



For further information, please  
refer to our guidance at  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

### 1 Company details

Company number 0 7 3 2 0 4 0 4

Company name in full Cornertrack Limited

#### → Filling in this form

Please complete in typescript or in  
bold black capitals.

### 2 Administrator's name

Full forename(s) Julian

Surname Pitts

### 3 Administrator's address

Building name/number Fourth Floor

Street Toronto Square

Post town Toronto Street

County/Region Leeds

Postcode L S 1 2 H J

Country

### 4 Administrator's name ①

Full forename(s) Andrew

Surname Mackenzie

#### ① Other administrator

Use this section to tell us about  
another administrator.

### 5 Administrator's address ②

Building name/number Fourth Floor

Street Toronto Square

Post town Toronto Street

County/Region Leeds

Postcode L S 1 2 H J

Country

#### ② Other administrator

Use this section to tell us about  
another administrator.

# AM10

## Notice of administrator's progress report

### 6 Period of progress report

From date	<sup>d</sup> 0	<sup>d</sup> 9	<sup>m</sup> 1	<sup>m</sup> 0	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 0
To date	<sup>d</sup> 0	<sup>d</sup> 8	<sup>m</sup> 0	<sup>m</sup> 4	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 1

### 7 Progress report

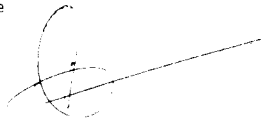
☒ I attach a copy of the progress report

### 8 Sign and date

Administrator's  
signature

Signature

X



X

Signature date	<sup>d</sup> 0	<sup>d</sup> 7	<sup>m</sup> 0	<sup>m</sup> 5	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 1
----------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------

**Presenter information**

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **Laura Amann**

Company name **Begbies Traynor (Central) LLP**

Address **Fourth Floor**

**Toronto Square**

Post town **Toronto Street**

County/Region **Leeds**

Postcode **L S 1 2 H J**

Country

DX

Telephone **0113 244 0044**

**Checklist**

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following:**

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed the form.

**Important information**

**All information on this form will appear on the public record.**

**Where to send**

**You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:**

The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

**Further information**

For further information please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**

Julian Pitts and Andrew Mackenzie were appointed joint administrators on 9 October 2018

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.

---

## Cornertrack Limited (In Administration)

---

Progress report of the joint administrators

Period: 9 October 2020 to 8 April 2021

## Important Notice

This progress report has been produced by the administrators solely to comply with their 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.

---

## Contents

- ❑ Interpretation
- ❑ Statutory information
- ❑ Details of appointment of administrators
- ❑ Progress during the period
- ❑ Estimated outcome for creditors
- ❑ Remuneration and disbursements
- ❑ Expenses
- ❑ Assets that remain to be realised and work that remains to be done
- ❑ Other relevant information
- ❑ Creditors' rights
- ❑ Conclusion
- ❑ Appendices
  - 1. Account of receipts and payments
  - 2. Time costs information
  - 3. Statement of administrators' expenses

# 1. INTERPRETATION

<u>Expression</u>	<u>Meaning</u>
"the Company"	Cornertrack Limited (In Administration)
"the administration"	The appointment of administrators under Schedule B1 to the Insolvency Act 1986 on 9 October 2018
"the administrators" "we" "our" and "us"	Julian Pitts of Begbies Traynor (Central) LLP, Fourth Floor, Toronto Square, Toronto Street, Leeds, LS1 2HJ and Andrew Mackenzie of Begbies Traynor (Central) LLP, Fourth Floor, Toronto Square, Toronto Street, Leeds, LS1 2HJ
"the Act"	The Insolvency Act 1986 (as amended)
"the Rules"	The Insolvency (England and Wales) Rules 2016 (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"	(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. STATUTORY INFORMATION

Name of Company	Cornertrack Limited
Trading name:	As above
Date of Incorporation:	20 July 2010
Company registered number:	07320404
Company registered office:	Fourth Floor, Toronto Square, Toronto street, Leeds, LS1 2HJ

## 3. DETAILS OF APPOINTMENT OF ADMINISTRATORS

Names of the administrators:	Julian Pitts, a Licensed Insolvency Practitioner of Begbies Traynor (Central) LLP, Fourth Floor, Toronto Square, Toronto Street, Leeds, LS1 2HJ and Andrew Mackenzie, a Licensed Insolvency Practitioner of Begbies Traynor (Central) LLP, Fourth Floor, Toronto Square, Toronto Street, Leeds, LS1 2HJ
Date of administrators' appointment:	9 October 2018
Date of administrators' resignation:	N/A
Court:	In the High Court of Justice, Business and Property Courts
Court Case Number:	2018-974 of 2018
Person making appointment:	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.
EU Regulation on Insolvency Proceedings:	Regulation (EU) No 2015/848 of the European Parliament and of the Council applies to these proceedings which are 'main proceedings' within the meaning of Article 3 of the Regulation.
Extensions of the administration period	The administration period was extended by order of the Court for a period of 12 months until 9 October 2019, then for a further period of 6 months by order of the Court until 9 April 2021 and again for a further 6 months by order of the Court until 9 October 2021.

## 4. PROGRESS DURING THE PERIOD

### Receipts and Payments

Attached at Appendix 1 is our abstract of receipts and payments for the period from 9 October 2020 to 8 April 2021. The principal matters to report in the period are as follows:

- Attending meetings with solicitors to discuss the claims identified against third parties and continuing with the litigation proceedings in Court listed for hearing on 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> May;
- Reviewing correspondence and documentation received from the Respondents of the claims and in particular reviewing the witness statements received;
- Responding to the Respondents' witness statements and providing the necessary correspondence, documentation and evidence in support of witness statements in response;
- Preparing for trial in respect of the preference / transaction at undervalue claims;
- Dealing with the sale of the property known as the former Ovenden Hotel site, including liaising with agents, solicitors and the lender in relation to the redemption of their liability secured against the property; and
- Carrying out all statutory obligations and duties.

