

# AM03

## Notice of administrator's proposals



Companies House

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

### 1 Company details

Company number 0 8 7 3 5 3 4 4

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 E C 2 A 1 A G

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 E C 2 A 1 A G

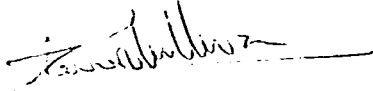
Country

#### ② Other administrator

Use this section to tell us about  
another administrator.

AM03

Notice of Administrator’s Proposals

6		Statement of proposals		
		<input checked="" type="checkbox"/> I attach a copy of the statement of proposals		
7		Sign and date		
Administrator’s Signature	Signature ✕  ✕			
Signature date	<div><div>d</div><div>0</div><div>d</div><div>5</div></div>	<div><div>m</div><div>1</div><div>m</div><div>0</div></div>	<div><div>y</div><div>2</div><div>y</div><div>0</div><div>y</div><div>2</div><div>y</div><div>1</div></div>	

# 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	Chris M Judd
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](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)



# Grove Farm Park Limited - In Administration

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

## Joint Administrators' proposals

Appointed in Business and Property Courts in Birmingham  
No 000194 of 2021

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 Chris Judd on 0191 203 7781

# Guide to these proposals

## Sections

### Definitions

- 1 Executive summary**  
This should be read in conjunction with the remainder of the proposals, together with the appendices
- 2 Background to the appointment of the Joint Administrators**  
Includes a summary of the Company's trading activities and factor leading to its financial distress
- 3 The Joint Administrators' appointment**  
Includes a summary of the Joint Administrators' initial introduction to the Company, the decision to appoint and the objective of the administration
- 4 Proposals for achieving the objective of the Administration**  
Includes explanation of the objective of the Administration and the anticipated exit route from Administration
- 5 The assets and liabilities of the Company**  
Includes information relating to the statement of affairs
- 6 Conduct of the Administration**  
Includes strategy and progress (trading)
- 7 Creditors**  
Includes creditor balances and information on dividends
- 8 Investigations into the affairs of the Company**  
Includes brief information on statutory investigations
- 9 Joint Administrators' remuneration and expenses**  
Includes details of payments to the Joint Administrators' (including details of fees and expenses incurred) and their associates
- 10 Future strategy**  
Includes summary details of further work to be done, extension, details on any proposed creditor decisions, general information for readers (eg data protection) and timing of the next report

## Appendices

- A Notice about these proposals**  
Includes information about the preparation and purpose of the proposals, reliance on them and no liability
- B Statutory information**  
Includes information required about the Company (eg name, address) and about the administration (eg proceedings, administrators, contact details)
- C Statement of affairs**
- D Abstract of the Joint Administrators' receipts and payments**
- E Statement of Insolvency Practice 9 disclosure: Payments to the Joint Administrators' and their associates**  
Includes remuneration basis, work done, expenses of the Joint Administrators', sub-contracted out work, relationships requiring disclosure

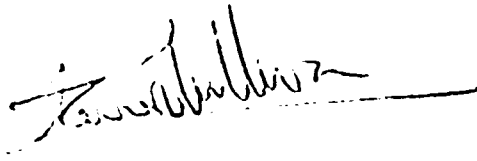
# Definitions

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

<b>Barclays</b>	Barclays Bank PLC
<b>BDO</b>	BDO LLP
<b>College</b>	Hadlow College
<b>Company</b>	Grove Farm Park Limited – in Administration
<b>Council</b>	Tonbridge & Malling Borough Council
<b>CVL</b>	Creditors' Voluntary Liquidation
<b>Eversheds</b>	Eversheds Sutherland
<b>Firm / Grant Thornton</b>	Grant Thornton UK LLP
<b>First Administration</b>	First Administration appointment 28 May 2020 to 27 May 2021
<b>Joint Administrators / we / us / our</b>	Trevor P O'Sullivan and Philip Stephenson
<b>Marpaul</b>	Marpaul Limited
<b>North Kent College</b>	The Corporation of North Kent College
<b>Period</b>	28 May 2021 to 14 September 2021
<b>Sanderson Weatherall</b>	Sanderson Weatherall LLP
<b>Rules</b>	The Insolvency (England & Wales) Rules 2016
<b>VAT</b>	Value Added Tax

