



For further information, please
refer to our guidance at
www.gov.uk/companieshouse

1 Company details

Company number 0 9 4 1 8 3 7 1

Company name in full Signature Shankly Limited

→ Filling in this form

Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s) Matthew

Surname Ingram

3 Administrator's address

Building name/number Duff & Phelps Ltd

Street 35 Newhall Street

Post town Birmingham

County/Region

Postcode B 3 3 P U

Country England

4 Administrator's name ①

Full forename(s) Michael

Surname Lennon

① Other administrator

Use this section to tell us about
another administrator.

5 Administrator's address ②

Building name/number The Chancery

Street 58 Spring Gardens

Post town Manchester

County/Region Greater Manchester

Postcode M 2 1 E W

Country England

② Other administrator

Use this section to tell us about
another administrator.

AM10

Notice of administrator's progress report

6

Period of progress report

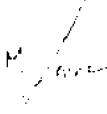
From date	^d 0	^d 9	^m 0	^m 4	^y 2	^y 0	^y 2	^y 0	
To date	^d 0	^d 8	^m 1	^m 0	^y 2	^y 0	^y 2	^y 0	

7

Progress report

☒ I attach a copy of the progress report**8**

Sign and date

Administrator's signature	Signature X 	X							
Signature date	^d 0	^d 6	^m 1	^m 1	^y 2	^y 0	^y 2	^y 0	

**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 Daniel Ryan

Company name Duff & Phelps Ltd

Address The Chancery

58 Spring Gardens

Post town Manchester

County/Region Greater Manchester

Postcode M 2 1 E W

Country England

DX

Telephone 0161 827 9000

**Checklist**

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

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

**Important information**

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

**Where to send**

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

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

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Progress Report to Creditors

6 November 2020

Signature Shankly Limited
(In Administration)

Joint Administrators' Progress Report to Creditors
For the period from 9 April 2020 to 8 October 2020.

Duff & Phelps Ltd.
The Chancery
58 Spring Gardens
Manchester
M2 1EW

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1. Introduction

The Joint Administrators were appointed on 9 April 2020 by Henslow Trading Limited, the holder of a qualifying floating charge, pursuant to Paragraph 14 of the Act.

This Progress Report provides an update on the Administration of the Company. It should be read in conjunction with the Joint Administrators' Statement of Proposals.

The Joint Administrators' have also explained their future strategy for the Administration and how likely it is that they will be able to pay each class of creditor.

You will find other important information in this Progress Report such as the costs the Joint Administrators have incurred.

A glossary of the abbreviations and definitions used throughout this document is attached at Appendix 8.

Please also note that an important legal notice about this Progress Report to Creditors is attached at Appendix 9.

2. Creditor summary

This Progress Report covers the period from the Appointment Date to 8 October 2020.

Summary of Proposals

The Joint Administrators' Proposals for achieving the purpose of the Administration, namely achieving a better result for a Company's creditors as a whole than would be likely if a Company were wound up and realising property in order to make a distribution to one or more secured or preferential creditors, were deemed approved by Creditors on 16 June 2020 without modifications.

It is believed that the second and third objectives will be achieved as the Hotel recommenced trading in July 2020, which should increase the realisable value of the Hotel and in turn achieve a better result for creditors than if the Company had been wound up without first being in Administration.

A summary of the Proposals is included at Appendix 2. A copy of the Statement of Proposals is available on the Duff & Phelps website at <http://www.duffandphelps.com/ukrestructuring>.

Progress to date

Following their appointment, the Joint Administrators undertook an immediate review of the financial position of the Company, including engagement with SHLO in relation to operational aspects of the Hotel.

The Hotel temporarily closed prior to the appointment of the Joint Administrators, due to the COVID-19 pandemic and subsequent restrictions placed on the hospitality sector by the government.

The day to day operations of the Hotel are managed by SHLO under a Right to Manage Agreement. This includes the relationship with the Hotel customers and suppliers. In addition, SHLO employs all the Hotel staff.

