In accordance with Rule 18.6 of the Insolvency (England & Wales) Rules 2016.

# $\begin{array}{l} AM10 \\ \text{Notice of administrator's progress report} \end{array}$



SATURDAY



\*A8BK5RJF\* A05 10/08/2019

#174

	700	COMPANIES HOUSE		
1	Company details			
Company number	0 5 5 5 9 0 1 9	→ Filling in this form Please complete in typescript or in		
Company name in full	Integrity Property Management Limited	bold black capitals.		
2	Administrator's name			
Full forename(s)	Peter			
Surname	Hart	_		
3	Administrator's address			
Building name/number	Geoffrey Martin & Co			
Street	1 Westferry Circus	_		
		_		
Post town	Canary Wharf			
County/Region	London			
Postcode	E 1 4 H D			
Country				
4	Administrator's name •			
Full forename(s)	James	Other administrator Use this section to tell us about		
Surname	Sleight	another administrator.		
5	Administrator's address •			
Building name/number	Geoffrey Martin & Co, 3rd Floor	Other administrator		
Street	One Park Row	<ul> <li>Use this section to tell us about another administrator.</li> </ul>		
Post town	Leeds			
County/Region	West Yorkshire			
Postcode	LS15HN	_		
Country				

# AM10 Notice of administrator's progress report

6	Period of progress repor			
From date	1 7 0 1 1	<u>y</u> 2		<u></u>
To date	16 7	<u>°2    °0    °1    °9                                  </u>		
7	Progress report		_	
	☑ I attach a copy of the progr	ress report		
8	Sign and date			
Administrator's	Signature	111		
signature	<b>X</b>	////	X	
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# Integrity Property Management Limited - In Administration

# Joint Administrators' Receipts and Payments Account

RECEIPTS	For the Review Period - 17/01/2019 to 16/07/2019	For the period 17/07/2019 to 16/01/2019	Total (£)
Cash at Bank	1,938.44	-	1,938.44
Petty Cash	-	120.79	120.79
Bank Interest Gross	-	1.11	1.11
	1,938.44	121.90	2,060.34
PAYMENTS			
Client Monies	0.18	-	0.18
	0.18	-	0.18
BALANCE	1,938.26	121.90	2,060.16
			,

Peter Hart

Joint Administrator

# Integrity Property Management Limited (In Administration)

The Joint Administrators' Progress Report to 16 July 2019

# Peter Hart James Sleight

Geoffrey Martin & Co

Geoffrey Martin & Co, 1 Westferry Circus, Canary Wharf, London E14 4HD

0207 516 2297

Jessica.dennett@geoffreymartin.co.uk

This report has been prepared for the sole purpose of updating the creditors for information purposes. The report is private and confidential and may not be relied upon, referred to, reproduced or quoted from, in whole or in part, by creditors for any purpose other than updating them for information purposes, or by any other person for any purpose whatsoever.

Peter Hart and James Sleight were appointed Joint Administrators of Integrity Property Management Limited on 17 July 2018. The affairs, business and property of the Company are managed by the Joint Administrators. The Joint Administrators act as agents of the Company and contract without personal liability.

#### **Contents**

- 1. Executive Summary
- 2. The Progress of the Administration
- 3. Creditors: Claims and Distributions
- 4. Investigations
- 5. The Joint Administrators' Fees and Expenses
- 6. Conclusion

#### **Appendices**

- I. Statutory Information and Definitions
- II. The Joint Administrators' Receipts and Payments Account
- III. The Joint Administrators' Time Costs
- IV. Charge-out Rates and Bases of Disbursements
- V. Details of Work Undertaken

#### 1. EXECUTIVE SUMMARY

This report describes the progress since the last progress report for the six month period ending 16 July 2019 ("the Review Period").

A summary of key information in this report is detailed below.

