

The Insolvency Act 1986

Administrator's progress report

Name of Company

Coast Developments (NW) Limited

Company number

06714088

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

(full name of court)

Court case number
9609 of 2012(a) Insert full
name(s) and
address(es) of
administrator(s)I/We (a)
Simon Thomas
Moorfields Corporate Recovery Limited
88 Wood Street
London
EC2V 7QFNicholas O'Reilly
Moorfields Corporate Recovery Limited
88 Wood Street
London
EC2V 7QF

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

From

To

(b) Insert date

(b) From 19 December 2013

(b) To 2 May 2014

Signed

Joint / Administrator(s)

Dated

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

Simon Thomas
Moorfields Corporate Recovery Limited
88 Wood Street
London
EC2V 7QF

DX Number

0207 186 1144
DX Exchange

THURSDAY



A39UWAKY

A35 12/06/2014 #203

COMPANIES HOUSE

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

Coast Developments (NW) Limited (In Administration)

Joint Administrators' Extension Progress Report

in accordance with

Rule 2.47 of the Insolvency Rules 1986 (as amended)

2 May 2014

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Disclaimer

This report has been prepared for the sole purpose of updating 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

Coast Developments (NW) Limited – In Administration (“The Company”)

1. Background and Statutory Information

This is the Joint Administrators' extension progress report on the conduct of the Administration 19 December 2013 to 2 May 2014 in accordance with the requirements of Rule 2.47 of the Insolvency Rules 1986 (as amended)

This report should be read in conjunction with the Joint Administrators' previous reports dated 13 February 2013 and 13 December 2013. There has been no major deviation from the strategy as proposed.

The Company entered administration on 19 December 2012 and Simon Thomas and Shelley Bulman, both licensed insolvency practitioners of Moorfields Corporate Recovery Limited, 88 Wood Street, London EC2V 7QF, were appointed Joint Administrators.

On 20 November 2013, Shelley Bulman was, by an Order of Court, replaced as Joint Administrator of the Company by Nicholas O'Reilly, who is also a licensed insolvency practitioner of Moorfields Corporate Recovery Limited.

To date no fees have been drawn in respect of the Administration. Further information regarding fees is given in section 4.

Based on current information, it is unlikely that there will be a distribution to the unsecured creditors due to insufficient realisations.

On the basis that there will remain unrealised assets on 19 June 2014, it is the Joint Administrators' intention to apply for an extension of time for the Administration. Details of the application are given at section 9.

Statutory information relating to the Company and the Joint Administrators' appointment is attached at Appendix I.

2. Progress of the Administration

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

The Joint Administrators' receipts and payments account for the period 19 December 2013 to date is attached at Appendix II together with a cumulative Receipts and Payments Account for the period from 19 December 2012, the date of appointment.

I would comment specifically as follows

2 1 Asset Realisation

2 1 1 Trading & Site Management – Middleton Retirement Village

As previously advised the Joint Administrators appointed Savills plc ("Savills") as managing agent with responsibility for the day to day management of Middleton Towers Retirement Village ("the Site")

The majority of service charge receipts and payments are accounted for by Savills through bank accounts under their control. However, certain payments are made via an overdraft facility operated by the Company acting by the Joint Administrators. These transactions appear on the Receipts and Payment Account and Trading Account at Appendix II

During the period of this report Savills have been attempting to ensure that both the site operating costs and the leisure centre operating costs are met and the Site continues to operate normally. However, it has become apparent that service charge arrears are increasing as are site operating issues and resident complaints. Following the Joint Administrators visit to site on 13 March 2014 it was decided that the best way forward would be to end Savills involvement as relations with the residents had broken down beyond repair. Savills were instructed to produce a handover pack with Linda Freedman, a senior site employee identified as a prospective site manager to oversee operations and Royales, a local agency identified to take over the service charge receipts

The shortfall in service charge receipts arising as a consequence of the voids is being met, so far as possible, by Allied Irish Bank plc ("AIB") as the Company's secured lender

We are working with AIB and Savills in an attempt to resolve these issues

2 1 2 Bank Interest

Interest of £24 has been earned on funds held in the Joint Administrators account

2 1 3 Third Party Refund

The sum of £480 has been refunded back to the Company by a third party following an overpayment

2 2 Assets still to be realised

Freehold Land & Property – Middleton Towers Retirement Village S 106 Planning Application

Planning Permissions

Savills have investigated the planning position and advised us that they believe it should be possible to change the existing planning permissions at the site in order to allow for a sale without an age restriction in place

This, in turn, would enhance the Site in terms of its appeal to potential investors/developers and consequently its value. There is a hearing scheduled for 6 May 2014 at which the local council will consider the proposals.

