

The Insolvency Act 1986

Administrator's progress report

Name of Company Glenrose Developments (Hebburn) Limited	Company number 03731113
In the High Court of Justice Chancery Division High Court of Justice Chancery Division Companies Court <small>(full name of court)</small>	Court case number 8233 of 2013

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

We, Simon Blakey and Martin Daley, of Robson Laidler Accountants Limited, Fernwood House, Fernwood Road, Jesmond, Newcastle upon Tyne, NE2 1TJ

Joint Administrators of the above company attach a progress report for the period

(b) Insert dates

from	to
8 April 2016	7 October 2016

Signed 
Joint Administrator

Dated 11 October 2016

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.

Simon Blakey, Robson Laidler Accountants Limited, Fernwood House, Fernwood Road	
Jesmond, Newcastle upon Tyne, NE2 1TJ	
	Tel 0191 281 8191
DX Number	DX Exchange

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WEDNESDAY



A24 12/10/2016 #195
COMPANIES HOUSE

**GLENROSE DEVELOPMENTS (HEBBURN) LIMITED
(IN ADMINISTRATION)**

**HIGH COURT OF JUSTICE, CHANCERY DIVISION
COMPANIES COURT NO: 8233 OF 2013**

**JOINT ADMINISTRATORS' PROGRESS REPORT FOR THE PERIOD FROM
8 APRIL 2016 TO 7 OCTOBER 2016**

11 OCTOBER 2016

**SIMON BLAKEY AND MARTIN DALEY (IP NO'S 12990 AND 9563),
JOINT ADMINISTRATORS, ROBSON LAIDLER ACCOUNTANTS LIMITED,
FERNWOOD HOUSE, FERNWOOD ROAD, JESMOND
NEWCASTLE UPON TYNE, NE2 1TJ**

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ABBREVIATIONS

The following abbreviations are used throughout these proposals

'Company'	Glenrose Developments (Hebburn) Limited
'Administrators'	Simon Blakey and Martin Daley
'Sch B1 IA 86'	Schedule B1 of the Insolvency Act 1986
'IA 86'	Insolvency Act 1986
'IR 86'	Insolvency Rules 1986
'Bank'	Hurst Property Finance Limited and/or Dunbar Assets plc (formerly known as Dunbar Bank plc)

1. The Joint Administrators' progress report for the period 8 April 2016 to 7 October 2016

Introduction

As you know by order of the court dated 18 November 2015 the period of Administration has been extended until 12 noon on 22 November 2016

In accordance with Rule 2 47 IR 86, the Administrators write to provide creditors with details of the progress of the Administration of the Company since the Administrators' previous report dated 11 October 2016.

Statutory information

Court details.	High Court of Justice, Chancery Division Companies Court No: 8233 of 2013	
Company name	Glenrose Developments (Hebburn) Limited	
Trading name	Glenrose Developments (Hebburn) Limited	
Registered number:	03731113	
Registered office	Fernwood House, Fernwood Road, Jesmond, Newcastle upon Tyne, NE2 1TJ	
Former registered office	Churchill House, 12 Mosley Street, Newcastle upon Tyne, NE1 1DE	
Company directors:	Christopher John Watson	
Company secretary	n/a	
Share capital	2 Ordinary shares of £1 00 each	
Shareholders:	Christopher John Watson	2 Ordinary shares
Date of Appointment	22 November 2013	
Administrators:	Simon Blakey and Martin Daley (IP No's 12990 and 9563) of Robson Laidler Accountants Limited (formerly Robson Laidler LLP), Fernwood House, Fernwood Road, Jesmond, Newcastle upon Tyne, NE2 1TJ. The Joint Administrators are authorised to act as Insolvency Practitioners by the Insolvency Practitioners Association. The Joint Administrators act as agents of the Company and without personal liability.	
Appointor	Dunbar Assets plc (formerly Dunbar Bank plc) of 33 Jermyn Street, London, SW1Y 6AD.	