What work has been done in the period of this report, why was that work necessary and what has been the financial benefit (if any) to creditors?

Details of the types of work that generally fall into the headings mentioned below are available on our firm's website - <http://www.begbies-traynorgroup.com/work-details> Under the following headings we have explained the specific work that has been undertaken on this case. Not every piece of work has been described, but we have sought to give a proportionate overview which provides sufficient detail to allow creditors to understand what has been done, why it was necessary and what financial benefit (if any) the work has provided to creditors.

The costs incurred in relation to each heading are set out in the Time Costs Analysis which is attached at Appendix 2. There is an analysis for the period of the report and also an analysis of time spent on the case since the date of our appointment. The details below relate to the work undertaken in the period of the report only. Our previous reports contain details of the work undertaken since our appointment.

#### General case administration and planning

The administrators have carried out regular case reviews throughout the administration to ensure that matters were progressed. Case strategy has been amended accordingly and internal discussions have been held as part of this, particularly in relation to the outcome of the investigations undertaken and what actions should be taken against third parties both prior and post meetings held with solicitors and counsel.

General administrative tasks such as filing and other tasks that do not relate to the below headings are also recorded to this heading.

This work has not been of financial benefit to creditors but is necessary in order to ensure that the case is progressed and remains compliant.



### Compliance with the Insolvency Act, Rules and best practice

During the period of this report, we have prepared and issued to all relevant parties our six-monthly progress report dated 29 October 2020 in order to provide an update to the creditors of the progress made during the administration. This report was filed at Companies House in order to meet statutory requirements.

We have also monitored realisations during the period to ensure that the statutory bond is sufficient to cover the value of total realisations during the administration in order to protect the interests of the Company's creditors.

Our cashier has spent time reconciling the bank account and processing receipts and payments within the period.

This work is not of direct financial benefit to creditors, however is required in order to ensure that the matter remains compliant with the Act and Rules.

### Investigations

As you are aware from our previous progress reports, we instructed solicitors to issue proceedings against the four parties identified in respect of claims for preference in the sum of approximately £3m. These proceedings had been issued as stated in our last progress report. Time has been spent in obtaining information that relates to the claims issued and investigating responses received in witness statements from the Respondents of the claims issued.

### Realisation of assets

As previously advised claims have been issued against third parties in the sum of £3m and these proceedings have been listed for trial in Court between 17<sup>th</sup> and 19<sup>th</sup> May.

Gosschalks have received £1,290 in respect of legal disbursements associated with the preference and transaction at undervalue claims.

### The Ovenden

As you are aware, the Company owned the freehold property known as the site of the former Ovenden Hotel in Halifax. In January 2017 the Company granted a mortgage over the Ovenden to Access property Finance Limited ("Access") to cover all monies due and this was assigned to ABL Rate ("ABL"). No court challenge was mounted of the assignment to ABL following lengthy investigation including court action for disclosure, this was due to a lack of funding being available from the equitable charge holder as no CFA was available from Counsel due to the perceived risk. The amount borrowed by way of a fixed term loan was £178,500 and a restriction was registered at the Land Registry on 15 March 2017 in Access' favour.

We would refer you to our previous progress reports for a detailed history of this matter and the work undertaken in trying to realise this property. As at the date of our previous report, 29 October 2020, we had been approached by our agents, advising that the interested party was still interested in proceeding with the purchase of the property.

During the period of this report, a sale of the property completed on 19 March 2021 to Juno Contracts Ltd for the sum of £250,000. The amount realised allowed ABL's liability of £161,868 to be settled in full whilst also discharging the costs of sale, including legal fees, agents fees and administrators fees, leaving a surplus balance of £22,024 to be distributed to Crowdfunder, who hold an equitable interest in the property.

Time has been spent liaising with our agents, solicitors, ABL and Access in relation to the sale of the property including telephone calls and correspondence.

Gosschalks have received the sum of £41,590 and £86 in respect of legal fees and disbursements incurred in providing their advice on the various matters concerning the land known as the Ovenden to include the security obtained by the secured creditors, the deed of assignment provided to the administrators, the options available to the administrators in relation to the sale of the property and dealing with the sale itself.

Eddisons Commercial received the sum of £5,000 in respect of agent's fees and disbursements incurred on the sale of the property.

Dealing with all creditors' claims (including employees), correspondence and distributions

As mentioned above, ABL have been repaid in full following the sale of the Ovenden under their fixed charge security.

The sum of £22,024, being the balance of the funds realised from the sale of the Ovenden after costs, is being held pending payment to Crowdstacker Corporate Services Limited, as they held an equitable interest in the property.

We have spent time corresponding with ABL as the secured creditor over the asset known as the Ovenden.

Time has also been spent dealing with queries from unsecured creditors and lodging all the proof of debts we have received. It has also been necessary to ensure that all employee matters, including the pension matters, have been finalised.

Other matters which includes seeking decisions of creditors via deemed consent procedure and/or decision procedures, meetings, tax, litigation, pensions and travel

During the period of this report, we sought an extension of the administration period from the Court. The Court granted a six-month extension on 5 February 2021.

Restore plc have received the sum of £1 in respect of storage costs.

A considerable amount of time has been spent in dealing with the litigation proceedings which has included providing witness statements together with supporting documentation to our solicitors in order to prepare for trial at Court and also reviewing, responding and providing various information and documents to our solicitors in response to witness statements provided by the Respondents.

It is unclear at present whether the work carried out will lead to any financial benefit to creditors as this is dependent upon the outcome of the litigation against third parties.

## 5. ESTIMATED OUTCOME FOR CREDITORS

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

On the basis of realisations to date and estimated future realisations we estimate an outcome for each class of the Company's creditors as follows:

### Secured creditors

As detailed above, the sale of the Ovenden completed on 19 March 2021, realising £250,000. ABL's liability of £161,868 has been settled in full.

