in the assets.

The Joint Administrators have requested legal advice from Messrs HBJ Gateley Waring LLP to confirm the validity of the above charges, the majority of which have now been received.



## **6.2 Preferential creditors**

Claims in respect of certain arrears of wages and holiday pay rank preferentially. As such, preferential creditors at the date of the Joint Administrators' appointment were made up of employee arrears of wages and holiday pay claims, and amounted to approximately £77,000. This amount is subject to change as the Joint Administrators are awaiting confirmation of the balance of the outstanding holiday pay.

Due to the likely level of realisations and level of secured debt, it is unlikely that funds will be available in the administration for distribution to the Company's preferential creditors.

## **6.3 Unsecured creditors**

Subject to the validity of the charges held by the secured creditors, the Joint Administrators are required under section 176A of the Insolvency Act 1986, to set aside a prescribed part of the Company's net property for the benefit of unsecured creditors that would otherwise be available to the secured floating charge holder.

Although the prescribed part provisions of the Act apply, due to the likely level of floating charge realisations and costs of realisation, as detailed above, it is likely that there will be insufficient funds in the administration to enable a distribution to the Company's unsecured creditors either through a surplus or by virtue of the prescribed part.

## **7 Other matters**

### **7.1 Investigations**

Under current Insolvency Legislation the Joint Administrators have a duty to investigate the Company's affairs. If creditors wish to bring any matters they believe to be relevant to the attention of the Administrators, they are invited to do so in writing to Andy McGill and Mark Orton at KPMG LLP, One Snowhill, Snowhill Queensway, Birmingham, B4 6GH.

### **7.2 EC Regulations**

EC regulations will apply and these proceedings will be the main proceedings as defined in Article 3 of the EC Regulations. The centre of main interest of the Company is in England within the EC.



## **8 Exit from administration**

It is considered that the most likely exit route from administration, following the distribution of available funds to the secured creditors, will be to place the Company into dissolution, pursuant to Paragraph 84 of Schedule B1 of the Act. It is likely that the Joint Administrators will require an extension to the administration period prior to placing the Company into dissolution, to allow sufficient time to realise all of the Company's assets.

The Joint Administrators will seek their discharge from liability in respect of any action of theirs as Joint Administrators pursuant to paragraph 98(1) of Schedule B1 of the Act from the secured and preferential creditors (if applicable).

This concludes the Joint Administrator's Progress Report on the first six months of the administration. A further update on the progress of the administration will follow after six months or upon the closure or extension of the administration, whichever is the sooner.

Should you require any further information, please contact Vanessa Ting of my staff on 0121 609 5891.

Yours faithfully  
for Amos Developments Limited

Andy McGill  
*Joint Administrator*

The affairs, business and property of the company are being managed by the joint administrators.  
Andy McGill is authorised to act as an insolvency practitioner by the Institute of Chartered Accountants in England and Wales.  
Mark Orton is authorised to act as an insolvency practitioner by the Insolvency Practitioners Association.



## Appendix 1

### Amos Developments Limited - Statutory information

Company name & Trading style	Amos Developments Limited		
Administration Order	The Administration Order was granted in the High Court of Justice, Chancery Division, Birmingham District Registry Court No 8764 of 2009		
Date of appointment	21 December 2010		
Administrators details	Andrew Stephen McGill is authorised to act as an insolvency practitioner by the Institute of Chartered Accountants in England & Wales  Mark Jeremy Orton is authorised to act as an insolvency practitioner by the Insolvency Practitioners Association		
Functions	The functions of the Administrators are being exercised by any or one of them in accordance with Paragraph 100(2) of Schedule B1 of the Act		
Application of EC regulations	EC regulations apply and these proceedings will be the Main Proceedings as defined in Article 3 of the EC regulations		
Company Directors		From	To
	Colin Amos	06/04/1993	N/A
	Sharon Louis Amos	02/11/2010	N/A
	William Bruce Thomson	06/02/1999	11/11/2010
	Nicholas David Brough	22/03/2002	04/01/2011
Company Secretary	Nicholas David Brough	26/03/2002	04/01/2011
Date of incorporation	23 March 1993		
Company registration number	02802407		
Present registered office	c/o KPMG LLP, One Snowhill, Snow Hill Queensway, B4 6GH		
Previous registered office	Alexandra House, Queen Street, Leek, Staffordshire, ST13 6LP		
Trading address	Caldene, 4 Newcastle Road, Leek, Staffordshire, ST13 5QD		