On 21 December 2015 the facilities provided to the Company were acquired by Hurst Property Finance Limited from Dunbar Assets plc

Objective	(b) 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)
Responsibilities	Any act required or authorised under any enactment to be done by the Administrator may be done by either or both the Administrators acting jointly or alone
Proposed exit strategy	Dissolution
Estimated dividend to unsecured creditors:	Nil
Estimated value of Prescribed Part:	Not applicable
EC Regulations.	The European Regulations on Insolvency Proceedings apply to this administration and the proceedings are main proceedings

Realisation of assets

The Company held a number of property interests which can be summarised as follows. These properties are secured by the Bank by way of a fixed charge

1. 239 Victoria Road West, Hebburn

This sale was completed on 23 May 2014 for the sum of £142,500

2. 5 and 14 Rydale Park, plus 8 development plots, Angram Drive, Sunderland

The sale of Plot 5 was completed on 10 April 2014 for the sum of £290,000.

The sale of Plot 10 was completed on 24 June 2015 for the sum of £235,000

The sale of 3 of the development plots was completed on 24 July 2015 for the sum of £160,000

The sale of the remaining 5 development plots was completed on 5 October 2015 for the sum of £125,000.

Total rental income from this development to date is £11,449 00

3. 4, 5 and 6 The Close, Church Lane, Whitburn

The sale of No 4 was completed on 15 October 2014 for the sum of £175,000.

The sale of No. 5 was completed on 11 October 2016 for the sum of £135,000.

The sale of No. 6 was completed on 27 February 2015 for the sum of £140,000

The freehold sale of the walled garden was completed on 3 April 2016 for the sum of £15,250.

As regards the remaining freeholds, known as The Close House and The Coach House, the tenants have expressed an interest to acquire This sale is currently under negotiation, although at this stage no price has been agreed The value of the land is expected to be minimal and therefore if a sale cannot be concluded by the end of October 2016 then it is my intention to simply abandon the land to enable the administration to be brought to a close.

4. Echo24, Sunderland

On 26 February 2016 the lease to Unit 1A was completed. The lease is from 26 February 2016 to 31 July 2019 at a commencing annual rent of £20,000 per annum, rising to £40,000 from 26 February 2017

On 12 February 2016 the lease to Unit 1B was completed This lease is for a term of 10 years from 1 April 2015 at a commencing annual rent of £22,884 with the rent commencement date of 12 December 2018

The final unit, Unit 2 remains occupied under the terms of a lease dated 25 November 2008 at a passing rent of £76,890 00. This lease ends on 24 November 2023

Since my previous report rental income of £27,367.05 has been received, bringing total rental income from this development to date to £236,637 29

Michael Hodgson Chartered Surveyors & Estate Agents was to be instructed to market for sale the long leasehold interest, which has a term of 125 years (less two days) from 1 February 2004 However, the Bank requested that I obtain the views of other agents before agreeing a price at which the lease was to be marketed

Given the unique nature of the property it was subsequently agreed that the property should be placed to auction, with Acutus Limited being appointed as joint agents and auctioneer. The auction was held on 7 July 2016, with the property realising the sum of £600,000 less a 'rent allowance' of £63,340 34 This sale was completed on 23 August 2016.

5. Rokerlea, Gladstone Street, Sunderland

You will recall that this development consisted of 35 apartments The sale of the development was completed on 2 October 2015 for the sum of £2,461,085.00

Total rental income from this development was £209,270.24

Book debts

You will recall the sum of £67 37 has been received in respect of a pre appointment VAT return. No further monies remain outstanding and no amounts have been off set against any other Crown liabilities

There are no other known assets

Other income

Other income of £850 00 has been received during the period of this report, bringing realisation to date to £11,603.27. This relates in the main to Council Tax, electricity and insurance refunds.

Investigations

I can confirm that following my initial assessment, no further investigations were considered necessary I can also confirm that nothing further has been brought to my attention in the period of this report.

Dividend prospects

Secured creditors

The Bank hold fixed and floating charges over the Company's assets secured by a debentures dated 2 December 2002, 4 March 2003, 22 October 2003, 4 February 2005, 4 April 2008, 26 June 2008 and 27 June 2008. Upon appointment of the Administrators the Bank was owed the sum of approximately £11,740,000

On the basis of present information and considering the difficult property market conditions it is currently anticipated the Bank is unlikely to recover its debt in full from the Company's assets The level of shortfall will be wholly dependent upon the sale prices achieved from the property sales discussed above.

