

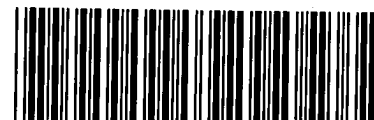
AM03

Notice of administrator's proposals



Companies House

TUESDAY



A99RXY3C

A18

21/07/2020

#348

COMPANIES HOUSE

1 Company details

Company number 08735344

Company name in full Grove Farm Park Limited

→ Filling in this form
Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s) Trevor P

Surname O'Sullivan

3 Administrator's address

Building name/number 30 Finsbury Square

Street

Post town London

County/Region

Postcode EC2A 1AG

Country

4 Administrator's name ①

Full forename(s) Philip

Surname Stephenson

① Other administrator
Use this section to tell us about
another administrator.

5 Administrator's address ②

Building name/number 30 Finsbury Square

Street

Post town London

County/Region

Postcode EC2A 1AG

Country

② Other administrator
Use this section to tell us about
another administrator.

AM03

Notice of Administrator's Proposals

6 Statement of proposals



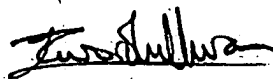
I attach a copy of the statement of proposals

7 Sign and date

Administrator's
Signature

Signature

X



X

Signature date

^d2

^d1

^m0

^m7

^y2

^y0

^y2

^y0

AM03

Notice of Administrator's Proposals



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 **Sean A McDonald**

Company name **Grant Thornton UK LLP**

Address
4 Hardman Square
Spinningfields

Post town **Manchester**

County/Region

Postcode **M 3 3 E B**

Country

DX

Telephone **0161 953 6900**



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 and dated 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 or email 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



Grove Farm Park Limited - In Administration (the Company)

Recovery and Reorganisation
Grant Thornton UK LLP
4 Hardman Square
Spinningfields
Manchester
M3 3EB

Joint Administrators' proposals

Appointed in High Court of Justice, Business and Property Court
No 000327 of 2020

Prepared by: Trevor P O'Sullivan, Joint Administrator

Contact details: Should you wish to discuss any matters in
this report, please do not hesitate to
contact Sean A McDonald on
0161 953 6354

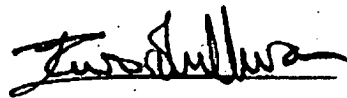
Definitions

The following definitions are used either within the body of this report, the appendices to it, or both.

Barclays	Barclays Bank PLC
BDO	BDO LLP
The College	Hadlow College
The Company	Grove Farm Park Limited – in Administration
CVL	Creditors' Voluntary Liquidation
Eversheds	Eversheds Sutherland
Grant Thornton / the Firm	Grant Thornton UK LLP
The Joint Administrators/we/us/our	Trevor O'Sullivan and Philip Stephenson
Marpaul	Marpaul Limited
Marsh	Marsh Limited
Sanderson Weatherall	Sanderson Weatherall LLP
CDDA	Company Directors Disqualification Act 1986
VAT	Value added tax

1 Executive summary

- I was appointed as Joint Administrator of the Company with Philip Stephenson on 28 May 2020 by the director
- Following on from our appointment we are submitting our proposals pursuant to paragraph 49(1) of Schedule B1 to the Insolvency Act 1986 for achieving the objectives of the Administration. This report contains the information required by rule 3.35 of the Insolvency (England and Wales) Rules 2016
- The Company's key assets are four blocks of student accommodation and agricultural land at Grove Farm Park. Although we have not yet marketed these assets for sale, we believe that it may be challenging to achieve sufficient realisations to repay the secured creditors in full
- As such, we anticipate that the only return to unsecured creditors will be through the prescribed part fund. The return to the unsecured creditors is estimated at 2p in the £ (Section 3 – Dividend prospects)
- The Administration is currently due to end on 27 May 2021. However, it is likely that an extension to the Administration will be required to allow sufficient time to sell the land and property owned by the Company. Due to there being no preferential creditors and the only return to unsecured creditors being via the prescribed part fund, it is anticipated that approval of any such extension would be obtained from the secured creditors only
- It is anticipated that the Administration will end by filing a notice to dissolve the Company.



Trevor P O'Sullivan
Joint Administrator

21 July 2020

Please be aware that fraudsters have been known to masquerade as legitimate administrators. Fraudsters may contact creditors asking for an upfront fee or tax to release an investment or to enable payment of a dividend / the release of money payable to the creditor. An administrator would never ask for such a payment nor instruct a third party to make such a request.

2 Background to the appointment of the Joint Administrators

2.1 The trade of the Company

The College is a further and higher education college based on a campus at Hadlow, Kent.

The Company is a wholly owned subsidiary of the College and operates as a vehicle to hold land and buildings at the campus. Specifically, it owns four student accommodation blocks that provide 55 en-suite letting rooms on 25.75 acres of land in a rural location, which together are known as Grove Farm Park.

