

The Insolvency Act 1986

Administrator's progress report

Name of Company <i>Fallopit House Limited</i>	Company number <i>05705718</i>
In the <i>High Court of Justice</i> <i>Chancery Division</i> <i>Companies Court</i> [full name of court]	Court case number <i>1062 / 2012</i>

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

I/We (a) *Graham Paul Bushby of Baker Tilly Restructuring and Recovery LLP*
The Pinnacle, 170 Midsummer Boulevard, Milton Keynes, MK9 1BP and
George Anthony Peki Maloney of Baker Tilly Ryan Glennon
Trinity House, Charleston Road, Ranelagh, Dublin 6

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

(b) Insert dates

from

to

(b) *03 August 2012*(b) *08 January 2013*

Signed

Joint / Administrator(s)

Dated

*9-1-13***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.

<i>Anne Carstens Baker Tilly Restructuring & Recovery LLP</i>	
<i>The Pinnacle 170 Midsummer Boulevard, Milton Keynes</i>	
<i>MK9 1BP</i>	<i>Tel 01908 687800</i>
DX Number	DX Exchange

ou have completed and signed this form please send it to the Registrar of Companies at
 nies House, Crown Way, Cardiff, CF14 3UZ DX 33050 Cardiff



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COMPANIES HOUSE

SATURDAY

IN THE MATTER OF
FALLAPIT HOUSE LTD IN ADMINISTRATION
IN THE HIGH COURT OF JUSTICE, CHANCERY DIVISION, COMPANIES COURT
NO 1062 OF 2012

JOINT ADMINISTRATORS' PROGRESS REPORT

08 JANUARY 2013

GRAHAM BUSHBY AND GEORGE ANTHONY PETER MALONEY
JOINT ADMINISTRATORS

APPOINTED 03 FEBRUARY 2012

BAKER TILLY RESTRUCTURING AND RECOVERY LLP
THE PINNACLE
170 MIDSUMMER BOULEVARD
MILTON KEYNES MK9 1BP

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1. PURPOSE OF REPORT

This report has been prepared in accordance with insolvency legislation to provide creditors with information relating to the progress of the Administration in the period from 3 August 2012 to 8 January 2013. This report should be read in conjunction with any previous reports that have been issued, copies of which are available on request.

This report has been prepared solely to comply with the statutory requirements of Rule 2.47 of the Insolvency Rules 1986 (as amended). It has not been prepared for use in respect of any other purpose, or to inform any investment decision in relation to any debt or financial interest in the Company. Any estimated outcomes for creditors are illustrative and may be subject to significant change. Neither the Administrators nor Baker Tilly Restructuring and Recovery LLP accept any liability whatsoever arising as a result of any decision or action taken or refrained from as a result of information contained in this proposal.

2. PROGRESS OF THE ADMINISTRATION

The Company's only asset is the freehold development site at Fallapit Estate, East Allington, Totnes, Devon ("the Development"). The Development consists of 32 units in total. Phase I, comprising 23 units, is complete; of these 18 units were sold prior to the Administrators' appointment. Phase II comprises 9 units of which 8 units are partially complete, the remaining unit was intended to be a standalone "Eco-House" and is constructed to foundation level.

As stated in our previous report we instructed Savills to complete a valuation and strategy for the Development in order that we can assess the best possible outcome to creditors.

With the sanction of the secured creditor a process has now commenced to complete Phase II (excluding the Eco-House). Our agents are in the process of submitting the relevant building regulation applications and we hope to be in a position to market completed units for sale in the spring of this year.

We received significant unsolicited interest in the "Eco-House" site and as a result we instructed Mansbridge and Balment to place it on the market on an "as is" basis. The property was advertised in local press and on leading internet sites. A deadline for best and final offers was set for 20 December 2012 and a number of offers were received as a result of this and we anticipated being in a position to accept an offer on a "subject to contract basis" shortly.

The sale price will not be disclosed at this time so as to not prejudice the sale.