# 1 Executive summary

- I was appointed Joint Administrator of the Company with Philip Stephenson by a Court order handed down in the Business and Property Courts in Birmingham on 27 July 2021, following an application by the Director and supporting witness statements. The Court Order appointed myself and Philip Stephenson as Joint Administrators of the Company and applied the Order retrospectively with effect from 00.01am on 28 May 2021. Please note that we are both authorised by the Insolvency Practitioners Association to act as insolvency practitioners.
- 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 Rules.
- The Company's key assets are four blocks of student accommodation and agricultural land at Grove Farm Park. We have marketed these assets for sale and we believe that it will 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 2022.
- These proposals are deemed delivered on 6 October 2021.
- It is anticipated that the Administration will end by filing a notice to dissolve the Company when all funds have been realised and distributed.



Trevor P O'Sullivan  
Joint Administrator

5 October 2021

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

Prior to our appointment as Joint Administrators on 28 May 2020 (the First Administration), the Company leased the land and buildings to the College and received rental income. 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 was c.£69,000.

Following our appointment as Joint Administrators effective from 28 May 2021 (the Second Administration), Hadlow College merged with North Kent College in August 2020. On 14 August 2020, we agreed a licence to underlet Grove Farm Park with Hadlow College (in Education Administration) and The Corporation of North Kent College. On 15 August 2020, Hadlow College (in Education Administration) and The Corporation of North Kent College agreed an underlease. North Kent College exercised the break clause in the underlease effective from 1 August 2021 and the property became vacant on 23 July 2021. The Education Administrators of Hadlow College confirmed that Hadlow College had vacated the property from the same date.

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 in May 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

### **First Administration appointment**

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.

The duration of an administration is restricted to 12 months from the date of commencement unless it is extended with the permission of the creditors or the Court. Barclays provided its consent to a 12 month extension on 15 March 2021. Due to an administrative oversight, a similar request was not made to Marpaul.

The Administrators sought legal advice from Eversheds who advised that an application to Court, for a retrospective Administration Order, should be made. This application was subsequently submitted to Court by Eversheds.

### **Second Administration appointment**

We can advise that, on 27 July 2021 a Hearing took place at the Business and Property Courts in Birmingham whereby it was ordered that:

- 1 Grove Farm Park Limited (the 'Company') be placed into Administration such that during the period for which the order is in force the affairs, business and property of the Company be managed by the Administrators.
- 2 Trevor Patrick O'Sullivan and Philip Stephenson both of Grant Thornton UK LLP, 30 Finsbury Square, London, EC2P 2YU be appointed as Administrators of the Company (the 'Administrators').
- 3 For the Purposes of Paragraph 100(2) of Schedule B1, the Administrators may exercise any of the powers conferred on them by the Insolvency Act 1986 (as amended) jointly and severally;
- 4 The appointment of the Administrators to the Company and Administration Order in respect of the Company shall take effect retrospectively with effect from 00.01AM on 28 May 2021 (that being the date immediately following the lapse of the First Administration) to 28 May 2022 (inclusive).

### 3.3 Objective of the Administration

The Joint Administrators must perform their functions with the objective of:

- Realising property in order to make a distribution to one or more secured or preferential creditors.

# 4 Proposals for achieving the objective of the Administration

## 4.1 Objective of the Administration

The Joint Administrators will pursue the objective of realising assets for the benefit of preferential and secured creditors. The rescue of the Company cannot be achieved because the College has entered an insolvency process and has exited 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 cannot be achieved as the realisable value of the Company's assets is not expected to be sufficient to permit payment in full of the preferential and secured creditors.