The site is subject to a further restriction which stipulates that it must be used as a retirement home, however, we have been advised that should the age restriction be removed the removal of this second, related restriction should be a formality.

A very significant amount of work has therefore been undertaken to ascertain the feasibility, potential costs and practicalities of delivering these fundamental changes to the planning permission at the Site. This has involved planning agents, planning lawyers, surveyors and property agents.

Various impediments have now been identified that have compromised the pursuit of this strategy, including the policies and position of the local planning authorities and the lobbying of local residents.

Landlord & Tenant Act 1987 ("LTA") Notices

There are 55 units on the site, comprising of a mix of houses and flats, of which 35 are occupied on long leases. The site includes amenities such as a gym, leisure centre and bowling green to which all tenants have access.

One block of flats is more than 50% occupied and would therefore have to be offered to the residents, pursuant to LTA provisions, on the same terms and at the same price as it was being offered to any third party purchaser. Even if none of the block residents wished to acquire, a period of two months from the date of service of the Section 5A notices would have to expire before a deal could be contracted with the original potential purchaser. If that purchaser was subsequently to change the terms of their offer in the interim, it is likely that new Section 5A notices would have to be served on the tenants and the two month period would begin again. In the event the tenants indicate a desire to purchase, they would have a further two months to nominate a purchasing vehicle. If not, the administrators would be free to proceed with a third party sale, but only on the same terms.

We have sought legal advice and have been advised to undertake a split sale, whereby everything other than the qualifying block is offered as Lot 1 and the qualifying block is offered as Lot 2. When marketing Lot 2 we will serve Section 5A notices to its tenants to ensure we comply with the LTA provisions.

We are advised we will need to be very specific regarding what is included in the Lot 2 Section 5A notices by way of appurtenances, particularly in regards to whether we need to offer part of the freehold of the wider site including roads, paths and even some of the amenities. In this regard we have been advised that we need a full measured survey so a scale map illustrating all structures and features can be drafted and appended to the Section 5A notices. We are currently seeking a second legal opinion on this point to avoid incurring unnecessary or excessive costs.

The nature of the transactions would need to be disclosed in all marketing material to potential purchasers, along with the requirement to serve section 5A notices.

Overage

The previous owner of the site, Glory Hole Limited ("GHL") inserted overage provisions into the sale contract when they disposed of the site in 2006. These provisions are effective for 20 years from the date of sale but the drafting of the overage contract is poor and leaves some aspects open to interpretation.

We have sought legal advice and have been advised that there are five provisions which may be triggered by a subsequent sale of the site, only two of which are likely to be triggered by our intended sale of the site, specifically, the inclusion in the sale of commercial units and the disposal of residential units.

We have calculated a potential total liability of £305,977.50.

The aim is to achieve a formal settlement with GHL and we are currently seeking legal advice in this regard.

The property cannot be effectively marketed until the above issues are resolved.

2.3 Sale of assets to a connected party

In accordance with Statement of Insolvency Practice 13 (SIP 13), we confirm there have been no transactions with connected parties in the period of the administration or in the two years preceding the administration order.

Already reported - remove?

2.4 Joint Administrators' Expenses

The following expenses paid by the Joint Administrators in the period of this report are not reflected in the receipts and payments account at Appendix II as these costs have been paid by Moorfields and will be recoverable from future asset realisations as direct costs:

<u>Expenses</u>	Total expenses outstanding as at 02/05/2014 £
Statutory Advertising	76.50
Case Transfer	29.41
Bond	40.00
Postage	33.64
Storage	341.12
Conference call	22.08
Hotel & sustenance	101.05
Travel	343.22
	<u>987.02</u>

The statement excludes any potential tax liabilities that may be payable as an expense of the administration in due course because amounts due will depend upon the position at the end of the tax accounting period

2.5 Professional Advisers

The Joint Administrators have used the professional advisers listed below

Name of Adviser	Brief description of services provided	Basis of fee arrangement	Costs incurred to date £	Costs payable to date £	Amount unpaid £
Savills plc	Submitting proposals to the council in respect of the proposed planning amendments	Fixed fee	10,000	27,450	5,000
Savills plc	Day-to-day management of the site and leisure centre	£20,000 per annum	?	8,683	?
Eversheds LLP	Legal advice encompassing all aspects of the Administration	Time costs	40,134 + disbursements	Nil	40,134

The Joint Administrators' choice was based upon their perception of the advisers' experience and ability to perform this type of work, the complexity and nature of the assignment and the basis of the fee arrangement with them. The Joint Administrators have reviewed the fees charged and are satisfied that they are reasonable in the circumstances of the case.

