The Insolvency Act 1986

### Administrator's progress report

Name of Company

Fallapit House Ltd

Company number 05705718

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

Court case number 1062 of 2012

[full name of court]

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

(a) Graham Bushby and George Anthony Peter Maloney

Baker Tilly Restructuring and Recovery LLP, The Pinnacle, 170 Midsummer Boulevard, Milton Keynes MK9 1BP

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

to

(b) Insert dates

(b) 15 November 2014

(b) 14 May 2015

Signed

Joint / Administrator(s)

Boulevard, Milton Keynes MK9 1BP

Reference GPB\CC\AC\LML

#### 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



29/05/2015 **COMPANIES HOUSE** 

#210

ompanies House, Crown Way, Cardiff, CF14 3UZ

DX Number 54472

G P Bushby

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

Baker Tilly Restructuring and Recovery LLP, The Pinnacle, 170 Midsummer

DX 33050 Cardiff

Tel 01908 687800

DX Exchange MILTON KEYNES

A44



#### 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 28 MAY 2015

GRAHAM BUSHBY AND GEORGE ANTHONY PETER MALONEY

**JOINT ADMINISTRATORS** 

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 15 November 2014 to 14 May 2015. 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

#### 2. PROGRESS OF THE ADMINISTRATION IN THE PREVIOUS SIX MONTHS

#### 2.1. Freehold Property

As stated in previous reports the Company's main 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, was completed prior to our appointment, of these 18 units were sold prior to the Administrators' appointment Phase II comprised 9 units, of which 8 units (known as "Block E") were partially completed, the remaining unit was intended to be a standalone "Eco-House" and was completed to foundation level

#### Construction

As previously reported practical completion of Phase II was reached at the end of January 2014 and all properties are being marketed through Joint Agents Mansbridge & Balment and Chartsedge

#### North Paddock

We have ascertained that the title of an area of land adjacent to the estate known as the North Paddock is owned by the Company. However, the Paddock does not form part of the land to be transferred to the Fallapit Estate Management Company in accordance with the Leases

We have, via a consultation process with the current residents and owners at Fallapit estate, proposed an exchange The terms are that if certain obligations the Company has towards landscaping planning are reduced, the land will be transferred to Fallapit Estate Management Company.

This proposal is conditional on planning permission being granted and as such we are not disclosing the value of the land, so as not to prejudice our position and strategy in respect of the piece of land

#### 1. PURPOSE OF REPORT

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We have proposed a trade with the current residents and owners at Fallapit Estate for a reduction of certain obligations the Company has in respect of landscape planning in return for the land

This proposal is conditional on planning permission being granted and as such we are not disclosing the value of the land, so as not to prejudice our position and strategy in respect of the piece of land

#### Sales

In the previous period we sold a further unit in Phase II and we are pleased to report that we have accepted offers (subject to contract) on all the remaining units.

#### 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 on-going 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 included case planning and strategy, case review, bonding, obtaining company searches, maintenance and obtaining books and records, general meetings/correspondence with creditors, statutory and other advertising, insurance, redirected mail, statutory receipts and payments accounts and preparing the Administrators' Proposals

#### 3. ASSETS REMAINING TO BE REALISED

In view of the offers on the remaining units we have taken the view not to disclose an estimated realisations value for the properties at this time as this may be prejudicial to the sale of the units

#### 4. EXTENSION OF THE ADMINISTRATION

The Administrator applied to the Court on 26 January 2015 for an extension of the Administration to February 2016 The Court order was granted on 27 January 2015 extending the Administration to 3 February 2016

#### 5. CREDITORS' CLAIMS AND DIVIDEND PROSPECTS

Dividend prospects and projected returns to creditors, where known, are detailed in Appendix A, including any amount due to under the prescribed part. Please note that these are indicative only and should not be used as the sole or principal basis for any bad debt provision or other purposes. They may be subject to revision and additional costs.

The agreement of creditors' claims 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

#### 6. RECEIPTS AND PAYMENTS SUMMARY

We attach at Appendix B a summary of our receipts and payments for the period from 15 November 2014 to 14 May 2015

#### **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

The firm's charging, expenses and disbursements policy was provided with the Joint Administrators' proposals. A further copy can be provided on request

#### 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 creditor, as appropriate

The Joint Administrators have sought and obtained approval for their remuneration in the sum of £189,889 on account from the secured lender. We have incurred time costs of £412,160 plus VAT in respect of Baker Tilly Restructuring and Recovery LLP for the Administration of which £49,086 has been incurred in this period and Baker Tilly Ryan Glennon has incurred time costs of €6,624 of which €1,012 has been incurred in this period. An analysis of time incurred on the period is attached at Appendix F (i) and (ii)

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, which provides information for creditors in relation to the remuneration of an Administrator, can be accessed by following the links within our website. Please note that a hard copy of any document uploaded to our website can be requested