In addition to holding the land and building assets at Grove Farm Park, the Company also holds the debt secured against these assets:

- **Barclays:** First ranking fixed and floating charge debenture over the Company's assets. At the date of Administration, the balance due secured by this debenture was £2.9 million
- **Marpaul:** Second ranking charge / mortgage over the property owned by the Company. At the date of Administration, the balance due secured by this charge / mortgage was £1.3 million

The Company leases the land and buildings to the College and receives rental income. Prior to our appointment as Joint Administrators on 28 May 2020, the Company used this rental income to pay the capital repayments and interest on the bank loans outstanding. The quarterly rent due from the College for the student accommodation and the land is c.£69,000.

The Company does not have any employees.

2.2 Factors leading to financial distress

The insolvency of the College

On 22 May 2019, Matthew Tait, Graham Newton and Danny Dartnaill of BDO were appointed as Joint Education Administrators of the College.

The factors that led to the appointment of Education Administrators over the College are outlined, in detail, in the Statement of Proposals in respect of The Corporation of Hadlow College in Education Administration filed at Companies House on 8 November 2019.

The insolvency of the Company

Following the insolvency of the College it became clear that it was unlikely that the College would continue to occupy Grove Farm Park beyond the short-term. Without this rental income (the Company's only income), the Company would be unable to continue to service its debt commitments and pay its liabilities as and when they fell due.

In light of the position, in May 2020 we were introduced to the Company by Barclays in order to assist the director in considering the options available to the Company.

3 The Joint Administrators' appointment

3.1 Initial introduction to the Company

As described in section 2.2 above, Grant Thornton was introduced to the Company on 3 March 2020 by Barclays with a view to assisting the Company to assess the options available to it.

Prior to our introduction neither the Joint Administrators nor the Firm had any dealings with the Company or its director..

3.2 Appointment of Joint Administrators

Having considered all the options, the director of the Company concluded that the best option for the Company was for it to be placed into Administration, in order to protect the assets for the benefit of the creditors, and subsequently, on 27 May 2020 issued a notice of intention to appoint Administrators. This was served on Barclays on 27 May 2020.

Upon consent being granted by the charge holder, on 27 May 2020 the director filed at court the notice of appointment of Administrators in accordance with paragraph 22 of Schedule B1 to the Insolvency Act 1986.

4 Proposals for achieving the objective of the Administration

4.1 Objective of the Administration

The Administrator of a company must perform their functions with a view to achieving one of the following statutory objectives:

- Objective 1: rescuing the company as a going concern;
- Objective 2: achieving a better result for the company's creditors as a whole than would be likely if the company were wound up (without first being in Administration); or
- Objective 3: realising property in order to make a distribution to one or more secured or preferential creditors.

The rescue of the Company cannot be achieved because the College has entered an insolvency process and has signalled its intention to exit the lease of Grove Farm Park.

A better result for the Company's creditors as a whole than would be likely if the Company were wound up is not currently achievable due to the level of secured debt.

The Joint Administrators will therefore pursue the third objective of realising assets for the benefit of the secured creditors. Further details are provided at section 6.

4.2 Exit routes

It is proposed that the Administration will end by the Joint Administrators filing a notice to dissolve the Company, or if more time is needed to complete realisations after any extension of the Administration, the Joint Administrators may present a petition to wind up the Company and then seek their appointment as Joint Liquidators.

5 The assets and liabilities of the Company

5.1 Statement of Affairs

Attached at Appendix D is the director's Statement of Affairs which summarises their view of the financial position of the Company at our appointment. Please note that this does not take into account the costs of the Administration, therefore the returns to creditors are likely to differ to that detailed in the Statement of Affairs.

6 Conduct of the Administration

6.1 Strategy

We have engaged Sanderson Weatherall to act as our agent and to assist with the development of the realisation strategy. This strategy is in part dependent on the College which continues to occupy the site, and our conversations with the Education Administrators of the College that are ongoing.

We have outlined below our initial view of this strategy.

Grove Farm Park consists of both agricultural land and student accommodation, which we intend to treat as two separate assets. This has a cumulative net book value of £4.8 million.

Agricultural land

The College has a crop of maize planted on the 24.46 acres of agricultural land. It is due to be harvested in September 2020, after which the College has advised that it will not require the land. Following that harvest the Joint Administrators, in collaboration with Sanderson Weatherall, will market the land for sale.

Student accommodation

At present it is currently unclear how long the College will require the student accommodation for before it transitions all students to its main campus. The current indication is that it will require the student accommodation until 31 August 2021. We understand from the Education Administrators of the College that this will become clearer by 31 July 2020.

Should the College require the campus until 31 August 2021, this would provide the Joint Administrators of the Company with ongoing rental income and time with which to conduct a considered marketing process in respect of the student accommodation. The rental income is currently c.£69,000 per quarter including the land and the accommodation.

Once the College's intentions towards the student accommodation become clear, we will finalise our strategy to realise this asset in collaboration with Sanderson Weatherall.