The Company granted a debenture to Crowdstacker Corporate Services Limited ("Crowdstacker") consisting of a fixed and floating charge debenture over the entire assets and undertakings of the business created on 30 September 2016 and registered at Companies House on 11 October 2016. The sum of £7,536,230 was

outstanding to Crowdstacker at the date of our appointment, together with interest of £894,021. The sum of £22,024, being the balance of the funds realised from the sale of the Ovenden after costs, is being held pending payment to Crowdstacker as they hold an equitable interest in the property. There will be insufficient funds available to enable Crowdstacker to be repaid in full and it is anticipated that they will suffer a significant shortfall against their lending.

#### Preferential 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 preferential creditors.

#### Secondary preferential creditors

There are no secondary preferential creditors as the Company entered into Administration before 1 December 2020.

#### 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 our statement of proposals.

We have estimated, to the best of our knowledge and belief, the Company's net property, as defined in Section 176A(6) of the Act, to be £nil and the prescribed part of the Company's net property to be £nil.

#### 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.

#### Effect of administration on limitation periods under the Limitation Act 1980

As we have previously confirmed, the Limitation Act 1980 continues to apply to all debts due from the Company. Case law indicates that where a company is in administration, time does not stop running for limitation purposes pursuant to the Limitation Act 1980. If you have any concerns in relation to your claim against the Company becoming time-barred during the course of the administration, we strongly recommend that you seek independent legal advice on the options available to you to prevent this.

## 6. REMUNERATION & DISBURSEMENTS

Our remuneration has been fixed by reference to the time properly given by us and the various grades of our staff calculated at the prevailing hourly charge out rates of Begbies Traynor (Central) LLP in attending to matters as set out in the fees estimate dated 30 November 2018 in the sum of £143,350.

We are also authorised to draw disbursements for services provided by our firm and/or entities within the Begbies Traynor group, 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 9 October 2020 to 8 April 2021 amount to £23,774 which represents 57 hours at an average rate of £418 per hour. Further information in relation to our time costs is set out at Appendix 2 and provides details of the work undertaken by us and our staff following our appointment only.

To 8 April 2021, we have not drawn any funds on account of our remuneration, against total time costs of £251,920 incurred since the date of our appointment.

## Time Costs Analysis

In addition to the time costs information disclosed at Appendix 2 for the period of this report, a cumulative Time Costs Analysis for the period from 9 October 2018 to 8 April 2021 is also attached at Appendix 2.

We advised creditors in our previous progress reports that we had exceeded our fee estimate in the sum of £143,350.

Given the complexities of this matter, a significant amount of the work required has been undertaken by senior members of staff who have the experience, expertise and necessary competencies required to carry out the work. Senior staff involvement has increased significantly since our last progress report given the move from sales and investigatory work towards impending commencement of litigation and the serious implications of the causes of action being considered.

The reasons why our fees estimate has been exceeded have been provided in our previous progress reports.

As there have been limited asset realisations in this matter, we have not sought increased fee approval from the secured creditor. We do not propose to seek increased fee approval until the outcome of the litigation proceedings are known.

## Disbursements

To 8 April 2021, we have also drawn disbursements in the sum of £717.

### Category 2 Disbursements

Details of the Category 2 disbursements that have been drawn during the period of this report in accordance with the approval obtained in the total sum of £36.35 are as follows:

Other amounts paid or payable to the office holder's firm	
Type and purpose	Amount £
Postage	36.35
TOTAL	36.35

A copy of 'A Creditors Guide to Administrators' Fees (E&W) 2017 which provides guidance on creditors' rights on how to approve and monitor an Administrator's remuneration and on how the remuneration is set can be obtained online at [www.begbies-traynor.com/creditorsguides](http://www.begbies-traynor.com/creditorsguides). Alternatively, if you require a hard copy of the Guide, please contact our office and we will arrange to send you a copy.

## 7. ADMINISTRATORS' EXPENSES

A statement of the expenses incurred during the period of this progress report is attached at Appendix 3. A cumulative statement of expenses also appears at Appendix 3 which details the expenses incurred since the date of our appointment.

### Legal Fees

Our previous progress report set out in detail the amount of legal fees incurred in respect of this administration only and also the legal fees incurred for which the Company is jointly and severally liable. We have set these out again below under the heading "other" for ease of reference.

## Litigation

As previously advised, we are pursuing litigation in respect of the preference/transaction at undervalue claims identified in this administration against third parties. The total amount of the claim identified in this respect is approximately £3m. Our solicitors have been instructed on a full CFA basis and they are therefore providing litigation services which provides for their fees and expenses to be payable only in specified circumstances e.g. upon success in the litigation. We have also instructed counsel on this fee basis.

Our solicitors anticipate their total fees for dealing with the litigation through to trial and beyond to be approximately £225,000. We have paid a trial fee disbursement of £1,090.

In order to proceed with the litigation, it has been necessary to obtain after the event insurance which is insurance that covers the legal costs and expenses involved in litigation and this is now in place.

## Other

Gosschalks solicitors have been instructed to assist the administrators during the administration and to provide legal advice generally on all matters arising throughout. The following details the matters dealt with together with a breakdown of the fees incurred to date in relation to this administration only.

- Providing assistance and advice on the LPA Receivership of the Bingley Tavern - £1,250
- Advising and dealing with the issues encountered in respect of the land known as the Ovenden Hotel - £41,590 and disbursements of £86.

These fees have discharged in full.