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

G P Buyhby

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 is licensed to act as an Insolvency Practitioner in the UK by the

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

### STATUTORY, DIVIDEND AND OTHER INFORMATION

Company Name	Fallapit House Ltd
Joint Administrators	Graham Bushby and George Anthony Peter Maloney
Date of Appointment	3 February 2012
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, TW9 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	Extention order granted on 19 July 2013 to 3 February 2015 Further extion is being sought through the Court for 12 Months
Proposed exit route	Dissolution or if not possible Creditors' Voluntary Liquidation

Dividend Prospects	Owed	Paid to Date	Estimated future Prospects			
Secured creditor (1)	£7,485,337	£1,795,368	Shortfall			
Preferential creditors	n/a	n/a	n/a			
Unsecured creditors	£103,511	NIL	NIL			
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 15 NOVEMBER 2014 TO 14 MAY 2015

		15/11/2014 to 1	14/05/2015	Total to 14/	05/2015
SOA Value £		£	£	£	£
	SECURED ASSETS				
4,705,000 00	Freehold Land and Property	436,666 67	_	1,795,367 88	
			436,666 67	-	1,795,367 88
	COSTOFREALISATIONS				
0 00	Agents / Valuers Fees	(5,535 00)		(18,785 00)	
0 00	Legal Disbursements	(50 00)		(130 00)	
0 00	Legal Fees	(1,250 00)		(5,000 00)	
0 00	Reservation Fees	0 00	_	(500 00)	
			(6 835 00)		(24,415 00)
	SECURED CREDITORS				
(7,854,333 52)	Fixed Charge Claims	(618,982 00)	_	(1,741,068 25)	
			(618,982 00)		(1,741,068 25)
	ASSET REALISATIONS				
0 00	Bank Interest Gross	86 13		285 66	
0 00	DGS Compensation Payment	13,400 27		13 400 27	
0 00	Insurance claim Refund	0 00		1,416 00	
0 00	Legal Fees refund	0 00		46 85	
0 00	Refund - Council Tax	0 00		1,332 05	
0 00	Refund of phone/broadband charges	0 00		77 07	
0 00	Refund. Water Charges	0 00		227 29	
0 00	Refund. Zurich Insurance Premium	0 00		44,300 28	
0 00	Utility refund	0 00	_	40 24	
			13,486 40		61,125 71
	COST OF REALISATIONS				
0 00	l Bouchard - Council Tax	0 00		(4,599 49)	
0 00	1 De Challon - Council Tax	0 00		(5,436 04)	
0 00	l Dufour - Council Tax	(892 00)		(1,562 59)	
0 00	I Martel - Council Tax	0 00		(5 436 04)	
0 00	2 Dufour - Council Tax	(1,376 06)		(2 046 65)	
0 00	2 Martel - Council Tax	0 00		(5,739 37)	
0 00	3 Bouchard - Council Tax	(1,140 00)		(5,755 43)	
0 00	3 Dufour Council Tax	(1 376 06)		(2,046 65)	
0 00	4 Dufour Council Tax	(1,376 06)		(2,046 65)	
0 00	5 Dufour Council Tax	(1 376 06)		(2,046 65)	
0 00	6 Dufour - Council Tax	(1,376 06)		(2,046 65)	
0 00	7 Dufour - Council Tax	(1,376 06)		(2,046 65)	
0 00	8 Dufour - Council Tax	(1,376 06)		(2,046 65)	
0 00	Administrators fees - Ireland	(5,137 71)		(7,521 45)	
0 00	Advertisements	(6,569 00)		(8,719 00)	
0 00	Agents / Valuers Fees	(6,255 00)		(24,535 00)	
0 00	Appointee Disbursements	0 00		(2,584 00)	
0 00	Appointee Fees	(12 804 14)		(173,008 09)	

## JOINT ADMINISTRATORS RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD 15 NOVEMBER 2014 TO 14 MAY 2015 CONTINUED