3. Joint Administrators' Remuneration

- 3.1 The statutory provisions relating to remuneration are set out in Rule 2.106 of the Insolvency Rules 1986. Further information is given in the Association of Business Recovery Professionals' publication 'A Creditors' Guide to Administrators' Fees', a copy of which may be accessed from the web site of the Insolvency Practitioners Association at www.insolvency-practitioners.org.uk (follow 'Regulation and Guidance' then 'Creditors' Guides to Fees'), or is available in hard copy upon written request to the Joint Administrators' offices.
- 3.2 In accordance with the Joint Administrators' Proposals, and pursuant to Rule 2.106, approval for the Joint Administrators' remuneration was sought from AIB as the secured creditor and subsequently fixed by reference to time properly given by them and their staff in attending to matters arising in the administration at standard charge out rates.

- 3 3 The Joint Administrators intend to realise the assets subject to a fixed charge on behalf of the secured creditor and will receive a fee in respect of work undertaken. No fees have been drawn to date and any future fees drawn will be reported in due course.
- 3 4 Attached at Appendix III is a SIP 9 Time Analysis which provides details of the activity costs incurred by staff grade by reference to time properly spent by the Joint Administrators in managing the Administration during this period. Time costs for the period from 19 December 2013 to 30 April 2014 are £24,760. This represents 93 hours at an average hourly rate of £266 per hour. No time costs have been drawn to date.
- 3 5 I also attach at Appendix IV a Cumulative Time Analysis for the period from 19 December 2012 to 30 April 2014, which provides details of the Joint Administrators' time costs since appointment. Time costs for this period are £112,960.30. This represents 499.03 hours at an average hourly rate of £257.30 per hour. No time costs have been drawn to date.
- 3 6 It is the Joint Administrators' policy to delegate the routine administration tasks to less senior staff in order to maximise the cost effectiveness of the work performed. The staff are supervised by senior staff and the Joint Administrators. Any matter of complexity or significance is dealt with by the senior staff on team and the Joint Administrators. Moorfields Corporate Recovery Limited Charging and Disbursement Recovery Policy is attached at Appendix V.
- 3 7 The following activities have been undertaken in the period

Administration & Planning

- Statutory reporting,
- Reviewing available information to determine the appropriate strategy,
- Maintaining bank accounts,
- Meeting and conference calls with secured lender,
- Implementing the strategy for the administration, and
- Producing 6 monthly progress reviews of the case.

Asset Realisations

- Overseeing the freehold land & property,
- Corresponding with agents in relation to valuation and realisation of assets,
- Discussions with lawyers regarding the legal and statutory matters,
- Corresponding with solicitors in relation to current planning restrictions, LTA provisions and overage, and
- Dealing with various property matters in relation to ongoing site management.

Trading

- Overseeing the managing agents to ensure compliance in all areas of day to day management,
- Speaking with suppliers where applicable in respect of on-site matters,

- Meeting with residents regarding Joint Administrators strategy and ongoing issues,
- Direct correspondence with residents,
- Liaising with contractors in respect of leisure centre operations, and
- Effecting a change in managing agents

4. Joint Administrators' Disbursements

In accordance with Statement of Insolvency Practice No 9, where expenses are incurred in respect of the insolvent estate they will be recharged. Such expenses can be divided into two categories

4.1 Category 1 Disbursements

Separate charges are made in respect of directly attributable expenses (Category 1 disbursements) such as travelling, postage, photocopying (if externally provided), statutory advertising and other expenses made on behalf of the assignment

Such disbursements can be paid from the insolvent's assets without approval from the Creditors' Committee or the general body of creditors. In line with Statement of Insolvency Practice No 9, it is our policy to disclose Category 1 disbursements drawn but not to seek approval for their payment. We are prepared to provide such additional information as may reasonably be required to support the disbursements drawn

The Joint Administrators' have incurred disbursements of £425 during the period and £987.02 since appointment. No disbursements have been drawn to date. These are shown on the receipts and payments account at Appendix 1. Disbursements incurred in the period but not yet drawn are detailed in section 2.4

4.2 Category 2 Disbursements

Category 2 disbursements do require approval from creditors. These disbursements can include costs incurred by Moorfields for the provision of services which include an element of recharged overhead, for example, room hire or document storage. Statement of Insolvency Practice No 9 provides that such disbursements are subject to approval as if they were remuneration. AIB, as the secured creditor, have authorised that the Joint Administrators recover Category 2 expenses and disbursements. It is our policy, in line with the Statement, to advise of any Category 2 disbursements before they are drawn