Mansbridge and Balment remain instructed to market the completed units. We have received a number of expressions of interest but none that has resulted in a sale.

The site remains secure and under our control.

2.1. Trading

No trading has taken place since the date of Administration to date.

2.2. Investigations

In accordance with our statutory obligations, we have filed the appropriate documentation with the Department of Business, Innovation and Skills in relation to the conduct of the Directors.

2.3. Administration and Planning

This includes dealing with the commencement of the case administration, statutory filing of appointment documents with Companies' House, requesting the submission of the Statement of Affairs, together with day-to-day case administration duties, maintenance of records and ongoing statutory obligations.

These include but are not limited to handling receipts and payments, tax issues such as notifying HMRC of the appointment and general correspondence. Other matters which are required to be dealt with as part of the appointment and which will fall under this heading include case planning and strategy, case reviews, bonding, obtaining company searches, maintenance and obtaining books and records, general meetings/correspondence with creditors, statutory and other advertising, insurance, re-directed mail, statutory receipts and payments accounts and preparing the Administrators' proposals.

3. ASSETS REMAINING TO BE REALISED

In view of the on-going completion of the units we have taken the view not to disclose an estimated realisation value for the property at this time as this may be prejudicial to the sale of the units.

To date there have been no asset realisations.

4. EXTENSION OF THE ADMINISTRATION

An extension of the Administration for six months is being sought from the secured creditor to allow time to pursue the build out strategy of the development. Formal confirmation will be sent to all creditors in respect of the outcome of the extension request.

5. CREDITORS' CLAIMS AND DIVIDEND PROSPECTS

5.1. Secured Creditors

As previously reported the Bank holds a debenture conferring fixed and floating charges over all of the Company's assets. At the date of our appointment, the Company's indebtedness to the Bank totalled £7,485,337. Interest and charges have continued to accrue.

The Bank will receive dividends under its fixed charge over the Property. However, the realisations will be insufficient to discharge the Company's liability to the Bank in full.

5.2. Preferential Creditors

We are not aware of any preferential creditors.

5.3. Unsecured Creditors

The agreement of creditors' claim by the Joint Administrators (or any subsequently appointed Supervisor or Liquidator) is a separate matter and will be dealt with as appropriate in due course, initially by reference to the proofs of debt lodged in the proceedings by creditors themselves.

5.4. Prescribed Part

The "Prescribed Part" is a statutory amount, calculated as a percentage of net floating charge realisations, which entitles unsecured creditors to a share of realisations. This is calculated on a sliding scale up to maximum of £600,000 before costs.

Whilst there are creditors secured by fixed and qualifying floating charges over the assets and undertaking of the Company, those creditors will receive no recovery under their floating charges. There is therefore no requirement to estimate the amount of the Prescribed Part of the assets under Section 176A of the Insolvency Act 1986 (as amended).

6. RECEIPTS AND PAYMENTS SUMMARY

We attach as Appendix B a summary of our receipts and payments for the period from 3 August 2012 to 8 January 2013.

VAT Basis

Receipts and payments are shown net of VAT, with any amount due to or from HM Revenue and Customs shown separately.

7. COSTS AND JOINT ADMINISTRATORS' REMUNERATION

7.1. Pre-administration costs

There were no unpaid pre-appointment costs at the date of appointment.

7.2. Joint Administrators' Remuneration and Disbursements

As there is unlikely to be any return to unsecured creditors we will, in accordance with legislation, agree our fees and disbursements with the secured creditors, as appropriate.

The Joint Administrators' have sought and obtained approval for their remuneration in the sum of £42,500 on account from the secured lender. We have incurred time costs of £123,993 plus VAT in respect of Baker Tilly UK for the Administration of which £50,080.50 has been incurred in this period and Baker Tilly Ryan Glennon has incurred time costs of €4,164 plus VAT of which €514 has been incurred in this period. An analysis of time incurred in the period is attached at Appendix F.

Approval was also given to the drawing of disbursements, including category 2 disbursements. Details of the current rates are attached at Appendix C. Category 2 disbursements incurred in the period are detailed in Appendix D.