**Details of the Company's trading results are shown below:**

	<i>Y/E</i> <i>31/03/2009</i> <i>(audited)</i> <i>£000's</i>	<i>Y/E</i> <i>31/03/2008</i> <i>(audited)</i> <i>£000's</i>	<i>Y/E</i> <i>31/03/2007</i> <i>(audited)</i> <i>£000's</i>
Gross profit	1,387	1,005	1,351
Administrative expenses	(1,037)	(1,025)	(895)
Operating profit/(loss)	350	(20)	456
Interest	(220)	(307)	(185)
Profit/(loss) before tax	130	(327)	271
Profit/(loss) after tax	<u>116</u>	<u>(245)</u>	<u>214</u>

Source Extracts from Abbreviated Audited Accounts

**Details of the Company's share capital and holdings**

Authorised share capital	£1,000 (1,000 x ordinary £1 shares)	
Issued share capital  (Source Annual Returns)	£1,000 (1,000 x ordinary £1 shares)	
Shareholders	Amos Group Limited	1,000
(Source Annual Returns)		<u>1,000</u>





*Amos Developments Limited  
(in administration)  
Progress Report for the period from 21 December 2010 to 20 June 2011  
KPMG LLP  
11 July 2011*

## Appendix 2

### Joint Administrators Time Costs 21 December 2010 to 20 June 2011

	Partner / Director	Manager	Administrator	Support	Total hours	Time cost	Average hourly rate
<b>Administration &amp; planning</b>							
<b>Cashiering</b>							
General (Cashiering)	0 60		7 75	5 95	14 30	£2 773 00	£193 92
Reconciliations (& IPS accounting reviews)			0 30	0 30	0 60	£105 00	£175 00
<b>General</b>							
Books and records			0 75	0 50	1 25	£186 25	£149 00
Fees and WVP		1 90	1 15		3 05	£1 008 75	£330 74
<b>Statutory and compliance</b>							
Appointment and related formalities	14 10	28 90	13 50	0 70	57 20	£21 616 00	£377 90
Bonding and bordereau			0 20		0 20	£48 00	£240 00
Checklist & reviews			10 20		10 20	£2 110 00	£206 86
Reports to debenture holders	12 50	45 00		5 75	63 25	£23 267 50	£367 87
Statutory advertising			0 30		0 30	£72 00	£240 00
Statutory receipts and payments accounts	0 10				0 10	£48 00	£460 00
Strategy documents	3 60	10 50		0 50	14 60	£5 723 50	£392 02
<b>Tax</b>							
Initial reviews - CT and VAT		4 00	5 85		9 85	£2 784 00	£282 64
Post appointment corporation tax	0 10	0 60	2 30		3 00	£812 50	£270 83
Post appointment VAT		5 30	1 90		7 20	£2 284 50	£317 29
<b>Creditors</b>							
<b>Creditors and claims</b>							
Agreement of preferential claims			9 00		9 00	£1 575 00	£175 00
Agreement of unsecured claims			0 20		0 20	£48 00	£240 00
General correspondence		14 40	23 45	12 45	50 30	£10 830 75	£215 32
Pre-appointment VAT / PAYE / CT		0 50			0 50	£172 50	£345 00
Statutory reports	1 00	15 50	26 90		43 40	£11 119 00	£256 20
<b>Employees</b>							
Correspondence		9 50	51 50	11 40	72 40	£13 544 00	£187 07
DTI redundancy payments service		4 20			4 20	£1 449 00	£345 00
Pensions reviews		0 50	6 30	1 15	7 95	£1,586 75	£199 59
<b>Investigation</b>							
<b>Directors</b>							
Correspondence with directors		0 30	1 00		1 30	£367 50	£282 69
D form drafting and submission	0 20		25 70		25 90	£8 130 00	£236 68
Directors questionnaire / checklist		0 50	5 40		5 90	£1,411 00	£239 15
Statement of affairs		2 00	1 00		3 00	£1 025 00	£341 67
<b>Investigations</b>							
Correspondence re investigations			1 00		1 00	£240 00	£240 00
<b>Realisation of assets</b>							
<b>Asset Realisation</b>							
Freehold property	122 50	203 50	12 50		338 50	£138 259 00	£408 45
Health & safety		8 00	4 90		12 90	£3 871 00	£300 08
Leasehold property	0 10		6 60		6 70	£1 201 00	£179 25
Office equipment, fixtures & fittings			1 00		1 00	£175 00	£175 00
Open cover insurance		2 00	4 10		6 10	£1,448 50	£237 13
Other assets			0 80		0 80	£140 00	£175 00
Plant and machinery		33 70	39 75		73 45	£18 718 75	£254 85
Sale of business			6 40		6 40	£1,120 00	£175 00
Vehicles		4 00	0 75		4 75	£1,671 25	£351 84
Sales			1 50		1 50	£262 50	£175 00
<b>Total in period</b>					<b>862.25</b>	<b>£279,200 50</b>	<b>£323 80</b>



