

The Insolvency Act 1986

Administrator's progress report

Name of Company ADL Realisations (2011)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) Christopher Robert Pole and
Mark Jeremy OrtonKPMG LLP, One Snowhill, Snow Hill QueenswayBirmingham, B4 6GH, United Kingdom

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

(b) Insert dates

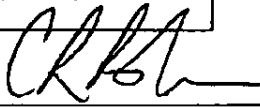
from

to

(b) 15 October 2012

(b) 14 April 2013

Signed


Joint / Administrator(s)

Dated

26 April 2013

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

Companies House receipt date barcode

When you have completed and signed this form please send it to the Registrar of Companies at:

Companies House, Crown Way, Cardiff, CF14 3UZ

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COMPANIES HOUSE



**ADL Realisations (2011) Limited
formerly Amos Developments Limited
(in administration)**

**Progress Report
for the period from 15 October 2012 to
14 April 2013**

**Pursuant to Rule 2.47 of the Insolvency Rules
1986 (as amended)**

KPMG LLP

26 April 2013



Notice: About this report

This Report has been prepared by Christopher Robert Pole and Mark Jeremy Orton, the Joint Administrators of ADL Realisations (2011) 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 ADL Realisations (2011) 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.

Christopher Robert Pole 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 ADL Realisations (2011) 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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October 2012 to 14 April 2013

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1 Glossary

Amos / the Company	ADL Realisations (2011) Limited (formerly Amos Developments Limited) in administration
Amos Group / the Group	Comprising of ADL Realisations (2011) Limited, REL Realisations (2011) Limited (formerly Ramshorn Estates Limited) and Amos Commercial Limited
Joint Administrators / Administrators	Christopher Robert Pole 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)
the Period	15 October 2012 to 14 April 2013
the Rules	The Insolvency Rules 1986 (as amended)

The references in this report 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 15 October 2012 to 14 April 2013
- The Administrators' Statement of Proposals were approved on 11 February 2011 and have not been modified (see (3) Statement of Proposals)
- A VAT refund of £27,300 was received in the Period
- One property remains in the portfolio for realisation by the Administrators, Undergrin Quarry. The charge over this property that remained at the Land Registry in favour of The Royal Bank of Scotland Plc was released in the Period, however a restriction remains in place and realisation proceeds are likely to be minimal
- The administration has been extended by Court Order to 20 December 2013 to give the Administrators adequate time to realise the remaining Company assets
- It remains 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
- 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 has been achieved through the sale of the Company's assets, under the administration order, which protected the Company's assets from enforcement proceedings from specific creditors, thereby allowing the Joint Administrators to maximise realisations for all creditors.

The Joint Administrators of the Company are now in the process of dealing with the Company's final asset and discharging all remaining liabilities.

4 Progress of the administration

4.1 Property

Prior to appointment all freehold property was charged to the Bank with some properties subject to additional security from Sterling and other individual charge-holders.

Remaining property

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 the Company.

The Administrators continued their investigations into the title and security over this site during the Period. A historic charge that remained at the Land Registry in favour of The Royal Bank of Scotland Plc has been successfully removed in the Period. However, there remains a historic restriction filed at the Land Registry in favour of an individual.

It is considered that the value of this site is minimal and should the liabilities associated to this site be prohibitive to a sale or transfer prior to the expiry of the



administration order, the Administrators may seek an assignment of this land to the Crown as the most cost effective disposal option available

4.2 Debtors

No further debtor realisations have been received in the period of this report. To date £18,923 has been received in relation to an outstanding retention debt. No further realisations are expected from this source, albeit investigations into this are being finalised.

4.3 Other realisations

During the period of this report the Administrators have received funds of £27,300 relating to a VAT refund in respect of costs of realisation and primarily in relation to the Administrators' fees met by the Bank.

There remains £957 outstanding in relation to plant and machinery sold in a prior period to Amos Construction (Leek) Limited £18,923 (£15,769.17 net of VAT) was offset against the outstanding amount due in the Period in respect of works performed in prior periods to enable the Administrators to realise the retention debtor.

5 Expenses for the period

5.1 Joint Administrators' remuneration

In the period 15 October 2012 to 14 April 2013, the Joint Administrators have incurred time costs of £20,396 representing 56.6 hours at an average hourly rate of £360.35. 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 £561,603.60, representing 1,682.19 hours at an average hourly rate of £333.85.

£275,000 fees have been drawn to date, from funds held by the Administrators' solicitors from the Sterling sale consideration and from the Bank. It is not expected that the Administrators will draw any further fees.

No disbursements have been incurred in the Period.

Attached, at 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 from 15 October 2012 to 14 April 2013, as required by the Association of Business Recovery Professionals' Statement of Insolvency Practice Number 9.