- Reviewing and advising the administrators in relation to the property known as Slam, Wilson Street - £1,400 and disbursements of £15
- Providing advice and assistance to the administrators in dealing with the property known as the Fighting Cock which includes advice in relation to the lease and the outstanding rent due under it - £1,600 and disbursements of £6
- Advising and assisting on the investigations into the sale of the properties by the Company to third parties prior to administration and correspondence with the Company's former solicitors in order to obtain their files - £8,400 and disbursements of £45
- Advising and assisting on the forfeiture of the lease of the Otley Tavern - £3,550 and disbursements of £6
- Considering and advising on the private examination of the Company's former solicitors and issuing an application to court in order to have the files delivered up to the administrators - £5,500 and disbursements of £243
- Considering and advising on the private examination of the Company's former bank in order to obtain the information required from the bank statements in order to proceed with the preference claims - £2,750 and disbursements of £0.25
- Providing advice, assistance and dealing with the issuing of the preference / transaction at undervalue claims against the four parties - £37,500 with disbursements of £845

The total fees of £103,540 together with disbursements of £1,246 are payable by the Company in administration only. The sum of £41,590 together with disbursements of £86 have been discharged. This leaves the sum of £61,950 outstanding and disbursements in the sum of £1,160.

Below sets out the matters dealt with together with a breakdown of the fees incurred for which the Company is jointly and severally liable together with others of the 11 companies within the group due to the linked and inter-twined supply structure, banking and borrowing arrangements between the group companies.

- General advice provided on all matters up to but not including appointments by Court Order on 7 December 2018 (jointly and severally liable with Burningnight Limited and Burningnight (Services) Limited) - £21,537 and disbursements of £256.

The sum of £21,537 has been paid to Gosschalks Solicitors from the Burningnight Limited administration together with disbursements of £256. This leaves no monies due in respect of this advice.

- General advice provided on all matters in the administration after the appointments by Court Order on 7 December 2018 (jointly and severally liable with all other group companies in administration) - £33,835 and disbursements of £136.

The sum of £23,562 together with disbursements of £68 have been paid from the monies held in the administration of Organisetime Limited and the sum of £10,273 together with disbursements of £68 have been paid from the monies held in the administration of Visionary Leisure Limited.

- Further general advice provided on all matters in the administration (jointly and severally liable with other group companies in administration) – £12,250 and disbursements of £2.
- General advice, preparation and dealing with the Court applications for the administration orders for Anotherdate Limited, Contactwith Limited, Crossingarea Limited, Harrogate Bar Co Limited, Organisetime Limited, Sports Café 2008 (Leeds) Limited, Startermode Limited, Supplyof Limited and Visionary Leisure Limited (jointly and severally liable with all other group companies in administration) - £46,015 and disbursements of £242.

We have paid the sum of £11,758 from the monies held in the Burningnight administration, together with disbursements of £242, to Gosschalks Solicitors in relation to the costs incurred above. The sum of £8,000 has been paid from monies held in the administration of Organisetime Limited. We have also paid the sum of £8,032 from monies held in the Sports Café 2008 (Leeds) Limited and £12,425 from the administration of Contactwith Limited. This leaves a balance outstanding of £5,800.

- Reviewing and advising in relation to the equipment lease agreements (jointly and severally liable with Burningnight Limited and Burningnight (Services) Limited) - £5,250 and disbursements of £1.
- Providing advice on the secured creditors' security (jointly and severally liable with all other group companies in administration) - £5,904.

This sum was paid to Gosschalks Solicitors from the monies held in the administration of Contactwith Limited, leaving a nil balance outstanding.

- Advising and preparing the documentation in relation to the sale of certain assets of the group (jointly and severally liable with all other group companies in administration other than Burningnight (Services) Limited) - £62,890 plus disbursements of £116.

The sums of £56,534 and £4,000 have been paid from the monies held in the administrations of Organisetime Limited and Sports Café 2008 (Leeds) Limited respectively. Payments have also been paid from monies held on account in respect of an overpayment of legal fees paid from this administration. This leaves a balance outstanding of £1,700.

- Providing advice in relation to the potential claims against third parties to include preference, transaction at undervalue and claims against security (jointly and severally liable with all other group companies in administration) - £61,756 and disbursements of £6,922.

We have paid from the monies held in the Burningnight administration the sum of £2,596 together with disbursements of £447 against the fees outstanding. These sums had already been paid to Gosschalks Solicitors following an overpayment in respect of the disbursements incurred in dealing with court applications. We have paid the sum of £19,500 together with disbursements of £6,461 from the administration of Contactwith Limited, the sum of £18,030 from the administration of Visionary Leisure Limited and the sum of £2,144 from the administration of Sports Café 2008 (Leeds) Limited. This leaves a balance outstanding of £19,500.

- Advising on the validity of the administrators' appointment on Burningnight Limited, Burningnight (Services) limited and Cornertrack Limited (jointly and severally liable with Burningnight Limited and Burningnight (Services) Limited) - £1,315 plus disbursements of £47.

The sum of £1,315 together with disbursements of £47 have been paid from the monies held from the administration of Burningnight (Services) Limited. There are no further monies due in respect of this advice provided.

- Reviewing and advising on the retention of title claim received in relation to equipment supplied to the Harrogate property (jointly and severally liable with Burningnight Limited and Burningnight (Services) Limited) - £2,700.
- Considering and advising on the private examination of the secured creditor of Burningnight Limited, Burningnight (Services) Limited and Cornertrack Limited (jointly and severally liable with all other group companies in administration) - £1,020.

This sum has been discharged in full to Gosschalks Solicitors from the monies held in the administration of Contactwith Limited.

- Considering and advising on the private examination of the director of Burningnight Limited, Burningnight (Services) Limited and Cornertrack Limited (jointly and severally liable with all other group companies in administration) - £620.

We have paid the sum of £620 to Gosschalks Solicitors from the monies held in the Burningnight Limited administration. No further monies are outstanding in respect of this advice.