## 4.2 Exit route

As there will only be a prescribed part to distribute to the unsecured creditors, it is proposed that the Joint Administrators will agree the claims of the creditors and distribute these funds in the course of the Administration. For an explanation of the prescribed part see paragraph 7.3 below. When all funds have been realised and distributed, the Administration will end by the Joint Administrators filing a notice to dissolve the company. The Joint Administrators will nevertheless be empowered to present a petition for the winding up of the Company if circumstances require.

# 5 The assets and liabilities of the Company

## 5.1 Statement of Affairs

A statement of affairs details the assets and liabilities of the Company as at the date of appointment of the Joint Administrators.

The director has prepared a statement of affairs which is attached at Appendix C.

# 6 Conduct of the Administration

## 6.1 Strategy

As outlined at 2.1, the property was vacated by North Kent College and Hadlow College (in Administration) on 23 July 2021. The Administrators collected rental income from the College for the period from 28 May 2020 to 1 August 2021 (via an underlease between the College and North Kent College from 15 August 2020 to 1 August 2021).

Following our appointment in the First Administration, we engaged Sanderson Weatherall to assist with the development of a realisation strategy and to market the property.

In collaboration with Sanderson Weatherall, we submitted a pre-planning application to the Council on 24 November 2020 in relation to the possibility of redeveloping the site for residential use. The pre-planning application was in respect of the following sites:

- Site 1: Agricultural land extending to approximately 24.46 acres
- Site 2: Comprises the site of the former farmhouse, Oast House, barn and stables extending to 1.62 acres. 10 dwellings were proposed for this part of the site (8 three- and four-bedroom semi-detached dwellings and 2 four-bedroom detached dwellings)
- Site 3: Comprises a parcel of undeveloped land to the south of Site 2. 3 three-bedroom detached dwellings were proposed for this part of the site

On 13 January 2021, the Council provided its advice, which was supportive of residential development. However, the advice did highlight issues with the plan submitted, relating to the number of residential units proposed on Site 2 and development of the currently undeveloped land on Site 3.

On 5 March 2021, we instructed Sanderson Weatherall to commence a marketing process in respect of Site 2 and 3. On 18 March 2021, we instructed Hobbs Parker to commence a marketing process in respect of Site 1.

We invited best and final offers from interested parties on 20 August 2021 and selected the preferred bidders. We are currently in the process of completing the sale of the property.

## 6.2 Trading

The Company was traded until 1 August 2021 and we can advise that, given the operations of the business, the trading was limited to rental of the agricultural land and student accommodation to Hadlow College.

The rental of the student accommodation provided income and time with which to conduct a marketing process. Our legal advisors have advised that the rental income is a fixed charge realisation.

The Company has no employees.

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

The Company vacated the premises on 23 July 2021 and, at present the property is vacant. All costs in relation to the property are being met by the Joint Administrators.

## 6.3 Approach to interested parties

Sanderson Weatherall and Hobbs Parker conducted a full marketing process in respect of Site 2/3 and Site 1 (agricultural land) respectively. The respective agents registered interest from 111 parties, 55 of whom registered on and accessed the data room and 11 of whom made an offer (3 for the whole site, 4 for just Site 2 and 3, 4 for just Site 1).

## 6.4 Receipts and payments account

Our receipts and payment account covering the Period is attached at Appendix D.

# 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, although it does appear likely that there will be a shortfall.

### **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.

## 7.2 Preferential creditors

Preferential claims consist of the following:

Ordinary preferential creditors: employee claims for wages and salary up to £800 per person and accrued holiday pay, and employee contributions to occupational pension schemes deducted in the four months before the insolvency.

Secondary preferential creditors: HMRC claims for arrears of VAT and for sums deducted in respect of PAYE, employees' national insurance contributions and student loan repayments, and construction industry scheme deductions.

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 £60,650 therefore the resulting prescribed part is estimated to be £15,130.

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 £.



# 8 Investigations into the affairs of the Company

## 8.1 Statutory investigations

We are undertaking an investigation into the Company's affairs to establish whether there were any potential asset recoveries, or conduct matter that required further investigation.