7.3. Other Professional Costs

Appendix E includes details of other professional costs that have been incurred. The receipts and payments abstract at Appendix B sets out which of these costs have been paid. All such costs are subject to review before being paid and any payments made in the period are disclosed in the receipts and payments account at Appendix B.

8. CREDITORS' RIGHT TO INFORMATION AND ABILITY TO CHALLENGE EXPENSES

In accordance with the provisions of Rules 2.48A and 2.109 of the Insolvency Rules 1986, creditors have a right to request further information about remuneration or expenses (other than pre-administration costs) and to challenge such remuneration or expenses.

A request for further information must be made in writing within 21 days of receipt of this report.

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 court that the remuneration charged, the basis fixed or expenses incurred by the administrator are in all the circumstances excessive.

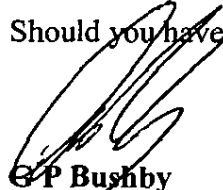
Any such challenge must be made no later than eight weeks after receipt of the report which first discloses the charging of remuneration or incurring of the expenses in question.

A Creditors Guide to Administrators' Fees, a guide in relation to the remuneration of Administrators, can be accessed at the website of the Association of Business Recovery Professionals at:

www.r3.org.uk (SIP 9: Statement of Insolvency Practice 9 – Remuneration of Insolvency Office Holders England & Wales)

Alternatively, we can provide you with a copy on written request to our office

Should you have any further queries please do not hesitate to contact me.



G P Bushby
Baker Tilly Restructuring and Recovery LLP
Joint Administrator

Graham Bushby is licensed to act as an Insolvency Practitioner in the UK by the Institute of Chartered Accountants in England and Wales
George Anthony Peter Maloney

The affairs, business and property of the Company are being managed by the Joint Administrators who act as agents of the Company and without personal liability

Appendix A

STATUTORY, DIVIDEND AND OTHER INFORMATION

Company Name.	Fallapit House Ltd
Functions:	The Joint Administrators' appointment specified that they would have power to act jointly and severally. The Joint Administrators' have exercised, and will continue to exercise, all of their functions jointly and severally as stated in the notice of appointment
Previous Company Names:	Fallapit House SVP Ltd
Company Number.	05705718
Date of Incorporation	10/02/2006
Trading Name.	Fallapit House Ltd
Trading Address	The Fallapit Estate, East Allington, Totnes, Devon, TQ9 7QE
Principal Activity:	Construction - Property Development
Registered Office:	Baker Tilly Restructuring and Recovery LLP The Pinnacle 170 Midsummer Boulevard Milton Keynes MK9 1BP
Appointor:	IBRC Asset Finance Plc (formerly Anglo Irish Asset Finance Plc of Old Jewry, London, EC2R 8DN)
Details of any extension:	In progress of being sought
Proposed exit route	Dissolution and if not possible then Creditors' Voluntary Liquidation

Dividend Prospects	Owed	Paid to Date	Estimated future Prospects
Secured creditor (1)	£7,485,337	NIL	Payment In full / shortfall
Preferential creditors	n/a	n/a	n/a
Unsecured creditors	£103,511	NIL	Not known
Estimated net property	£not specified		
Estimated prescribed part available for unsecured creditors	N/A		
Whether and why the Administrators intend to apply to court under S176(A)(5) IA86	N/A		