The Joint Administrators have incurred but not drawn Category 2 disbursements of £50 in relation to electronic filing

5. Prescribed Part

- 5.1 Under the provisions of Section 176A of the Insolvency Act 1986 the Administrators must state the amount of funds available to unsecured creditors in respect of the prescribed part. This provision only applies where the company has granted a floating charge to a creditor after 15 September 2003

- 5 2 A floating charge was granted by the Company in favour of AIB on 5 June 2009 and the prescribed part would therefore ordinarily apply in respect of floating charge realisations, net of costs and preferential claims (the 'net property'), to be set aside for unsecured creditors

This equates to

- 50% of net property up to £10,000
- Plus, 20% of net property in excess of £10,000
- Subject to a maximum of £600,000

- 5 3 The Company's net property is the amount of its property subject to any floating charges created by the Company after allowing for costs and claims of preferential creditors

- 5 4 Based on present information the Joint Administrators estimate that, after allowing for costs, there will be no net property from which to retain and distribute the prescribed part

- 5 5 Please note that the net property and prescribed part calculation can only be estimated at this stage. The value of any prescribed part may be subject to change once creditor claims and the Joint Administrators' costs and expenses have been finalised

6. Estimated outcome for creditors

6 1 Secured Creditors

AIB holds a Legal Mortgage and a Mortgage Debenture, both dated 5 June 2009 over the Company's assets. At the date of the administration AIB indebtedness was c £15.6m

As detailed in Section 5 a floating charge was granted in favour of AIB and the prescribed part would therefore ordinarily apply. However, based on present information it is anticipated that there will be no net property available to create a prescribed part

6 2 Preferential Creditors

There were no wage arrears or claims for holiday pay at the date of our appointment. To date we have not received any claims from preferential creditors. It is therefore assumed there are no preferential creditors in the administration

6 3 Unsecured Creditors

We have received four claims totalling £222,936 from four creditors and have yet to receive claims from fourteen creditors identified in the Directors' Statement of Affairs

No adjudication of creditors' claims has been undertaken. Based on current information, and in accordance with information available at the time of the Joint Administrators' proposals, the Joint Administrators do not anticipate there being sufficient funds to enable a distribution to be paid to the unsecured creditors of the Company.

7. Investigations

- 7.1 In accordance with the Company Directors Disqualification Act 1986 we have submitted a report on the conduct of the Directors of the Company to the Department for Business Innovation & Skills. As this is a confidential report, we are not able to disclose the contents.
- 7.2 To complete this report a review of the Company's financial accounts, bank statements and directors' questionnaires was undertaken regarding the period leading up to the Administration in order to ascertain whether or not there had been any misconduct by the directors in the form of any preference payments, transactions at an undervalue or wrongful trading.
- 7.3 If creditors wish to bring any matters they believe to be relevant to the attention of the Joint Administrators, they are invited to do so in writing to Simon Thomas and Nick O'Reilly at Moorfields Corporate Recovery LLP, 88 Wood Street, London EC2V 7QF.

8. Extension of Time

It is the Joint Administrators' intention to make an application to Court to obtain a two year extension of the administration period to allow sufficient time to realise the Company's interest in the site, as detailed in section 2.

8.1 Freehold Land – Middleton Retirement Village

Attempts to market the property have been hampered by the issues outlined in Section 2, specifically planning permissions, the LTA provisions and the effects of the overage terms.

- 8.2 The value to the secured creditor in obtaining an extension of the administration period is significant. A sale of the site through a liquidation or Receivership is likely to result in a significant decrease in market value. The moratorium affords the Joint Administrators the necessary protection from threatening creditors whilst we market and sell the site with a view to obtaining the best possible sale price.

8.3 Extension Request

A two year extension is required for the following reasons:

- To facilitate the sale of the site and to ensure maximum realisations for the secured creditor.
- To avoid additional costs being incurred requesting further extensions to the administration should the timescales for selling the site not be met.

