

The Insolvency Act 1986

Administrator's progress report

Name of Company
Cookson Homes WG2 Limited

Company number
06054459

In the
High Court of Justice, Chancery Division,
Leeds District Registry

Court case number
1616 of 2010

We, Robert A H Maxwell and Rob Sadler of Begbies Traynor (Central) LLP, 9th Floor, Bond Court, Leeds, LS1 2JZ

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

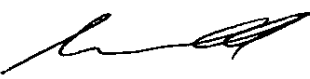
from

to

14 December 2012

13 June 2013

Signed


Robert A H Maxwell
Joint Administrator

Dated

11/7/13

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.

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COMPANIES HOUSE

I 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

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

Cookson Homes WG2 Limited (In Administration)

Joint Administrators' progress report pursuant to
Rule 2.47 of the Insolvency Rules 1986

Period: 14 December 2012 to 13 June 2013

Important Notice

This progress report has been produced to comply with our statutory duty to report to creditors on the progress of the Administration. 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 this report to them, or by any other person for any purpose whatsoever.

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1. INTERPRETATION

<u>Expression</u>	<u>Meaning</u>
"the Company"	Cookson Homes WG2 Limited (In Administration)
"the Administration"	The appointment of administrators under Schedule B1 to the Insolvency Act 1986 on 3 August 2010
"the Administrators" "we" "our" and "us"	Robert A H Maxwell and Rob Sadler of Begbies Traynor (Central) LLP, 9th Floor, Bond Court, Leeds, LS1 2JZ
"the Act"	The Insolvency Act 1986 (as amended)
"the Rules"	The Insolvency Rules 1986 (as amended)
"secured creditor" and "unsecured creditor"	Secured creditor, in relation to a company, means a creditor of the company who holds in respect of his debt a security over property of the company, and "unsecured creditor" is to be read accordingly (Section 248(1)(a) of the Act)
"security"	<ul style="list-style-type: none">(i) In relation to England and Wales, any mortgage, charge, lien or other security (Section 248(1)(b)(i) of the Act), and(ii) In relation to Scotland, any security (whether heritable or moveable), any floating charge and any right of lien or preference and any right of retention (other than a right of compensation or set off) (Section 248(1)(b)(ii) of the Act)
"preferential creditor"	Any creditor of the Company whose claim is preferential within Sections 386, 387 and Schedule 6 to the Insolvency Act 1986

2. COMPANY INFORMATION

Trading name	Cookson Homes
Date of Incorporation	16 January 2007
Company registered number	06054459
Company registered office	9th Floor, Bond Court, Leeds, LS1 2JZ

3. DETAILS OF APPOINTMENT OF ADMINISTRATORS

Date of Administrators' appointment	3 August 2010
Court	High Court of Justice, Chancery Division, Leeds District Registry
Court Case Number	1616 of 2010
Persons making	The Directors of the Company
Acts of the Administrators	The Administrators act as officers of the court and as agents of the Company without personal liability. Any act required or authorised under any enactment to be done by an Administrator may be done by any one or more persons holding the office of Administrator from time to time.
EC Regulation on Insolvency Proceedings	The EC Regulation on Insolvency Proceedings (Council Regulation (EC) No 1346/2000) applies to these proceedings which are 'main proceedings' within the meaning of Article 3 of the Regulation.

4. PROGRESS DURING THE PERIOD

Attached at Appendix 1 is our abstract of receipts and payments for the period from 3 August 2010 to 13 June 2013. Detailed below is a narrative of any receipts and payments for the period of this report, 14 December 2012 to 13 June 2013.

Receipts

Plot 4 – Deferred consideration payments

We have received £7,500 of the agreed deferred consideration payments from the owners of Plot 4. This is detailed further in section 8 of the report.

Payments

No payments have been made in the period of this report other than Administrator fees which are detailed in section 6 of this report.

5. ESTIMATED OUTCOME FOR CREDITORS

Details of the sums owed to each class of the Company's creditors were provided in the Administrators' statement of proposals

Secured creditor

The Company's secured creditor, Clydesdale Bank Plc t/a Yorkshire Bank ("the Bank") has been paid the sum of £805,946 to date, however, based on the level of debt outstanding to the Bank and estimated future realisations, the Bank will suffer a considerable shortfall on its lending

Prescribed Part for unsecured creditors pursuant to Section 176A of the Act

Details of how the prescribed part for unsecured creditors is calculated were provided in the Administrators' statement of proposals

Unsecured creditors

Based upon realisations to date and estimated future realisations there will be insufficient funds available to enable a dividend to be paid to the unsecured creditors