The Joint Administrators have entered into a deed of variation in relation to the Right to Manage Agreement in order to ensure the Company is able to meet its financial obligations, where possible.

Under the deed of variation, any surplus cash generated by SHLO, following the settlement of trading costs, must be remitted to the Administration estate each month.

The Hotel recommenced trading on 4 July 2020 and the Joint Administrators continue to monitor the financial performance of the Hotel.

Prior to recommencing trading, SHLO undertook a full review of bookings (including deposits taken), prepared trade and cash-flow forecasts in line with levels of committed business in order to assess viability. The Joint Administrators closely monitor trading performance, noting the requirement under the Right to Manage agreement to make monthly payments to the Company.

Subject to government guidance, SHLO implemented revised health & safety, hygiene, social distancing and management processes to ensure legal and insurance compliance and maintain customer confidence.

Outcome for Creditors

It is currently anticipated that there will be sufficient realisations to enable a distribution to one or more Secured Creditors by way of a fixed charge distribution.

The Company has no employees and consequently no preferential claims are anticipated in this matter.

According to the Company's records, the Unsecured Creditors of circa £1,595,243 at the Appointment Date, which includes bedroom investor ROI arrears.

In addition, there are intercompany and related party creditors of circa £9,139,988, which is subject to review.

There is a contingent liability of £13,800,000 which is the total capital investment in relation to the purchase of long leasehold interests in bedrooms in the hotel. As each investor has a proprietary right as a leaseholder, the bedroom investors are likely to receive a return from the sale of their leasehold interest, should a sale of the Hotel include their leasehold interest.

It is currently anticipated that there will not be sufficient realisations to enable a dividend to Unsecured Creditors, other than by virtue of the Prescribed Part, if applicable.

3. Progress of the Administration

This section provides an update on the Joint Administrators' strategy for the Administration and progress to date.

3.1 Strategy and progress to date

From the outset, the purpose of an Administration is to achieve one of the following hierarchical objectives:

- To rescue the Company as a going concern; or
- Achieving a better result for a Company's creditors as a whole than would be likely if a Company were wound up (without first being in Administration); or
- Realising property in order to make a distribution to one or more Secured or Preferential Creditors.

In accordance with Paragraph 49(2) of Schedule B1 to the Act, the Joint Administrators believe that the first objective cannot be met as there are insufficient funds and assets available to enable the Company to be rescued as a going concern.

It is believed that the second objective will be achieved. The Hotel recommenced trading in July 2020, which was key to maintaining the realisable value of the Hotel as a going concern, enabling SHLO to fulfil bookings and generate revenue and in turn be in a position to pay over surplus funds to the Company.

If the hotel ceased to trade as a consequence of the Company being wound up immediately on appointment, there would be significant holding costs to incur in maintaining security, basic health & safety requirements

and insuring obligations. The Joint Administrators would have had to seek funding to cover these costs, thus, increasing the realisation costs and reducing amounts available to creditors.

In addition, it is also anticipated that the third objective will be achieved as the Joint Administrators anticipate that a distribution will be made to one or more Secured Creditors of the Company following a sale of the Hotel.

3.2 Asset realisations

Realisations during the Reporting Period are set out in the attached Receipts and Payments Account at Appendix 3.

Summaries of the progress in relation to ongoing realisations during the Administration are provided below:

The freehold title to the Hotel is owned by SLH and the Company was granted a long leasehold interest in the property, which includes ownership of the fixtures, fittings, furniture and equipment in the Hotel.

The Company's primary asset is the long leasehold interest in respect of the Hotel granted by SLH in favour of the Company on 26 February 2015. The fixtures, fittings and equipment in the Hotel will form part of a sale of the long leasehold interest in the Hotel.

Further details on the other leasehold interests in the Hotel, granted by SLH, is included in the Proposals.