Appendix B

JOINT ADMINISTRATORS RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD 03 AUGUST 2012 TO 8 JANUARY 2013

SOA Value £		03/08/2012 to 08/01/2013		Total to 08/01/2013	
		£	£	£	£
	SECURED ASSETS				
4,705,000 00	Freehold Land and Property	0 00	0 00	0 00	0 00
	SECURED CREDITORS				
(7,854,333 52)	Claims	0 00	0 00	0 00	0 00
	ASSET REALISATIONS				
0 00	Bank Interest Gross	2 25		3 27	
0 00	Refund of phone/broadband charges	0 00		77 07	
0 00	Refund. Water Charges	0 00		227 29	
			2 25		307 63
	COST OF REALISATIONS				
0 00	1 Bouchard - Council Tax	(1,070 00)		(1,711 56)	
0 00	1 De Challon - Council Tax	(1,265 00)		(2,022 56)	
0 00	1 Martel - Council Tax	(1,265 00)		(2,022 56)	
0 00	2 Martel - Council Tax	(1,070 00)		(1,711 56)	
0 00	3 Bouchard - Council Tax	(1,070 00)		(1,711 56)	
0 00	Agents / Valuers Fees	0 00		(3,500 00)	
0 00	Bank Charges	(16 37)		(18 97)	
0 00	Build Costs Architect Fees	(2,250 00)		(2,250 00)	
0 00	Build Costs Building Regulation	(2,264 20)		(2,264 20)	
0 00	Build Costs Mechanical Engineer	(10,577 65)		(10,577 65)	
0 00	Mail Redirection	0 00		(110 00)	
0 00	Management Company Costs	(3,000 00)		(3,000 00)	
0 00	Property General Maintenance	(27,026 55)		(27,876 55)	
0 00	Security Costs	(540 00)		(79,550 07)	
0 00	Utilities Electricity	(1,724 86)		(1,724 86)	
0 00	Utilities Water charges	(183 37)		(367 53)	
			(53,323 00)		(140,419 63)
	UNSECURED CREDITORS				
(93,320 44)	Trade and Expense Creditors	0 00	0 00	0 00	0 00
	EQUITY				
(100 00)	Ordinary Shares	0 00	0 00	0 00	0 00
(3,242,753 96)			(53,320 75)		(140,112 00)
	REPRESENTED BY				
	Barclays Bank Plc - Float Account			2,686 26	
	NAMA Facility 1 (£250,000 00)			(151,044 10)	
	VAT Receivable (Payable)			8,245 84	
					(140,112 00)
					(140,112 00)

**BAKER TILLY RESTRUCTURING AND RECOVERY LLP
JOINT ADMINISTRATORS' CURRENT CHARGE OUT AND DISBURSEMENT
RATES**

HOURLY CHARGE OUT RATES				
	Baker Tilly Restructuring and Recovery LLP Rate at commencement £	Baker Tilly Restructuring and Recovery LLP Current rate £	Baker Tilly Ryan Glennon LLP Rate at commencement €	Baker Tilly Ryan Glennon LLP Current rate €
Partner	£405	£405	€375	€375
Manager	£295 - £205	£295 - £205	€275 - €190	€275 - €190
Administrator	£155 - £100	£155 - £100	€105	€105
Support staff	£100	£100	€50	€50

"CATEGORY 2" DISBURSEMENT RATES (TABLE A)	
<i>For use in respect of cases where the appointment is on or after 1 April 2011</i>	
Travel & Subsistence	
Motor travel	40p per mile (from 1 April 2010) 42.5p per mile (from 1 April 2011)
Subsistence	£23 per night
Circulars to Members / Creditors	
Labels	£ 0 06 per sheet (16 labels)
Headed paper	£ 0.08 per sheet
Plain paper	£ 0 01 per sheet
Large envelopes	£ 0.03 each
Small envelopes	£ 0.02 each
Photocopying charge	£ 0 05 per sheet
Stationery	
Lever arch files	£0 95 per file
Cashiering files	£0 90 per file
A-Z dividers	£1 46 per set
1-31 dividers	£2 66 per set
Coloured dividers (5 part)	£0.19 per set
Coloured dividers (10 part)	£0 22 per set
Multi-punch pockets	£0 14 per pocket
Storage costs	£0 48 large £0 31 standard per month
Storage boxes	£2 50 large £1 75 standard per box
Sundry	
Faxes	£0 62 per sheet
Internal room hire (for meetings)	£25 or £80 per room

"CATEGORY 2" DISBURSEMENT RATES (TABLE B)