6. REMUNERATION & DISBURSEMENTS

Our remuneration has been fixed by reference to the time properly given by us (as Administrators) and the various grades of our staff calculated at the prevailing hourly charge out rates of Begbies Traynor (Central) LLP in attending to matters arising in the Administration and we are authorised to draw disbursements, including disbursements for services provided by our firm (defined as category 2 disbursements in Statement of Insolvency Practice 9) in accordance with our firm's policy, details of which accompanied the Statement of Proposals for achieving the purpose of Administration and which are attached at Appendix 2 of this report

Our time costs for the period from 3 August 2010 to 13 June 2013 are £145,985 which represents 714 hours at an average rate of £205 per hour

The following further information in relation to our time costs and disbursements is set out at Appendix 2

- ☐ Narrative summary of time costs incurred,
- ☐ Table of time spent and charge-out value for the period 3 August 2010 to 13 June 2013,
- ☐ Begbies Traynor (Central) LLP's policy for re-charging disbursements,
- ☐ Begbies Traynor (Central) LLP's charge-out rates

To date we have drawn £60,000 remuneration and the sum of £85,985 remains outstanding Disbursements of £485 have been drawn on account with £43 73 outstanding to be drawn

There has been no Category 2 drawn during the period being reported on

In addition to the table of time spent by us and our staff in attending to matters arising in the Administration for the period covered by this progress report, a cumulative table of time spent and charge out value for the period from 3 August 2010 to 13 June 2013 and a description of the work undertaken since our appointment (contained in the narrative summary of time costs incurred) are also attached at Appendix 2

7. ADMINISTRATORS' EXPENSES

A statement of the expenses incurred during the period of this progress report is attached at Appendix 3

8. ASSETS THAT REMAIN TO BE REALISED

Plot 4, Whitley Willows

The sale of Plot 4 completed on 6 July 2009. As previously reported, the buyer owed the Company £21,000 by way of deferred consideration.

A statutory demand was issued in relation to the outstanding monies and the matter was heard on 1 July 2011 in this respect. At a further hearing on 12 July 2011 the debtor successfully applied to have this set aside.

The Joint Administrators subsequently had this judgement overturned at a hearing on 5 September 2011 together with an award for costs, bringing the total amount outstanding to approximately £38,000.

The debtor has paid monthly instalments of £1,500 as agreed which increased to £2,000 in February 2013 and a total of £26,000 has been received in the period of this report. The balance of £12,000 should be repaid by December 2013. At present there are arrears of £2,000 and we are liaising with the debtor in this regard for repayment.

Plot 5 and 6, Whitley Willows

As previously reported, the sale of Plots 5 and 6 completed to a single purchaser in mid 2008 and following the build out of the property there has been an encroachment on to land that previously formed part of Plot 7 which has now been sold.

A settlement has been reached in respect of the encroachment and a lump sum payment of £7,500 is being held by our solicitor's which is to be paid into the administration less their costs.

Plots 2, 3, 11, 12, 13 & 14 Whitley Willows

A sale has been agreed for all of the remaining plots subject to planning and legal enquiries. Exchange and completion will take place when these matters have been resolved.

The quantum of any anticipated realisations from this source will not be disclosed as to do so may prejudice any future sale negotiations.

9. OTHER RELEVANT INFORMATION

Report on Directors' conduct

As detailed in our statement of proposals, we have a duty to submit a report to the Department for Business, Innovation and Skills on the conduct of the directors. We have complied with our duties in this respect.

Extension of Administration

The Administration was initially extended for a period of six months with the consent of the Company's secured creditor, Clydesdale Bank Plc, and for a further 24 months up to 2 February 2014 with the consent of the Court. This is to ensure that there is sufficient time to allow the remaining assets of the Company to be realised.

Proposed exit route from Administration

Following the conclusion of asset realisations, the Administrators intend on closing the Administration and dissolving the Company.

10. CREDITORS' RIGHTS

Right to request further information

Pursuant to Rule 2.48A of the Rules, 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, including that creditor (or an unsecured creditor with less than 5% in value of the unsecured creditors, but with the permission of the court) may request in writing that we provide further information about our remuneration or expenses (other than pre-Administration costs) which have been detailed in this progress report.

Right to make an application to court

Pursuant to Rule 2.109 of the Rules, any secured creditor or an unsecured creditor with the concurrence of at least 10% in value of the unsecured creditors including that creditor (or any unsecured creditors with less than 10% in value of the unsecured creditors, but with the permission of the court) may, within 8 weeks of receipt of this progress report, make an application to court on the grounds that the remuneration charged or the expenses incurred as set out in this progress report are excessive or, the basis fixed for our remuneration is inappropriate.

11. CONCLUSION

We will report again in approximately six months time or at the conclusion of the Administration, whichever is the sooner.



