

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 June 2011 (b) 14 October 2011

Signed [Signature]
 Joint / Administrator(s)

Dated 10 November 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 problem with the form.

Vanessa Ting	
KPMG LLP, One Snowhill, Snow Hill Queensway,	
Birmingham, B4 6GH	tel 0121 609 5891
DX Number DX709850 Bham 26	DX Exchange



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 Companies House, Crown Way, Cardiff, CF14 3UZ. DX 33050 Cardiff

THURSDAY



**Amos Developments Limited
(in administration)**

Progress Report
for the period from 21 June 2011 to
14 October 2011
Pursuant to Rule 2 47 of the Insolvency Rules
1986 (as amended)

KPMG LLP



Notice: About this report

This Report 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 to report to creditors under the Insolvency Rules 1986 on the progress of the administration, and for no other purpose. It is not suitable to be relied upon by any other person, or for any other purpose, or in any other context.

This Report has not been prepared in contemplation of it being used, and is not suitable to be used, to inform any investment decision in relation to the debt of or any financial interest in Amos Developments Limited.

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 Rules 1986 does so at its 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 to any such person.

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

Mark Jeremy 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 this Report or the conduct of the administration.



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1 Glossary

Amos / the Company	Amos Developments Limited in administration
Amos Group / the Group	Comprising of Amos Developments Limited, 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 period from 21 June 2011 to 14 October 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 since appointment, and with Knight Frank on valuation, marketing and disposal strategies
- A sale of the Company's business and a significant number of properties within the portfolio completed on 12 October 2011, to Amos Commercial Limited, in consideration for an assignment of the debt secured by the properties (See sections 4.2, 4.3 and 6.1 for more detail)
- Four properties remain in the portfolio for realisation by the administrators
- It is currently estimated that realisations will be insufficient to repay secured creditors in full. 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. However, due to the assets remaining to realise in the administration, an extension to the administration will be required prior to the anniversary
- 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. Furthermore, 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 did not anticipate any interest in the business as a whole and did not receive any such interest in the first six months of the administration.

The Joint Administrators therefore proposed to realise the Company's assets on a piecemeal basis. However, as part of the marketing process for the property portfolio, discussed below, an offer was received in late August to take the Company's business in addition to the majority of the properties within its



portfolio. As the business had ceased trading some six months previously, it was considered to have minimal value and the outstanding debt against the properties included in this offer exceeded our agent's valuation.

A sale of the business and certain property assets completed, on 12 October 2011, to Amos Commercial Limited. The assignment of debt from the Bank to Sterling completed the previous day, on 11 October 2011. Amos Commercial Limited then assumed the Company's obligations in relation to the assigned debt on completion, which included cross guarantees with other Amos Group companies.

Amos Commercial Limited is associated to Amos Developments Limited by a common parent company, Amos Group Limited and common directors.

4.3 Property

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

Our agents, Knight Frank, had marketed the properties since appointment with limited interest being received.

As stated above, a sale of the Company's business together with a number of its properties completed on 12 October 2011, to Amos Commercial Limited, in consideration for the purchaser assuming the obligations the Company held under the secured debt in relation to the assets. This debt had been assigned, from the Bank to Sterling, on 11 October 2011.

Our agent, Knight Frank, advised the administrators to proceed with this transaction as it offered a better return to creditors than their valuation of the individual properties concerned and the offers received for such to date, albeit the Bank still suffered a shortfall on the assignment.

The following freehold properties were included in this transaction:

- Freehold property known as Lyndhurst, 141 Park Road, Buxton SK17 6NW,
- The freehold property known as land on the south and east sides of 137 Park Road, Buxton SK17 6SW,
- The freehold property known as land on the north side of Park Road, Buxton SK17 6SW,
- The freehold property known as 137 Park Road, Buxton SK17 6SW,
- The freehold property known as Bradbourne Mill, Bradbourne, Ashbourne DE6 1NP,
- The freehold property known as land adjoining Bradbourne Mill, Tissington, Ashbourne,
- The freehold property known as land on the south side of Mill Lane, Bradbourne, Ashbourne,



- The freehold property known as land and buildings at Brereton Farm, Cowbrook Lane, Gawsworth, Macclesfield SK11 0JJ, and
- The freehold property known as land on the south side of Leek Road, Warslow, Buxton

The administrators' solicitors have retained an amount of funding from the consideration received from Sterling to assign the Bank's debt on completion, to cover legal fees and the administrators' fees for the administration. This will only be released to the administrators, once approval has been received from the secured creditors, or the Court.