Fax	62p per fax
Photocopying	6.5p per sheet
Internal room hire	£25 or £80 per room used
Subsistence	£23 per night
Travel (car)	38p per mile (up to and including 31 March 2010) 40p per mile (from 1 April 2010) 42 5p per mile (from 1 April 2011)

Appendix D**BAKER TILLY RESTRUCTURING AND RECOVERY LLP
JOINT ADMINISTRATORS' CATEGORY 2 DISBURSEMENTS TABLE**

Amounts paid or payable to the Office Holder's firm or to any party in which the office holder or his firm or any associate has an interest		
Recipient, Type and Purpose	Paid	Unpaid
	£	£
Administrators disbursements Mileage	369 32	0 00
Total	369 32	0 00

Appendix E

STATEMENT OF EXPENSES INCURRED BY THE JOINT ADMINISTRATORS' IN THE PERIOD FROM 03 AUGUST 2012 TO 08 JANUARY 2013

Type and Purpose	Incurred in Period
	£
Baker Tilly UK	
Administrators Fees	50,080 50
Administrators Disbursements - Travel	513 32
Administrators Disbursements - Company searches	1.00
Administrators Disbursements - Legal Costs Martinueas	3,750 00
Administrators Disbursements - Legal Costs Eversheds	14,626 10
Costs of Realisations	
Council Tax	5,740 00
Mechanical Engineer Costs	10,577 65
Architect Costs	2,250 00
Building Regulations Application	2,264 20
Management Company Costs	3,000 00
Property General Maintenance	27,566 55
Utilities Water	183 37
Utilities Electricity and Gas	1,724 86
Total	122,277.55
Baker Tilly Ryan Glennon	€
Administrators Fees - Baker Tilly Ryan Glennon	
	512 00
Total	512 00

The table above excludes any tax liability as the amounts due will depend on the position at the end of the accounting period. The statement above may include estimated amounts where actual invoices have not been received. The receipts and payments abstract at Appendix B sets out the expenses actually paid in the period.

Appendix F

JOINT ADMINISTRATORS' TIME COST ANALYSIS

FOR THE PERIOD FROM 03 AUGUST 2012 TO 8 JANUARY 2013 – BAKER TILLY UK

HO URS SPENT	Partners	Managers	Administrators	Assistants	Total Hours	Total Time Costs	Average rates
Administration and Planning							
Case Management	0.0	1.5	4.5	0.0	6.0	£855.00	£142.50
Director(s)/Debtor/Bankrupt	0.0	0.0	0.2	0.0	0.2	£21.00	£105.00
Post-appointment - general	0.0	0.1	3.7	0.0	3.8	£406.00	£106.84
Receipts and Payments	0.0	1.0	34.5	0.0	35.5	£3,723.50	£104.89
Statement of Affairs	0.0	0.0	0.5	0.0	0.5	£52.50	£105.00
Tax Matters	0.5	10.4	7.1	0.5	18.5	£3,689.50	£199.43
Totals	0.5	13.0	50.5	0.5	64.5	£8,747.50	£763.66
Realisation of Assets							
Assets - general/other	0.0	2.3	0.0	0.0	2.3	£402.50	£175.00
Debtors & sales finance	0.0	0.0	0.5	0.0	0.5	£52.50	£105.00
Land and Property	9.0	75.9	106.7	0.0	191.6	£31,553.50	£164.68
Sale of business	0.0	0.2	0.0	0.0	0.2	£35.00	£175.00
Totals	9.0	78.4	107.2	0.0	194.6	£32,043.50	£619.68
Creditors							
Other Creditor Meetings and Reports	0.0	0.0	14.7	0.0	14.7	£1,543.50	£105.00
Secured Creditors	1.0	19.1	8.4	0.0	28.5	£5,649.50	£198.23
Totals	1.0	19.1	23.1	0.0	43.2	£7,193.00	£166.50
Case Specific Matters - Legal Matters							
Legal Matters	0.0	7.6	7.3	0.0	14.9	£2,096.50	£140.70
Totals	0.0	7.6	7.3	0.0	14.9	£2,096.50	£140.70
TOTAL HOURS	10.5	118.1	188.1	0.5	317.2	£50,080.50	£157.88
TOTAL TIME COST	£4,280.00	£26,118.50	£19,643.50	£38.50		£50,080.50	