Our investigations are ongoing and 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 expenses

## 9.1 Overview

During the First Administration, we obtained approval from Barclays to fix our fees for the Administration at £100,000. However, similarly to the approval for extension of the First Administration, we did not obtain the approval of Marpaul to fix our fees. As such, our remuneration basis has not yet been fixed.

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 charged time costs and incurred expenses in the Period amounting to £8,314 and £14,755, of which no remuneration and £7,612 of expenses has been paid.

During the First Administration, for which we received no remuneration, time costs were incurred in the period 28 May 2020 to 27 May 2021 totalling £118,268. The total of our time costs in the First Administration and in the Period are £126,582.

As we received no remuneration from the First Administration, we propose that our fees for both the First Administration and for the Period be paid from the Second Administration.

We propose our remuneration be fixed on a fixed fee basis at £100,000. Our fixed fee proposal of £100,000, which was agreed by the first ranking secured creditor, but not the second ranking secured creditor due to an administrative error, is materially less than the aggregate time costs incurred in the First and Second Administrations to date.

We currently anticipate payment of our remuneration from the estate of £100,000; this is based on current information and is therefore subject to change.

Further details about remuneration and expenses are provided in Appendix E 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 in order 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 creditors, or by order of the Court.

If it is identified that an extension is required, the Joint Administrators will 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](http://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 6 months from our appointment to 27 November 2021, to be delivered to creditors within one month after that date.

# A Notice about these Proposals

These Proposals (this report) have been prepared by solely to comply with the Joint Administrators' statutory duty to report to creditors under the Rules 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 Rules 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.

Trevor P O'Sullivan and Philip Stephenson are authorised in the UK to act as Insolvency Practitioners by the Insolvency Practitioners Association.

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 are personal to them and to the fullest extent permitted by law, Grant Thornton UK LLP does not assume is 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.

## B 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 Business and Property Courts in Birmingham, 000194 of 2021
Appointor	the Court
Date of appointment	28 May 2021
Joint Administrators' names	Trevor P O'Sullivan Philip Stephenson
Joint Administrators' addresses	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 £60,650. The prescribed part is capped at the statutory maximum of £600,000
Prescribed part distribution	The Joint Administrators do not intend to apply to Court to obtain an order that the prescribed part shall not apply Therefore, the Joint Administrators do intend to make a distribution to the unsecured creditors
Functions	In accordance with paragraph 100(2) of Schedule B1 to the Insolvency Act 1986, the functions of the Administrators are to be exercised by either or both of them.
Current administration expiry date	27 May 2022
EU Regulations	These insolvency proceedings are English proceedings relating to a company registered in the jurisdiction of England and Wales. Accordingly, the EU Regulation on Insolvency Proceedings as it has effect in the law of the United Kingdom does not apply

## Statement of Affairs

Statement as to affairs of Grove Farm Park Limited

Company number 08735344

On the 28 May 2021

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### Statement of Truth

I believe that the facts stated in this statement of the affairs are true. I understand that proceedings for contempt of court may be brought against anyone who makes or causes to be made a false statement in a document verified by a statement of truth without an honest belief in its truth.

Full name      Graham Robert Morley

Signed

G R Morley.

Dated

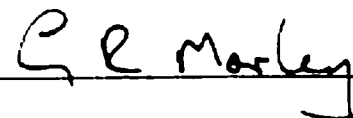
7th AUG 2021

## A - Summary of Assets

### Assets

	Book Value £	Estimated to Realise £
<b>Assets subject to fixed charge:</b>		
Land and buildings (book value)	4,755,678.56	4,755,676.56
Cash at bank – rent received (fixed charge)		208,901.10
Bank loan		(2,907,145.00)
Bank loan (accrued interest)		(22,892.65)
Marpall mortgage deed		(1,300,000.00)
<b>Sub-total</b>		<b>744,542.01</b>
<b>Assets subject to floating charge:</b>		
Cash at bank (floating charge)	50,650.36	50,650.36
<b>Uncharged assets</b>		
N/A		
<b>Estimated total assets available for preferential creditors</b>	<b>4,826,328.92</b>	<b>805,192.37</b>