The following properties remain in the Company, for the administrators to realise in due course:

Ashbourne Road, Leek

The partially completed development site has been 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.

The administrators have continued to pursue the offer made for this site, in its current condition, over the last four months. The details of this offer cannot be disclosed at present as it may prejudice future negotiations.

This property remains subject to the Bank's security.

Highwayman Inn

This derelict, former public house is in the process of being transferred to the first legal charge holder, Mr Dawson, on the basis that Knight Frank has confirmed that its value is less than the outstanding debt against the property.

Therefore, whilst the Bank has a second charge on this property, it is not likely to receive any realisation in respect of it.

Cowbrook Lane Land

This two acre parcel of land is in the process of being transferred to the first charge holder, Mr Johnson, on the basis that Knight Frank has confirmed that its value is less than the outstanding debt against the property.

Therefore, whilst the Bank has a second charge on this property, it is not likely to receive any realisation in respect of it.

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 market this site for sale, although believe the value to be minimal.



Caldene

This lease has been surrendered back to the landlord, Caldene Properties Limited within the last four months of the administration

4.4 Debtors

£18,923 has been received in the period in relation to an outstanding retention debt. No further realisations are expected from this source.

The Joint Administrators are aware that sums are due to the Company from other Group companies via inter-company transactions, and the collectability of these balances remains subject to the administrators' investigation, although at this stage we believe any recoverability to be questionable.

5 Expenses for the period

5.1 Joint Administrators' remuneration

In the period 21 June 2010 to 14 October 2011, the Joint Administrators have incurred time costs of £152,172.55 representing 437.76 hours at an average hourly rate of £347.62. This includes work undertaken in respect of tax, VAT, employee, pensions and health and safety advice from KPMG LLP in-house specialists.

Total time costs to date are £431,373.05, representing 1,300.01 hours at an average hourly rate of £331.82.

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. Funds have been retained by the administrators' solicitors in escrow, from the consideration received for the Bank's assignment of debt, but these funds will only be released to the administrators to discharge their fees upon receipt of the required approval from secured creditors, or the Court, as set out below.

Additionally, the Joint Administrators' disbursements (expenses) for the period 21 June 2010 to 14 October 2011 are £232.20. 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 14 October 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:

- Securing and realising the Company's property portfolio (see detail above),
- Negotiating and completing the sale of the Company's business,
- Dealing with creditor queries,



- 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,
- Investigating previous Company transactions and reporting upon the directors' conduct, and
- Attending to all statutory duties that are associated with this type of insolvency

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 http://www.r3.org.uk/media/documents/technical_library/SIPS/SIP%209%20E&W.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 June 2011 to 14 October 2011

Legal fees of £1,302.00 have been accrued and paid in the period and relate entirely to legal services provided by Knights Solicitors LLP, in respect of the planning work required in relation to the Company's property portfolio.

Agent's fees of £4,754.50 had been incurred in the prior period, but paid in the last four months of the administration, in relation to services provided by GVA in respect of the valuation and marketing of the Company's plant, machinery and motor vehicles.

Other property expenses of £1,798.12 were paid in the period and covered security costs incurred in the prior period, and electrical contractor costs incurred in the current period to review the electricity supply to one of the Company's freehold properties, Bradbourne Mill.

Insurance costs of £361.80 were also paid in the period in relation to the insurance of the Company's assets incurred in the prior period.

Bank charges and irrecoverable VAT have also been met in the period.



Accrued costs for the period 21 June 2011 to 14 October 2011

Costs incurred to date by our agent Knight Frank, in relation to valuation and marketing of the property assets total £29,050 and including costs incurred in marketing the property assets of £9,750 £13,350 was incurred in the period of this report

Legal costs incurred to date total approximately £189,000 and disbursements to date of approximately £4,382, with £91,829 being accrued in the period covered by this report. It is anticipated that total costs during the administration will amount to approximately £200,000 - £220,000. This is significantly greater than anticipated on appointment due to the number of planning and title issues that have been discovered since appointment in addition to health and safety, building regulations and warranty issues that have required legal resolution.

Further legal costs of £1,911 accrued in the period relate to services provided by Knight LLP in relation to the planning work required for the Company's property portfolio.

Insurance costs have also been incurred but not yet paid. These total approximately £15,000 and cover all buildings cover, public and product liability, terrorism cover and environmental damage, with approximately £4,000 being incurred in the period of this report.

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

6 Funds available to creditors

6.1 Secured Creditors

As advised, Lloyds had 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 was made up of specific development loans secured against properties as well as a general overdraft.

