

The Insolvency Act 1986

**Notice of move from
administration to dissolution****2.35B**

Name of Company

Hilstone Property Investments Limited

Company number

4265097

In the
High Court of Justice, Chancery Division,
Companies Court

(full name of court)

Court case number
5704 of 2013(a) Insert full
name(s) and
address(es) of
administrator(s)I/We (a) Charles Michael Brook
Brook Business Recovery Limited
The Media Centre
7 Northumberland Street
Huddersfield
HD1 1RL(b) Insert name and
address of
registered office of
companyhaving been appointed administrator(s) of (b) Hilstone Property Investments Limited The Media
Centre 7 Northumberland Street Huddersfield HD1 1RL(c) Insert date of
appointment

on (c) 14 August, 2013 by (d) Nationwide Building Society

(d) Insert name of
applicant/appointorhereby give notice that the provisions of paragraph 84(1) of Schedule B1 to the Insolvency Act 1986
apply

I attach a copy of the final progress report

Signed

Administrator

Dated


09.02.2017.**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
formThe contact information that you give
will be visible to searchers of the
public recordCharles Michael Brook
Brook Business Recovery Limited
The Media Centre
7 Northumberland Street
Huddersfield
HD1 1RL

DX Number

0845 2699268
DX ExchangeWhen 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

FRIDAY



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COMPANIES HOUSE

Administrator's Final Report for the period
14 January 2017 to 9 February 2017

Hilstone Property Investments Limited
In Administration

✓ 9 February 2017

HILSTONE PROPERTY INVESTMENTS LIMITED - IN ADMINISTRATION

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1 Statutory Information

1.1

Court	High Court of Justice
Court Number	5704 of 2013
Company Name	Hilstone Property Investments Limited
Company Number	04265097
Registered Office	c/o Brook Business Recovery, The Media Centre, 7 Northumberland Street, Huddersfield, HD1 1RL
Administrator	Charles M Brook of Brook Business Recovery Limited, The Media Centre, 7 Northumberland Street, Huddersfield, HD1 1RL
Date of Appointment	14 August 2013
Appointed by	Nationwide Building Society
Extensions to the period of the Administration	On 3 February 2015 following an application by the Administrator the Court granted an extension to the period of the Administration, the automatic end date for the Administration now being 13 February 2017
EC Regulation of Insolvency	The EC Regulation on Insolvency Proceedings 2000 applies to these proceedings which are 'main proceedings' within the meaning of Article 3 of the Regulation as the Company's main place of business is located in the United Kingdom

2 Administrator's Proposals

2.1 A copy of the Administrator's proposals as circulated to creditors on 8 October 2013 are attached at Appendix A

3 Administrators Receipts and Payments Account

3 1 A summary of receipts and payments for the period 14 January 2017 to 9 February 2017 together with a summary for the period from the date of my appointment to 9 February 2017 is attached as Appendix B

3 2 The receipt recorded as 'Funds from Receivers in respect of VAT' relates to the funds received from the Receivers and Managers in respect of the VAT liability on the Receivers and Managers receipts and payments

4 Progress of the Administration During the Period

4 1 On 1 February 2017 a distribution of the prescribed part was declared and paid to unsecured creditors

4 2 The Administrator has also concluded the Administration of the Company and the Company is to exit Administration by way of Dissolution. In this regard I can confirm that Form 2 35B has been filed with the Registrar of Companies

5 Assets not realised

5 1 There are no assets that the Administrator has been unable to realise

6 Outcome for Creditors

Secured Creditors

6 1 On 6 August 2004 a debenture was granted to Nationwide Building Society providing them with a fixed and floating charge over the assets of the Company. At the date of the Administrators appointment Nationwide was owed £19,596,227

6 2 Payments totalling £14,415,466.34 have been made by the Receivers and Managers to Nationwide under the terms of its debenture from receipts received by the Receivers and Managers

6 3 In addition payments totalling £273,322.94 have been made by the Administrator from the Administrators receipts and payments account

Preferential Creditors

6 4 The Company does not have any preferential creditors

HILSTONE PROPERTY INVESTMENTS LIMITED - IN ADMINISTRATION

Unsecured Creditors

- 6 5 The Company granted a floating charge to Nationwide on 6 August 2004. Accordingly the Administrator is required to create a fund ('the Prescribed Part') out of the Company's net floating charge property to pay a dividend to unsecured creditors.
- 6 6 On 3 February 2015 the Court granted the Administrator leave to make a distribution to unsecured creditors in the Administration without the need for the Company to be placed into voluntary liquidation.
- 6 7 The value of the prescribed part was calculated as £72,080.74, which after deducting the sum of £1,195.00 in respect of the costs of dealing with the prescribed part, a distribution of 60.79 pence in the pound was declared and paid to unsecured creditors on 1 February 2017. The total amount distributed to unsecured creditors is £70,885.74.