6.2 Trading

The Company will be trading in Administration, but given the operations of the business, this trading will be limited to rental of the agricultural land and student accommodation to Hadlow College.

The rental of the student accommodation will provide income and time with which to conduct a marketing process. In conjunction with our legal advisors, we will consider whether the rental income is a fixed or floating charge realisation.

The Company has no employees.

Following the conclusion of the sales process, the Company will cease trading and will be dissolved following payment of monies to creditors.

At present, except for insurance, all costs in relation to the property are being met by the College (as lessor).

6.3 Approach to interested parties

We have not yet commenced our marketing process. In due course, we will identify potential interested parties through the following channels and a further update will be provided in our next report.

- A full marketing process undertaken by Sanderson Weatherall
- Parties identified by the director
- Our existing database of distressed investors.

6.4 Additional assets

Cash at bank totalling £60,650 has been realised.

We are currently not aware of the Company owning any other assets.

6.5 Receipts and payments account

Our receipts and payment account covering the period 28 May 2020 to 21 July 2020 is attached at Appendix A.

7 Creditors

7.1 Secured creditors

Barclays

Barclays was granted a fixed and floating charge debenture over the Company's assets on 29 November 2013. At the date of Administration, the balance due secured by this debenture was £2.9 million.

To date there has been no distribution paid to Barclays under its security. Until the assets are realised it is not yet known if there will be a shortfall to the Bank.

Marpaul

Marpaul was granted a charge/ mortgage over Grove Farm Park on 19 May 2014. At the date of Administration, the balance due secured by this security was £1.3 million.

To date there has been no distribution paid to Marpaul under its security. Until the assets are realised it is not yet known if there will be a shortfall to Marpaul but based on current information we believe that it is unlikely that Marpaul will be repaid in full.

Eversheds Sutherland has been engaged to advise us on the validity of all security and an update will be provided in the next report, although at present we are not aware of any issues.

7.2 Preferential creditors

Preferential creditor claims consist of employee claims for wages and holiday pay, up to certain statutory limits.

There were no employees as at the date of Administration, therefore we do not anticipate any preferential creditor claims.

7.3 Prescribed part – unsecured creditors

In accordance with section 176A of the Insolvency Act 1986, a prescribed part is to be set aside from the floating charge assets and made available to the unsecured creditors of the Company. The prescribed part calculation is applied to the net property available and is calculated at 50% of the first £10,000 of net realisations and 20% of all further amounts, up to a maximum prescribed part of £600,000.

The net property is estimated to be £50,650 therefore the resulting prescribed part is estimated to be £13,130.

The Statement of Affairs details two unsecured creditors totalling £702,511. Based on these creditor claims the dividend rate is likely to be in the region of 2p in the £.

We are not aware of any other material claims at this time which have not been included within the Statement of Affairs.

8 Investigations into the affairs of the Company

8.1 Statutory investigations

Within three months of our appointment as Joint Administrators, as required by the CDDA, we will report to the Secretary of State the required facts about the Company's business and the conduct of its directors (including those acting within the past three years).

We would be pleased to receive from any creditor any useful information concerning the Company, its dealings or conduct which may assist us.

9 Joint Administrators' remuneration and disbursements

9.1 Overview

Our remuneration basis has not yet been fixed, as our focus to date has been discussing the requirements of the College and developing our realisation strategy.

As it is currently considered that there will only be a distribution to unsecured creditors via a prescribed part payment, a paragraph 52(1)(b) statement has been made. We are also not aware of any preferential creditors in this case therefore we will be approaching the secured creditors in due course to obtain fee approval.

We have incurred time costs and expenses in the period amounting to £31,576.38 and £nil, of which no payments have been made to date.

Further details about remuneration and expenses are provided in Appendix B to this report.

10 Future strategy

10.1 Future conduct of the Administration

We will continue to manage the affairs, business and property of the Company to achieve the purpose of the Administration. This will include but not be limited to:

- managing and realising the assets of the Company
- payment of Administration expenses, including our remuneration
- agreeing the claims of the unsecured creditors and payment of a prescribed part dividend, if future realisations make this feasible
- paying distributions to the secured creditor(s)
- finalisation of the Company's tax affairs, including completion of corporation tax and VAT returns and settlement of any post Administration liabilities, and
- complying with statutory and regulatory obligations.

10.2 Extension of the Administration

The duration of an Administration is restricted to 12 months from the date of commencement, unless it is extended with the consent of the secured creditors, or by order of the Court.

If it is identified that an extension is required, the Joint Administrators will initially seek a resolution from the secured creditors requesting an extension of up to 12 months.

10.3 Deemed approval

A decision of the creditors is not required because, in accordance with paragraph 52(1) of Schedule B1 to the Insolvency Act 1986, we are of the opinion that the Company has insufficient property to enable a distribution to be made to unsecured creditors, other than by virtue of section 176A of the Insolvency Act 1986 (the prescribed part).