The Joint Administrators have sought and received the consent of the secured creditor to extend the administration by 24 months

The administration has previously been extended by a period of six months with the consent of the secured creditor

8 4 The cost of the extension will be met by the secured creditor, AIB, through a contribution to administration costs and not from the administration estate AIB are supportive of the extension application which will provide the Joint Administrators with the necessary time to complete the marketing and sale of the site There is no perceived detriment to the body of creditors as a whole

8 5 This report constitutes the extension application progress report to court in accordance with Rule 2 112(4) of the Insolvency Rules 1986

9. Exit from Administration

9 1 As outlined in the initial report to creditors it is the Joint Administrators' intention to exit the Administration into Creditors Voluntary Liquidation should there be sufficient asset realisations to allow a distribution to unsecured creditors, failing which the Company will be dissolved

9 2 The Joint Administrators will be discharged from liability under Paragraph 98(3) of Schedule B1 to the Insolvency Act 1986 immediately upon their appointment as Joint Administrators ceasing to have effect

10. Creditors' rights

10 1 Within 21 days of the receipt of this report, a secured creditor, or an unsecured creditor (with concurrence of at least 5% in value of the unsecured creditors) may request in writing that the Joint Administrators provide further information about their remuneration or expenses (other than pre-administration costs) which have been itemised in this report

10 2 Any secured creditor, or an unsecured creditor (with the concurrence of at least 10% in value of the unsecured creditors) may within eight weeks of receipt of this report make an application to court on the grounds that the basis fixed for the Joint Administrators' remuneration, the remuneration charged or the expenses incurred by the Joint Administrators as set out in the progress report are excessive (Rule 2 109)

If you have any queries regarding this report please contact Tom Anderson of this office in the first instance

The Joint Administrators will report to you again at the conclusion of the Administration or in six months' time, whichever is the sooner

For and on behalf of
Coast Developments (NW) Limited

S R Thomas
Joint Administrator

DDI 0207 186 1163
Fax 0207 186 1177
Email tanderson@moorfieldscr.com

Simon Thomas and Nicholas O'Reilly of Moorfields Corporate Recovery Limited, 88 Wood Street, London, EC2V 7QF were appointed Joint Administrators on 19 December, 2012. The Administrators now manage the affairs, business and property of the Company. The Joint Administrators act as agents only and without personal liability.

**Coast Developments (NW) Limited
Statutory Information****Company Information**

Company Number	06714088
Registered Office	c/o Moorfields Corporate Recovery Limited, 88 Wood Street, London EC2V 7QF
Previous Registered Office	Mandale House, 11 Cheltenham Road, Portrack Interchange Business Park, Stockton-on-Tees, Cleveland TS18 2AD
Principal Activity	Housing Development

Appointment details

Joint Administrators	Simon Thomas (8920) and Nicholas O'Reilly (8309)
Joint Administrators' Address	Moorfields Corporate Recovery Limited, 88 Wood Street London EC2V 7QF
Date of appointment	19 December 2012
Court	High Court of Justice, Chancery Division, Companies Court
Court Reference	9609/2012
Appointed by	The directors of the Company
Functions	Any act required or authorised under any enactment to be done by an Administrator may be done by either or both of the Joint Administrators acting jointly or alone
EC Regulations	The Company's registered office is from where the Company carries on its business. Therefore in the absence of proof to the contrary, the Company's centre of main interests is in the United Kingdom and as such these proceedings will be the main proceedings as defined in article 3 of the EC regulation
Extensions	With the consent of the Company's secured creditor it was resolved, in accordance with Rule 2.112 of the Insolvency Rules 1986 and Paragraph 76(2)(b) of Schedule B1 of the Insolvency Act 1986, that

the Joint Administrators may extend the period of Administration for a period of 6 months to 19 June 2014

In accordance with Paragraph 76(2)(a) of Schedule B1 of the Insolvency Act 1986, the Joint Administrators are currently seeking an extension of the Administration for a period of 24 months

Coast Developments (NW) Limited
(In Administration)

JOINT LIQUIDATORS' RECEIPTS AND PAYMENTS ACCOUNT

RECEIPTS	Statement of Affairs £	From 19/12/2013 To 30/04/2014 £	From 19/12/2012 To 30/04/2014 £
Funding for Trading		-	11,217
Bank Interest Gross		1	24
Trading Deficit		(105,229)	(176,331)
Refund of Duplicate Payment		-	480
		<u>(105,228)</u>	<u>(164,610)</u>
PAYMENTS			
Insurance		-	434
Agents/Valuers Fees		-	27,540
Storage Costs		86	125
Bank Overdraft Interest		1,166	1,991
		<u>1,253</u>	<u>30,090</u>
BALANCE - 30 April 2014			<u><u>(194,700)</u></u>
REPRESENTED BY			
Vat Receivable			11,293
Bank 2 Current			400
AIB Admin Overdraft Account			(206,393)
			<u><u>(194,700)</u></u>

**Coast Developments (NW) Limited
(In Administration)**

JOINT LIQUIDATORS' TRADING ACCOUNT

	From 19/12/2013 To 30/04/2014 £	From 19/12/2012 To 30/04/2014 £
OTHER DIRECT COSTS		
Direct Labour	-	21,168
	<u>-</u>	<u>(21,168)</u>
TRADING EXPENDITURE		
Leisure Centre costs	55,999	73,597
Site Operating costs	49,230	81,566
	<u>(105,229)</u>	<u>(155,163)</u>
TRADING SURPLUS/(DEFICIT)	<u>(105,229)</u>	<u>(176,331)</u>