#### Asset realisations

Asset	Estimated to realise per Statement of Affairs (£)	Realisations to date (£)	Anticipated future realisations (£)	Total anticipated realisations (£)
Shares in Bennett Clarke and				
James Limited	1	1*	Nil	1
Assumption of Fixed Charge				
Debt	199,000	199,000*	Nil	199,000
Debtors	5,580	Nil	Nil	Nil
Pre-Payments	3,966	Nil	Nil	Nil
Petty Cash	121	121	Nil	121
Cash at Bank	N/A	1,983	Nil	1,983
Bank Interest Gross	N/A	1	Nil	1
Total	209,667	202,105	Nil	202,105

(\*) Bennett Clarke and James Limited was purchased by a BMS Finance (UK) S.A.R.L backed vehicle for consideration of £200,000 in total (by way of a share sale and a corresponding novation of the debt to the buyer). Accordingly, this is not reflected within the Receipts and Payment account at Appendix II.

**Expenses** 

Expense	Estimated per Proposal's Estimated Outcome Statement (£)	Expense incurred to date (£)	Anticipated further expense to closure (£)	Total anticipated expense (£)
GM & Co Pre-Appointment	37,253	37,253	Nil	10,000*
Fee	ŕ	·		
Joint Administrators' Fees	40,070	43,334	15,000	58,334
Category 1 Disbursements	1,444	1,099	345	1,444
Category 2 Disbursements	541	565	Nil	565
Solicitor's Fees — Schofield Sweeney LLP	6,895	4,850	Nil	4,850
Solicitor's Disbursements – Schofield Sweeney LLP	N/A	220	Nil	220
Total	86,203	87,321	15,345	75,413

<sup>(\*)</sup> pre- appointment time costs were agreed with the Board and the secured creditors on a fixed fee basis of £10,000 plus VAT.

**Dividend prospects** 

Creditor class	Distribution / dividend paid to date	Anticipated distribution / dividend, based upon the above
Secured creditor	Nil	Nil
Preferential creditors	Nil	Nil
Unsecured creditors	Nil	Nil

An extension to the period of Administration of 12 months was granted by the secured creditors on 6 June 2019 and thus the Administration is now scheduled to end on 16 July 2020.

#### 1.1. Summary of Key Issues Outstanding

- Continue ongoing investigation matters
- Discharge outstanding fees and disbursements
- Closure formalities

#### 2. THE PROGRESS OF THE ADMINISTRATION

#### 2.1. The Joint Administrators' Receipts and Payments Account

Attached at Appendix II is a receipts and payments account for the Review Period together with a summary of the transactions in the previous review period.

The rest of this report describes the key developments in the Administration over the Review Period. For a detailed list of work undertaken by the Joint Administrators as a whole, see Appendix V.

In this section, we have summarised the main asset realisations during the Review Period and an estimation of those assets yet to be realised, together with details of the associated costs incurred but as yet remaining unpaid.

#### 2.2. Administration

The Joint Administrators have met a considerable number of statutory and regulatory obligations. Whilst many of these tasks have not had a direct benefit in enhancing realisations for the insolvent estate, they have assisted in the efficient and compliant progressing of the administration, which has ensured that the Joint Administrators and their staff have carried out their work to high professional standards.

During the Review Period, primarily these tasks have included:

- Considering whether an extension to the Administration is necessary and, if so, seeking approval for this via secured creditors or the court and issuing notice of the outcome;
- Consulting with and instructing staff and independent advisers as regards practical, technical and legal aspects of the case to ensure efficient progress;
- Maintaining case files, which must include records to show and explain the administration and any decisions made by the Joint Administrators that materially affect the administration;

- · Monitoring and maintaining an adequate statutory bond;
- Conducting periodic case reviews to ensure that the administration is progressing efficiently, effectively and in line with the statutory requirements;
- Maintaining and updating the estate cash book and bank accounts, including regular bank reconciliations and processing receipts and payments; and
- Completing periodic tax returns.

#### 2.3. Realisation of Assets

#### Cash at Bank

Upon the closure of all the Company's bank accounts, there was a residual balance of £1,937 that was not held in client accounts and within the Company's general office accounts.

This was transferred to the Administration estate on 22 March 2019, as it took a considerable amount of time for Lloyds Bank Plc to close and remit all account balances together with closing statements.

#### 2.4. Estimated Future Realisations

There are no anticipated future realisations.