7 Investigations

- 7 1 In accordance with the Company Directors Disqualification Act 1986 I have submitted a report on the conduct of the Directors of the Company to the Department for Business Innovation & Skills (BIS). As this is a confidential report, I am not able to disclose the contents.
- 7 2 Shortly after appointment, I made an initial assessment of whether there could be any matters that might lead to recoveries for the estate and what further investigations may be appropriate. This assessment took into account information provided by creditors either at the initial meeting (where held) or as a response to my request to complete an investigation questionnaire. My investigations have not revealed any issues requiring further report.

8 Pre-administration costs

- 8 1 No costs have been incurred by the Administrator or his agents prior to the date of the Administrator's appointment.

9 Administrator's Remuneration

- 9 1 As detailed in the Administrator's proposals dated 1 October 2013 it was proposed that the Administrator be remunerated by reference to time properly spent by the Administrator and his staff in attending to matters arising in the Administration. As the Administrator considered that the Company is unlikely to have sufficient property to enable a distribution to the unsecured creditors (other than by virtue of the prescribed part) approval of his remuneration was sought from Nationwide as secured creditor, in accordance with Rule 2.106 of the Insolvency Rules 1986.

HILSTONE PROPERTY INVESTMENTS LIMITED - IN ADMINISTRATION

9.2 The Administrator's time costs incurred to date are detailed below

Period	Incurred £	Paid £
14 August 2013 to 13 February 2014	9,465 00	6,000 00
14 February 2014 to 13 January 2017	25,484 50	27,000 00
14 January 2017 to 9 February 2017	3,435 00	4,584 92
	<u>38,384.50</u>	<u>37,584.92</u>

9.3 In addition, on 9 October 2014 Nationwide approved the payment to the Administrator on the basis of a percentage of realisations from the Basic Redress Distribution in connection with the Lloyds Bank Interest Rate Hedging Product. It was agreed that the Administrator be paid a fee representing 20% of realisations from that source independent of any other fees due in relation to time costs accrued in this matter. As such the Administrator has been paid a fee of £83,191, in addition to the time cost related fees detailed at paragraph 9.2

9.4 Attached as Appendix C is a Time Analysis which provides details of the activity costs incurred by staff grade

9.5 Attached as Appendix D is additional information in relation to the Administrator's firm's policy on staffing, the use of sub-contractors, disbursements and details of current charge-out rates by staff grade

10 Administrator's Expenses

10.1 The following Category 1 expenses have been incurred since my appointment as Administrator

Supplier	Nature of Expense	Amount incurred to date £	Paid to Date £	Amount Outstanding £
Willis	Bordereau	633 60	633 60	0 00
Courts Advertising Limited	Advertising	169 20	169 20	0 00
Willis	PI Cover Extension	747 52	747 52	0 00
		<u>1,550.32</u>	<u>1,550.32</u>	<u>0.00</u>

10.2 No Category 2 expenses have been incurred to date

11 Extension to the period of the Administration

- 11 1 On 3 February 2015 following an application by the Administrator, the court granted an extension to the period of the Administration. As a result the automatic end date for the administration is now 13 February 2017

12 Exit to the Administration

- 12 1 The Company will exit Administration by way of a Move to Dissolution. As such the Administrator has filed Form 2 35B with the Registrar of Companies and as a result I have ceased to act as Administrator

13 Creditors' Rights

- 13 1 Within 21 days of the receipt of this report, a secured creditor, or an unsecured creditor (with the concurrence of at least 5% in value of the unsecured creditors) may request in writing that the Administrator provide further information about his remuneration or expenses (other than pre-administration costs) which have been itemised in this progress report
- 13 2 Any secured creditor, or an unsecured creditor (with the concurrence of at least 10% in value of the unsecured creditors) may within 8 weeks of receipt of this progress report make an application to court on the grounds that, in all the circumstances, the basis fixed for the Administrator's remuneration is inappropriate and/or the remuneration charged or the expenses incurred by the Administrator, as set out in this progress report, are excessive

A handwritten signature in black ink, appearing to read 'Charles Brook', with a long horizontal line extending to the right.