Signature



Date

7/8/21

A1 - Summary of liabilities

	Estimated to Realise
	£
<b>Estimated total assets available for preferential creditors (carried from page A)</b>	£ 805,192.37
<b>Liabilities</b>	£Nil
Ordinary preferential creditors	
<b>Estimated deficiency/surplus as regards preferential creditors</b>	£ 805,192.37
Estimated prescribed part of net property where applicable (to carry forward)	£15,130.07 (15,130.07)
<b>Estimated total assets available for floating charge holders</b>	£ 790,062.30
Debts secured by floating charges	£Nil
<b>Estimated deficiency/surplus of assets after floating charges</b>	£ 790,062.30
Estimated prescribed part of net property where applicable (brought down)	£15,130.07 15,130.07
<b>Total assets available to unsecured creditors</b>	£ 805,192.37
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£702,510.56 (702,510.56)
<b>Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)</b>	£
Shortfall to floating charge holders (brought down)	£Nil
<b>Estimated deficiency/surplus as regards creditors</b>	£ 102,682.81
Issued and called up capital	£1.00 1.00
<b>Estimated total deficiency/surplus as regards members</b>	£ 102,682.81

Signature

G R Morley

Date

7/8/21



## 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)	C/O BDO LLP, 55 Baker Street, London, W1U 7EU	681,028.40			
HMRC		21,482.16			
<b>Total</b>		<b>702,510.56</b>			

Signature

C. R. Marley

Date

7 / 8 / 21

Commercial in confidence

## SCHEDULE OF SHAREHOLDERS

[illegible]

## D Abstract of the Joint Administrators' receipts and payments

### Grove Farm Park Limited (In Administration) Joint Administrators' Summary of Receipts & Payments

Statement of Affairs £		From 28/05/2021 To 14/09/2021 £	From 28/05/2021 To 14/09/2021 £
	SECURED ASSETS		
4,765,678.56	Freehold Land & Property	NIL	NIL
	Rent received	70,399.00	70,399.00
208,901.10	Cash at Bank	188,191.83	188,191.83
		<u>258,590.83</u>	<u>258,590.83</u>
	COSTS OF REALISATION		
	Insurance	7,515.85	7,515.85
		<u>(7,515.85)</u>	<u>(7,515.85)</u>
	ASSET REALISATIONS		
60,650.36	Cash at Bank	59,531.47	59,531.47
		<u>59,531.47</u>	<u>59,531.47</u>
	COST OF REALISATIONS		
	Statutory Advertising	80.00	80.00
	VAT irrecoverable	16.00	16.00
		<u>(96.00)</u>	<u>(96.00)</u>
<u>5,035,230.02</u>		<u>310,510.45</u>	<u>310,510.45</u>
	REPRESENTED BY		
	Fixed Current Account		251,074.98
	Floating Current Account		59,435.47
			<u>310,510.45</u>

## E Payments to the Joint Administrators and their associates

### Statement of Insolvency Practice 9 disclosure

This appendix has been prepared in accordance with the requirements of the Insolvency Act 1986, 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
- expenses
- sub-contracted out work
- payments to associates
- relationships requiring disclosure
- information for creditors (rights, fees, committees)

## Pre-appointment costs

Pre-administration costs are fees charged and expenses incurred by the Joint Administrators or other qualified insolvency practitioners, before the Company entered Administration but with a view to it doing so. To the extent they remain unpaid when the Company enters Administration and payment is sought, approval is required from the appropriate body of creditors as to whether they should be paid from the estate.

Neither the Joint Administrators, by way of Grant Thornton UK LLP being engaged, or any other qualified insolvency practitioner incurred any pre-administration costs in relation to the company.

## Post-appointment costs

### Fee basis of the Joint Administrators

As at the date of this report the fee basis has not been set.