#### 2.5. Costs Incurred but Remaining Unpaid

During the Review Period, the Joint Administrators have incurred time costs all of which have yet been discharged. Further details of these costs are set out in section 5 below.

#### 3. CREDITORS: CLAIMS AND DISTRIBUTIONS

#### 3.1. Secured creditors

The Company granted a fixed and floating charge to BMS (UK) S.A.R.L on 20 July 2018, who was owed £1,025,295 on appointment.

The Company also granted a fixed and floating charge to FE Loan Management Limited on 23 March 2016, who was owed £100,929 on appointment.

During the Review Period, the Joint Administrators' solicitors, Schofield Sweeney LLP, have confirmed the validity of the aforementioned charges.

It is not anticipated that either of the secured creditors will be paid in full.

#### 3.2. Preferential creditors

The sole preferential claim relating to wage arrears was estimated at £800 in the Director's Estimated Statement of Affairs. At present, there are sufficient realisations to enable a dividend to the sole preferential creditor.

#### 3.3. Unsecured creditors

Unsecured claims were estimated at £1,225,689.73 in the Director's Estimated Statement of Affairs.

Based on current asset realisations, it is not anticipated that a dividend will become payable to unsecured creditors.

#### 4. INVESTIGATIONS

#### 4.1. Investigations

As part of the Joint Administrators' statutory duties, an investigation into the conduct of the Company director and former company directors was completed.

In this regard, a confidential report was submitted to The Insolvency Service on 9 October 2018.

#### 4.2. Initial Assessment of Potential Recoveries

As detailed in the Joint Administrators' previous progress report to creditors, their investigations did identify potential causes of action which could lead to a recovery for creditors.

At present, the Joint Administrators are unable to provide further detail in this regard, so as not to prejudice any possible proceedings. A further update will be provided in our future progress reports.

#### 5. THE JOINT ADMINISTRATORS' FEES AND EXPENSES

#### 5.1. Pre-Administration Costs

Included within the Joint Administrators' Proposals was a Statement of Pre-Administration Costs.

These costs were approved as detailed below:

	£
Geoffrey Martin & Co's time costs (*)	10,000
Solicitors' Fees – Schofield Sweeney	8,655
Solicitors' Disbursements – Schofield Sweeney	60
Total	18,715

(\*) pre- appointment time costs were agreed with the Board and the secured creditors on a fixed fee basis of £10,000 plus VAT.

All of the aforementioned costs remain unpaid.

#### 5.2. The Joint Administrators' Fees

The basis of the Joint Administrators' fees was fixed on 20 September 2018 by the secured creditors as follows:

1. By reference to the time properly given by the Joint Administrators and their staff in attending to matters arising in the Administration, such time to be charged at

the prevailing standard hourly charge out rates used by Geoffrey Martin & Co at the time when the work is performed.

A breakdown of the time costs incurred during the Review Period is provided at Appendix III and further information regarding the charge-out rates of the Joint Administrators and their staff is provided at Appendix IV.

"A Creditors' Guide to Administrators' Remuneration" is available for download at <a href="https://www.r3.org.uk/media/documents/publications/professional/Guide to Administrators Fees Oct 2015.pdf">https://www.r3.org.uk/media/documents/publications/professional/Guide to Administrators Fees Oct 2015.pdf</a>

Should you require a paper copy, please send your request in writing to the Joint Administrators at the address on the front of this report and this will be provided to you at no cost.

#### 5.3. Comparison of estimates

The Joint Administrators' time costs incurred to date (whether or not they have been charged to the Administration estate) are compared with the original fees estimate as follows:

	Or	Original fees estimate			Actual time costs incurred during the Review Period			Actual time costs incurred to date		
Work category	Number of hours	Blended hourly rate £ per hour	Total fees £	Number of hours	Average hourly rate £ per hour	Total time costs	Number of hours	Average hourly rate £ per hour	Total time costs	
Administration	103.50	193.43	20,020.00	42.40	206.49	8,755.00	97.60	194.06	18,940.00	
Realisation of assets	19.00	232.89	4,425.00	9.70	296.91	2,880.00	25.60	304.20	7,787.50	
Creditors	45.00	170.22	7,660.00	12.00	221.50	2,658.00	65.50	171.96	11,263.50	
Investigations	36.00	221.25	7,965.00	2.20	327.27	720.00	24.00	222.60	5,342.50	
Total	203.50	196.90	40,070.00	66.30	226.44	15,013.00	212.70	203.73	43,333.50	