Lloyds assigned £2 million of their secured debt to Sterling on 11 October 2011, leaving them £1.7 million indebtedness remaining in relation to the Ashbourne Road property.

The Sterling secured debt has subsequently been assumed by Amos Commercial Limited, as consideration for the transfer of the Company's business and certain assets, as discussed above.

Sterling also had a number of specific fixed charges on properties, which ranked as a second charge behind Lloyds. Approximately £250,000 was due to Sterling under these charges. This debt was also assumed by Amos Commercial Limited in consideration for the sale of business and assets.

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 received legal advice from Gateley LLP to confirm the validity of the above charges

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 £72,000.

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 Future Strategy

The Joint Administrators had sought to bring the administration to an end prior to its automatic expiry on 20 December 2011. However, this is not possible, primarily due to the properties remaining in the Company for realisation.



The Joint Administrators' statutory duties, including obtaining the consent of the secured creditors to pay administrators' fees and to discharge of the Joint Administrators' liabilities on filing of their final abstract of receipts and payments with the Registrar of the Companies, also remain outstanding

Whilst the majority of the assets of the Company have already been realised, the following matters still require finalisation before the administration can be brought to an end and the Joint Administrators can cease to act and move the Company into dissolution

- Completion of sale of remaining properties in the Company's property portfolio,
- Collection of outstanding debtor sums if possible,
- Receipt of the directors' Statement of Affairs,
- Finalising the Company's tax position,
- Discharge of outstanding liabilities incurred in relation to the realisation of assets to date,
- Obtaining the consent from the secured creditors for the Joint Administrators to draw their fees, and
- Obtaining the consent from the secured creditors to the Joint Administrators' discharge from liability upon filing of their final abstract of receipts and payments with the Registrar of Companies

It is currently anticipated that completion of the sale of the remaining properties in the Company portfolio will take some time due to the structure of the offer currently being pursued for the most significant asset, the Ashbourne Road freehold property, in addition to the nature of the remaining assets to realise and the associated issues in doing so

For the above reasons, the Joint Administrators propose to extend the administration order by a further two years by making an application to court, thereby allowing sufficient time to conclude the outstanding issues

The Joint Administrators propose to exit the administration by moving the Company into dissolution, pursuant to paragraph 84 of Schedule B1 of the Act either at the end of the two year extension period or sooner, should matters be concluded earlier than anticipated

This concludes the Joint Administrator's Progress Report on the administration for the period 21 June 2011 to 14 October 2011. A further update on the progress of the administration will follow after six months or upon the closure of the administration, whichever is the sooner



*Amos Developments Limited
(in administration)
Progress Report
21 June 2011 to 14 October 2011*

KPMG LLP

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

Yours faithfully
for Amos Developments Limited

A handwritten signature in black ink, appearing to read 'Andy McGill'.

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:

	Y/E 31/03/2009 (audited) £000's	Y/E 31/03/2008 (audited) £000's	Y/E 31/03/2007 (audited) £000's
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	£1,000 (1,000 x ordinary £1 shares)	
(Source Annual Returns)		
Shareholders	Amos Group Limited	1,000
(Source Annual Returns)		<u>1,000</u>



Amos Developments Limited
(in administration)
Progress Report
21 June 2011 to 14 October 2011