During the Period time costs were incurred totalling £8,314 represented by 17 hours at an average of £490 per hour (as shown in the 'Work done' section below). A description of the work done in the Period is provided in the respective section below.

As at Period end, there have been no payments from the estate towards our remuneration.

During the First Administration, for which we received no remuneration, time costs were incurred totalling £118,268 represented by 293 hours at an average of £404 per hour. The total of our time costs in the First Administration and in the Period are £126,582. We propose to take no remuneration for the first Administration.

It is proposed that the remuneration for the second Administration be fixed as a set amount of £100,000, which represents a fair value to achieve the result, as had previously been agreed by the first ranking chargeholder, although the original Administration expired and a Court Order was obtained in order to complete the task. No costs have been charged to the first or second Administrations as a result of the need to obtain the Court Order.

### Proposed fee basis

We propose that the remuneration of the Joint Administrators be fixed on a fixed fee basis. The fee only includes time spent on the case by the officeholder and their staff.

The Joint Administrators' statement of proposals dated 28 September 2021 state that 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 18.18(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 (a) the consent of each of the secured creditors; or (b) if the Joint Administrators have made or intends to make a distribution to preferential creditors (i) the consent of each of the secured creditors, and (ii) a decision of the preferential creditors in a decision procedure.

We provide details of the work we propose to undertake and details of the expenses we consider will be, or are likely to be, incurred in the table below.

### 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.

Area of work	Work done	Anticipated work	Why the work is necessary	Financial benefit to creditors	Expense estimate
<b>Trading</b>					
<b>Trading general</b>	<ul style="list-style-type: none"> <li>Correspondence with utility companies</li> </ul>	<ul style="list-style-type: none"> <li>Matters which arise during the course of the trading period</li> <li>Raise invoices in respect of rent of student accommodation to the College</li> <li>Send reminders to the College in a scenario where our rental invoices are not paid within the terms</li> </ul>	<ul style="list-style-type: none"> <li>Collect rental income for the benefit of the secured creditors and unsecured creditors via the prescribed part</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>Security fees: £8,000</li> <li>Insurance: £2,486</li> </ul>
<b>Assets</b>					
<b>Insurance</b>	<ul style="list-style-type: none"> <li>No work carried out in the Period</li> </ul>	<ul style="list-style-type: none"> <li>Liaise with Marsh to ensure adequate insurance is in place</li> </ul>	<ul style="list-style-type: none"> <li>To protect value for creditors should any issues arise in respect of the property</li> </ul>	<ul style="list-style-type: none"> <li>This work is necessary for administrative purposes and/or complying with statutory requirements and it has no direct financial benefit to the estate</li> </ul>	<ul style="list-style-type: none"> <li>Agents Fees: Sanderson Weatherall 2.0% of agreed sale price (£25,320). £3,750 initial marketing budget</li> <li>Agents Fees: Hobbs Parker 2.0% of agreed sales price (£7,040)</li> </ul>
<b>Property</b>	<ul style="list-style-type: none"> <li>Liaising with Sanderson Weatherall, Hobbs Parker &amp; the Bank regarding offers received</li> <li>Liaising with Eversheds in respect of the sales process</li> <li>Correspondence with GMS, Howden and utility companies in respect of the properties</li> </ul>	<ul style="list-style-type: none"> <li>Liaise with Sanderson Weatherall in respect of the realisation strategy</li> <li>Liaise with potential purchasers</li> <li>Pre-application planning in collaboration with Sanderson Weatherall and potential purchasers</li> <li>Sale documentation</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that maximum value is realised in respect of the agricultural land and student accommodation</li> </ul>	<ul style="list-style-type: none"> <li>This work is necessary to realise financial value for the estate and for a distribution to creditors should sufficient funds become available</li> </ul>	<ul style="list-style-type: none"> <li>Legal Fees: Eversheds £30,000</li> <li>Surveyor Fees: £1,575</li> </ul>
<b>Investigations</b>					
<b>Debtor/directors/senior employees</b>	<ul style="list-style-type: none"> <li>No work carried out in the Period</li> </ul>	<ul style="list-style-type: none"> <li>Investigations in respect of past and present directors</li> </ul>	<ul style="list-style-type: none"> <li>Discharge Administrators' duties</li> </ul>	<ul style="list-style-type: none"> <li>This work is necessary to discharge the office holders' duties. As explained under 'Why the work is necessary', although it will not add financial</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