The proposals contained in this statement will be deemed to have been approved by the creditors unless, within eight business days of this statement being sent out, creditors whose debts amount to at least 10% by value of the total debts of the Company request that the Joint Administrators seek a decision from the creditors as to whether they approve the proposals.

10.4 Data protection

Any personal information held by the Company will continue to be processed for the purposes of the Administration of the Company and in accordance with the requirements of data protection law. Our privacy notice on our website (www.grantthornton.co.uk/en/privacy) contains further details as to how we may use, process and store personal data.

10.5 Future reporting

Our first progress report will cover the six months from our appointment to 27 November 2020, to be delivered to creditors within one month after that date.

A Abstract of the Joint Administrators' receipts and payments

Receipts	Statement of Affairs (£)	Total (£)
Freehold Land & Property	4,765,678.56	0.00
Cash at Bank	60,650.36	60,650.36
		<hr/> 60,650.36 <hr/>
Payments		
		<hr/> 0.00 <hr/>
Balance - 21 July 2020		<hr/> 60,650.36 <hr/>
Made up as follows		
Floating Current Account		<hr/> 60,650.36 <hr/>
		<hr/> 60,650.36 <hr/>

B. Statement of Insolvency Practice 9 disclosure: payments, remuneration and expenses to the Joint Administrators or their associates

Payments, remuneration and expenses to the Joint Administrators or their associates

Statement of Insolvency Practice 9 disclosure

This appendix has been prepared in conjunction with the requirements of the Insolvency Act 1986, the Insolvency (England and Wales) Rules 2016 (the Rules) and Statement of Insolvency Practice 9 (SIP9). In summary, it covers:

- pre-appointment costs
- fee basis
- work done by the Joint Administrators and their team during the period
- disbursements and expenses
- sub-contracted out work
- payments to associates
- relationships requiring disclosure
- information for creditors (rights, fees, committees)

Pre-appointment costs

Neither the Joint Administrators, by way of Grant Thornton UK LLP being engaged, or an associate of the Joint Administrators, incurred any pre-appointment costs in relation to the Company that require paying from the estate.

Post-appointment costs

Fee basis of the Joint Administrators

Proposed fee basis

We propose that the remuneration of the Joint Administrators be fixed on the basis of time properly spent by the Joint Administrators and their staff in dealing with matters arising in the Administration. Our remuneration basis has not yet been fixed, as our focus to date has been discussing the requirements of the College and developing our realisation strategy.

The Joint Administrators think that the company has insufficient property to enable a distribution to be made to unsecured creditors other than by virtue of section 176A(2)(a) of the Insolvency Act 1986 (the "prescribed part" to be carved out of money which would otherwise be payable to the holder of a floating charge).

A consequence of this statement is that rule 18.16(4) of the Rules provides that the basis of the Joint Administrators' remuneration shall be fixed, if, as in this case, there is no creditors committee, by the consent of each of the secured creditors.

Although the unsecured creditors are not involved in fixing the basis of the Joint Administrators' remuneration, rule 18.16(4) nevertheless requires that where the proposed basis of remuneration is by reference to the time properly given by the Joint Administrators and their staff in attending to matters arising in the Administration, the Joint Administrators must, prior to the determination of the basis, deliver to the creditors (a) a fees estimate and (b) details of the expenses which will be or are likely to be incurred.

As time costs form part of the proposed fee basis we provide, below, a fees estimate and details of the expenses that will be, or are likely to be, incurred - please see the 'fees estimate' section.

Likely return to creditors

We do not anticipate being in a position to pay a dividend to unsecured creditors other than by virtue of the prescribed part.

Fees estimate

The fees estimate is based on all of the information available to us as at 21 July 2020. We have considered and accounted for the different levels of expertise that we anticipate will be required to do the work we anticipate necessary to progress the first 12 months of the Administration to 27 May 2021, in calculating the time and cost included in the fees estimate table provided below. A more detailed numerical break down of the fees estimate is included in the SIP9 time costs analysis table further below.

Note that the fees estimate is also based on the following assumptions:

- The College continues to lease and insure Grove Farm Park until 31 August 2021
- The final strategy, which will be agreed once the College's intentions in respect of Grove Farm Park become clearer, will be in line with the strategy outlined in the Statement of Proposals

Area of work	Anticipated work	Why the work is necessary	Financial benefit to creditors	Fees and expense estimate		
Trading				5 hrs	£2,000	£444/hr
Trading general	<ul style="list-style-type: none"> Matters which arise during the course of the trading period Raise invoices in respect of rent of student accommodation to the College Send reminders to the College in a scenario where our rental invoices are not paid within terms 	<ul style="list-style-type: none"> Collect rental income for the benefit of the secured creditors and unsecured creditors via the prescribed part 	<ul style="list-style-type: none"> This work is necessary to help realise financial value for the benefit of the estate and for a distribution to creditors should sufficient funds become available 			
Assets				56 hrs	£23,000	£409/hr
Insurance	<ul style="list-style-type: none"> Liaise with Marsh to ensure adequate insurance is in place 	<ul style="list-style-type: none"> To protect value for creditors should any issues arise in respect of the property 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate 	<ul style="list-style-type: none"> Marsh: £3,000 		
Property	<ul style="list-style-type: none"> Liaise with Sanderson Weatherall in respect of the realisation strategy Liaise with potential purchasers Pre-application planning in collaboration with Sanderson Weatherall and potential purchasers Sale documentation 	<ul style="list-style-type: none"> Ensure that maximum value is realised in respect of the agricultural land and student accommodation 	<ul style="list-style-type: none"> This work is necessary to realise financial value for the estate and for a distribution to creditors should sufficient funds become available 	<ul style="list-style-type: none"> Agents Fees: Sanderson Weatherall 1.5% of agreed sale price (£27,300 based on vacant possession with discontinuance of demand from Hadlow College). £3,750 initial marketing budget. £4,000 pre-application advice Legal Fees: Eversheds £30,000 		
Cash at bank	<ul style="list-style-type: none"> Treasury work in respect of rental income and property realisations 	<ul style="list-style-type: none"> To manage the funds in the Administration 	<ul style="list-style-type: none"> This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process 			
Investigations				30 hrs	£6,000	£200/hr
Debtor/directors/senior employees	<ul style="list-style-type: none"> Investigations in respect of past and present directors 	<ul style="list-style-type: none"> Discharge Administrators' duties 	<ul style="list-style-type: none"> This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process 			

Books & records	<ul style="list-style-type: none"> Inspect books and records and ensure preserved in line with duties of Administrators 	<ul style="list-style-type: none"> Discharge Administrators' duties 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate 	
Claims	<ul style="list-style-type: none"> Verify any potential creditor claims 	<ul style="list-style-type: none"> To ensure that realisations are distributed to parties with valid claims 	<ul style="list-style-type: none"> This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it might not add financial value to the estate it will add value to the insolvency process 	
Creditors				
				53 hrs £18,000 £339/hr
Secured	<ul style="list-style-type: none"> Formal reporting to and other correspondence with Barclays Liaising with other secured creditor, Marpaul Limited 	<ul style="list-style-type: none"> Keep secured creditors informed regarding progress 	<ul style="list-style-type: none"> This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process 	
Prescribed part	<ul style="list-style-type: none"> Calculation of prescribed part for distribution 	<ul style="list-style-type: none"> To ensure that prescribed part carve-out is administered in line with insolvency legislation 	<ul style="list-style-type: none"> This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process 	<ul style="list-style-type: none"> Statutory Advertising: Courts £80
Administration				
				245 hrs £51,000 £208/hr
Appointment formalities	<ul style="list-style-type: none"> Drafting letters to various parties in line with statutory duties Drafting various forms in line with statutory duties 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate 	<ul style="list-style-type: none"> Statutory Advertising: Courts £80
Case set-up	<ul style="list-style-type: none"> Initial appointment letters/ notices 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate 	
Case management	<ul style="list-style-type: none"> General management of case, including filing and management of diary lines 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate 	

Reports, circulars notices & decisions	<ul style="list-style-type: none"> Statement of Proposals, SIP9 disclosure 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate
Statement of affairs	<ul style="list-style-type: none"> Liaison with Director regarding the statement of affairs 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate
Treasury, billing & funding	<ul style="list-style-type: none"> Management of Administration account 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process
Tax	<ul style="list-style-type: none"> Ensure that all tax checklists and matters are completed in line with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate
Pensions	<ul style="list-style-type: none"> Ensure that all pensions checklists and matters are completed in line with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate
Closure	<ul style="list-style-type: none"> Closure of Administration and assignment in line with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate

Total fees estimate	389 hrs	£100,000	£257/hr
Total expense estimate	£68,210		

Work done by the Joint Administrators and their team during the Period

We are required to detail costs of actual work done in the Period, including any expenses incurred in connection with it, as against any fees estimate provided. We are also required to provide narrative explanation of the work done. The following tables (narrative followed by numerical) set out this information for the Joint Administrators' fees incurred together with a numerical fees estimate variance analysis. Details of expenses incurred in connection with work done are provided in the 'Disbursements and expenses' section below.

Area of work	Work done	Why the work was necessary	Financial benefit to creditors	Fees incurred		
Trading				1 hr	£222	£444/hr
Trading (general)	<ul style="list-style-type: none"> Raised invoices in respect of rent 	<ul style="list-style-type: none"> Collect rental income for the benefit of the secured creditors 	<ul style="list-style-type: none"> This work is necessary to help realise financial value for the benefit of the estate and for a distribution to creditors should sufficient funds become available 			
Assets				8 hrs	£3,789.10	£489/hr
Property	<ul style="list-style-type: none"> Liaise with Sanderson Weatherall in respect of the realisation strategy Liaise with potential purchasers 	<ul style="list-style-type: none"> Ensure that maximum value is realised in respect of the agricultural land and student accommodation 	<ul style="list-style-type: none"> This work is necessary to realise financial value for the estate and for a distribution to creditors should sufficient funds become available 			
Cash at bank	<ul style="list-style-type: none"> Treasury work in respect of rental income 	<ul style="list-style-type: none"> To manage the funds in the Administration 	<ul style="list-style-type: none"> This work is necessary to help realise financial value for the benefit of the estate and for a distribution to creditors should sufficient funds become available 			
Creditors				6 hrs	£2,551	£444/hr
Secured	<ul style="list-style-type: none"> Formal reporting to and other correspondence with Barclays Liaising with other secured creditor, Marpaul 	<ul style="list-style-type: none"> Keep secured creditors informed regarding progress 	<ul style="list-style-type: none"> This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process 			
Administration				81 hrs	£25,015	£308/hr
Appointment formalities	<ul style="list-style-type: none"> Drafting letters to various parties in line with statutory duties Drafting various forms in line with statutory duties 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate 			
Case set-up	<ul style="list-style-type: none"> Initial appointment letters/ notices 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory 			

requirements and has no direct financial benefit to the estate

Case management	<ul style="list-style-type: none"> General management of case, including filing and management of diary lines 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate
Reports to creditors, notices & decisions	<ul style="list-style-type: none"> Statement of Proposals, SIP9 disclosure and periodic reports to creditors, as well as filings at Companies House 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate
Statement of affairs	<ul style="list-style-type: none"> Liaison with directors regarding the statement of affairs 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate
Treasury, billing & funding	<ul style="list-style-type: none"> Management of Administration account 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial value to the estate it will add value to the insolvency process
Tax	<ul style="list-style-type: none"> Ensure that all tax checklists and matters are completed in line with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate
Pensions	<ul style="list-style-type: none"> Ensure that all pensions checklists and matters are completed in line with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> Ensure compliance with Grant Thornton internal processes and external regulations 	<ul style="list-style-type: none"> This work is to be completed solely for the purpose of complying with statutory requirements and has no direct financial benefit to the estate

Total fees incurred in the Period	95 hrs	£31,576	£332/hr
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Detailed SIP9 time cost analysis for the period and fee estimate variance analysis as at period end
Period from 28 May 2020 to 21 July 2020

Area of work	Partner		Manager		Executive		Administrator		Period total			Fees estimate			Variance	
	Hrs	£	Hrs	£	Hrs	£	Hrs	£	Hrs	£	£/hr	Hrs	£	£/hr	Hrs	£
Trading:	-	-	0.50	221.79	-	-	-	-	0.50	221.79	443.57	4.50	2,000.00	444.44	4.00	1,778.22
Trading (general)	-	-	-	-	-	-	-	-	0.50	221.79	443.57	-	-	-	-	-
Realisation of Assets:	-	-	-	-	-	-	-	-	7.75	3,789.10	488.92	56.20	23,000.00	409.25	48.45	19,210.90
Property	1.00	795.00	4.75	2,106.96	-	-	-	-	5.75	2,901.96	443.57	-	-	-	-	-
Cash at bank	-	-	2.00	887.14	-	-	-	-	2.00	887.14	443.57	-	-	-	-	-
Investigations:	-	-	-	-	-	-	-	-	-	-	-	30.00	6,000.00	200.00	30.00	6,000.00
Creditors:	-	-	-	-	-	-	-	-	5.75	2,550.53	443.57	53.10	18,000.00	338.98	47.35	15,449.47
Secured	-	-	5.75	2,550.53	-	-	-	-	5.75	2,550.53	443.57	-	-	-	-	-
Administration:	-	-	-	-	-	-	-	-	81.10	25,014.97	308.45	245.00	51,000.00	208.16	163.90	25,985.03
Appointment formalities	-	-	18.50	7,351.59	-	-	7.25	1,305.00	25.75	8,656.59	336.18	-	-	-	-	-
Case set-up	-	-	0.50	221.79	8.50	2,550.00	-	-	9.00	2,771.79	307.98	-	-	-	-	-
Case management	-	-	0.25	-	4.75	1,425.00	9.90	1,782.00	14.90	3,207.00	215.23	-	-	-	-	-
Reports to creditors, notices & decisions	-	-	10.00	4,358.02	6.75	2,025.00	5.50	990.00	22.25	7,373.02	331.37	-	-	-	-	-
Statement of affairs	-	-	1.00	443.57	3.50	1,050.00	0.50	90.00	5.00	1,583.57	316.71	-	-	-	-	-
Treasury, billing & funding	-	-	-	-	1.40	252.00	-	-	1.40	252.00	180.00	-	-	-	-	-
Tax	-	-	1.10	544.50	-	-	1.00	350.00	2.10	894.50	425.95	-	-	-	-	-
Pensions	-	-	0.30	178.50	0.40	98.00	-	-	0.70	276.50	395.00	-	-	-	-	-
Total	1.00	795.00	44.65	18,864.38	25.30	7,400.00	24.15	4,517.00	95.10	31,576.38	332.03	388.80	100,000.00	257.20	293.70	68,423.62

Notes:

- Partner includes partners and directors
- Manager includes associate directors and managers
- Executive includes assistant manager and executives
- Total time costs paid to date: £Nil

Statement of expenses and disbursements incurred in the Period

This table provides details of expenses and disbursements incurred in the Period in connection with the work done by the Joint Administrators, description of which is provided in the 'Work done' section above.

Category	Incurred in the Period (£)	Of which paid by the estate as at Period end (£)
Insolvency bonds	25	-
Statutory Advertising		
Courts	80	-
Total expenses and disbursements	105	-

Disbursements are expenses met by and reimbursed to an office holder in connection with an insolvency appointment and fall into two categories:

Category 1 disbursements

These are also known as 'out of pocket expenses' and are payments to independent third parties where there is specific expenditure directly referable to the insolvent estate; they can be drawn without prior approval and consist of the following categories:

- Travel and subsistence – these costs, which exclude mileage, are incurred by staff in attending trading premises or meetings, for example
- Office costs – these are costs such as postage or courier charges which are incurred in managing the case
- Statutory costs – these are costs such as bonding and advertising relating specifically to the case, which are required by statute

Category 2 disbursements

These are expenses that are directly referable to the insolvent estate but not a payment to an independent third party. They may include shared or allocated costs that may be incurred by an office holder or their firm, and that can be allocated to the appointment on a proper and reasonable basis. Category 2 disbursements require approval in the same manner as an office holder's remuneration.

To the extent that recovery of category 2 disbursements is sought, this will be for mileage only charged at 45p a mile. No such costs have been incurred to date.

Sub-contracted out work

We confirm that, in the Period, we have not sub-contracted out any work that could otherwise have been carried out by us or our team.

Payments to associates

Where we have enlisted the services of others we have sought to obtain the best value and service. In the interest of transparency, we disclose below services we have sought from within our firm or from a party with whom (to the best of our knowledge) our firm, or an individual within our firm, has a business or personal relationship:

Service provider	Services enlisted	Cost of service
Grant Thornton UK LLP	<ul style="list-style-type: none">• Tax work/advice (narrative is included within the above narrative of work done)• Pensions work/advice (narrative is included within the above narrative of work done)	<ul style="list-style-type: none">• Costs are included within the above SIP9 time cost analysis

Relationships requiring disclosure

We confirm that we are not aware of any business or personal relationships with any parties responsible for approving the Joint Administrators' fee basis, or who provide services to us as Joint Administrators, which may give rise to a potential conflict.

Information for creditors and members

Information to help creditors and members to understand their rights in insolvency and regarding officeholders' (ie administrators or liquidators) fees, and the roles and functions of committees is available via Grant Thornton's website:

<https://www.granthornton.co.uk/portal>

Alternatively, we will supply this information by post, free of charge, on request.

C Statutory information

Company information

Company name	Grove Farm Park Limited
Date of incorporation	16 October 2013
Company registration number	08735344
Former trading address	Hadlow College Tonbridge Road, Hadlow, Tonbridge TN11 0AL
Former registered office	As above
Present registered office	4 Hardman Square, Spinningfields, Manchester M3 3EB
Authorised share capital	£1
Issued share capital	£1
Directors and officers shareholding	Mr Graham Morley £nil

Administration information

Administration appointment	The Administration appointment granted in the High Court of Justice, Business and Property Court, 000327 of 2020
Appointor	the Director
Date of appointment	28 May 2020
Joint Administrators' names	Trevor P O'Sullivan Philip Stephenson
Joint Administrators' address(es)	30 Finsbury Square, London, EC2A 1AG
Purpose of the Administration	Realising property in order to make a distribution to one or more secured or preferential creditors
Estimated values of the net property and prescribed part	The Company's net property is estimated to be £50,650. The prescribed part is estimated to be £13,130
Prescribed part distribution	The Joint Administrators do not intend to apply to Court to obtain an order that the prescribed part shall not apply
Functions	In accordance with paragraph 100(2) of Schedule B1 to the Insolvency Act 1986, the functions of the Joint Administrators are to be exercised by either or both of them.
Current Administration expiry date	27 May 2021
EU Regulations	The Administration constitutes "main proceedings" under the EU Regulation on Insolvency Proceedings (article 3(1)) as the Company's registered office is and always has been in England and its management and principal trading activities are conducted in the United Kingdom.