The Hotel recommenced trading in July 2020, although as at the date of this report, the Liverpool region is in the highest tier of COVID 19 restrictions and about to enter a further full lockdown period of a minimum of one month, the result of which was impacting on trade due the Hotel predominantly catering to large groups that are typically from different households and following the commencement of the second lockdown all trade of the hotel will temporarily cease for one month.

In addition, the merchant services provider has withheld c£380,000 relating to the period prior to lockdown whilst it assesses the chargeback risk around deposits taken in relation to events and bookings not fulfilled during lockdown.

The Administrators are working with SHLO and the merchant services provider to obtain a release of the withheld credit card receipts.

There is an agreement in place with SHLO which states that all profits and cash surplus generated from trading must be paid over to the Company each month in order to build up a cash reserve to meet its financial obligations.

The value that can be achieved for the Hotel will be determined by the historical and ongoing trading performance of the Hotel.

Due to the ongoing COVID 19 pandemic and localised and national restrictions, the mid to long term performance of hotel and hospitality sector is unpredictable and therefore, the Joint Administrators are taking a cautious approach, working closely with their appointed legal and property advisors, to finalise the strategy to bring the Hotel to the open market as soon as possible.

In the Reporting Period, £11,612 has been paid by SHLO to the Joint Administrators, which will initially be used to meet the ongoing costs of the Administration.

A further update will be provided in the next report to Creditors.

Bedroom Investors

The contractual right to ROI accruing during the Administration is still under review. Notwithstanding any contractual right to be paid accruing ROI, the Joint Administrators are not in a position to meet any ROI payments until such time as SLHO is trading profitably and cash generative.

The bedroom investors are a key stakeholder in the Hotel due to their leasehold interests in bedrooms. At this stage it is too early to say what the outcome will be for bedroom investors; however, the Joint Administrators are duty bound to realise best value for the Hotel for the benefit of all creditors, including bedroom investors.

Unfortunately, due to the ongoing COVID 19 restrictions, it is unclear what value can be achieved when compared to pre COVID suggested valuations, which is why the Administrators are making all of the necessary enquiries, taking legal and valuation advice, to ensure the strategy adopted results in the best possible outcome. The Joint Administrators intention is to place the Hotel on the open market as soon as possible.

Once the Administrators have a better understanding on the realisable value of the Hotel, primarily based on offers received, the Administrators will be in a better position to put forward their proposal to each bedroom investor in relation to their leasehold interests and provide an estimate of the projected return as part of a sale of the Hotel.

The Joint Administrators have been made aware of direct approaches to bedroom investors from a third-party investor, which includes an offer to purchase their leasehold interest.

The Joint Administrators have not been contacted by any party representing a third-party investor nor has any offer or proposal been received in relation to the purchase of any assets subject to the Administration, including the Hotel.

Individual Investors are free to discuss any proposal specific to their investment with third parties, however, the Joint Administrators have not authorised any third party to hold discussions on their behalf.

Further details will be provided in the next report or sooner, if there are material developments in the meantime.

BPRA

Further details of the BPRA scheme is included in the Proposals,.

SLH provided the debt element of circa £2,750,000 by way of an underwriting agreement dated 2 April 2015 and the Shankly LLP members had a minimum total equity subscription of circa £1,861,363 in order to receive the full tax allowance available under the scheme.

SLH has an option to purchase the leasehold interest back from Shankly LLP until 28 August 2021, which is 6 months after the 5th anniversary of practical completion. If SLH exercises the option, then Shankly LLP must sell its interest to SLH for an agreed amount or Market Value whichever is the higher.

Shankly LLP must repay the underwriting loan to SLH whenever its interest in the Hotel is sold or by 28 February 2021, whichever is the sooner.

All the above will be factored into the strategy adopted by the Joint Administrators in realising the long leasehold interest in the Hotel.

A further update will be provided in the next report to creditors.