Coast Developments (NW) Limited - In Administration

Time Analysis - Detailed SIP9 Time & Cost Summary

19 December 2013 to 2 May 2014

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Cost (£)	Average Hourly Rate (£)
15 Case Monitoring	0.00	19.40	2.30	0.00	21.70	8,241.00	379.77
17 General Administration	0.00	0.00	2.80	0.00	2.80	560.00	200.00
18 Cashiering	0.00	0.00	0.55	1.40	1.95	351.50	180.26
70 Post appoint VAT and CT ret.	0.00	0.00	0.50	0.00	0.50	100.00	200.00
Admin & Planning	0.00	19.40	6.15	1.40	26.95	9,252.50	343.32
77 Managing Agent	0.00	0.00	17.05	0.00	17.05	3,410.00	200.00
30 Freehold / Leasehold Property	0.00	5.00	18.65	0.00	23.65	5,880.50	248.65
36 Identifying, Securing, Insuring	0.00	0.00	3.70	0.00	3.70	817.00	220.81
38 Asset related legal Matters	0.00	0.00	1.50	0.00	1.50	300.00	200.00
Asset Realisation	0.00	5.00	40.90	0.00	45.90	10,407.50	226.74
72 Legal Matters	0.00	0.00	7.25	0.00	7.25	1,450.00	200.00
Case Specific Matters	0.00	0.00	7.25	0.00	7.25	1,450.00	200.00
40 Management of Operations	0.00	5.20	0.00	0.00	5.20	2,080.00	400.00
41 Accounting for Trading	0.00	0.00	5.00	0.00	5.00	1,000.00	200.00
42 On going employee issues	0.00	0.00	2.80	0.00	2.80	560.00	200.00
Trading	0.00	5.20	7.80	0.00	13.00	3,640.00	280.00
Total Hours	0.00	29.60	62.10	1.40	93.10	24,750.00	265.84
Total Fees Claimed						0.00	

Coast Developments (NW) Limited - In Administration

Cumulative Time Analysis - Detailed SIP9 Time & Cost Summary

19 December 2012 to 30 April 2014

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
10 Case Planning	0 00	0 00	1 00	0 00	1 00	200 00	200 00
11 Administrative Set Up	0 00	0 00	1 20	0 00	1 20	204 00	170 00
12 Appointment Notification	0 20	0 00	7 35	0 00	7 55	1,633 50	216 36
13 Maintenance of Records	0 00	0 00	1 10	0 00	1 10	220 00	200 00
14 Statutory Reporting	0 40	2 00	35 40	0 00	37 80	8,385 50	221 84
15 Case Monitoring	0 70	40 50	19 80	0 00	61 00	20,670 00	338 85
17 General Administration	0 00	0 00	5 20	0 00	5 20	1,037 00	199 42
18 Cashiering	0 00	0 30	1 65	5 98	7 93	1,431 30	180 49
19 Partner Review	4 60	0 00	0 00	0 00	4 60	2,231 00	485 00
70 Post appoint VAT and CT return	0 00	0 00	0 50	0 00	0 50	100 00	200 00
Admin & Planning	5.90	42.80	73.20	5.98	127.88	36,112.30	282.39
77 Managing Agent	0 00	0 00	34 25	0 00	34 25	6,850 00	200 00
30 Freehold / Leasehold Property	2 80	16 40	110 15	0 00	129 35	30,772 00	237 90
35 Sale of Business	0 00	0 30	0 00	0 00	0 30	120 00	400 00
36 Identifying, Securing, Insuring	0 00	0 00	13 20	0 00	13 20	2,871 00	217 50
38 Asset related legal Matters	0 00	0 00	1 50	0 00	1 50	300 00	200 00
Asset Realisation	2.80	16.70	159.10	0.00	178 60	40,913.00	229 08
72 Legal Matters	0 00	0 00	8 85	0 00	8 85	1,770 00	200 00
60 Case Specific	0 00	0 00	6 50	0 00	6 50	1,282 00	197 23
Case Specific Matters	0.00	0.00	15 35	0 00	15.35	3,052 00	198.83
63 Secured creditor reports	1 30	0 00	16 00	0 00	17 30	3,830 50	221 42
50 Creditor Correspondence	0 00	4 20	2 20	0 00	6 40	2,120 00	331 25
52 Secured creditor claims/Reports	1 10	7 80	18 15	0 00	27 05	7,406 00	273 79
54 Final report	0 00	0 00	0 50	0 00	0 50	100 00	200 00
57 Employee creditor claims	0 00	0 00	0 80	0 00	0 80	202 00	252 50
59 Creditors meetings	1 10	0 00	0 00	0 00	1 10	533 50	485 00
Creditors	3 50	12.00	37 65	0.00	53 15	14,192 00	267.02
20 SIP2 Review	0 00	0 00	0 90	0 00	0 90	180 00	200 00
21 CDDA Reports	2 30	0 30	5 75	0 00	8 35	2,445 00	292 81
Investigations	2.30	0 30	6 65	0.00	9 25	2,625.00	283.78
40 Management of Operations	0 00	21 30	12 60	0 00	33 90	11,040 00	325 66
41 Accounting for Trading	0 00	3 30	9 80	0 00	13 10	3,343 00	255 19
42 On going employee issues	0 00	0 00	5 60	0 00	5 60	1,155 00	206 25
43 Planning Trading	0 00	0 00	1 30	0 00	1 30	348 00	267 69
49 Tax on post appointment trading	0 00	0 00	0 90	0 00	0 90	180 00	200 00
Trading	0.00	24 60	30 20	0 00	54 80	16,066.00	293.18
Total Hours	14.50	96 40	322.15	5.98	439 03	112,960.30	257 30
Total Fees Claimed						0 00	