value to the estate it will add  
value to the insolvency process

<b>Claims</b>					
	<ul style="list-style-type: none"> <li>No work carried out in the Period</li> </ul>	<ul style="list-style-type: none"> <li>Verify any potential creditor claims</li> </ul>	<ul style="list-style-type: none"> <li>To ensure that realisations are distributed to parties with valid claims</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>	
<b>Creditors</b>					
<b>Secured</b>	<ul style="list-style-type: none"> <li>No work carried out in the Period</li> </ul>	<ul style="list-style-type: none"> <li>Formal reporting to and other correspondence with Barclays</li> </ul>	<ul style="list-style-type: none"> <li>Keep secured creditors informed regarding progress</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>Statutory Advertising: Gazette Direct £85</li> </ul>
<b>Prescribed part</b>					
	<ul style="list-style-type: none"> <li>No work carried out in the Period</li> </ul>	<ul style="list-style-type: none"> <li>Calculation of prescribed part for distribution</li> </ul>	<ul style="list-style-type: none"> <li>To ensure that prescribed part carve-out is administered in line with insolvency legislation</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>	
<b>Administration</b>					
<b>Case management</b>	<ul style="list-style-type: none"> <li>No work carried out in the Period</li> </ul>	<ul style="list-style-type: none"> <li>General management of the case, including filing and management of diary lines</li> </ul>	<ul style="list-style-type: none"> <li>Ensure compliance with Grant Thornton UK LLP's internal processes and external regulations</li> </ul>	<ul style="list-style-type: none"> <li>This work is necessary for administrative purposes and/or complying with statutory requirements and it has no direct financial benefit to the estate</li> </ul>	<ul style="list-style-type: none"> <li>Statutory Advertising: Gazette Direct £85</li> </ul>

<b>Reports to creditors, notices &amp; decisions</b>	<ul style="list-style-type: none"> <li>No work carried out in the Period</li> </ul>	<ul style="list-style-type: none"> <li>Progress reports to creditors</li> </ul>	<ul style="list-style-type: none"> <li>Ensure compliance with Grant Thornton UK LLP's internal processes and external regulations</li> </ul>	<ul style="list-style-type: none"> <li>This work is necessary for administrative purposes and/or complying with statutory requirements and it has no direct financial benefit to the estate</li> </ul>
<b>Treasury, billing &amp; funding</b>	<ul style="list-style-type: none"> <li>Management of Administration account</li> </ul>	<ul style="list-style-type: none"> <li>Management of the Administration account</li> </ul>	<ul style="list-style-type: none"> <li>Ensure compliance with Grant Thornton UK LLP's internal processes and external regulations</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>
<b>Tax</b>	<ul style="list-style-type: none"> <li>Work carried out regarding Option To Tax</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that all tax checklists and matters are completed in line with Grant Thornton UK LLP's internal processes and external regulations</li> </ul>	<ul style="list-style-type: none"> <li>Ensure compliance with Grant Thornton UK LLP's internal processes and external regulations</li> </ul>	<ul style="list-style-type: none"> <li>This work is necessary for administrative purposes and/or complying with statutory requirements and it has no direct financial benefit to the estate</li> </ul>
<b>Pensions</b>	<ul style="list-style-type: none"> <li>No work carried out in the Period</li> </ul>	<ul style="list-style-type: none"> <li>Ensure all pension checklists and matters are completed in line with Grant Thornton UK LLP's internal processes and external regulations</li> </ul>	<ul style="list-style-type: none"> <li>Ensure compliance with Grant Thornton UK LLP's internal processes and external regulations</li> </ul>	<ul style="list-style-type: none"> <li>This work is necessary for administrative purposes and/or complying with statutory requirements and it has no direct financial benefit to the estate</li> </ul>
<b>Closure</b>	<ul style="list-style-type: none"> <li>No work carried out in the Period</li> </ul>	<ul style="list-style-type: none"> <li>Closure of the Administration</li> </ul>	<ul style="list-style-type: none"> <li>Ensure compliance with Grant Thornton UK LLP's internal processes and external regulations</li> </ul>	<ul style="list-style-type: none"> <li>This work is necessary for administrative purposes and/or complying with statutory requirements and it has no direct financial benefit to the estate</li> </ul>
<b>Total expense estimate</b>	<b>£78,341</b>			