As at 7 October 2016 distributions totalling £4,499,073 53 and £391,368 00 had been made to the Bank under its fixed and floating charges respectively

Preferential creditors

Preferential claims represent amounts due to employees for any arrears of wages and unpaid holiday pay, subject to statutory limits The Company had no employees and consequently no preferential claims are envisaged.

Unsecured creditors

The directors estimated statement of affairs quantifies these claims at £756,970. Included within this is the sum of £423,631 where creditors, who provided gap funding, hold second charges over

specific properties. However, in the current climate these charges appear to be of little or no value and consequently the claims have been characterised for presentational purposes as unsecured.

On the basis of present information and considering the difficult property market conditions, it is considered unlikely that there will be sufficient realisations to facilitate a dividend to the non-preferential unsecured creditors of the Company.

Prescribed Part

The Prescribed Part (Section 176A IA 86) applies where there are floating charge realisations, net of costs, which are to be set aside for the benefit of the unsecured creditors.

As the floating charge security held by the Bank is dated prior to the Prescribed Part coming into force (on 15 September 2003), the Prescribed Part will not apply in this case.

Administrators' remuneration and disbursements

As the Administrators have stated that they think the Company has insufficient property to enable a distribution to be made to the non-preferential unsecured creditors of the Company, it is, in the circumstances of this case, for the secured creditor to approve the basis of the Administrators remuneration and disbursements.

Accordingly, the following approval has been obtained from the Bank

- That the Joint Administrators remuneration be fixed under Rule 2.106 IR 86 by reference to the time properly spent by the Joint Administrators and their staff in the Administration and that the Joint Administrators be authorised to draw their remuneration on account from time to time without further reference to creditors.
- That the Joint Administrators be reimbursed for any expenses or necessary disbursements properly incurred in carrying out their duties including, where appropriate, category 2 expenses, which are to be paid as an expense of the Administration.

Time costs incurred for the Administration are summarised below

	Hours No	Rate/hr £	Total value of time £
Time previously reported	313 8	194 99	61,186 50
Time recorded since previous report	46 5	196 47	9,136.00
	<u>360 3</u>	<u>195 18</u>	<u>70,322 50</u>

During the period of this report remuneration in the sum of £3,000 00 has been drawn, with the consent of the Bank. Cumulatively the sum of £33,000 00 has been drawn against my time costs and the balance of my outstanding costs will be drawn as and when funds allow, subject to the approval of the Bank.

For completeness, my time costs are further analysed at Appendix 2 by reference to the grade of staff involved and the function of work undertaken.

Category 1 disbursements do not require approval by creditors. The type of disbursement that may be charged generally comprise of external supplies of incidental services specifically identifiable to a case, such as postage, case advertising, invoiced travel, room hire and document storage. Also chargeable will be any properly reimbursed expenses incurred by personnel in conjunction with the case.

Category 1 disbursements can be summarised as follows:

Nature of expense	By whom provided	Amount incurred this period £	Total amount incurred to date £	Amount paid £	Amount unpaid £
Statutory bond	IRS	0.00	680.00	680.00	0.00
Statutory advertising	Legal & Public	0.00	77.50	77.50	0.00
Land registry search	HM Land Registry	3.00	27.00	9.00	3.00
Postage	Royal Mail	0.00	14.00	6.75	0.00
Train fares	Staff	0.00	4.60	4.60	0.00
		3.00	800.10	800.10	3.00

Category 2 disbursements do require the approval by creditors. These are costs that are directly referable to a case but payment is not made to an independent third party. These may include shared or allocated costs that can be allocated to the case on a proper and reasonable basis. These disbursements are recoverable in full from the case, subject to the basis of the disbursement being approved in advance. Examples of category 2 disbursements are photocopying, internal room hire, internal storage costs and business mileage. Mileage is incurred as a result of any necessary travel and is charged to the case at approved HM Revenue & Customs scale rates, currently 45p per mile.

There are no category 2 disbursements.

Pre-administration costs

No costs have been paid to the Administrators' firm prior to the appointment in relation to the Administration, nor has any agreement been made with any party for these costs to be paid.