Charles Brook
Administrator

Administrator's Proposals (extracted)

It is proposed that the Administrator will remain in office whilst the Receivers and Managers continue to manage the affairs of the Company in order to achieve the objective of the Administration. In the circumstances it is proposed that

- The Administrator will continue to trade the Company in the manner outlined above in order to achieve the stated objective
- The Receivers and Managers will be permitted to remain in office and exercise their functions as agents of the Company
- In the event that the Administration cannot be completed within a period of 12 months, the Administrator may elect to extend the Administration for a further period of 6 months without first consulting creditors or making application to the Court. Thereafter, if a further extension of the Administration is required, the Administrator shall make application to the Court.
- If the Administrator thinks that the Company has no property which might permit a distribution to its ordinary creditors, he will file a notice with the Court and the Registrar of Companies for the dissolution of the Company. See Section 7 below on **Exit Routes** for further information on this process
- The Administrator shall do all such other things and generally exercise all of his powers as contained in Schedule 1 of the Insolvency Act 1986, as he considers desirable or expedient to achieve the statutory purpose of the Administration
- The basis of the Administrator's remuneration may be fixed as one or more of the following bases and different bases may be fixed in respect of different things done by him
 - as a percentage of the value of the assets he has to deal with, or
 - by reference to time properly spent by the Administrator and his staff managing the Administration, or
 - as a set amount
- In this case, the Administrator is seeking to approve the basis of his remuneration by reference to the time properly spent by the Administrator and his staff in attending to matters arising in the Administration

HILSTONE PROPERTY INVESTMENTS LIMITED - IN ADMINISTRATION

- The Administrator considers that the Company is unlikely to have sufficient property to enable a distribution to be made to the unsecured creditors (other than via the prescribed part) and approval of his remuneration and disbursements will be sought from the secured and (if necessary) the preferential creditors in accordance with R2 106 of the Insolvency Rules 1986
- In the unlikely event that sufficient property is realised to enable a distribution to ordinary creditors (other than via the prescribed part) he will notify creditors and seek approval of his remuneration and disbursements by a resolution of the ordinary creditors or of a committee of creditors if appointed
- The Administrator will be discharged from liability under Paragraph 98 of Schedule B1 to the Insolvency Act 1986 immediately upon his appointment as Administrator ceasing to have effect

Appendix B

Receipts and Payments Account for the period from 14 January 2017 to 9 February 2017

Together with a combined Receipts and Payments Account for the period from commencement of the Administration (14 August 2013) to 9 February 2017.

Hilstone Property Investments Limited
(In Administration)

Administrator's Abstract Of Receipts And Payments

RECEIPTS	Statement of Affairs (£)	From 14/08/2013 To 13/01/2017 (£)	From 14/01/2017 To 09/02/2017 (£)	Total (£)
Property Investments	7,130,000 00	0 00	0 00	0 00
Electricity Bond Refund		29,366 91	0 00	29,366 91
Cash at Bank	1,000 00	8,198 96	0 00	8,198 96
Refund of Interest on Hedging Products		415,955 20	0 00	415,955 20
Funds from Receivers in respect of VAT		113,490 38	0 00	113,490 38
Bank Interest Net of Tax		741 81	3 30	745 11
VAT on LPA following ceasing to act		1,990 07	0 00	1,990 07
		569,743 33	3 30	569,746 63
PAYMENTS				
Nationwide Building Society	(19,596,227 00)	273,322 94	0 00	273,322 94
Specific Bond		633 60	0 00	633 60
Administrator's Fees		116,191 00	4,584 92	120,775 92
VAT Surcharge		517 44	0 00	517 44
Accountancy Fees		4,508 00	1,250 00	5,758 00
Legal Fees (1)		6,249 60	0 00	6,249 60
Corporation Tax		22 26	0 00	22 26
Professional Indemnity Cover		747 52	0 00	747 52
Statutory Advertising		84 60	84 60	169 20
Bank Charges		64 42	5 00	69 42
Trade & Expense Creditors	(179,077 00)	0 00	70,885 74	70,885 74
Ordinary Shareholders	(2 00)	0 00	0 00	0 00
		402,341 38	76,810 26	479,151 64
Net Receipts/(Payments)		167,401 95	(76,806 96)	90,594 99
MADE UP AS FOLLOWS				
Bank 1 Current		75,206 96	(75,206 96)	0 00
VAT Receivable / (Payable)		92,194 99	(1,600 00)	90,594 99
		167,401 95	(76,806 96)	90,594 99

Charles Michael Brook
Administrator

Time Analysis Reports

Attached are Time Analysis Reports for the following Periods

- 1 14 January 2017 to 9 February 2017
- 2 14 February 2014 to 13 January 2017
- 3 14 August 2013 to 13 February 2014