- Providing advice and dealing with correspondence received from the secured creditor of Burningnight Limited, Burningnight (Services) limited and Cornertrack Limited in relation to the progress of the administrations, the exit route of administration and the appointment of any subsequent liquidators (jointly and severally liable with Burningnight Limited and Burningnight (Services) Limited) - £8,750.
- Reviewing and advising on the breach of the sale and purchase agreement (jointly and severally liable with all other group companies in administration) - £2,166.

This sum has been discharged in full to Gosschalks Solicitors from the monies held in the administration of Visionary Leisure Limited.

- Advising on the extensions of the administrations and preparing the Court applications (jointly and severally liable with all other group companies in administration) - £49,384 plus disbursements of £12,194 (including counsel's fees as detailed below).

The sum of £7,271 together with disbursements of £9 have been paid from the monies held in the administration of Burningnight Limited, together with monies previously paid on account. A further sum of £1,613 has been paid from the administration of Contactwith Limited. Disbursements of £9 have been paid from the administration of Visionary Leisure Limited. This leaves a balance outstanding of £40,500 and disbursements of £12,194.

The above fees incurred in the sum of £315,392 and disbursements of £19,925 are jointly and severally payable by the Company and the other 11 companies within the group as stated above.

The sum of £218,942 has been paid to Gosschalks Solicitors together with disbursements of £7,714, as detailed above.

This leaves the sum due of £96,450 and disbursements of £12,211 in relation to solicitor's fees incurred for which the Company is jointly and severally liable.

### **Counsel's fees**

We have instructed counsel to advise us on all potential claims and litigation matters and the fees incurred have been paid by the other companies within the group in accordance with the joint and several liability. As advised above, counsel has been instructed to act on our behalf in litigation and has done so on a conditional fee agreement basis.

Further fees of £12,500 have been incurred in respect of Counsel's costs incurred in dealing with seeking further court extensions to the Burningnight Limited administration and this administration. The Court ordered that the costs of seeking those extensions be paid as an expense of this administration. The Court also ordered that the costs incurred by the secured creditor's representatives be paid as an expense. The costs incurred in this respect were £13,500 plus VAT.

## **8. ASSETS THAT REMAIN TO BE REALISED AND WORK THAT REMAINS TO BE DONE**

What work remains to be done, why is this necessary and what financial benefit (if any) will it provide to creditors?

The principal matters that remain to be dealt with are as follows:

- Pursuing the claims against four parties for preference / transaction at undervalue; we have agreed settlement of three claims outside of this period, these claims were offered to Crowdstacker for purchase or assignment;
- Finalising the corporation tax position for the administration period;
- Discharging all administration expenses incurred; and
- Dealing with the formalities of exiting the administration.

### General case administration and planning

We will continue to maintain records to demonstrate how the case is being administered and to document the reasons for any decisions that materially affect the case on an ongoing basis. This will include compliance reviews, internal checklist updates, periodic case reviews and maintaining case files.

Whilst this work will not benefit creditors financially, it is necessary to ensure efficient progress of the case and is required in accordance with the law and by our regulatory body.

### Compliance with the Insolvency Act, Rules and best practice

We are required to meet a considerable number of statutory and regulatory obligations. Whilst many of these tasks do not have a direct benefit in enhancing realisations for the insolvent estate, they assist in the efficient and compliant progression of the administration, which ensures that the joint administrators and their staff carry out their work to high professional standards.



We will draft and issue interim progress reports on a six-monthly basis to provide an update to the creditors of the progress made during the administration. These documents will be filed to meet statutory requirements.

In addition, a final progress report will have to be produced once the administration has reached its conclusion. This will provide creditors with an overview of the administration, including all realisations, costs and the final outcome for creditors.

We will also continue to monitor realisations and compare to the statutory bond level to ensure that sufficient cover is in place at all times in order to protect the interests of the Company's creditors.

Time will be spent in monitoring and updating the estate cash book and bank accounts, including regular bank reconciliations and processing receipts and payments.

#### Realisation of assets

As detailed above, we are pursuing the preference/ transaction at undervalue claims against the four parties in the sum of approximately £3m. We will continue to liaise with solicitors and counsel in this respect and an update on the litigation proceedings will be provided in future progress reports. As advised, the litigation proceedings have been listed for hearing at trial between 17 and 19<sup>th</sup> May.

#### Dealing with all creditors' claims (including employees), correspondence and distributions

We will continue to deal with the number of different classes of creditors involved in the administration.

#### Other matters which includes seeking decisions of creditors via the deemed consent procedure and/or decision procedures, meetings, tax, litigation, pensions and travel

We will continue to ensure submission of VAT and corporation tax returns to HM Revenue & Customs ("HMRC") in respect of the administration period. Once we are in a position to close the case, we will seek clearance from HMRC in respect of CT and VAT.

Whilst some of the above work will not benefit creditors financially, it is necessary in accordance with statutory requirements and best practice.

We are yet to determine what the beneficial interest will be to the creditors as this is reliant upon the litigation being successful.

How much will this further work cost?

We estimate that the further costs of undertaking and completing this work will be circa £35,000 taking total estimated time costs to £286,920.

#### Expenses

Details of the expenses that we expect to incur in connection with the work that remains to be done were provided in our previous progress report.

As previously advised, expenses have exceeded our initial estimate dated 23 October 2019 with the major variance being in respect of legal fees.

## 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, Energy and Industrial Strategy on the conduct of the directors. We have complied with our duties in this respect.

### Investigations completed and action taken

As detailed above, we have carried out a detailed investigation into the conduct of the Company and its financial affairs. These investigations have led to our identifying a number of potential claims against third parties however it has been concluded that certain claims are unlikely to lead to further recoveries for the benefit of the estate and the risk of proceeding with these claims may outweigh the reward. In the absence of the administrators and their solicitors being put in funds to cover solicitors' fees, disbursements, counsel's fees, indemnities against adverse costs orders and shortfalls on recovery of the administrators' legal costs, then the administrators are not in a position to proceed with these claims.