As discussed within the Joint Administrators' proposals, in this instance the pre-administration costs are minimal and it is not my intention to seek to recoup these costs.

Other professional costs

On this assignment I have used the professional advisors listed below. I have also indicated alongside the basis of my fee arrangement with them.

Name of Advisor	Nature of Work	Basis of Arrangement	Fee Paid £
Michael Hodgson	Estate agent	Commission based	30,351.70
Michael Hodgson	Estate agent	£1,500 per plot (fixed)	7,500.00
Acuitus Limited	Auctioneer	Commission based	6,000.00
Acuitus Limited	Auctioneer	Marketing costs	1,650.00
Elliott Associates	Quantity Surveyors	Fixed fee	5,000.00
Pinsent Masons LLP	Legal advice	Time cost basis	56,771.37
Hackett Property	Property management	Variable monthly fee	40,737.91
Woodruff & Co	Estate agent	£1,500 per plot (fixed)	4,500.00
Knight Frank LLP	Property agents	0.8% commission	19,688.68
Knight Frank LLP	Property issues	Time cost basis	970.00
DAC Beachcroft LLP	Legal fees	Fixed fee	6,560.63
			<u>179,730.29</u>

My choice was based on my perception of their experience and ability to perform this type of work, the complexity and nature of the assignment and the basis of my fee arrangement with them. I have reviewed the fees charged to date and I am satisfied that they are reasonable in the circumstances of this case. I can also confirm that the fees charged to date have been approved by the Bank.

Extension of the Administration

By order of the court the Administration has been extended until 12 noon on 22 November 2016. This extension was required to:

- Complete the sale of the property at 5 The Close (sale now complete);
- Complete the sale of the freehold interest at The Close (on-going);
- Fully market and complete sale of the leasehold interests at Echo24, Sunderland (sale now complete);
- Distribute funds held and realised to the secured creditors of the Company; and
- Complete the Administrators' statutory duties including the finalisation of the Company's tax and VAT positions.

Next Report

The Administrators anticipate that they will circulate their next report to creditors at the conclusion of the Administration.

This concludes my progress report. Should you have any questions or require any matter clarified then please contact me either at Robson Laidler Accountants Limited, Fernwood House, Fernwood Road, Jesmond, Newcastle upon Tyne, NE2 1TJ, or by telephone, 0191 2818191 or by email at sblakey@robson-laidler.co.uk.

Yours sincerely
For and on behalf of
Glenrose Developments (Hebburn) Limited



Simon Blakey
Joint Administrator

Simon Blakey and Martin Daley (IP No's 12990 and 9563) were appointed as Joint Administrators of Glenrose Developments (Hebburn) Limited on 22 November 2013. The affairs, business and property of the company are being managed by the Joint Administrators. The Joint Administrators act as agents of the company without personal liability.

Appendix A

Glenrose Developments (Hebburn) Limited (In Administration)

Administrators' Receipts and Payments for the period from 8 April 2016 to 7 October 2016

	Directors' Statement of Affairs £	From 22/11/2013 to 07/04/16 £	From 08/04/2016 to 07/10/16 £	Total £
FIXED CHARGE				
Receipts				
Freehold Property	5,940,000 00	3,863,585 00	615,250 00	4,478,835 00
Gross interest		0 00	314 40	314 40
	5,940,000 00	3,863,585 00	615,564 40	4,479,149 40
PAYMENTS				
Agents fees		59,540 38	15,150 00	74,690 38
Legal fees		41,108 28	10,515 72	51,624 00
Retention		9,500 00	0 00	9,500 00
Title insurance		131 00	0 00	131 00
Rent allowance		0 00	63,340 34	63,340 34
Fixed charge distributions		3,763,046 29	536,741 52	4,299,787 81
		3,873,325 95	625,747 58	4,499,073 53
Fixed charge balance		(9,740 95)	(10,183 18)	(19,924 13)
FLOATING CHARGE				
Receipts				
Rental Income		621,441 30	27,367 05	648,808 35
Service charge		9,719 40	3,974 07	13,693 47
Book debts		67 37	0 00	67 37
Other income		10,753 27	850 00	11,603 27
		641,981 34	32,191 12	674,172 46
Payments				
Property Agents fees		41,707 91	0 00	41,707 91
Legal Fees		11,708 00	0 00	11,708 00
Other property costs (repairs & maint)		105,276 64	3,957 75	109,234 39
Joint Administrators remuneration		30,000 00	3,000 00	33,000 00
Joint Administrators disbursements		800 10	0 00	800 10
Bank charges		420 00	20 40	440 40
Irrecoverable VAT		33,916 46	3,201 00	37,117 46
Floating charge distributions		358,368 00	33,000 00	391,368 00
		582,197 11	43,179 15	625,376 26
Floating charge balance		59,784 23	(10,988 03)	48,796 20
VAT payable		1,876 24		(1,672 01)
Grand Total		57,907 99		27,200 06