As detailed earlier in this report, the Hotel recommended trading in July 2020. The day to day operations and trading of the Hotel are managed by SHLO under a Right to Manage Agreement.

As per the terms of the Right to Manage Agreement, following the settlement of trading costs any surplus funds generated by SHLO are to be remitted to the Administration estate each month.

The Joint Administrators undertake a review of monthly management accounts and cashflow forecasts, including a review of the SHLO bank statements to assess the quantum of the cash surplus available for the estate.

The sum of £11,612 has been received from SHLO during the Reporting Period.

According to the Company's books and records the outstanding debts due to the Company are circa £45,500, as at the Appointment Date.

It also understood that there is an intercompany debtor balance of circa £10,043,158 due from other entities within the group, with a corresponding intercompany creditor balance of £9,139,988 with group entities.

The Joint Administrators are continuing to review the Company's records, together with the intercompany and related party loans between the Company and each entity within the group to establish the realisable value of the debtors.

A further update will be provided in the next report to Creditors.

Following the appointment of the Joint Administrators, the sum of £9,698 was received from the Bank, representing the credit balance held on the Company's pre-appointment bank account at the Appointment Date.

The Joint Administrators have a statutory obligation to file a report with the Insolvency Service regarding the conduct of all Directors that held office in the three years prior to the Administration. This report must be filed within three months of the Appointment Date. The contents of this report are confidential.

The report was due to be submitted to the DBEIS by 9 July 2020, however this deadline was extended to accommodate for delays brought about by COVID 19 and lockdown.

The Joint Administrators have filed their report with the DBEIS regarding the conduct of the Director of the Company. The content of this report is confidential and has been submitted to the Insolvency Service.

The Joint Administrators are continuing to review the affairs of the Company to identify any action which can be taken in respect of antecedent transactions or other litigation that would result in recoveries for creditors.

The Joint Administrators also have a duty to investigate antecedent transactions, which include but are not limited to, transactions to defraud creditors, preference payments and transactions at an undervalue.

Due to the complexity of the case and its entanglement with associated companies within the signature group, the ongoing analysis and investigations process is expected to take some time.

If any creditor has any information concerning the Company's affairs that they would like to bring to the Joint Administrators' attention, please do so by writing to Shankly@duffandphelps.com or Duff & Phelps Ltd., The Chancery, 58 Spring Gardens, Manchester, M2 1EW.

3.3 Costs

Payments made in the Reporting Period are set out in the attached Receipts and Payments Account at Appendix 3.

4. Outcome for Creditors

4.1 Secured Creditors

In consideration for monies advanced under a loan agreement, the Company granted Henslow Trading Limited fixed and floating charges over the Company's assets created on 13 March 2018.

In consideration for monies advanced under a loan agreement, the Company granted Henslow Trading Limited fixed and floating charges over the Company's assets created on 11 October 2019.

In consideration for monies advanced under a loan agreement, the Company granted Henslow Trading Limited a fixed charge over the Company's assets created on 14 February 2020.

In consideration for monies advanced under a loan agreement, the Company granted Lyell Trading Limited fixed and floating charges over the Company's assets created on 11 October 2019.

In consideration for monies advanced under a loan agreement, the Company granted SW Constructions (No. 2) Limited fixed and floating charges over the Company's assets created on 11 October 2019.

In consideration for monies advanced under a loan agreement, the Company granted SW Construction (Residential) Limited fixed and floating charges over the Company's assets created on 11 October 2019.

The Secured Creditor's outstanding indebtedness in relation to a loan secured against the long leasehold interest in the Hotel was £1,581,829 at the date of appointment, which is subject to accruing interest and charges.

The Secured Creditor has provided lending facilities and has been granted security over all other parts of the Hotel, including the freehold title which is held in SLH. At the date of appointment, the total indebtedness across all the lending facilities specific to the Hotel was approximately £4,800,000, subject to accruing interest and charges.