As previously advised, there are ongoing litigation proceedings to pursue the claims for preference / transaction at undervalue and these claims have been issued at Court and the litigation is ongoing.

### Connected party transactions

We are not aware of any connected party transactions.

### Extension of administration

The administration has been extended for a further six month period by order of the court, to 9 October 2021.

### Use of personal information

Please note that in the course of discharging our statutory duties as Joint Administrators, we may need to access and use personal data, being information from which a living person can be identified. Where this is necessary, we are required to comply with data protection legislation. If you are an individual and you would like further information about your rights in relation to our use of your personal data, you can access the same at <https://www.begbies-traynorgroup.com/privacy-notice>. If you require a hard copy of the information, please do not hesitate to contact us.

## 10. CREDITORS' RIGHTS

### Right to request further information

Pursuant to Rule 18.9 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 incurred during the period of this progress report.

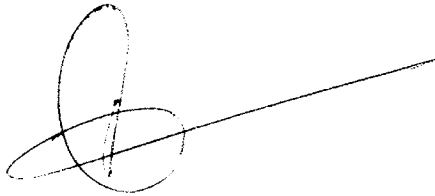
### Right to make an application to court

Pursuant to Rule 18.34 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 during the period of 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.

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a long horizontal line extending to the right.

A G Mackenzie  
Joint Administrator

Dated: 6 May 2021

# ACCOUNT OF RECEIPTS AND PAYMENTS

Period: 9 October 2020 to 8 April 2021

Statement of Affairs £	From 09/10/2020 To 08/04/2021 £	From 09/10/2018 To 08/04/2021 £
SECURED ASSETS		
Freehold Land & Property	250,000.00	250,000.00
	250,000.00	250,000.00
COSTS OF REALISATION		
Legal Disbursements	1,175.60	1,175.60
Legal Fees	41,590.00	41,590.00
Agents fees	5,000.00	5,000.00
	(47,765.60)	(47,765.60)
SECURED CREDITORS		
Access Property Finance Limited	161,867.50	161,867.50
	(161,867.50)	(161,867.50)
ASSET REALISATIONS		
Bank Interest Gross	NIL	0.75
Book Debts	NIL	4,352.52
Cash at Bank	NIL	12.99
Pre admin - legal costs refund	NIL	86.20
	NIL	4,452.46
COST OF REALISATIONS		
Legal Disbursements	200.00	580.00
Re-Direction of Mail	NIL	303.00
Software Licensing	NIL	2,552.40
Solicitors Disbursements	NIL	200.00
Statutory Advertising	NIL	84.60
	(200.00)	(3,720.00)
	40,166.90	41,099.36
REPRESENTED BY		
Bank 1 Current		81,236.84
Fixed Charge VAT Payable		(50,000.00)
Fixed Charge VAT Receivable		9,335.12
Vat Control Account		527.40
		41,099.36

## TIME COSTS INFORMATION

- a. Begbies Traynor (Central) LLP's charging policy;
- b. Time Costs Analysis for the period from 9 October 2020 to 8 April 2021; and
- c. Cumulative Time Costs Analysis for the period from 9 October 2018 to 8 April 2021.

## 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 guidance<sup>1</sup> 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. It also applies where payments are to be made to parties other than the firm, but in relation to which the office holder, the firm or any associate has an interest. Best practice guidance<sup>2</sup> indicates 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 and 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 expenditure that are directly related to the case which include an element of shared or allocated cost and are based on a reasonable method of calculation, but which are not payable to an independent third party.

(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.

(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

---

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

<sup>2</sup> Ibid 1

- Printing and photocopying
- Stationery

Expenses which should be treated as Category 2 disbursements (approval required) – in addition to the two categories referred to above, best practice guidance indicates that where payments are to be made to outside parties in which the office holder or his firm or any associate has an interest, these should be treated as Category 2 disbursements.

Services provided by other entities within the Begbies Traynor group

The following items of expenditure which relate to services provided by entities within the Begbies Traynor Group, of which the office holder's firm is a member, are also to be charged to the case (subject to approval):

Instruction of Eddisons Commercial Limited to provide assistance in valuing the assets of the Company, liaising with party suppliers in order to collate the lease/hire purchase agreements and preparing valuations and advise in respect of the leasehold premises for the subsidiary companies. Their charges will be calculated on a time costs basis at the prevailing hourly rates for their various grades of staff which are currently as follows:

Grade of staff	Charge-out rate (£ per hour)
Director	£275
Associate	£180
Surveyor	£120
Graduate	£100
Administration	£80
Porters	£35

In addition to the services detailed above, it may become necessary to instruct Eddisons Commercial Limited to provide additional services, not currently anticipated, during the course of the case. In such circumstances and to avoid the costs associated with seeking further approval, the charges for such services will be calculated on a time costs basis at the prevailing hourly rates for their various grades of staff which are currently as follows:

Grade of staff	Charge-out rate (£ per hour)
Director	£275
Associate	£180
Surveyor	£120
Graduate	£100
Administration	£80
Porters	£35

Additional payments received by Eddisons Commercial Limited from purchasers where assets are disposed of by way of auction

In addition to the charges of Eddisons Commercial Limited detailed above for providing the services to the office holder, where any machinery and business assets (other than freehold/leasehold property) are disposed of by way of auction, Eddisons Commercial Limited will also receive a payment from the purchaser, known as a buyer's premium, equivalent to 15% of the successful bid. Where any freehold/leasehold property is disposed of by way of auction, Eddisons Commercial Limited will also receive a payment from the purchaser, known as a buyer's administration fee, in the sum of £600. It is standard auction industry practice for a buyer's premium and buyer's administration fee to be charged. The buyer's premium and buyer's administration fee is paid by the purchaser of the assets and is not paid by the office holder from the assets of the estate.