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

- Dealing with the Company's land asset,
- Finalising the Company's tax and VAT position,



- Fulfilling our statutory obligations to creditors and the Register of Companies,
- Investigating previous Company transactions and potential debtors, and
- Attending to all statutory duties that are associated with this type of insolvency

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 Administrators were unable to obtain approval from all the secured creditors of the Company and therefore issued an application to court for the fixing and approval of the Joint Administrators' fees and the discharge of the Joint Administrators from liability following the expiry of the administration. This application was made to the Birmingham District Registry and an order was granted on 5 July 2012.

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 15 October 2012 to 14 April 2013

Debt collection costs of £15,769.17 plus VAT have been offset against funds due in relation to plant and machinery sold in a prior period.

Bank charges of £141.62 have also been incurred and met in the period.

Insurance costs have been incurred and paid. These total approximately £21,138.52 and cover all buildings cover, public and product liability, terrorism cover and environmental damage, with approximately £1,060 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 previously 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 and a general overdraft

As part of the sale of the business and certain properties, Lloyds assigned £2 million of their secured debt to Sterling, leaving them £1.7 million indebtedness remaining in relation to the Ashbourne Road property currently under offer. £1.4 million of this remaining indebtedness was discharged on the sale of Ashbourne Road.

The remaining funds in insolvent estate (estimated to be approximately £65,000) will be distributed to Lloyds on closure of the administration. These funds would have been utilised by the Joint Administrators to cover their outstanding fees, but additional funds were forwarded by the Bank to cover these. This distribution therefore reflects a refund of these fees rather than a distribution against their security.

Sterling's secured debt and specific second fixed charges on properties of approximately £250,000, have subsequently been assumed by Amos Commercial Limited, as consideration for the transfer of the Company's business and certain assets, as discussed above.

The transfer of the properties of The Highwayman and Cowbrook Lane to their respective first charge holders completed in a period prior to this report. Our agents advised that the outstanding debt secured against each of these properties was in excess of their value. The transfer of assets represents a first and final distribution against their charges, which have now been released.

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.

Based on the estimated 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 unlikely that there will be sufficient 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 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 sought an extension of the Administration order as it was not considered possible to realise all the available Company assets prior to the automatic expiry on 20 December 2011. An extension until 20 December 2013 has been granted by the High Court, Birmingham District Registry.

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 a sale or transfer of the remaining property in the Company's property portfolio,
- Finalising the Company's tax and VAT position,
- Discharge of outstanding liabilities incurred in relation to the realisation of assets to date,

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 15 October 2012 to 14 April 2013. 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.

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

CR Pole
Joint Administrator



Appendix 1

ADL Realisations (2011) Limited - Statutory information

Company name & Trading style	ADL Realisations (2011) Limited formerly Amos Developments Limited		
Administration Order	The Administration Order was granted in the High Court of Justice, Chancery Division, Birmingham District Registry Court No 8586 of 2009		
Date of appointment	21 December 2010		
Administrators details	Christopher Robert Pole 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 Louise Amos	02/11/2010	N/A
	William Bruce Thomson	01/10/1998	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		



ADL Realisations (2011) Limited formerly Amos Developments Limited
(in administration)
Progress Report
15 October 2012 to 14 April 2013

KPMG LLP

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



ADL Realisations (2011) Limited formerly Amos Developments Limited
(in administration)
Progress Report
15 October 2012 to 14 April 2013

KPMG LLP

Appendix 2

Time cost analysis for the period 15 October 2012 to 14 April 2013

	Partner / Director	Manager	Administrator	Support	Total hours	Time cost	Average hourly rate
<u>Administration & planning</u>							
Cashiering							
General (Cashiering)	0 20		3 50		3 70	£988 00	£267 03
Reconciliations (& IPS accounting reviews)			0 60		0 60	£150 00	£250 00
General							
Fees and WIP		0 20			0 20	£90 00	£450 00
<u>Statutory and compliance</u>							
Bonding and bordereau		0 10	0 40		0 50	£136 50	£273 00
Closure and related formalities		12 00			12 00	£5,400 00	£450 00
<u>Tax</u>							
Post appointment corporation tax		3 50	14 65		18 15	£4,787 25	£263 76
Post appointment VAT		0 50	2 25		2 75	£598 75	£217 73
<u>Creditors</u>							
<u>Creditors and claims</u>							
General correspondence			0 70		0 70	£175 00	£250 00
Statutory reports	1 30	13 40			14 70	£6,764 50	£460 17
<u>Employees</u>							
Pensions reviews			0 70		0 70	£136 00	£194 29
<u>Realisation of assets</u>							
<u>Asset Realisation</u>							
Debtors		0 60			0 60	£270 00	£450 00
Freehold property		1 50			1 50	£675 00	£450 00
Plant and machinery		0 50			0 50	£225 00	£450 00
Total in period					56 60	£20,396 00	£360 35