The additional security that has been granted by the Company to Lyell Trading Limited, SW Construction (No.2) Limited and SW Construction Residential Limited, relate to a number of other property development loans that are cross collateralised, providing cross guarantees in relation to each borrower in the signature group and the borrowers obligations under the respective loan facilities.

There also is a deed of priority in place between the Secured Creditor and Albenden Limited.

It is anticipated the Secured Creditor will be repaid in full from the realisation of the leasehold interest in the Hotel although it is not clear whether the additional guaranteed debts of the Secured Creditor will be repaid in full.

In consideration for monies advanced to connected entities within the group, the Company granted Albenden Limited a fixed charge over the Company's assets created on 17 February 2020.

The security was granted as a guarantee in the event of shortfall to Albenden Limited on loan facilities provided to Signature Living Coal Exchange Limited and Signature Stanley Street Limited.

It is the Joint Administrators understanding Albenden Limited are likely to suffer a shortfall on one or both loan facilities above and will look to rely on its guarantee to cover any shortfall.

It is not clear if Albenden will be repaid in full from direct realisations or receive a distribution under the above guarantee and deed of priority.

Based on current information it is anticipated that there will be sufficient realisations to enable a distribution to one or more of the Secured Creditors by way of a fixed charge distribution.

4.2 Preferential Creditors

The Company has no employees. Consequently, no preferential claims are anticipated in this matter.

4.3 Unsecured Creditors

According to the Company's records, the Unsecured Creditors totalled £24,252,744 at the Appointment Date. The Unsecured Creditors were estimated as follows:

Creditor	£
Trade and expense creditors	12,756
Intercompany Creditors	9,139,988
Est. Bedroom Investors – ROI	1,300,000
Est. Bedroom Investors – Contingent	13,800,000
Shankly LLP	282,487
Total	24,535,231

During the Reporting Period, the Joint Administrators have received claims from the bedroom investors of £3,732,881, an additional £205,254 from the trade and expense creditors and £44,054 from an intercompany creditor.

Based on current information it is anticipated that there will not be sufficient realisations to enable a dividend to Unsecured Creditors, aside from the Prescribed Part, if applicable.

For the avoidance of doubt, the contingent liability of £13,800,000 shown in the table above is the total capital investment in relation to the purchase of long leasehold interests in bedrooms in the Hotel. As each investor has a proprietary right as a leaseholder, the bedroom investors are likely to receive a return from the sale of their leasehold interest, should a sale of the Hotel include their leasehold interest.

4.4 Prescribed part

The prescribed part is calculated as a percentage of net property, as follows: -

Net property less than £10,000:	50% unless the Joint Administrator considers that the costs of making a distribution to the Unsecured Creditors would be disproportionate to the benefits.
Net property greater than £10,000:	50% up to £10,000 plus 20% thereafter to a maximum of £600,000.

The Company has granted a number of floating charges and therefore the Prescribed Part provisions will apply.

The anticipated quantum of the Prescribed Part dividend available to creditors is currently uncertain and an update will be provided in the next report to creditors.

If not already done so, Creditors of the Company should complete the appropriate proof of debt form at Appendix 10 and return this to the Joint Administrators with evidence to support your claim at Daniel.O.Ryan@DuffandPhelps.com or Duff & Phelps Ltd, The Chancery, 58 Spring Gardens, Manchester, M2 1EW.

5. Other matters

5.1 Creditors' Committee

A creditor's committee has not been established as the Joint Administrators received no nominations.

5.2 Joint Administrators' Receipts and Payments account

A detailed Receipts and Payments Account for the Reporting Period is shown in Appendix 3.

5.3 Statement of Creditors' rights

Further information regarding the remuneration and disbursements of the Joint Administrators, including Creditors' rights to challenge such costs is provided at Appendix 9, Statement of Creditors' Rights.