MOORFIELDS CORPORATE RECOVERY LLP REMUNERATION AND DISBURSEMENT POLICY

Statement of Policy on Charging Remuneration and Disbursements January 2013

In accordance with best practice we provide below details of policies of Moorfields Corporate Recovery LLP, in respect of fees and disbursements for work in relation to insolvency estates

The Partners will engage managers and other staff to work on the insolvent estate and statutory compliance diaries. The work required is delegated to the most appropriate level of staff taking account of the nature of the work and the individual's experience. Additional assistance is provided by accounting and treasury executives dealing with the estate's bank accounts. Work carried out by all staff is subject to the overall supervision of the Partners.

All time spent by staff working directly on case related matters is charged to a time code established for the case. Each member of staff has a specific hourly rate, which is subject to change over time.

The current charge out rates per hour of staff within the firm who may be involved in working on the insolvency follows. This in no way implies that staff at all such grades will work on the case.

GRADE

	£
Partner	485
Director/Senior Manager	400
Manager	325
Assistant Manager	270
Senior Administrator	200 - 240
Administrator	125 - 200
Cashier/Support	160

The rates charged by Moorfields Corporate Recovery LLP are reviewed periodically in January & July each year and are adjusted to take account of inflation and the firm's overheads.

Time spent on casework is recorded directly to the relevant case using a computerised time recording system and the nature of the work undertaken is recorded at that time. Units of time can be as small as 6 minutes.

Where an officeholder's remuneration is approved on a time cost basis the time invoiced to the case will be subject to VAT at the prevailing rate.

Where remuneration has been approved on a time cost basis the time invoiced will be provided to any committee appointed by the creditors or in the absence of a committee to the creditors, the report will provide a breakdown of the remuneration drawn and will enable the recipients to see the average rates of such costs. The current hourly rates may be higher than the average rates, if hourly rates have increased over the period covered by the fee request.

Approved remuneration will be drawn at such times that sufficient funds are available.

Other Costs

In accordance with Statement of Insolvency Practice No 9, where expenses are incurred in respect of the insolvent estate they will be recharged. Such expenses can be divided into two categories.

Category 1 Disbursements

Separate charges are made in respect of directly attributable expenses (Category 1 disbursements) such as travelling, postage, photocopying (if external provider), statutory advertising and other expenses made on behalf of the assignment

Such disbursements can be paid from the insolvent's assets without approval from the Creditors' Committee or the general body of creditors. In line with Statement of Insolvency Practice No 9, it is our policy to disclose Category 1 disbursements drawn but not to seek approval for their payment. We are prepared to provide such additional information as may reasonably be required to support the disbursements drawn.

Category 2 Disbursements

Category 2 disbursements do require approval from creditors. These disbursements can include costs incurred by Moorfields Corporate Recovery LLP for the provision of services which include an element of recharged overhead, for example, room hire or document storage. Statement of Insolvency Practice No 9 provides that such disbursements are subject to approval as if they were remuneration. It is our policy, in line with the Statement, to seek approval for Category 2 disbursements before they are drawn.