The expenses incurred to date are compared with the original expenses estimate as follows:

Expenses	Original expenses estimate (£)	Actual expenses incurred in the Review Period (£)	Actual expenses incurred to date (£)	Reason for any excess (if the expenses are likely to, or have, exceeded the original estimate)
Legal Fees – Schofield Sweeney LLP	6,895	-	4,895	<u> </u>
Legal Disbursements – Schofield Sweeney LLP	N/A	-	220	It was not initially envisaged that Schofield Sweeney would incur disbursements post appointment.
Advertising	144	-	72	-
Bonding	500	-	500	-
Storage	500	-	Nil	-
Insurance	300	-	455	Insurance was required for a longer period than initially envisaged, due to granting a licence to occupy for second period.
Category 2 Disbursements	541	- ,	565	The standard rate levied of £8.04 per creditor and shareholder in relation to postage, stationery and telephone, does not include the cost of conference calls.

Expenses	Original expenses estimate (£)	Actual expenses incurred in the Review Period (£)	Actual expenses incurred to date (£)	Reason for any excess (if the expenses are likely to, or have, exceeded the original estimate)
Total	8,880	•	6,734	

The bases on which the expenses defined as Category 2 disbursements are calculated are explained in Appendix IV.

Having regard for the costs that are likely to be incurred in bringing this Administration to a close, the Joint Administrators consider that:

- the original fees estimate has been exceeded; and
- the original expenses estimate is unlikely to be exceeded.

The main reasons why the fees estimate has been exceeded is due to the extensive amount of work that has been incurred dealing with the new managing agents of property estates formerly managed by the Company, as well as the time incurred reconciling and administering client monies back to their rightful beneficiaries. Given the limited realisations anticipated in this case, the Joint Administrators do not propose to draw fees in excess of the fees estimate.

#### 5.4. Creditors' Right to Request Information

Any secured creditor, or unsecured creditor with the support of at least 5% in value of the unsecured creditors or with permission of the Court, may request in writing the Joint Administrators to provide additional information regarding fees or expenses to that already supplied within this report. Such requests must be made within 21 days of receipt of this report.

#### 5.5. Creditors' Right to Challenge Fees and/or Expenses

Any secured creditor, or unsecured creditor with the support of at least 10% in value of the unsecured creditors or with permission of the Court, may apply to the Court for one or more orders, reducing the amount or the basis of fees which the Joint Administrators are entitled to charge or otherwise challenging some or all of the expenses incurred.

Such applications must be made within 8 weeks of receipt by the applicant(s) of the progress report detailing the fees and/or expenses being complained of.

Please note that such challenges may not disturb fees or expenses (whether or not discharged from the estate) disclosed in prior progress reports.

### 6. CONCLUSION

The Administration will continue in order to finalise the following outstanding matters:

- Continue ongoing investigation matters
- Discharge outstanding fees and disbursements
- Closure formalities

Should you require any further information, please contact Jessica Dennett on 0207 516 2297.

**Peter Hart** 

**Joint Administrator** 

Peter Hart and James Sleight were appointed Joint Administrators of Integrity Property Management Limited on 17 July 2018. The affairs, business and property of the Company are managed by the Joint Administrators. The Joint Administrators act as agents of the Company and contract without personal liability.