ROBERT A H MAXWELL
Joint Administrator

Dated 8 July 2013

ACCOUNT OF RECEIPTS AND PAYMENTS

Period 3 August 2010 to 13 June 2013

	Receipts and Payments from 3 August 2010 to 13 December 2012	Receipts and Payments from 14 December 2012 to 13 June 2013	Total Receipts and Payments
	£	£	£
Receipts			
Freehold land and property	955,000 00	-	955,000 00
Miscellaneous income	47 00	-	47 00
Amenity area charge	250 00	-	250 00
Contribution to costs Clydesdale Bank	1,500 00	-	1,500 00
Specific Bond refund	18 00	-	18 00
Bank interest	1 70	-	1 70
Rent recharge	2 00	-	2 00
Deferred consideration	18,500 00	7,500 00	26,000 00
	<u>975,318.70</u>	<u>7,500 00</u>	<u>982,818 70</u>
Payments			
Secured creditor distribution	805,946 00	-	805,946 00
Administrators' fees	-	60,000 00	60,000 00
Administrators' disbursements	485 28	-	485 28
Legal fees & disbursements	27,732 58	-	27,732 58
Agents fees	5,050 00	-	5,050 00
Agents disbursements	725 00	-	725 00
Amenity area charge	270 69	-	270 69
Building warranty	13,750 00	-	13,750 00
Property costs	15,589 08	-	15,589 08
Bank charges	208 59	-	208 59
Statutory advertising	151 20	-	151 20
Specific Bond	36 00	-	36 00
	<u>869 944 42</u>	<u>60,000 00</u>	<u>929,944.42</u>
MADE UP AS FOLLOWS			
Bank account			103,449 03
Vat receivable			1,925 25
			<u>103,374 28</u>

*The above figures are net of VAT

TIME COSTS AND DISBURSEMENTS

- a Begbies Traynor (Central) LLP's policy for re-charging expenses/disbursements,
- b Begbies Traynor (Central) LLP's charge-out rates,
- c Narrative summary of time costs incurred, and
- d Cumulative table of time spent and charge-out value for the period from 3 August 2010 to 13 June 2013

BEGBIES TRAYNOR CHARGING POLICY

INTRODUCTION

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 draw remuneration on the basis of the time properly spent in dealing with the case. It also applies where further information is to be provided to creditors regarding the office holder's fees following the passing of a resolution for the office holder to be remunerated on a time cost basis. Best practice guidance¹ requires that such information should be disclosed to those who are responsible for approving remuneration.

In addition, this note applies where creditor approval is sought to make a separate charge by way of expenses or disbursements to recover the cost of facilities provided by the firm. Best practice guidance² requires that such charges should be disclosed to those who are responsible for approving the office holder's remuneration, together with an explanation of how those charges are calculated.

OFFICE HOLDER'S FEES IN RESPECT OF THE ADMINISTRATION OF INSOLVENT ESTATES

The office holder has overall responsibility for the administration of the estate. He/she will delegate tasks to members of staff. Such delegation assists the office holder as it allows him/her to deal with the more complex aspects of the case and ensures that work is being carried out at the appropriate level. There are various levels of staff that are employed by the office holder and these appear below.

The firm operates a time recording system which allows staff working on the case along with the office holder to allocate their time to the case. The time is recorded at the individual's hourly rate in force at that time which is detailed below.

EXPENSES INCURRED BY OFFICE HOLDERS IN RESPECT OF THE ADMINISTRATION OF INSOLVENT ESTATES

Best practice guidance classifies expenses into two broad categories:

- *Category 1 disbursements (approval not required)* - specific expenditure that is directly related to the case usually referable to an independent external supplier's invoice. All such items are charged to the case as they are incurred.
- *Category 2 disbursements (approval required)* - items of incidental expenditure directly incurred on the case which include an element of shared or allocated cost and which are based on a reasonable method of calculation.

(A) The following items of expenditure are charged to the case (subject to approval)

- Internal meeting room usage for the purpose of statutory meetings of creditors is charged at the rate of £100 (London £150) per meeting,
- Car mileage is charged at the rate of 45 pence per mile,
- Storage of books and records (when not chargeable as a *Category 1 disbursement*) is charged 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,

¹ Statement of Insolvency Practice 9 (SIP 9) – Remuneration of insolvency office holders in England & Wales

² *Ibid* 1

- (B) The following items of expenditure will normally be treated as general office overheads and will not be charged to the case although a charge may be made where the precise cost to the case can be determined because the item satisfies the test of a *Category 1 disbursement*

- Telephone and facsimile
- Printing and photocopying
- Stationery

BEGBIES TRAYNOR CHARGE-OUT RATES

Begbies Traynor is a national firm. The rates charged by the various grades of staff that may work on a case are set nationally, but vary to suit local market conditions. The rates applying to the Leeds Bond Court office as at the date of this report are as follows