### **Scale Rates**

The table below details the relevant rates and increase per grade since the date of the administration

<b>Scale rates</b>	<b>2010/11</b>
	<b>£</b>
Partner	535
Director	460
Senior Manager	425
Manager	345
Administrator	240
Assistant Administrator	175
Secretary	110

### **Joint Administrators Disbursements for the period 21 December 2010 to 20 June 2011**

<b>Type</b>	<b>£</b>
Mileage	610 90
Other transportation	40 00
Telephone	62 79
Meals	26 08
	<hr/>
	<b>739.77</b>
	<hr/>



*Amos Developments Limited  
(in administration)  
Progress Report for the period from 21 December 2010 to 20 June 2011  
KPMG LLP  
11 July 2011*

### **Appendix 3**

**Summary of receipts and payments for the period 21 December 2010 to 20 June 2011**

**Amos Developments Limited**  
**(In Administration)**  
**Administrators' Abstract of Receipts & Payments**

Statement of Affairs	From 21/12/2010 To 20/06/2011	From 21/12/2010 To 20/06/2011
<b>FIXED CHARGE COSTS</b>		
Legal fees	2,794 61	2,794 61
Agents'/Valuers' fees	75 00	75 00
Bank charges	80 00	80 00
Other property expenses	240 00	240 00
	<u>(3,189 61)</u>	<u>(3,189 61)</u>
<b>HP/LEASING</b>		
HP/Leasing asset	8,022 11	8,022 11
HP/Leasing creditor	(8,022 11)	(8,022 11)
HP/Leasing asset (2)	10,500 00	10,500 00
HP/Leasing creditor (2)	(8,201 88)	(8,201 88)
	<u>2,298 12</u>	<u>2,298 12</u>
<b>ASSET REALISATIONS</b>		
Plant & machinery	15,311 22	15,311 22
Insurance refund	743 79	743 79
	<u>16,055 01</u>	<u>16,055 01</u>
<b>COST OF REALISATIONS</b>		
Statutory advertising	75 60	75 60
Bank charges	102 97	102 97
	<u>(178 57)</u>	<u>(178 57)</u>
	<u><b>14,984 95</b></u>	<u><b>14,984 95</b></u>
<b>REPRESENTED BY</b>		
Floating ch VAT rec'able		13 23
Fixed charge current		480 00
Floating charge current		21,108 59
Fixed charge VAT rec'able		149 80
Fixed charge VAT payable		(3,704 42)
Floating ch VAT payable		(3,062 25)
		<u><b>14,984 95</b></u>



## **Appendix 4**

### **Schedule of expenses for the period 21 December 2010 to 20 June 2011**

	<b>Paid relating to current period</b>	<b>Accrued in current period</b>	<b>Total for period</b>
<b>Costs of realisation</b>	<b>£</b>	<b>£</b>	<b>£</b>
Office holders' remuneration	0 00	279,200 50	279,200 50
Office holders' expenses	0 00	739 77	739 77
Legal costs	2,974 61	£119,216 28	£122,190 89
Property agents' costs	75 00	£15,700 00	£15,775 00
Other agents' costs	0 00	£4,754 50	£4,754 50
Insurance costs	0 00	£10,845 64	£10,845 64
Other property costs	240 00	£1,633 12	£1,873 12
Statutory advertising	75 60	-	75 60
Bank charges	182 97	-	182 97
<b>Total costs</b>	<b>3,548.18</b>	<b>432,089.81</b>	<b>435,637.99</b>