### STATUTORY INFORMATION

Company Name	Integrity Property Management Limited
Previous Names	n/a
Proceedings	In Administration
Court	High Court of Justice, Business & Property Court in Leeds
Court Reference	696 of 2018
Date of Appointment	17 July 2018
Joint Administrators	Peter Hart James Sleight Geoffrey Martin & Co 1 Westferry Circus Canary Wharf London E14 4HD
Registered office address	Geoffrey Martin & Co 1 Westferry Circus Canary Wharf London E14 4HD
Company Number	05559019
Appointment by	Qualifying Floating Chargeholder: BMS Finance (UK) S.A.R.L 55 Avenue Pasteur, L-2311 Luxembourg

#### **DEFINITIONS**

The Act

Insolvency Act 1986

The Rules

Insolvency Rules 1986 or Insolvency (England & Wales)

Rules 2016 (whichever applied at the time of the event)

The Joint Administrators

Peter Hart and James Sleight of Geoffrey Martin & Co

The Company

Integrity Property Management Limited (In

Administration)

The Court

High Court of Justice, Business & Property Court in

Leeds

SIP

Statement of Insolvency Practice

**Review Period** 

Period covered by the report from 17 January 2019 to

16 July 2019

**BMS** 

BMS Finance (UK) S.A.R.L

FE

FE Loan Management Limited

BCJ

**Bennett Clarke and James Limited** 

Campsie

Thistle Realisations 2018 Limited formerly known as

Campsie Commercial Limited – In Administration

#### THE JOINT ADMINISTRATORS' RECEIPTS AND PAYMENTS ACCOUNT

# Integrity Property Management Limited - In Administration

# Joint Administrators' Receipts and Payments Account

RECEIPTS	For the Review Period - 17/01/2019 to 16/07/2019	For the period 17/07/2019 to 16/01/2019	Total (£)
Cash at Bank	1,938.44	-	1,938.44
Petty Cash	<del>-</del>	120.79	120.79
Bank Interest Gross	-	1.11	1.11
	1,938.44	121.90	2,060.34
PAYMENTS			
Client Monies	0.18	-	0.18
	0.18	-	0.18
BALANCE	1,938.26	121.90	2,060.16

### THE JOINT ADMINISTRATORS' TIME COSTS

INTE408

**Integrity Property Management Limited** 

SIP 9 - Time & Cost Summary

Period: 17/01/2019...16/07/2019

	ı. · ·	Hours	<b></b>	Г			
Classification of work function	Appointment Taker	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average hourly rate (£)
Administration & Planning	0.00	0.00	36.00	6.40	42.40	8,755.00	206 49
Investigations	1.00	0.00	1.20	0.00	2.20	720.00	327.27
Realisations of assets	3.10	0.00	6.60	0.00	9.70	2,880.00	296.91
Trading	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	0.00	0.40	11.30	0.30	12.00	2,658.00	221.50
Case specific matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Hours	4.10	0.40	55.10	6.70	66.30	15,013.00	226.44

# INTE408

# **Integrity Property Management Limited**

SIP 9 - Time & Cost Summary

Period. 17/07/2018.. 16/07/2019

	1	Hours					
Classification of work function	Appointment Taker	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average hourly rate (£)
Administration & Planning	4.00	0.40	36.70	56.50	97.60	18,940.00	194.06
Investigations	1.00	0.00	12.10	10.90	24.00	5,342.50	222.60
Realisations of assets	10.90	0.00	6.60	8.10	25.60	7,787.50	304.20
Trading	0 00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	0.10	0 50	17.10	47.80	65.50	11,263.50	171 96
Case specific matters	0 00	0.00	0.00	0.00	0.00	0.00	0.00
Total Hours	16 00	0.90	72.50	123.30	212.70	43,333.50	203.73

#### **CHARGE-OUT RATES AND BASES OF CATEGORY 2 DISBURSEMENTS**

#### **Time Costs**

The firm's hourly charge out rates are revised annually from 1 July. The rates currently in use are within the following bands:

	£
Appointment Taker	325 - 450
Associate	285
Manager	265 - 325
Senior Administrator	160 - 225
Administrator, Junior Administrator and Support Staff	100 - 175

Secretarial and cashiers time is charged to the case and their rates are included within the above hourly rates identified above as appropriate. Time is charged in units of 6 minutes.

#### **Disbursements**

A disbursement charge relating to the recovery of overhead costs is levied at the rate of £8.04 per creditor and member. This sum is drawn at the outset of the case and covers printing, postage, stationery, photocopying, telephone and fax usage.