Eddisons Insurance Services Limited

Instruction of Eddisons Insurance Services Limited ("EIS") to provide insurance broking services and specifically open cover insurance for the insurable risks relating to the case. The cost of open cover insurance will vary during the course of the case depending upon the value of the assets and liability risks. The forecasted cost of

insurance is £6,000 inclusive of Insurance Premium Tax. The costs of insurance cover for subsequent quarter periods will be dependent upon prevailing insurance market conditions and the ongoing insurable risks on the case.

In accordance with standard insurance industry practice, EIS will receive payment of commission for the services it provides from the insurer. The commission is calculated as a percentage of the insurance premiums payable and such percentage will depend upon the class or classes of assets being insured.

EIS will invoice the insolvent estate for the premium(s) due on the insurer's behalf and receive payment from the estate. EIS will in turn, account to the insurer for the premium(s) payable after deducting any commission payable by the insurer.



## 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 office as at the date of this report are as follows:

Grade of staff	Charge-out rate (£ per hour) 1 May 2011 – until further notice
Partner	495
Director	445
Senior Manager	395
Manager	345
Assistant Manager	250
Senior Administrator	225
Administrator	175
Trainee	140
Administrator	
Support	140

Prior to 1 December 2018, the Begbies Traynor (Central) LLP charge-out rates were as follows:

Grade of staff	Charge-out rate (£ per hour) 1 May 2011 – until further notice
Partner	395
Director	345
Senior Manager	310
Manager	265
Assistant Manager	205
Senior Administrator	175
Administrator	135
Trainee	110
Administrator	
Support	60 – 110

Time spent by support staff such as secretarial, administrative and cashiering staff is charged directly to cases. It is not carried as an overhead.

Time is recorded in 6-minute units.

The office holder may use the services of BTG Forensic during the course of the case. BTG Forensic is a specialist department of the office holder's firm which provides forensic accounting services. The current charge-out rates applying to work carried out by BTG Forensic are as follows:

Grade of staff	Charge-out rate (£ per hour)
Partner	250
Senior Manager	175

SIP9 Cornertrack Limited - Administration - 80CO635.ADM : Time Costs Analysis From 09/10/2020 To 08/04/2021

Staff Grade		Consultant/Partner	Director	Snr Mngr	Mngr	Asst Mngr	Snr Admin	Admin	Jnr Admin	Support	Total Hours	Time Cost £	Average hourly rate £
General Case Administration and Planning	Case planning	3.1									3.1	1,534.50	495.00
	Administration		0.5					2.9	0.6	1.2	5.2	982.00	188.85
	Total for General Case Administration and Planning:	3.1	0.5					2.9	0.6	1.2	8.3	2,516.50	303.19
Compliance with the Insolvency Act, Rules and best practice	Appointment:												0.00
	Banking and Bonding	0.1								0.8	0.9	161.50	179.44
	Case Closure												0.00
	Statutory reporting and statement of affairs	1.5						2.1			3.6	1,110.00	308.33
	Total for Compliance with the Insolvency Act, Rules and best practice:	1.6						2.1		0.8	4.5	1,271.50	282.56
Investigations	CDDA and investigations		0.5								0.5	222.50	445.00
	Total for Investigations:		0.5								0.5	222.50	445.00
Realisation of assets	Debt collection	6.6									6.6	3,267.00	495.00
	Property, business and asset sales	5.6	5.0								10.6	4,997.00	471.42
	Retention of Title/Third party assets												0.00
	Total for Realisation of assets:	12.2	5.0								17.2	8,264.00	480.47
Trading	Trading												0.00
	Total for Trading:												0.00
Dealing with all creditors claims (including employees), correspondence and distributions	Secured												0.00
	Others								0.2		0.2	28.00	140.00
	Creditors committee												0.00
	Total for Dealing with all creditors claims (including employees), correspondence and distributions:								0.2		0.2	28.00	140.00
Other matters which includes seeking decisions of creditors, meetings, tax, litigation, pensions and travel	Seeking decisions of creditors												0.00
	Meetings												0.00
	Other												0.00
	Tax	0.3						0.3		0.4	1.0	257.00	257.00
	Litigation		25.2								25.2	11,214.00	445.00
	Total for Other matters:	0.3	25.2					0.3		0.4	26.2	11,471.00	437.82
	Total hours by staff grade:	17.2	31.2					5.3	0.8	2.4	56.9		
	Total time cost by staff grade:	8,514.00	13,864.00					927.50	112.00	336.00		23,773.50	
	Average hourly rate £:	495.00	445.00	0.00	0.00	0.00	0.00	175.00	140.00	140.00			417.81
	Total fees drawn to date £:											0.00	

SIP9 Cornertrack Limited - Administration - 80CO635.ADM : Time Costs Analysis From 09/10/2018 To 08/04/2021