Appendix B

Glenrose Developments (Hebburn) Limited (In Administration) Statement of expenses incurred from 8 April 2016 to 7 October 2016

Expenses incurred by the Administrators	Paid as at 7 October 2016 £	Incurred but not yet paid £	Total £
Agents fees	15,150 00	0 00	15,150 00
Legal fees	10,515 72	0 00	10,515 72
Property Agents fees & costs	0 00	0 00	0 00
Other costs (repairs & maintenance)	3,957 75	0 00	3,957 75
Joint Administrators' remuneration	3,000 00	37,322 50	40,322 50
Joint Administrators' disbursements	0 00	3 00	3 00
	<u>32,623 47</u>	<u>37,325 50</u>	<u>69,948 97</u>

Note Agents and legal fees will accrue as and when each property sale completes

Appendix C

Joint Administrators' time costs 8 April 2016 to 7 October 2016

Hours						Time Cost £	Average hourly rate £
Classification of Work function	Partner	Manager	Admini- strator	Support Staff	Total Hours		
Administration, Planning, Statutory		7 8			7 8	1,580 00	202 56
Cashiering				4 6	4 6	736 00	160 00
Investigations					0 0	0 00	0 00
Realisation of Assets		31 9			31 9	6,380 00	200 00
Tax					0 0	0 00	0 00
Creditors		2 2			2 2	440 00	200 00
Total Hours	0 0	41 9	0 0	4 6	46 5		196 47
Total time charged	0 00	8,400 00	0 00	736 00		9,136 00	

Joint Administrators' time costs to 22 November 2013 to 7 October 2016

Hours						Time Cost £	Average hourly rate £
Classification of Work function	Partner	Manager	Admini- strator	Support Staff	Total Hours		
Administration, Planning, Statutory	3 0	150 5	0 6	0 6	154 7	31,275 50	202 17
Cashiering				50 9	50 9	8,107 00	159 27
Investigations		1 4			1 4	280 00	200 00
Realisation of Assets		125 6			125 6	25,120 00	200 00
Tax					0 0	0 00	0 00
Creditors		27 7			27 7	5,540 00	200 00
Total Hours	3 0	305 2	0 6	51 5	360 3		195 18
Total time charged	900 00	61,201 50	102 00	8,119 00		70,322 50	

Appendix C (continued)

Joint Administrators' time costs to 22 November 2013 to 7 October 2016 Detailed Analysis

Classification of Work function	Hours					Time Cost £	Average hourly rate £
	Partner	Manager	Admini- strator	Support Staff	Total Hours		
Administration, Planning, Statutory							
Administrative Set Up		1 5		0 6	2 1	312 00	148 57
Appointment Notification		8 1			8 1	1,620 00	200 00
Case Planning		0 3			0 3	61 50	205 00
Case Review	2 1	4 7			6 8	1,630 00	239 71
Correspondence			0 6		0 6	102 00	170 00
Maintenance of Records		103 0			103 0	20,700 00	200 97
Statutory Events		8 2			8 2	1,640 00	200 00
Statutory Reporting	0 9	24 5			25 4	5,170 00	203 54
Property Matters/Sales		0 2			0 2	40 00	200 00
Cashiering							
Cashiering				50 9	50 9	8,107 00	159 27
Investigations & Reporting							
CDDA Reports		1 4			1 4	280 00	200 00
Realisation of Assets							
Insuring Assets		4 0			4 0	800 00	200 00
Property Sales		120 00			120 0	24,000 00	200 00
Maintenance of Records		0 6			0 6	120 00	200 00
Accounting for Trading		1 0			1 0	200 00	200 00
Creditors							
Correspondence		27 7			27 7	5,540 00	200 00
Total Hours	3 0	305 2	0 6	51 5	360 3		195 18
Total time charged	900 00	61,201 50	102 00	8,119 00		70,322 50	