JOINT ADMINISTRATORS' TIME COST ANALYSIS

FOR THE PERIOD FROM 03 AUGUST 2012 TO 8 JANUARY 2013 – BAKER TILLY RYAN GLENNON

HO URS SPENT	Partners	Manager	Administrators	Assistants	Total Hours	Total Time Costs
Administration and Planning	0.5	1.0	1.0	0.0	2.5	€514.00
Investigation	0.0	0.0	0.0	0.0	0.0	€0.00
Realisation of Assets	0.0	0.0	0.0	0.0	0.0	€0.00
Trading	0.0	0.0	0.0	0.0	0.0	€0.00
Creditors	0.0	0.0	0.0	0.0	0.0	€0.00
Case Specific Matters	0.0	0.0	0.0	0.0	0.0	€0.00
Total Hours	0.5	1.0	1.0	0.0	2.5	€514.00

Total Time Costs	€188.00	€276.00	€50.00	€0.00	€514.00	€514.00
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NOTES TO APPENDIX F

JOINT ADMINISTRATORS' TIME COST ANALYSIS

a) Administration and Planning

This includes dealing with the commencement of the case administration, together with day-to-day case administration duties, maintenance of records and ongoing statutory obligations. These include but are not limited to handling receipts and payments, VAT and Income tax issues, pension queries and general correspondence. Other matters which are required to be dealt with as part of the appointment and which will fall under this heading include case planning and strategy, case reviews, bonding, maintenance and obtaining books and records, general meetings / correspondence, statutory and other advertising, insurance, re-directed mail, and statutory reports.

b) Investigations

Where appropriate this will include such matters as investigation of pre-appointment transactions in accordance with the relevant Statement of Insolvency Practice (SIP 2), and the investigation of any potential antecedent transactions such as transactions at under value and preferences which may result in legal action resulting in a recoverable asset.

c) Realisation of Assets

This includes dealing with all aspects of the realisation of assets including identifying, securing and insuring assets, and (where applicable), property, business and asset sales, retention of title claims and debt collection. Other matters dealt with during the case administration which will relate to asset realisation may commonly include effecting disclaimers, dealing with landlords, liaising with agents, undertaking inventories, meetings with purchasers / directors, arranging collection of leased assets, obtaining insurance, pursuing antecedent claims identified as part of the investigation work set out above. Details of the specific asset realisation work undertaken on this case are set out in the main body of the report. Asset realisation is considered to be a key aspect of the case administration.

d) Trading

Where the business of the debtor has been traded (by the trustee) following the appointment our staff will have had to set up accounts with suppliers in order to trade on an ongoing basis. Payments to suppliers and general correspondence with these have been undertaken. Where trading has ceased, accounts will have been closed and final bills paid. Other matters will also have been dealt with in accordance with the usual trading obligations such as dealing with employees and payroll.

e) Creditors

Queries from and correspondence with creditors and employees have been necessary aspects of the case administration process. Reports to creditors are also an important part of ongoing matters relating to this aspect of the case.

f) Case Specific Matters

Any case specific matters will generally be set out in the body of the report but will commonly include meetings, correspondence and telephone calls relating to specific issues in the case which do not fall into any of the categories set out above and are specific to the case in question. This may include work done in relation to litigation, general advice or other major issues.

FALLAPIT HOUSE LTD
SCHEDULE OF PROPERTIES APPOINTED OVER.

Unit 20 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 21 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 13 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 11 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 9 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 24 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 25 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 26 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 27 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 28 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 29 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 30 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 31 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Unit 32 The Fallapit Estate East Allington Totnes Devon TQ9 7QE
Eco House The Fallapit Estate East Allington Totnes Devon TQ9 7QE