D Statement of Affairs

Statement of Affairs

Statement as to affairs of Grove Farm Park Limited

Company number 08735344

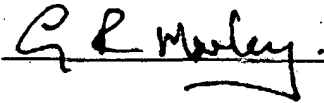
On the 28 May 2020

Statement of Truth

I believe that the facts stated in this statement of the affairs are true

Full name Graham Robert Morley

Signed



Dated

1st July 2020

A – Summary of Assets

Assets

Assets subject to fixed charge:

Land & Buildings (Book Value)

Bank Loan

Bank Loan – accrued interest

Marpaul mortgage deed

Sub Total

Assets subject to floating charge:

Cash at Bank

Uncharged assets

Estimated total assets available for preferential creditors

Book Value £	Estimated to Realise £
4,765,678.56	4,772,003.56
	(2,907,145.00)
	(22,892.65)
	(1,300,000.00)
	541,965.91
60,650.36	60,650.36
4,826,328.92	602,616.27

Signature

R. P. Marley

Date 1st July 2020

A1 - Summary of Liabilities

	Estimated to Realise £
Estimated total assets available for preferential creditors (carried from page A)	£ 602,616.27
Liabilities	
Preferential creditors: -	£ Nil
Estimated deficiency/surplus as regards preferential creditors	£ 602,616.27
Estimated prescribed part of net property where applicable (to carry forward)	£15,130.07 (15,130.07)
Estimated total assets available for floating charge holders	£ 587,486.20
Debts secured by floating charges	£ Nil
Estimated deficiency/surplus of assets after floating charges	£ 587,486.20
Estimated prescribed part of net property where applicable (brought down)	£15,130.07 15,130.07
Total assets available to unsecured creditors	£ 602,616.27
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£702,510.56 (702,510.56)
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	£ (99,894.29)
Shortfall to floating charge holders (brought down)	£ Nil
Estimated deficiency/surplus as regards creditors	£ (99,894.29)
Issued and called up capital	£1.00 (1.00)
Estimated total deficiency/surplus as regards members	£ (99,895.29)

Signature

C. J. Marley

Date 1st July 2020

COMPANY CREDITORS

Note: You must include all creditors and identify any creditors under hire-purchase, chattel leasing or conditional sale agreements and creditors claiming retention of title over property in the company's possession.

Name of creditor	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
Employment claims	No claimants	Nil			
Consumers for amounts paid in advance	No claimants	Nil			
Hadlow College (in Education Administration)	Tonbridge Road, Hadlow, Tonbridge, TN11 0AL	681,028.40			
HMRC		21,482.16			

Signature CR Morley Date : * July 2020

[illegible]

[illegible]

CONSUMER CREDITOR SCHEDULE

(Note: This schedule must be omitted from the documents filed with the Registrar of Companies. In administration, this list is not circulated to creditors with the administrator's proposals but may be requested under Rule 1.52)

Name of creditor or claimant	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
	NOT APPLICABLE				

Signature GP Morley Date 1st July 2020

E Notice about this report

This report has been prepared by Trevor P O'Sullivan, the Joint Administrator of Grove Farm Park Limited – in Administration, solely to comply with the Joint Administrators' statutory duty to report to creditors under the Insolvency (England and Wales) Rules 2016 on the progress of the Administration, and for no other purpose. It is not suitable to be relied upon by any other person, or for any other purposes, or in any other context.

This report has not been prepared in contemplation of it being used, and is not suitable to be used, to inform any investment decision in relation to the debt of or any financial interest in the Company.

Any estimated outcomes for creditors included in this report are illustrative only and cannot be relied upon as guidance as to the actual outcomes for creditors.

Any persons choosing to rely on this report for any purpose or in any context other than under the Insolvency (England and Wales) Rules 2016 do so at their own risk. To the fullest extent permitted by law, the Joint Administrators do not assume any liability in respect of this report to any such person.

Please note that we are both authorised by the Insolvency Practitioners Association to act as insolvency practitioners.

The Joint Administrators are bound by the Insolvency Code of Ethics.

The Joint Administrators act as agents for the Company and contract without personal liability. The appointment of the Joint Administrators is personal to them and to the fullest extent permitted by law, Grant Thornton UK LLP does not assume any responsibility and will not accept any liability to any person in respect of this report or the conduct of the Administration.

Please note you should read this progress report in conjunction with the Joint Administrators' previous progress reports and proposals issued to the Company's creditors, which can be found on the Grant Thornton portal. Unless stated otherwise, all amounts in this statement of proposals and appendices are stated net of VAT. For definitions of abbreviations please refer to the 'Definitions' table at the start of this progress report.

Disclaimer

This report has been prepared by the Joint Administrators of Grove Farm Park Limited, solely to comply with the statutory duty under rule 3.35 of the the Insolvency (England and Wales) Rules 2016 to report to creditors on the Joint Administrator statement of proposals, and for no other purpose. It is not suitable to be relied upon by any other person, or for any other purpose, or in any other context.

This report has been prepared in contemplation of it being used, and is not suitable to be used, to inform any investment decision in relation to the debt of or any financial interest in the Company.

Any estimated outcome for creditors included in this report is illustrative only and cannot be relied upon as guidance as to the actual outcome for creditors. Any person that chooses to rely on this report for any purpose or in any context other than the aforementioned rule does so at their own risk. To the fullest extent permitted by law the Joint Administrators do not assume any responsibility and will not accept any liability in respect to this report.



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