Statement of creditors' rights

The IR 86 provides for creditors to request further information and challenge the Administrators remuneration and expenses. The relevant provisions are as follows

Rule 2.48A Creditors' request for further information

(1) If-

- (a) within 21 days of receipt of a progress report under Rule 2.47-
 - (i) a secured creditor, or
 - (ii) an unsecured creditor with the concurrence of at least 5% in value of the unsecured creditors (including the creditor in question), or
- (b) with the permission of the court upon an application made within that period of 21 days, and unsecured creditor

makes a request in writing to the administrator for further information about remuneration or expenses (other than pre-administration costs) set out in a statement required by Rule 2.47(1)(db) or (dc), the administrator must, within 14 days of receipt of the request, comply with paragraph (2)

(2) The administrator complies with this paragraph by either

- (a) providing all of the information asked for, or
- (b) so far as the administrator considers that-
 - (i) the time or cost of preparation of the information would be excessive, or
 - (ii) disclosure of the information would be prejudicial to the conduct of the administration or might reasonably be expected to lead to violence against any person, or
 - (iii) the administrator is subject to an obligation of confidentiality in respect of the information,giving reasons for not providing all of the information

(3) Any creditor, who need not be the same as the creditor who requested further information under paragraph (1), may apply to court within 21 days of-

- (a) the giving by the administrator of reasons for not providing all of the information asked for, or
- (b) the expiry of the 14 days provided for in paragraph (1),

and the court may make such order as it thinks just

(4) Without prejudice to the generality of paragraph (3), the order of the court under that paragraph may extend the period of 8 weeks provided for in Rule 2.109(1B) by such further period as the court thinks just

Rule 2.109 Creditors' claim that remuneration is or other expenses are excessive

(1) Any secured creditor, or any unsecured creditor with either the concurrence of at least 10% in value of the unsecured creditors (including that creditor) or the permission of the court, may apply to the court for one or more of the orders in paragraph (4)

(1A) Application may be made on the grounds that-

- (a) the remuneration charged by the administrator,
- (b) the basis fixed for the administrator's remuneration under Rule 2.106, or
- (c) expenses incurred by the administrator,

is or are, in all circumstances, excessive or, in the case of an application under sub-paragraph (b), inappropriate

(1B) The application must, subject to any order of the court under Rule 2.48A(4), be made no later than 8 weeks after receipt by the applicant of the progress report which first reports the charging of remuneration or the incurring of the expenses in question ("**the relevant report**")

(2) The court may, if it thinks that no sufficient cause is shown for a reduction, dismiss it without a hearing but it shall not do so without giving the applicant at least 5 business days' notice, upon receipt of which the applicant may require the court to list the application for a without notice hearing. If the application is not dismissed, the court shall fix a venue for it to be heard, and give notice to the applicant accordingly

(3) The applicant shall, at least 14 days before the hearing, send to the administrator a notice stating the venue and accompanied by a copy of the application, and of any evidence which the applicant intends to adduce in support of it

(4) If the court considers the application to be well founded, it must make one or more of the following orders-

- (a) an order reducing the amount of remuneration which the administrator was entitled to charge,
- (b) an order fixing the basis of remuneration at a reduced rate or amount,
- (c) an order changing the basis of remuneration,
- (d) an order that some or all of the remuneration or expenses in question be treated as not being expenses of the administration, and order that the administrator or the administrator's personal representative pay to the company the amount of the excess of remuneration or expenses or such part of the excess as the court may specify,

and may make any other order that it thinks just, but an order under sub-paragraph (b) or (c) may be made only in respect of periods after the period covered by the relevant report

(5) Unless the court orders otherwise, the costs of the application shall be paid by the applicant, and are not payable as an expense of the administration