Scale Rates

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

Scale rates	2010/11/12 £	2012/13 £
Partner	535	565
Director	460	485
Senior Manager	425	450
Manager	345	365
Administrator	240	250
Assistant Administrator	175	185
Secretary	110	115



*ADL Realisations (2011) Limited formerly Amos Developments Limited
(in administration)
Progress Report
15 October 2012 to 14 April 2013*

KPMG LLP

Appendix 3

Summary of receipts and payments for the period 15 October 2012 to 14 April 2013

ADL Realisations (2011) Limited Formerly Amos Developments Limited
(In Administration)
Administrators' Abstract of Receipts & Payments

Statement of Affairs		From 15/10/2012 To 14/04/2013	From 21/12/2010 To 14/04/2013
	FIXED CHARGE ASSETS		
3,665,000 00	Freehold property (2)	NIL	NIL
	VAT refund	25,000 00	57,919 33
	Irrecoverable fixed charge VAT	NIL	(11 00)
		<u>25,000 00</u>	<u>57,908 33</u>
	FIXED CHARGE COSTS		
	Legal fees	NIL	2,794 61
	Legal fees (2)	NIL	2,289 00
	Agents'/Valuers' fees	NIL	75 00
	Bank charges	NIL	200 20
	Other property expenses	NIL	2,038 12
	Insurance of assets	21,138 52	21,500 32
		<u>(21,138 52)</u>	<u>(28,897 25)</u>
	FIXED CHARGE CREDITORS		
(3,707,249 20)	Fixed charge creditor	NIL	NIL
(250,000 00)	Fixed charge creditor (2)	NIL	NIL
(28,258 94)	Fixed charge creditor (3)	NIL	NIL
(440,000 00)		<u>NIL</u>	<u>NIL</u>
		NIL	NIL
	HP/LEASING		
8,022 11	HP/Leasing asset	NIL	8,022 11
(8,022 11)	HP/Leasing creditor	NIL	(8,022 11)
10,500 00	HP/Leasing asset (2)	NIL	10,500 00
(8,201 88)	HP/Leasing creditor (2)	NIL	(8,201 88)
		<u>NIL</u>	<u>2,298 12</u>
		NIL	
	ASSET REALISATIONS		
23,676 01	Plant & machinery	15,769 17	31,080 39
18,543 00	Book debts	NIL	18,923 00
956,944 03	Intercompany debtors	NIL	NIL
	Insurance refund	NIL	743 79
	VAT refund	2,300 00	2,450 00
		<u>18,069 17</u>	<u>53,197 18</u>
	OTHER REALISATIONS		
	Insurance claim	NIL	2,468 36
		<u>NIL</u>	<u>2,468 36</u>
	COST OF REALISATIONS		
	Debt collection costs	15,769 17	15,769 17
	Agents'/Valuers' fees	NIL	4,754 50
	Statutory advertising	NIL	75 60
	Bank charges	141 62	591 96
		<u>(15,910 79)</u>	<u>(21,191 23)</u>
	PREFERENTIAL CREDITORS		
(15,652 05)	Employees' holiday pay	NIL	NIL
		<u>NIL</u>	<u>NIL</u>
	UNSECURED CREDITORS		
(2,825,748 90)	Trade & expense	NIL	NIL

ADL Realisations (2011) Limited Formerly Amos Developments Limited
(In Administration)
Administrators' Abstract of Receipts & Payments

Statement of Affairs		From 15/10/2012 To 14/04/2013	From 21/12/2010 To 14/04/2013
		NIL	NIL
	DISTRIBUTIONS		
(1,000 00)	Ordinary shareholders	NIL	NIL
		NIL	NIL
(2,601,447.93)		6,019.86	65,783.51
	REPRESENTED BY		
	Floating ch VAT rec'able		4,641 98
	Floating charge current		65,624 01
	Fixed charge VAT rec'able		432 20
	Fixed charge VAT payable		(3,704 42)
	Floating ch VAT payable		(6,216 08)
	Floating ch VAT control		1,733 60
	Fixed charge VAT control		3,272 22
			65,783.51



Appendix 4

Schedule of expenses for the period 15 October 2012 to 14 April 2013

	Accrued for in prior period and paid in current period	Paid in current period in relation to current period
Costs of realisation		
Debt collection costs		**15,769 17
Insurance costs	20,078 52	1,060 00
Bank charges	141 62	
Total costs	20,220.14	16,829.17

Note all expenses are given net of VAT

**** Not physically paid but offset against monies due in respect of plant and machinery**