A further disbursement charge of £4.02 per creditor will be levied on those cases where a dividend(s) to unsecured creditors is declared.

Company Searches and Identity Verifications are charged at cost.

Outsourced printing and/or photocopying will be charged at cost in addition to the above.

Travelling expenses are charged at the rate of 45p per mile.

# **DETAILS OF WORK UNDERTAKEN BY THE JOINT ADMINISTRATORS**

General Description	Includes
Administration	
Statutory/advertising	Filing of documents to meet statutory requirements
	Advertising in accordance with statutory requirements
Document	Filing of documents
maintenance/file	Periodic file reviews
review/checklist	Periodic reviews of the application of ethical, anti-money laundering and anti-bribery
	safeguards
	Maintenance of statutory and case progression task lists/diaries
	Updating checklists
Bank account	Preparing correspondence opening and closing accounts
administration	Requesting bank statements
	Bank account reconciliations  Correspondence with bank regarding specific transfers
	Maintenance of the estate cash book
	Banking remittances and issuing cheques/BACS payments
Planning / review	Discussions regarding strategies to be pursued
rianining / review	Meetings with team members and independent advisers to consider practical, technical and
	legal aspects of the case
Books and records /	Dealing with records in storage
storage	Sending case files to storage
Investigations	
SIP 2 Review	Collection, and making an inventory, of company books and records
JII Z NEVICY	Correspondence to request information on the company's dealings, making further enquiries
	of third parties
	Reviewing questionnaires submitted by creditors and directors
	Reconstruction of financial affairs of the company
	Reviewing company's books and records
	Preparation of deficiency statement
	Review of specific transactions and liaising with director regarding certain transactions
	Liaising with the committee/creditors or major creditors about further action to be taken
Statutory reporting	Preparing statutory investigation reports
on conduct of	Liaising with the Insolvency Service
directors	Submission of report to the Insolvency Service
	Preparation and submission of supplementary report (if required)
Destruction for	Assisting the Insolvency Service with its investigations
Realisation of Assets	
Leasehold Property	Granting licence to occupy to subsidiaries
	Liaising with secured creditors and landlords
D. I.	Agreeing assignment or surrender
Debtors	Collecting supporting documentation
	Correspondence with debtors
Sale of the	Reviewing and assessing debtors' ledgers
Sale of the Company's shares in	Liaising with potential purchasers Instructing solicitors to draft asset purchase agreement
subsidiary	Receiving consideration
Other assets:	Realisation of the Company's petty cash
Petty cash	The answer of the company o percy cash
Creditors	
Creditor reports	Preparing proposal, six monthly progress reports, fee authority report to secured and
F-1.70	preferential creditors (where appropriate), and final report
	Seeking extension via creditors (where appropriate)
	Reporting to secured creditor appointor

# **APPENDIX V**

<b>General Description</b>	Includes				
Creditor communication	Receive and follow up creditor enquiries via telephone Review and prepare correspondence to creditors and their representatives via facsimile, email				
	and post Assisting employees to pursue claims via the RPO				
	Corresponding with the PPF and the Pensions Regulator				
Dealing with proofs	Receipting and filing POD when not related to a dividend				
of debt ('POD')	Corresponding with RPO regarding POD when not related to a dividend				
Processing proofs of	Preparation of correspondence to potential creditors inviting submission of POD				
debt	Receipt of POD				
	Seeking solicitors' advice on the validity of secured creditors' claims and other complex claims				

# **AM10**

Notice of administrator's progress report

# Presenter information

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

Contact name	Jessica Dennett
Company name	Geoffrey Martin & Co
Address	1 Westferry Circus
	Canary Wharf
Post town	London
County/Region	
Postcode	E 1 4 4 H D
Country	
DX	info@geoffreymartin.co.uk
Telephone	020 7495 1100

### Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- $\hfill \square$  You have attached the required documents.
- ☐ You have signed the form.

### Important information

All information on this form will appear on the public record.

### Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:

The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ. DX 33050 Cardiff.

# Further information

For further information please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse