

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 7QF

Nicholas O'Reilly
Moorfields Corporate Recovery Limited
88 Wood Street
London
EC2V 7QF

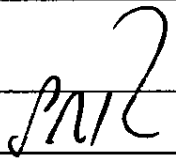
administrator(s) of the above company attach a progress report for the period

(b) Insert date

From
(b) 9 May 2014

To
(b) 8 November 2014

Signed


 Joint / Administrator(s)

Dated

19/11/14

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

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

DX Number

0207 186 1144
DX Exchange

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

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COMPANIES HOUSE

Coast Developments (NW) Limited – In Administration

Joint Administrators' Fourth Progress Report

in accordance with

Rule 2.47 of the Insolvency Rules 1986 (as amended)

19 November 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' fourth progress report on the conduct of the Administration from 9 May 2014 to 8 November 2014 in accordance with the requirements of Rule 2.47 of the Insolvency Rules 1986 (as amended) (“the Rules”)

This report should be read in conjunction with the Joint Administrators' previous reports dated 16 July 2013, 18 December 2013 and 8 May 2014. There has been no major deviation from the strategy as set out in our proposals 13 February 2013.

The Company entered Administration on 19 December 2012 and Simon Thomas and Shelley Bullman, both Licensed Insolvency Practitioners of Moorfields Corporate Recover Limited (“Moorfields”), 88 Wood Street, London EC2V 7QF were appointed to act as Joint Administrators.

On 20 November 2013, Shelley Bullman was replaced, by an Order of the Court, as Joint Administrator of the Company by Nicholas O'Reilly, who is also a licensed Insolvency Practitioner of Moorfields.

To date no fees have been drawn in respect of the Administration. Further information regarding fees is given in Section 3.

Based on current information there will be no distribution to the unsecured creditors.

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.

There has been no change to the strategy outlined in the proposal report. Delays experienced in realising the asset have resulted in the Administration being extended. Further information regarding Administration extensions is given in Section 8.

The Joint Administrators' receipts and payments account for the period 9 May 2014 to 8 November 2014 is attached at Appendix II together with a cumulative Receipts and Payments Account for the period from the date of appointment, 19 December 2012.

No Statement of Affairs figures have been provided by the directors, comparisons are therefore not available.

A separate trading account is shown at Appendix II.

I would comment specifically as follows

2 1 Asset Realisation

Trading & Site Management – Middleton Retirement Village

As previously advised the Joint Administrators instructed and facilitated a handover from Savills to an on-site manager employed by the Company in respect of site management and to a local agents, Royle Estates ("Royles"), in respect of service charge collection

The Joint Administrators attended the site on 22 September 2014 and chaired a meeting with all residents to inform them of these changes and to discuss the future of the site. The on site manager subsequently took over site management duties as of 1 October 2014 and Royles commenced service charge collection from 1 November 2014. Parallel to these management changes the Joint Administrators assumed direct responsibility for the collection of service charge arrears and the balance owing has reduced significantly.

The majority of service charge receipts and payments are accounted for through service charge bank accounts. However, certain payments are made via an overdraft facility by the Company. These transactions appear on the Receipts and Payments Account and Trading Account at Appendix II.

Historically any shortfall in service charge receipts arising as a consequence of property voids has been met by Allied Irish Bank plc ("AIB") as the Company's secured lender, although AIB is under no obligation to continue to do so.

Bank Interest

Interest of £0.47 has been earned from funds held in the Joint Administrators account.

Third Party Refund

As previously reported 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

Historically, marketing and disposing of the site has proven challenging due to planning restrictions that were in place and the interest received date has been muted. However, following a successful application to remove these restrictions the Joint Administrators are pleased to report a renewed wave of interest in the site as a development opportunity.

Following an appeal hearing held on 24 September 2014 the Planning Inspectorate issued a decision confirming that the requested modifications to the S106 agreement were approved. In practical terms a number of restrictions were removed, most significantly the over 55 age restriction on occupancy.

Overage

As previously reported, the former 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 subject to legal review and the Company's rights are reserved as to their enforceability.

Marketing/Sale

The Joint Administrators are now in receipt of a number of offers from parties interested in acquiring the site and it is increasingly likely the site will be sold via an online tender process. Any parties who have already submitted bids will be formally invited to partake.

2.3 Sale of assets to a connected party

In accordance with Statement of Insolvency Practice ("SIP") 13, the Joint Administrators confirm there have been no transactions with connected parties in the period of the Administration or in the two years preceding the Administration Order.

2.4 Joint Administrators' Expenses

The expenses paid by the Joint Administrators in the period of this report are reflected in the receipts and payments account at Appendix II. The following expenses have been incurred by the Joint Administrators in the period but not paid.

Expenses	Total expenses outstanding as at 08/11/2014 £
Statutory Advertising	76 50
Bond	40 00
Case transfer	29 41
Postage	35 21
Sustenance & accommodation	114 17
Conference Calls	57 60
Storage	319 35
Travel	712 22
Creditors portal	50 00
	<hr/>
	1,434 46
	<hr/>

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 paid to date	Amount unpaid £
Savills Plc	Planning advice	Fixed Fee and Success Fee	N/A	£25,000	£25,000
Savills Plc	Site management until 09/14	£20,000 per annum	£30,000	£15,000	£15,000
Savills Plc	Agents advice encompassing all aspects of the Administration	Capped time costs	£50,000	Nil	£50,000
Eversheds LLP	Legal advice encompassing all aspects of the Administration	Capped time costs	£63,500	£40,000	£23,500

Savills were appointed due to their prior involvement with the site having advised the Bank in respect of valuations pre appointment

Eversheds were appointed as they have sufficient expertise to advise across the broad range of legal issues arising

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

The statutory provisions relating to remuneration are set out in Rule 2.106 of the Rules. 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 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 will be reported in due course.
- 3.3 Attached at Appendix III is a SIP 9 time and cost analysis which provides details of the costs incurred by activity and grade of staff by reference to time properly spent by them in managing the Administration during this period. Time costs for the period from 9 May 2014 to 8 November 2014 were £68,728. This represents 262.12 hours at an average hourly rate of £262.20 per hour. No fees have been drawn to date.

I also attach at Appendix IV a cumulative time analysis for the period from 19 December 2012 to 8 November 2014 which provides details of my time costs since appointment. Time costs for this period are £193,369.30. This represents 722.03 hours at an average hourly rate of £257.51. No fees have been drawn to date.

It is the Joint Administrators' policy to delegate routine administrative tasks to less senior staff in order to maximise the cost effectiveness of the work performed. These staff are supervised by senior staff and the Joint Administrators. Any matter of complexity or significance is dealt with by the senior staff and the Joint Administrators.

- 3.4 The following activities have been undertaken during the reporting period,

Administration & Planning

- Statutory reporting,
- Meetings and conference calls with secured lender,
- Producing 6 monthly progress reviews,
- Forming and implementing the strategy for the administration.

Asset Realisations

- Corresponding with agents in relation to marketing and planning,
- Corresponding with solicitors in relation to sale and overage.

Trading

- Dealing with various property matters in relation to ongoing site management,
- Liaising with suppliers and making payments,
- Meeting with residents regarding Joint Administrators strategy and ongoing issues,
- Ad hoc correspondence with residents,
- Site updates from on site manager,
- Insurance claims,
- Overseeing handover of site management and account function,
- Chasing service charge arrears

Attached at Appendix V is a schedule detailing activities undertaken together with supporting information in accordance with the Association of Business Recovery Professionals' SIP 9. This also contains additional information in relation to this firm's policy on staffing, disbursements and details of our current charge-out rates by staff grade.

4 Joint Administrators' Disbursements

In accordance with SIP 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 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.

The Joint Administrators' have incurred disbursements of £1,434.46 since appointment. No expenses have been drawn in this respect. These are shown on the receipts and payments account at Appendix I. Disbursements incurred 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. Accordingly, at the aforementioned meeting, creditors passed a resolution authorising the Joint Administrators to recover Category 2 expenses and disbursements.

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 in favour of AIB on 5 June 2009 and the prescribed part would therefore ordinarily apply.

The Prescribed Part (section 176A of the Insolvency Act 1986 (Prescribed Part) Order 2003) applies where there are 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

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 3 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.

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 assets of the Company. At the date of the Administration the indebtedness was estimated at £15.6m.

To date no distributions have been paid to the debenture holder under their charge.

As detailed in Section 5 a floating charge was granted in favour of AIB on 5 June 2009, and the prescribed part would therefore ordinarily apply. 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

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

No defined clarification 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

In accordance with the Company Directors Disqualification Act 1986 I confirm that I 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, I am not able to disclose the contents

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 to ascertain whether or not there had been any misconduct by the director in the form of any preference payments, transactions at an undervalue or wrongful trading

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 Nicholas O'Reilly at Moorfields Corporate Recovery Limited, 88 Wood Street, London EC2V 7QF.

8. Exit from Administration

8 1 Upon the application of the Joint Administrators dated 8 May 2014 it was ordered that, pursuant to paragraph 76(2)a of Schedule B1 to the Insolvency Act 1986 the Administrators' term of office be extended until 19 June 2015

8 2 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 assets realisations to allow a distribution to unsecured creditors, failing which the Company will be dissolved

8 3 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

9. Creditors' rights

9 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 his remuneration or expenses (other than pre-administration costs) which have been itemised in this progress report

- 9.2 Any secured creditor, or an unsecured creditor (with the concurrence of at least 10% in value of the unsecured creditors) may within 8 weeks of receipt of this progress 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 on 0207 186 1163. I 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
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	The Joint Administrators have sought and been granted an extension to the period defined by Paragraph 76(1) of Schedule B1 of the Act that provides for the automatic end of the Administration after 12 months from the date of appointment

Coast Developments (NW) Limited - In Administration

JOINT ADMINISTRATORS' RECEIPTS AND PAYMENTS ACCOUNT

	Statement of Affairs £	From 09/05/2014 To 08/11/2014 £	From 19/12/2012 To 08/11/2014 £
RECEIPTS			
Funding for trading		0 00	11,217 41
Bank Interest Gross		0 47	24 60
Refund of duplicate payment		0 00	480 00
Service Charge Receipts		4,163 92	4,163 92
		<u>4,164 39</u>	<u>15,885 93</u>
PAYMENTS			
Direct Labour		0 00	21,167 81
Leisure Centre costs		0 00	73,596 91
Site Operating costs		0 00	81,566 41
Insurance		0 00	434 48
Agents/Valuers Fees		0 00	27,540 46
Storage costs		0 00	38 24
Bank O/D interest		3,734 58	7,139 05
Service Charge - contractor payments		1,857 78	1,857 78
Agents/Valuers Fees		18,661 00	18,661 00
Legal fees		41,146 90	41,146 90
Storage costs		87 36	173 76
Bank Charges		25 00	25 00
		<u>65,512 62</u>	<u>273,347 80</u>
Net Receipts/(Payments)		<u>(61,348 23)</u>	<u>(257,461 87)</u>

MADE UP AS FOLLOWS

Bank 2 Current	1,347 29	1,747 74
Bank 2 Service charges a/c	457 92	457 92
AIB Admin O/D account	(75,301 46)	(283,108 20)
VAT Receivable / (Payable)	12,148 02	23,440 67
	<u>(61,348 23)</u>	<u>(257,461 87)</u>



Simon Thomas
Joint Administrator

Coast Developments (NW) Limited - In Administration

Joint Administrators' Trading Account

	From 19/12/2012 To 08/11/2014	From 19/12/2012 To 08/11/2014
OTHER DIRECT COSTS		
Direct Labour	<u>21,167 81</u>	<u>21,167 81</u>
	21,167 81	21,167 81
TRADING EXPENDITURE		
Leisure Centre costs	73,596 91	73,596 91
Site Operating costs	<u>81,566 41</u>	<u>81,566 41</u>
	155,163 32	155,163 32
TRADING DEFICIT	176,331.13	176,331.13

Detailed SIP9 Time & Cost Summary

Coast Developments (NW) Limited - In Administration

From 09/05/2014 To 08/11/2014

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
10 Case Planning	0 00	2 50	0 00	0 00	2 50	1,000 00	400 00
14 Statutory Reporting	0 00	0 00	4 80	0 00	4 80	988 00	205 83
15 Case Monitoring	0 00	21 75	7 70	0 00	29 45	10,268 00	348 66
17 General Administration	0 00	3 90	12 25	0 00	16 15	4,038 00	250 03
18 Cashiering	0 00	2 70	7 70	3 05	13 45	3,116 00	231 67
70 Post appoint VAT and CT returns	0 00	0 20	2 10	0 00	2 30	500 00	217 39
Admin & Planning	0 00	31 05	34 55	3 05	68 65	19,910.00	290 02
77 Managing Agent	0 00	22 00	68 35	0 00	90 35	22,470 00	248 70
30 Freehold / Leasehold Property	0 00	15 70	1 30	0 00	17 00	6,540 00	384 71
35 Sale of Business	0 00	1 70	3 50	0 00	5 20	1,380 00	265 38
36 Identifying, Securing, Insuring	0 00	0 00	0 80	0 00	0 80	160 00	200 00
Asset Realisation	0 00	39 40	73 95	0 00	113 35	30,550.00	269.52
72 Legal Matters	0 00	2 20	11 80	0 00	14 00	3,240 00	231 43
Case Specific Matters	0 00	2 20	11 80	0 00	14 00	3,240 00	231 43
50 Creditor Correspondence	0 00	0 00	0 20	0 00	0 20	48 00	240 00
63 Secured creditor reports	0 00	8 90	52 60	0 00	61 50	14,080 00	228 94
Creditors	0 00	8.90	52 80	0 00	61 70	14,128 00	228 98
40 Management of Operations	0 00	0 00	0 80	0 00	0 80	160 00	200 00
41 Accounting for Trading	0 00	0 00	2 50	0 00	2 50	500 00	200 00
45 Negotiating with Suppliers	0 00	0 00	1 20	0 00	1 20	240 00	200 00
Trading	0 00	0 00	4 50	0 00	4 50	900 00	200 00
Total Hours	0 00	81 55	177 60	3 05	262 20	68,728 00	262 12
Total Fees Claimed						0 00	

Cumulative Detailed SIP9 Time & Cost Summary

Coast Developments (NW) Limited - In Administration

From 19/12/2012 To 08/11/2014

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)	Hours Cum (POST Only)	Time Costs Cum (POST Only)
10 Case Planning	0.00	2.50	17.30	0.00	19.80	5,275.00	266.41	3.50	1,200.00
11 Administrative Set Up	0.00	0.00	1.20	0.00	1.20	204.00	170.00	1.20	204.00
12 Appointment Notification	0.20	0.00	7.35	0.00	7.55	1,633.50	216.36	7.55	1,633.50
13 Maintenance of Records	0.00	0.00	1.10	0.00	1.10	220.00	200.00	1.10	220.00
14 Statutory Reporting	0.40	2.00	53.00	0.00	55.40	11,996.50	216.54	55.40	11,996.50
15 Case Monitoring	0.70	64.95	29.50	0.00	95.15	32,418.00	340.70	94.65	32,218.00
17 General Administration	0.00	3.90	19.25	0.00	23.15	5,501.00	237.62	21.45	5,035.00
18 Cashiering	0.00	3.00	9.35	0.00	12.35	4,547.30	212.69	21.18	4,467.30
19 Partner Review	4.60	0.00	0.00	0.00	4.60	2,231.00	485.00	4.60	2,231.00
2. Pre Appointment Work	0.00	0.00	4.10	0.00	4.10	697.00	170.00	0.00	0.00
70 Post appoint VAT and CT returns	0.00	0.20	2.60	0.00	2.80	600.00	214.29	2.80	600.00
Admin & Planning	5.90	76.55	144.75	9.03	236.23	65,323.30	276.52	0.00	0.00
77 Managing Agent	0.00	22.00	103.10	0.00	125.10	29,420.00	235.17	122.70	28,460.00
30 Freehold / Leasehold Property	2.80	32.10	113.05	0.00	147.95	37,672.00	254.63	146.55	37,277.00
35 Sale of Business	0.00	2.00	3.50	0.00	5.50	1,500.00	272.73	5.50	1,500.00
36 Identifying Securing Insuring	0.00	0.00	14.00	0.00	14.00	3,031.00	216.50	14.00	3,031.00
38 Asset related legal matters	0.00	0.00	1.50	0.00	1.50	300.00	200.00	1.50	300.00
Asset Realisation	2.80	56.10	235.15	0.00	294.05	71,923.00	244.59	0.00	0.00
72 Legal Matters	0.00	2.20	22.15	0.00	24.35	5,310.00	218.07	23.95	5,150.00
60 Case Specific	0.00	0.00	6.50	0.00	6.50	1,282.00	197.23	6.50	1,282.00
Case Specific Matters	0.00	2.20	28.65	0.00	30.85	6,592.00	213.68	0.00	0.00
63 Secured creditor reports	1.30	8.90	73.30	0.00	83.50	18,850.50	225.75	83.30	18,770.50
50 Creditor Correspondence	0.00	4.20	2.40	0.00	6.60	2,168.00	328.48	6.60	2,168.00
52 Secured creditor claims/Reporting	1.10	7.90	18.15	0.00	27.15	7,446.00	274.25	27.05	7,406.00
54 Final report	0.00	0.00	0.50	0.00	0.50	100.00	200.00	0.50	100.00
57 Employee creditor claims	0.00	0.00	0.80	0.00	0.80	202.00	252.50	0.80	202.00
59 Creditors meetings	1.10	0.00	0.00	0.00	1.10	533.50	485.00	1.10	533.50
Creditors	3.50	21.00	95.15	0.00	119.65	29,300.00	244.88	0.00	0.00
20 SIP2 Review	0.00	0.00	0.90	0.00	0.90	180.00	200.00	0.90	180.00
21 CDDA Reports	2.30	0.80	5.75	0.00	8.85	2,645.00	298.87	8.35	2,445.00
Investigations	2.30	0.80	6.65	0.00	9.75	2,825.00	289.74	0.00	0.00
40 Management of Operations	0.00	22.40	13.40	0.00	35.80	11,640.00	325.14	34.70	11,200.00
41 Accounting for Trading	0.00	3.30	12.30	0.00	15.60	3,843.00	246.35	15.60	3,843.00
42 On going employee issues	0.00	0.00	5.60	0.00	5.60	1,155.00	206.25	5.60	1,155.00
43 Planning Trading	0.00	0.00	1.30	0.00	1.30	348.00	267.69	1.30	348.00
45 Negotiating with Suppliers	0.00	0.00	1.20	0.00	1.20	240.00	200.00	1.20	240.00
49 Tax on post appointment trading	0.00	0.00	0.90	0.00	0.90	180.00	200.00	0.90	180.00
Trading	0.00	25.70	34.70	0.00	60.40	17,406.00	288.18	0.00	0.00
Total Hours	14.50	182.35	545.05	9.03	750.93	193,369.30	257.51	722.03	185,576.30
Total Fees Claimed						0.00			