	COST OF REALISATIONS cont				
0 00	Bank Charges	(11 82)		(163 42)	
0 00	Bank Charges (chaps)	0 00		(325 00)	
0 00	Build Costs Architect Fees	0 00		(16,700 00)	
0 00	Build Costs Building Regulation	0 00		(4,994 20)	
0 00	Build Costs Contractors Fees	(2 243 00)		(803,441 94)	
0 00	Build Costs Electrical Works	0 00		(860 00)	
0 00	Build Costs Marketing Materials	(2,680 00)		(27,348 29)	
0 00	Build Costs Mechanical Engineer	(1 100 00)		(20,867 65)	
0 00	Consultancy Fees	(4,000 00)		(54,195 00)	
0 00	Corporation Tax	(26 18)		(26 18)	
0 00	H&S Inspection	0 00		(2,200 00)	
0 00	Insurance	(2,438 00)		(67,447 45)	
0 00	Insurance claim - payment of	0 00		(1,416 00)	
0 00	Legal Disbursements	(2,066 95)		(3,849 18)	
0 00	Legal Fees	(3,623 00)		(65,644 11)	
0 00	Mail Redirection	0 00		(110 00)	
0 00	Management Company Costs	0 00		(19,604 55)	
0 00	NAMA - VAT Repayment	16,533 33		16,533 33	
0 00	NAMA Interest Charges	0 00		(57,636 69)	
0 00	Property General Maintenance	(1,372 48)		(4,897 48)	
0 00	Security Costs	(620 00)		(129,406 57)	
0 00	Service Charge Payments	0 00		(367 88)	
0 00	Storage Costs	0 00		(414 29)	
0 00	Utilities Electricity	(993 54)		(6,177 53)	
0 00	Utilities Gas	(337 07)		(2,735 89)	
0 00	Utilities Water charges	(58 87)		(1 405 53)	
0 00	Warranty Insurance	0 00		(29 736 13)	
	•		(47,467 85)		(1,564,660 68)
	UNSECURED CREDITORS				
(3,149,333 52)	Deficiency In Security	0 00		0 00	
(93,320 44)	Trade and Expense Creditors	0 00		0 00	
,	•		0 00 -		0 00
	EQ UITY				
(100 00)	Ordinary Shares	0 00		0 00	
	-		0 00		0 00
(6,392,087 48)			(223,131 78)		(1,473,650 34)
	REPRESENTED BY	•			
	Barclays Bank Plc - Fixed Account			16,535 27	
	Barclays Bank Plc Float Account			84,785 39	
	Barclays Treasury Deposit			80,020 38	
	NAMA Facility 1 (£1,776,000)			(1,610,164 05)	
	VAT Receivable (Payable)		_	(44,827 33)	
					(1 473 650 34)
					(1,473 650 34)



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

	HOUR	LY CHARGE O	UT RATES	
	Baker Tilly Restructuring and Recovery LLP	Baker Tilly Restructuring and Recovery	Baker Tilly Ryan Glennon LLP	Baker Tilly Ryan Glennon LLP
	Rate at commencement	LLP Current rate	Rate at commencement €	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					
Internal room hire	£25 or £80 per room used				
Subsistence	£25 per night (from 3 <sup>rd</sup> September 2013) £23 per night (up to 2 <sup>nd</sup> September 2013)				
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)				
"Tracker" searches	£10 per case				

#### 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						
	£	£						
Total	Nıl	Nıl						

### STATEMENT OF EXPENSES INCURRED BY THE JOINT ADMINISTRATORS' IN THE PERIOD FROM 15 NOVEMBER 2014 TO 14 MAY 2015

Type and Purpose	Incurred in Period
	£
1 Dufour - Council Tax	982 00
2 Dufour - Council Tax	1,601 79
3 Bouchard - Council Tax	1,293 13
3 Dufour - Council Tax	1,601 79
4 Dufour - Council Tax	1,601 79
5 Dufour - Council Tax	1,601 79
6 Dufour - Council Tax	1,376 06
7 Dufour - Council Tax	1,560 79
8 Dufour - Council Tax	1,376 06
Advertising	8,734 00
Agents/Valuers Fees	11,790 00
Build Costs Contractors Fees	29,376 92
Build Costs Marketing Materials	2,680 00
Build Costs Mechanical Engineer	1,100 00
Consultancy Fees	4,000 00
Insurance	2,438 00
Legal Disbursements	2,522 95
Legal Fees	8,833 00
Property General Maintenance	1,372 48
Security Costs	780 00
Utilities Electricity	1,499 21
Utilities Gas	2,334 56
Utilities Water Charges	424 86
Total	90,881.18

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 together with cumulative figures.