6. Joint Administrators' fees and expenses and Pre-Administration costs

6.1 Fees and expenses

The Joint Administrators are seeking approval from the Secured Creditors that their remuneration will be drawn on the basis of time properly given by the Joint Administrators and their staff in accordance with the fees estimate and provided in the Joint Administrators' Proposals and Duff & Phelps Ltd's usual charge out rates for work of this nature.

Time has been charged in six-minute units. Details of the time charged for the Reporting Period are attached at Appendix 5.

Time costs incurred in the Reporting Period total £261,846, which represents 589 hours at an average hourly rate of £445.

In accordance with SIP 9, the Joint Administrators have provided further narrative detail of the time costs incurred at Appendix 5.

Included within the Proposals was a Fee Estimate of £402,385 which represents the total time costs expected to be incurred by Joint Administrators during the initial 12 months of the Administration.

Approval to the Fee Estimate is being sought from the Secured Creditors and the Joint Administrators are continuing to liaise with the Secured Creditors obtain the necessary consent. No remuneration has been drawn to date.

Expenses in relation to the operational aspects of the Hotel, incurred in the Reporting Period, total £3,943 which have been paid in full.

Other expenses incurred in the Reporting Period total £1,095, which have been paid in full.

Details of the expenses charged for the Reporting Period are attached at Appendix 4.

In the Reporting Period, the Joint Administrators have incurred Category 1 Disbursements of £225 for payments to independent third parties where the specific expenditure is directly referable to the Administration.

In the Reporting Period, the Joint Administrators have incurred Category 2 Disbursements of £120 for services provided by Duff & Phelps Ltd (defined as Category 2 Disbursements in the Statement of Insolvency Practice 9).

The Joint Administrators disbursements are detailed at Appendix 4.

Also attached at Appendix 5 is a narrative summary of the work carried out to assist Creditors in understanding the progress of the Administration, the associated costs and expenses of the related activities and the financial benefit to Creditors.

Details of how to obtain further information relating to the fees and disbursements of the Joint Administrators is set out in Appendix 7.

6.2 Pre-Administration costs

Pre-Administration costs are fees, charges and expenses incurred by the Joint Administrators or their firm, or another person qualified to act as an insolvency practitioner, before the Company entered Administration but with a view to it doing so.

Pre-Administration costs	Paid (£)	Unpaid (£)	Total (£)
Duff & Phelps Ltd fees	-	13,635	13,635
Solicitors fees	-	21,013	21,013
Solicitors disbursements	-	149	149
Total	-	34,797	34,797

The above costs exclude VAT.

The Joint Administrators confirm that payment of the unpaid Pre-Administration costs, as an expense of the Administration, is subject to approval under Rule 3.52 of the Rules and does not form part of the Proposals, subject to approval under Paragraph 53, Schedule B1 of the Act.

Approval of Pre-Administration costs is to be sought from the Secured Creditors. As noted above, the Joint Administrators will continue to liaise with the Secured Creditors in this regard.

7. Future strategy

7.1 Future conduct of the Administration

The Joint Administrators will continue to manage the affairs, business and the property of the Company in order to achieve the purpose of the Administration. This will include, but will not be limited to:

- Completing a sale of the leasehold interest in the Hotel;
- Finalising the collection of the book debts;
- Obtaining fee approval;
- Conducting further investigations into the intercompany creditor / debtor position;
- Continuing to communicate with creditors and investors in order to understand the Company's liabilities;
- Continuing to investigate the affairs of the Company and conduct of the directors;
- Settling all outstanding costs of the Administration;
- Completing all other statutory matters prior to finalising the Administration.

7.2 Extension of the Administration

An Administration automatically comes to an end after one year, unless an extension is granted by the Court or with the Creditors' consent.

The Joint Administrators anticipate that the period of the Administration will need to be extended in order to deal with all outstanding matters.

In view of the above, and for the sake of prudence, the Joint Administrators are seeking consent from the Secured Creditors to extend the period of the Administration for a period of 12 months. Should the Secured Creditors consent to the extension the revised automatic end date will be 8 April 2022.