KPMG LLP

Appendix 2

Joint Administrators Time Costs 21 June 2011 to 14 October 2011

	Partner / Director	Manager	Administrator	Support	Total hours	Time cost	Average hourly rate
Administration & planning							
Cashiering							
General (Cashiering)	0 20		15 81	1 40	17 41	£4 055 40	£232 94
Reconciliations (& IPS accounting reviews)		10 50	0 35	0 10	10 95	£4 557 50	£416 21
General							
Books and records				0 50	0 50	£55 00	£110 00
Fees and WIP		2 00			2 00	£850 00	£425 00
Statutory and compliance							
Appointment and related formalities				0 10	0 10	£11 00	£110 00
Checklist & reviews	0 20				0 20	£107 00	£535 00
Closure and related formalities		0 10			0 10	£34 50	£345 00
Reports to debenture holders	0 50	16 00		0 75	17 25	£7 150 00	£414 49
Statutory receipts and payments accounts			0 30		0 30	£72 00	£240 00
Strategy documents	2 50		0 60	0 50	3 60	£1 497 50	£415 97
Tax							
Post appointment corporation tax		2 10	2 60		4 70	£1 348 50	£286 91
Post appointment VAT	0 10	14 50	5 75		20 35	£6 205 25	£304 93
Creditors							
Creditors and claims							
Agreement of unsecured claims		0 20			0 20	£69 00	£345 00
General correspondence		2 70	2 45		5 15	£1,456 25	£282 77
ROT Claims			0 55		0 55	£96 25	£175 00
Secured creditors			1 35		1 35	£236 25	£175 00
Statutory reports	0 20	7 00	6 35		13 55	£4 113 25	£303 56
Employees							
Correspondence		1 10	0 25		1 35	£423 25	£313 52
Pensions reviews			1 10		1 10	£212 00	£192 73
Investigation							
Directors							
D form drafting and submission			27 38		27 38	£6 341 10	£231 60
Directors' questionnaire / checklist	0 50				0 50	£230 00	£460 00
Statement of affairs		3 50	0 35		3 85	£1,548 75	£402 27
Investigations							
Correspondence re investigations			0 35		0 35	£61 25	£175 00
Preferences / transactions at undervalue		3 00			3 00	£1 275 00	£425 00
Review of pre-appt transactions		3 50	0 82		4 32	£1 684 30	£389 88
Realisation of assets							
Asset Realisation							
Debtors		0 50	3 60		4 10	£842 50	£205 49
Freehold property	62 60	131 95	80 55		275 10	£101,184 00	£367 81
Health & safety		0 60	0 35		0 95	£268 25	£282 37
Open cover insurance			5 00		5 00	£875 00	£175 00
Plant and machinery		1 00			1 00	£425 00	£425 00
Sale of business		11 50			11 50	£4,887 50	£425 00
Total in period					437 76	£152,172 55	£347 62



Scale Rates

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

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

Joint Administrators Disbursements for the period 21 June 2011 to 14 October 2011

Type	£
Parking / tolls	10 60
Mileage	221 60
	<hr/>
	232.20
	<hr/>



*Amos Developments Limited
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Progress Report
21 June 2011 to 14 October 2011*

KPMG LLP

Appendix 3

Summary of receipts and payments for the period 21 June 2011 to 14 October 2011

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

Statement of Affairs	From 21/06/2011 To 14/10/2011	From 21/12/2010 To 14/10/2011
FIXED CHARGE ASSETS		
Irrecoverable VAT	11 00 (11 00)	11 00 (11 00)
FIXED CHARGE COSTS		
Legal fees	NIL	2,794 61
Legal fees (2)	1,302 00	1,302 00
Agents'/Valuers' fees	NIL	75 00
Bank charges	61 77	162 36
Other property expenses	1,798 12	2,038 12
Insurance of assets	361 80 (3,523 69)	361 80 (6,733 89)
HP/LEASING		
HP/Leasing asset	NIL	8,022 11
HP/Leasing creditor	NIL	(8,022 11)
HP/Leasing asset (2)	NIL	10,500 00
HP/Leasing creditor (2)	NIL NIL	(8,201 88) 2,298 12
ASSET REALISATIONS		
Plant & machinery	NIL	15,311 22
Book debts	18,923 00	18,923 00
Insurance refund	NIL 18,923 00	743 79 34,978 01
COST OF REALISATIONS		
Agents'/Valuers' fees	4,754 50	4,754 50
Statutory advertising	NIL	75 60
Bank charges	81 92 (4,836 42)	205 04 (5,035 14)
	10,551 89	25,496.10
REPRESENTED BY		
Floating ch VAT rec'able		1,290 75
Fixed charge current		37 84
Floating charge current		20,585 01
Fixed charge VAT rec'able		432 20
Fixed charge VAT payable		(3,704 42)
Floating ch VAT payable		(3,062 25)
Floating ch VAT control		6,362 35
Fixed charge VAT control		3,554 62
		25,496 10

Andrew Stephen McGill
Administrator



Appendix 4

Schedule of expenses for the period 21 June 2011 to 14 October 2011

	Accrued for in prior period and not yet paid	Accrued for in prior period and paid in current period	Paid in current period in relation to current period	Accrued in current period and not yet paid
Costs of realisation				£
Office holders' remuneration	279,200 50	0 00	0 00	152,172 55
Office holders' expenses	737 77	0 00	0 00	232 20
Legal costs	101,552 00	1,302 00	0 00	93,740 00
Property agents' costs	15,700 00	0 00	0 00	13,350 00
Other agents' costs	0 00	4,754 50	0 00	0 00
Insurance costs	10,483 84	361 80	0 00	4,161 78
Other property costs	0 00	1,633 12	165 00	0 00
Bank charges	0 00	0 00	143 69	0 00
Irrecoverable VAT	0 00	0 00	11 00	0 00
Total costs	407,674 11	8,051.42	319.69	263,656.53