### JOINT ADMINISTRATORS' TIME COST ANALYSIS (BAKER TILLY RESTRUCTURING AND RECOVER LLP)

#### FOR THE PERIOD FROM 15 NOVEMBER 2014 TO 14 MAY 2015

Period	Hours 5 pent	Partners	Directors / Associate Directors	Magagers	Assistant Managers	Administrator	Assistants & Support Staff	Total Hours	Total Time Costs	Average Rates
	Administration and Planning									
	Appointment	0.0	0.0	0.0	0.5	00			£ 62.50	125 00
	Case Management	0.2	0.0		4.4				£ 756 50	124 83
	Post-appointment general	0.0	0.0	0.0	2 0	00	0.0	20	£ 250 00	125 00
	Receipts and Payments	0.0	0.0		58 I	00		58 7	£ 7,367 50	125 51
	Tax Matters	0.0	0.0		61	0.0		76	£ 1,025 00	134 87
İ	Total	0.2	0.0	2.4	71 1	00	10	74.7	£ 9 441.50	126.39
ĺ	Realization of Assets	<del></del>			-					
Į	Land and Property	170	70	64.2	64 9	0.0	0.0	153 1	£ 30 831 00	201 38
Í	Sale of business	20	0.0	0.0	00	0.0	0.0	2.0	£ 970 00	485 00
l 	Total	190	7.0	64 2	64 9	0.0	8.0	154 1	£ 31,801 00	205.04
•	Trading	_			· -·					
į	Trading	2.0	0.0	0.0	0.0	0.0	0.0	20	£ 970 00	485 00
	Total	2.0	0.0	0.0	00	0.0	0.0	2.0	£ 970 00	485 00
ļ	Creditors				<del>-</del>					
	Other Creditor Meetings and Reports	0.0	0.0	0.0	7.5	0.0	0.0	7.5	£ 937 50	125 00
	Secured Creditors	1.5	1.0	160	10 9	0.0	00	29 4	£ 5 456 50	185 60
ŀ	Total	1.5	1.0	160	18 4	00	00	36.9	£ 6,394 00	173 28
	Case Specific Matters Legal Matters									
	Legal Matters	0.0	0.0	1.1	2.2	0.0	0.0	3 3	£ 479.50	145 30
	Total	0.0		ΪI	2 2	0 0		3.3	£ 479.50	145,30
	Total Hours (From Jan 2003)	22 7	80	83 7	156 6	0 0	10	272 0	£ 49 086.00	180 46
	Total Time Cost (From Jan 2003)	£ 11 046.50	£ 2 480 00	£ 15 934,50	£ 19,575 00	1000	£ 50 00	£ 49 086.00		
Total Hours		22 7	8 0	83 7	146 6	0 0	10	272 0	£ 49.086.00	180 46
Total Time Cost		£ 11 046.50	£ Z 480 00	£ 15 934.50	£ 19,575 00	£000	£ 50 00	£ 49 086.00	-	
Average Rates		486.63	310 00	190.38	125 00	9.00	54 80	180 46		

Please note that we have re-designed our SIP9 analysis table to provide a more detailed analysis of the grades of staff within the firm. Please note that this change does not alter the value of time costs recorded, purely the column within the table to which that time, and cost, has been allocated

## JOINT ADMINISTRATORS' TIME COST ANALYSIS (BAKER TILLY RYAN GLENNON)

#### FOR THE PERIOD FROM 15 NOVEMBER 2014 TO 14 MAY 2015

Period	Hours Speat	Partners	Directors / Associate Directors	Managers	Assistant Managera	Administrators	Assistants & Support Staff	Total Hours	Total Time Costs	Average Rates
	Administration and Ptanning									
ļ	Case Management	0.5	17	0.0	0.0			60	€1 012 00	€ 170 08
	Receipts and Payments	0.0	0.0	0.0	0.0			0.0	€000	€0.00
	Tax Matters	0.0	0.0	00	0.0			0.0	€000	€000
	Total	0.5	17	0.0	0.0	3 75	0.0	5 95	€ 1,012.00	€ 170 08
	Realisation of Assets									
	Assets general/other	0.0	0.0	0.0	0.0			0.0	€ 0 00	€ 0 00
	Land and Property	0.0	0.0	0.0	0.0			0.0	€ 0.00	€000
	Total	0.0	0.0	0.0	0.0	00	0.0	0.0	€ 0.00	€000
ĺ	Trading	-								
	Trading	0.0	0.0					0.0		€ 0 00
ĺ	Total	9.0	0.0	00	0.0	0.0	0.0	0.0	€000	€000
	Creditors									
	Other Creditor Meexings and Reports	0.0	0.0		0.0			0.0	€0.00	€ 0.00
	Secured Creditors	0.0	0.0		0.0			0.0	€000	€ 0 00
	Total	0.0	0.0	0.0	0.0	0.0	0.0	0.0	€000	€000
	Case Specific Matters - Legal Matters	0.0	00	0.0	00					
	Legal Matters	0.0	0.0	0.0	0.0			0.0	€ 0 00	€ 0 00
	Total	0.0	00	0.0	0.0	0.0	0.0	00	€000	€000
	Total Hours	0.5	17	0.0	0.0	3 8	00	5 95	€ 1,012 00	€ 170 08
1	Total Time Cost	€ 188 00	€ 468 00	€000	€ 0 00	€ 356 00	€000	€ 1 912 00		
Total Hours		0.5	17	0	0	3 75	0	5 95	€ 1,012 00	€ 170 08
Total Time Cost		€ 183.00	€ 468.00	€000	€000	€ 356.00	€000	€ 1 012,00		
Average Rates		€ 376 00	€ 275 29	€000	€000	€ 94.93	€000	€ 170 08		