Coast Developments (NW) Limited

1. Explanation of office-holders charging and disbursement recovery policies

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

This summary outlines the activities undertaken during this matter to date together with details of charge out rates for time costs incurred and the basis of disbursements incurred and recharged

The activities are summarised as follows

1 1 Administration and planning

The following activities have been undertaken

- Statutory duties associated with the appointment including the filing of relevant notices,
- Notification of the appointment to creditors, members, employees and other interested parties,
- Setting up of case files
- Reviewing available information to determine the appropriate strategy,
- Setting up and maintaining bank accounts,
- Implementing the strategy for the Administration,
- 6 monthly progress review of the case,
- Completion of statutory returns to the Insolvency Compliance Unit of the Department for Business Innovation and Skills

Staff of different levels were involved in the above activities depending upon the experience required

1 2 Realisation of assets

Appendix II shows the realisations made for the benefit of the creditors. In this case the assets belonging to the Company were as follows,

- Middleton Towers Retirement Village

The time spent includes the following matters

- Dealing with legal advisors with regards to the sale agreement and licenses,
- Corresponding with agents in relation to valuation and realisation of assets

1 3 Creditors

The time spent includes the following matters

- Recording and maintaining the list of creditors,
- Dealing with employee related matters,
- Recording creditor claims,
- Dealing with specific creditor calls and correspondence,
- Reporting to creditors,
- Meetings of creditors,
- Dealing with creditor queries,
- Reviewing and evaluating creditor claims to date

1 4 Investigations and communications

The time spent includes the following matters

- Corresponding with Company directors for purposes of conduct report,
- Issuing questionnaires and requests for Statement of Affairs,
- Reviewing Company records and questionnaires and preparing the statutory return in accordance with the requirements of the Department for Business Innovation and Skills

2 0 Time recording

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 Limited are reviewed periodically in January & July each year and are adjusted to take account of inflation and the firm's overheads

Our rates increased on 1 January 2013. The charge out rates per hour for the period from 1 October 2010 to 31 December 2012 were

GRADE	£
Partner	440
Director/ Senior Manager	325
Manager	300 - 325
Assistant Manager	250
Senior Administrator	200-220
Administrator	100-200
Cashier/ Support	70 -140

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 in units of 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

For your information, A Creditor's Guide to Administrators' Fees can be obtained at <http://www.icaew.com/~media/Files/Technical/Insolvency/creditors-guides/creditors-guide-to-administrators-fees-england-and-wales-apr-10.pdf>

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 Limited 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 may be 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