	Standard 1 May 2011 – until further notice
	Regional
Partner	395
Director	345
Senior Manager	310
Manager	265
Assistant Manager	205
Senior Administrator	175
Administrator	135
Trainee Administrator	110
Support	110

Prior to 30 April 2011, the following rates applied

Grade of staff	Charge-out Rate (£ per hour)
Partner	395
Director	325
Senior Manager	295
Manager	250
Assistant Manager	195
Senior Administrator	160
Administrator	130
Trainee Administrator	100
Support	100

Time spent by support staff for carrying out shorter tasks, such as typing or dealing with post, is not charged to cases but is carried as an overhead. Only where a significant amount of time is spent at one time on a case is a charge made for support staff.

Time is recorded in 6 minute units

SUMMARY OF OFFICE HOLDERS' TIME COSTS

CASE NAME Cookson Homes WG2 Limited

CASE TYPE Administration

OFFICE HOLDERS Bob Maxwell and Rob Sadler

DATE OF ADMINISTRATION 3 August 2010

1 CASE OVERVIEW

1.1 This overview and the time costs analysis attached is intended to provide sufficient information to enable the body responsible for the approval of the office holders' fees to consider the level of those fees in the context of the case

1.2 Complexity of the case

The sales of Plot 7 and Plot 10 have been very resource intensive due to the protracted negotiations with the purchasers and their legal advisors and also the undertaking of a range of remedial or snagging works to enable a sale to be completed. As with any land and property related assets the time taken to realise assets and their associated value is uncertain and achieving such a sale, especially on part complete developments, is very resource intensive.

1.3 The office holders' effectiveness

Following the sale of Plots 7 and 10, the focus is now on the sale of the remaining plots of land. This was the strategy at the outset of the Administration and has not changed.

1.4 Nature and value of property dealt with by the office holders

One freehold residential property at Whitley Willows and seven plots of land at the same site. We are not at liberty to disclose any of the valuations for the properties so as not to prejudice any realisations.

1.5 Anticipated return to creditors

We do not anticipate that the secured creditor will be repaid in full. There is therefore no prospect of a dividend to any other class of creditor.

1.6 Time costs analysis

An analysis of time costs incurred between 3 August 2010 and 13 June 2013 prepared in accordance with Statement of Insolvency Practice 9 is attached showing the number of hours spent by each grade of staff on the different types of work involved in the case, and giving the average hourly rate charged for each work type.

The time costs analysis provides details of work undertaken by the office holders and their staff following their appointment only.

1.7 The views of the creditors

Creditors were informed of the Appointment of Administrators in a letter dated 9 August 2010 and have subsequently received a copy of the Administrators' proposals dated 24 September 2010 and the Joint Administrators' progress reports dated 25 February 2011, 15 August 2011, 13 December 2011, 12 July 2012 and 4 January 2013.

1.8 Approval of fees

The Joint Administrators have approval from the secured creditor that they may draw their remuneration on a time cost basis and that they may draw their remuneration as and when funds permit.

1 9 Approval of Expenses and Disbursements

The Joint Administrators have approval from the secured creditor that they may draw their expenses and disbursements as and when funds permit with their prior approval

1 10 Other professionals employed & their costs

Eversheds LLP were appointed as our legal advisors on this case on the basis of experience of similar types of work and capability for specific areas of expertise that we understood would be required

Sanderson Weatherall has been appointed as our agents to assist with the sale of the remaining Plots

2 SUMMARY OF WORK CARRIED OUT SINCE OUR LAST REPORT

In the period of this report, the following work has been carried out.

- Liaising with secured and unsecured creditors,
- Liaising with Council and utility companies,
- Preparation of and issue of statutory documents including the Administrators Progress Report,
- Marketing of remaining plots,
- Debt collection relating to completed plots,
- Liaising with agents regarding offers,
- Liaising with agents and solicitors regarding purchasers queries,
- Sales negotiations/sale of ransom strip, and
- Liaising with the management company

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STATEMENT OF ADMINISTRATORS' EXPENSES

Type of expense	Name of party with whom expense incurred	Amount incurred £	Amount discharged £	Balance (to be discharged) £
Search fees	Companies House	7 00	7 00	Nil
Car parking	NCP/Kirklees Council	126 09	126 09	Nil
Mileage	Shell/Asda/Tesco	332 63	313 50	19 13
Storage	Archive Solutions	24 60	-	24 60
Specific Bond	Willis Limited	18 00	18 00	
Courier	Mailbox Express	20.69	20 69	Nil
Total		529 01	485 28	43 73