Staff Grade		Consultant/Partner	Director	Snr Mngr	Mngr	Asst Mngr	Snr Admin	Admin	Jnr Admin	Support	Total Hours	Time Cost £	Average hourly rate £
General Case Administration and Planning	Case planning	29.1	3.5	6.8					0.4		39.8	17,735.50	445.69
	Administration		29.6	11.9				7.1	67.8	2.0	116.4	27,573.50	232.86
	<b>Total for General Case Administration and Planning:</b>	<b>29.1</b>	<b>33.1</b>	<b>18.7</b>				<b>7.1</b>	<b>68.2</b>	<b>2.0</b>	<b>158.2</b>	<b>45,312.00</b>	<b>286.42</b>
Compliance with the Insolvency Act, Rules and best practice	Appointment			3.0					18.6	0.2	21.8	3,205.00	147.02
	Banking and Bonding	0.3		0.4				0.1	1.0	5.0	6.8	1,127.00	165.74
	Case Closure												0.00
	Statutory reporting and statement of affairs	10.0	20.4	9.3		1.5		6.2	24.1		71.5	22,151.50	309.81
	<b>Total for Compliance with the Insolvency Act, Rules and best practice:</b>	<b>10.3</b>	<b>20.4</b>	<b>12.7</b>		<b>1.5</b>		<b>6.3</b>	<b>43.7</b>	<b>5.2</b>	<b>100.1</b>	<b>26,483.50</b>	<b>264.57</b>
Investigations	CDDA and investigations	29.9	19.2	84.7		15.4	10.0		8.9		168.1	62,695.00	372.96
	<b>Total for Investigations:</b>	<b>29.9</b>	<b>19.2</b>	<b>84.7</b>		<b>15.4</b>	<b>10.0</b>		<b>8.9</b>		<b>168.1</b>	<b>62,695.00</b>	<b>372.96</b>
Realisation of assets	Debt collection	25.5	6.2	2.7					7.4		41.8	17,149.50	410.26
	Property, business and asset sales	26.1	19.1	29.2		1.0		0.3	5.4		81.1	31,765.50	391.68
	Retention of Title/Third party assets		10.5	15.2		0.8			30.1		56.6	13,610.50	240.47
	<b>Total for Realisation of assets:</b>	<b>51.6</b>	<b>35.8</b>	<b>47.1</b>		<b>1.8</b>		<b>0.3</b>	<b>42.9</b>		<b>179.5</b>	<b>62,525.50</b>	<b>348.33</b>
Trading	Trading												0.00
	<b>Total for Trading:</b>												<b>0.00</b>
Dealing with all creditors claims (including employees), correspondence and distributions	Secured	2.5	4.1	1.5							8.1	3,654.50	451.17
	Others	6.3	0.8	6.3				0.4	36.5		50.3	9,770.50	194.24
	Creditors committee												0.00
	<b>Total for Dealing with all creditors claims (including employees), correspondence and distributions:</b>	<b>8.8</b>	<b>4.9</b>	<b>7.8</b>				<b>0.4</b>	<b>36.5</b>		<b>58.4</b>	<b>13,425.00</b>	<b>229.68</b>
Other matters which includes seeking decisions of creditors, meetings, tax, litigation, pensions and travel	Seeking decisions of creditors												0.00
	Meetings		8.1	12.2					0.8		21.1	8,401.00	398.15
	Other		1.9						8.8		10.7	1,984.50	185.47
	Tax	0.8						0.3	2.7	1.0	4.8	966.50	201.35
	Litigation		67.7								67.7	30,126.50	445.00
	<b>Total for Other matters:</b>	<b>0.8</b>	<b>77.7</b>	<b>12.2</b>				<b>0.3</b>	<b>12.3</b>	<b>1.0</b>	<b>104.3</b>	<b>41,476.50</b>	<b>397.68</b>
	<b>Total hours by staff grade:</b>	<b>130.5</b>	<b>191.1</b>	<b>183.2</b>		<b>18.7</b>	<b>10.0</b>	<b>14.4</b>	<b>212.5</b>	<b>8.2</b>	<b>766.6</b>		
	<b>Total time cost by staff grade:</b>	<b>63,217.50</b>	<b>84,879.50</b>	<b>66,694.50</b>		<b>4,630.00</b>	<b>2,250.00</b>	<b>2,520.00</b>	<b>26,498.00</b>	<b>1,130.00</b>		<b>251,915.50</b>	
	<b>Average hourly rate £:</b>	<b>484.43</b>	<b>444.69</b>	<b>354.05</b>	<b>0.00</b>	<b>247.59</b>	<b>225.00</b>	<b>175.00</b>	<b>124.70</b>	<b>137.80</b>			<b>327.76</b>
	<b>Total fees drawn to date £:</b>											<b>0.00</b>	

## STATEMENT OF ADMINISTRATORS' EXPENSES

Type of expense	Name of party with whom expense incurred	Amount incurred £	Amount discharged £	Balance (to be discharged) £
Expenses incurred with entities not within the Begbies Traynor Group				
Legal fees – Ovenden	Gosschalks Solicitors	18,790.00	41,590.00	Nil
Legal disbursements - Ovenden	Gosschalks Solicitors	86.00	86.00	Nil
Legal fees (this file only)	Gosschalks Solicitors	22,750.00	Nil	61,950.00
Legal disbursements (this file only)	Gosschalks Solicitors	12,745.00	Nil	1,246.00
Legal Fees (joint and several liability)	Gosschalks Solicitors	23,150.00	44,102.00	96,450.00
Legal disbursements (joint and several liability)	Gosschalks Solicitors	12,047	Nil	12,211
Storage costs	Restore plc	1.05	0.00	1.05
Expenses incurred with entities within the Begbies Traynor Group (for further details see Begbies Traynor Charging Policy)				
Agents fees and disbursements	Eddisons Commercial Limited	5,000.00	5,000.00	0.00
Postage	Begbies Traynor (Central) LLP	36.35	0.00	36.35

## CUMULATIVE STATEMENT OF EXPENSES

Type of expense	Name of party with whom expense incurred	Amount incurred £
Agent's fees and disbursements	Eddisons Commercial Limited	9,500.00
Bond	Marsh Limited	80.00
Insurance premium	Eddisons Insurance Services Limited	1,764.00
Legal fees - Ovenden	Gosschalks Solicitors	41,590.00
Legal disbursements - Ovenden	Gosschalks Solicitors	86.00
Legal fees (jointly and severally liable)	Gosschalks Solicitors	96,450.00
Legal disbursements	Gosschalks Solicitors	19,925.00
Postage	Begbies Traynor (Central) LLP	36.35
Re-direction of mail	Royal Mail	303.00
Search fees	Land Registry	216.00
Statutory advertising	Courts Advertising	84.60
Software Licensing fee	Visionary Leisure Limited in Administration	2,552.40
Storage costs	Restore plc	3.72