Time Entry - Detailed SIP9 Time & Cost Summary

2023 - Hilstone Property Investments Limited
From 14/01/2017 To 09/02/2017
Project Code POST

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
701 Case strategy / planning	0.50	0.90	0.00	0.00	1.40	422.50	301.79
702 Cashiering	0.00	0.00	0.00	1.00	1.00	120.00	120.00
705 Taxation & VAT	2.20	1.30	0.00	0.00	3.50	1,092.50	312.14
Admin & Planning	2.70	2.20	0.00	1.00	5.90	1,635.00	277.12
501 Unsecured Creditors	0.40	1.20	0.00	0.00	1.60	470.00	293.75
504 Statutory Reporting to Creditors	0.50	4.60	0.00	0.00	5.10	1,330.00	260.78
Creditors	0.90	5.80	0.00	0.00	6.70	1,800.00	268.66
Total Hours	3.60	8.00	0.00	1.00	12.60	3,435.00	272.62
Total Fees Claimed						0.00	

Time Entry - Detailed SIP9 Time & Cost Summary

2023 - Hlstone Property Investments Limited
From 14/02/2014 To 13/01/2017
Project Code POST

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
700 Formalities	1 70	11 50	2 50	0 50	16 20	3 176 50	196 08
701 Case strategy / planning	1 60	2 40	0 50	0 00	4 50	1 027 50	228 33
702 Cashiering	0 00	0 10	0 20	9 10	9 40	970 50	103 24
703 File Reviews	2 00	2 30	2 20	0 00	6 50	1 357 00	208 77
704 Proposal EOS and cashflow preparation	0 30	0 00	0 00	0 00	0 30	90 00	300 00
705 Taxation & VAT	9 50	8 80	3 20	3 40	24 90	5 495 50	220 70
Admin & Planning	15 10	25 10	8 60	13 00	61 80	12 117 00	196 07
600 Case Specific	3 50	1 20	0 20	0 00	4 90	1 264 00	257 96
602 Case Specific 2	0 00	0 00	0 80	0 00	0 80	128 00	160 00
Case Specific Matters	3 50	1 20	1 00	0 00	5 70	1 392 00	244 21
500 Preferential Creditors	0 40	0 00	0 00	0 00	0 40	130 00	325 00
501 Unsecured Creditors	0 70	3 00	2 90	0 00	6 60	1 386 00	210 00
504 Statutory Reporting to Creditors	6 90	5 20	7 60	0 00	19 70	4 136 00	209 95
505 Report / Secured Creditor	3 40	8 10	0 00	0 00	11 50	2 819 50	245 17
Creditors	11 40	16 30	10 50	0 00	38 20	8 471 50	221 77
201 CDDA Reports	0 40	1 80	0 20	0 00	2 40	488 00	203 33
Investigations	0 40	1 80	0 20	0 00	2 40	488 00	203 33
302 Owned Property	6 50	2 00	1 00	0 40	9 90	2 362 00	238 59
303 Book Debts	0 00	0 00	0 20	0 00	0 20	27 00	135 00
306 Other Assets	1 90	0 20	0 00	0 00	2 10	515 00	245 24
307 Cash at Bank	0 00	0 00	0 70	0 00	0 70	112 00	160 00
Realisation of Assets	8 40	2 20	1 90	0 40	12 90	3 016 00	233 80
Total Hours	38 80	46 60	22 20	13 40	121 00	25 484 50	210 62
Total Fees Claimed						0 00	

Summary of Time Cost for the period 14 August 2013 to 13 February 2014

	Partner	Manager	Administrator	Cashier / Support Staff	Total Hours	Time Cost £	Average Hourly Rate £
Hours	19 00	21 00	6 80	1 40	49 1		
Cost	4,465 00	3,942 00	918 00	140 00		9,465 00	192 77
Rate £/hr	235	180	135	100			

Appendix D

ADDITIONAL INFORMATION IN RELATION TO ADMINISTRATORS FEES IN ACCORDANCE WITH STATEMENT OF INSOLVENCY PRACTICE 9

For a copy of the guide, A Creditor's Guide to Insolvency Practitioners' Fees you may log on to the website of the Association of Business Recovery Professionals ("R3") at www.r3.org.uk

1 Policy

Detailed below is this firm's policy in relation to

- staff allocation and the use of sub-contractors,
- professional advisors, and
- disbursements

1.1 Staff Allocation and the use of Sub-contractors

The general approach to resourcing our assignments is to allocate staff with the skills and experience to meet the specific requirements of the case

The constitution of the case team will usually consist of a Partner, a Manager, and an Administrator or Assistant. The exact constitution of the case team will depend on the anticipated size and complexity of the assignment and the experience requirements of the assignment. Our charge out rate schedule below provides details of all grades of staff and their experience level.