The following Category 2 disbursements are currently charged by this firm:

- Stationery and postage charge for sending out circulars – 5 pence per sheet plus postage at cost
- A set-up charge of £50 per case for online creditor reporting where applicable
- Mileage allowances are paid at HM Revenue & Customs approved rates. For personnel using their own vehicles, these are currently 45 pence per mile for the first 10,000 miles and 25 pence per mile thereafter.

It should be noted that disbursements costs might increase from time to time, however, increases would only be in line with inflation or increases from our supplier.

Coast Developments (NW) Limited - In Administration

Time Analysis - Detailed SIP9 Time & Cost Summary

19 December 2013 to 2 May 2014

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours re Cost (£)	Average Hourly Rate (£)
15 Case Monitoring	0.00	19.40	2.30	0.00	21.70	8,241.00
17 General Administration	0.00	0.00	2.80	0.00	2.80	560.00
18 Cashiering	0.00	0.00	0.55	1.40	1.95	351.50
70 Post appoint VAT and CT ret.	0.00	0.00	0.50	0.00	0.50	100.00
Admin & Planning	0.00	19.40	6.15	1.40	26.95	9,252.50
77 Managing Agent	0.00	0.00	17.05	0.00	17.05	3,410.00
30 Freehold / Leasehold Property	0.00	5.00	18.65	0.00	23.65	5,880.50
36 Identifying, Securing, Insuring	0.00	0.00	3.70	0.00	3.70	817.00
38 Asset related legal matters	0.00	0.00	1.50	0.00	1.50	300.00
Asset Realisation	0.00	5.00	40.90	0.00	45.90	10,407.50
72 Legal Matters	0.00	0.00	7.25	0.00	7.25	1,450.00
Case Specific Matters	0.00	0.00	7.25	0.00	7.25	1,450.00
40 Management of Operations	0.00	5.20	0.00	0.00	5.20	2,080.00
41 Accounting for Trading	0.00	0.00	5.00	0.00	5.00	1,000.00
42 On going employee issues	0.00	0.00	2.80	0.00	2.80	560.00
Trading	0.00	5.20	7.80	0.00	13.00	3,640.00
Total Hours	0.00	29.60	62.10	1.40	93.10	24,750.00
Total Fees Claimed						0.00

Coast Developments (NW) Limited - In Administration

Cumulative Time Analysis - Detailed SIP9 Time & Cost Summary

19 December 2012 to 30 April 2014

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
10 Case Planning	0 00	0 00	1 00	0 00	1 00	200 00	200 00
11 Administrative Set Up	0 00	0 00	1 20	0 00	1 20	204 00	170 00
12 Appointment Notification	0 20	0 00	7 35	0 00	7 55	1,633 50	216 36
13 Maintenance of Records	0 00	0 00	1 10	0 00	1 10	220 00	200 00
14 Statutory Reporting	0 40	2 00	35 40	0 00	37 80	8,385 50	221 84
15 Case Monitoring	0 70	40 50	19 80	0 00	61 00	20,670 00	338 85
17 General Administration	0 00	0 00	5 20	0 00	5 20	1,037 00	199 42
18 Cashiering	0 00	0 30	1 65	5 98	7 93	1,431 30	180 49
19 Partner Review	4 60	0 00	0 00	0 00	4 60	2,231 00	485 00
70 Post appoint VAT and CT retu	0 00	0 00	0 50	0 00	0 50	100 00	200 00
Admin & Planning	5.90	42.80	73.20	5 98	127.88	36,112.30	282.39
77 Managing Agent	0 00	0 00	34 25	0 00	34 25	6,850 00	200 00
30 Freehold / Leasehold Property	2 80	16 40	110 15	0 00	129 35	30,772 00	237 90
35 Sale of Business	0 00	0 30	0 00	0 00	0 30	120 00	400 00
36 Identifying, Securing, Insuring	0 00	0 00	13 20	0 00	13 20	2,871 00	217 50
38 Asset related legal Matters	0 00	0 00	1 50	0 00	1 50	300 00	200 00
Asset Realisation	2.80	16 70	159 10	0.00	178 60	40,913.00	229.08
72 Legal Matters	0 00	0 00	8 85	0 00	8 85	1,770 00	200 00
60 Case Specific	0 00	0 00	6 50	0 00	6 50	1,282 00	197 23
Case Specific Matters	0.00	0.00	15.35	0 00	15 35	3,052.00	198.83
63 Secured creditor reports	1 30	0 00	16 00	0 00	17 30	3,830 50	221 42
50 Creditor Correspondence	0 00	4 20	2 20	0 00	6 40	2,120 00	331 25
52 Secured creditor claims/Repoi	1 10	7 80	18 15	0 00	27 05	7,406 00	273 79
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