**Detailed SIP9 time cost analysis for the Period**

Period from 28/05/2021 to 14/09/2021

Area of work	Partner		Manager		Executive		Administrator		Period total		
	Hrs	£	Hrs	£	Hrs	£	Hrs	£	Hrs	£	£/hr
<b>Trading:</b>									<b>0.50</b>	<b>337.50</b>	<b>675.00</b>
Trading general	-	-	0.50	337.50	-	-	-	-	0.50	337.50	675.00
<b>Realisation of assets:</b>									<b>8.00</b>	<b>5,400.00</b>	<b>675.00</b>
Property	-	-	8.00	5,400.00	-	-	-	-	8.00	5,400.00	675.00
<b>Administration:</b>									<b>8.45</b>	<b>2,576.50</b>	<b>304.91</b>
Case management	-	-	-	-	-	-	0.20	36.00	0.20	36.00	180.00
Treasury, billing & funding	-	-	-	-	3.45	759.00	0.10	18.00	3.55	777.00	218.87
Tax	0.60	471.00	1.00	505.00	2.60	650.00	0.50	137.50	4.70	1,763.50	375.21
<b>Total</b>	<b>0.60</b>	<b>471.00</b>	<b>9.50</b>	<b>6,242.50</b>	<b>6.05</b>	<b>1,409.00</b>	<b>0.80</b>	<b>191.50</b>	<b>16.95</b>	<b>8,314.00</b>	<b>490.50</b>

**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
- Please note that the actual time incurred in the Period may slightly differ to that reported in the table above. This is due to lags between time being recorded on our internal system by staff and then being posted to the case. We do not expect any differences to be material and any such discrepancies will be noted in our next

## Statement of expenses incurred in the Period

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

Category	Incurred in the Period (£)	Cumulatively incurred as at Period end (£)	Of which paid by the estate as at Period end (£)
<b>Category 1 expenses</b>			
<b>Insurance</b>			
Howden Insurance Brokers Limited	7,516	7,516	7,516
<b>Statutory Advertising</b>			
Gazette Direct	80	80	80
<b>Legal Fees</b>			
Eversheds	7,143	7,143	-
<b>VAT irrecoverable</b>	16	16	16
<b>Category 2 expenses</b>			
<b>Mileage</b>	-	-	-
<b>Total expenses</b>	<b>14,755</b>	<b>14,755</b>	<b>7,612</b>

Expenses are any payments from the estate which are neither the Joint Administrators' remuneration nor a distribution to a creditor or member, but they may include disbursements which are payments first met by and then reimbursed to the Joint Administrators from the estate. Expenses fall into two categories:

### Category 1 expenses

These are also known as 'out of pocket expenses' and are payments to third parties not associated with the Joint Administrators where there is specific expenditure directly referable to the insolvent estate; they can be drawn without prior approval from creditors.

### Category 2 expenses

These are expenses directly referable to the insolvent estate but payments that are either to an associate, or that include shared or allocated costs that may be incurred by the Joint Administrators or their firm and that can be allocated to the appointment on a proper and reasonable basis. Category 2 expenses require approval in the same manner as the Joint Administrators' remuneration.

No category 2 disbursements have been incurred to date.

## Sub-contracted work

We confirm that, in the Period, we have not sub-contracted 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 an association:

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

## 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.grantthornton.co.uk/portal>

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



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