We have not utilised the services of any sub-contractors in this case

1.2 Professional Advisors

On this assignment we have used the professional advisors listed below. We have also indicated alongside, the basis our fee arrangement with them, which is subject to review on a regular basis.

Name of Professional Advisor	Work Undertaken	Basis of Fee Arrangement
Chadwick Lawrence	Legal Fees	Hourly rate and disbursements
Simpson Wood	Corporation Tax returns	Hourly rate

Our choice was based on our perception of their experience and ability to perform this type of work, the complexity and nature of the assignment and the basis of our fee arrangement with them.

HILSTONE PROPERTY INVESTMENTS LIMITED - IN ADMINISTRATION

1.3 Disbursements

This note applies where a licensed insolvency practitioner in the firm is acting as an office holder of an insolvent estate and seeks creditor approval to make a separate charge by way of expenses or disbursements to recover the cost of facilities provided by the firm. Best practice guidance¹ requires that such charges should be disclosed to those who are responsible for approving his remuneration, together with an explanation of how those charges are made up and the basis on which they are arrived at.

Best practice guidance classifies expenses into two broad categories

- *Category 1 expenses (approval not required)* – specific expenditure
 - that is directly related to a particular insolvency case, where the cost of the expense incurred is referable against an independent external supplier's invoice or published tariff of charges, with the exception of any items referred to below, all such items are re-charged to the case as they are incurred
 - *Category 2 expenses (approval required)* – all other items of expenditure
 - Which cannot, or cannot easily, be directly related to a particular insolvency case because there is an element of shared or allocated cost, and/or
 - Where the cost of the expense incurred is an estimated, unitised cost with the estimate based on external costs or opportunity cost
- (A) The following items of expenditure are re-charged as described
- Internal meeting room usage for the purpose of statutory meetings of creditors is re-charged at the rate of £50 per meeting provided that at least 1 creditor attends,
 - Car mileage is re-charged at the rate of 45 pence per mile,
 - Storage of books and records (when not rechargeable as a *Category 1 expense*) is recharged on the basis that the number of standard archive boxes held in storage for a particular case bears to the total of all archive boxes for all cases in respect of the period for which the storage charge relates,
- (B) The following items of expenditure will normally be treated as general office overheads not subject to a re-charge
- Telephone and facsimile
 - Printing and photocopying
 - Stationery

A re-charge may be made, however, where the precise cost to the case can be determined because the item satisfies the test of a *Category 1 expense*

HILSTONE PROPERTY INVESTMENTS LIMITED - IN ADMINISTRATION

2 Charge-out Rates

A schedule of charge-out rates for this assignment effective from 1 July 2014 is detailed below

Grade of Staff	Charge-out rate £ per hour
Office Holder (Director)	350
Office Holder (Non-director)	325
Senior Manager	275
Manager	225
Administrator	160
Cashier	120

3 Ethics

Brook Business Recovery is bound by the Insolvency Code of Ethics when carrying out all professional work relating to an insolvency appointment. This Code sets out fundamental principles dealing with requirements for integrity, objectivity, professional competence and due care, confidentiality and professional behaviour. A copy of the Code can be found on the website of the Association of Business Recovery Professionals ("R3") at www.r3.org.uk. We shall be happy to deal with any queries that you might have in this regard.

4 Quality of service and complaints procedure

We pride ourselves on providing a high quality service at all times. However, if at any time you would like to discuss with us how our service could be improved, or if you are dissatisfied in any way with the service, please contact our principal, Charles Brook directly. We undertake to look into any complaint carefully and promptly and to do all that we can to resolve the issue. If you feel that our service is less than satisfactory, we undertake to do everything reasonable to address your concerns.

If you are still not satisfied, or if you would simply prefer to do so in the first instance, you may of course take the matter up with The Insolvency Service which is the division of The Department for Business Innovation and Skills (BIS) with overall responsibility for the maintenance of standards in our industry. For this purpose you are invited to use The Insolvency Service Complaints Gateway.

The contact details for the Gateway are

Email ip.complaints@insolvency.gov.uk

Tel 0845 602 9848 – calls are charged at between 1p and 10.5p per minute from a land line, for mobiles, between 12p and 41p per minute if you are calling from the UK.

By Post The Insolvency Service, IP Complaints, 3rd Floor, 1 City Walk, Leeds LS11 9DA

Further information on the Gateway can be found at

<http://bis.gov.uk/insolvency/contact-us/IP-Complaints-Gateway>