If an extension is granted, a notice of the extension will be made available for viewing and downloading from the Duff & Phelps website at:

<http://www.duffandphelps.com/ukrestructuring>

An update will also be provided in the next report to creditors.

7.3 Future reporting

The Joint Administrators will provide further progress reports within one month of every six months of the Appointment Date, or earlier if the Administration has been completed prior to that time.

If you require further information or assistance, please do not hesitate to contact Daniel Ryan of this office.



Michael Lennon
Joint Administrator

The affairs, business and property of the Company are being managed by the Joint Administrators, Matthew Ingram and Michael Lennon, who act as agents for the Company and without personal liability. Both are licensed by the Insolvency Practitioners' Association.

Appendix 1 – Statutory information

COMPANY INFORMATION

Company and trading name	Signature Shankly Limited	
Date of incorporation	3 February 2015	
Registered Number	09418371	
Company Director	Lawrence Kenwright	
Shareholder	Signature Living Hotel Limited (In Administration)	
Trading address	Millennium House 60 Victoria Street Liverpool L1 6JD	
Registered office	Current: c/o Duff & Phelps Ltd The Chancery 58 Spring Gardens Manchester M2 1EW	Former: Millennium House 60 Victoria Street Liverpool L1 6JD

ADMINISTRATION INFORMATION

Administration Appointment	The Administration appointment granted in the High Court of Justice, Business and Property Court in Manchester 2140 of 2020	
Appointor	Henslow Trading Limited, a Secured Creditor	
Appointment Date	9 April 2020	
Joint Administrators	Matthew Ingram and Michael Lennon	
Original purpose	Achieving a better result for a Company's creditors as a whole than would be likely if a Company were wound up (without first being in Administration)	
Functions	The functions of the Joint Administrators are being exercised by them individually or together in accordance with Paragraph 100(2) of Schedule B1	
Current Administration expiry date	8 April 2021	
Prescribed Part	The Prescribed Part is not applicable in this case.	
Application of EC Regulations	EC Regulations apply and these proceedings will be the Main Proceedings as defined in Article 3 of the EC Regulations.	

Appendix 2 – Approved Proposals

The Joint Administrators proposed the following:

- To continue to deal with such outstanding matters in relation to the Company as the Joint Administrators consider necessary until such time as the Administration ceases to have effect;
- To do all such other things and generally exercise all of their powers as contained in Schedule 1 of the Act, as they, in their sole and absolute discretion, consider desirable or expedient in order to achieve the purpose of the Administration;
- To investigate and, if appropriate, pursue any claims the Company may have for the benefit of the Company's Creditors;
- Seek an extension to the Administration period if considered necessary;
- To make distributions to the Secured, Preferential and Unsecured Creditors (as appropriate) where funds allow;
- That the Joint Administrators might use any or a combination of the following exit route strategies in order to bring the Administration to an end:
 - Apply to Court for the Administration order to cease to have effect from a specified time and for the return of control to the Directors;
 - Place the Company into Creditors' Voluntary Liquidation if deemed appropriate. It is proposed that the Joint Administrators, currently Matthew Ingram and Michael Lennon of Duff & Phelps, would act as Joint Liquidators should the Company be placed into Creditors' Voluntary Liquidation. The creditors may nominate a different person as the proposed Liquidator, provided the nomination is received at this office prior to the approval of these Proposals. Any action required or authorised under any enactment to be done by the Joint Liquidators is to be done by all or any one or more of them;
 - Petition the Court for a winding-up order placing the Company into Compulsory Liquidation if deemed appropriate. It is proposed that the Joint Administrators, currently Matthew Ingram and Michael Lennon of Duff & Phelps, would act as Joint Liquidators should the Company be placed into Compulsory Liquidation without further recourse to creditors. Any action required or authorised under any enactment to be done by the Joint Liquidators is to be done by all or any one or more of them;
 - Take the necessary steps to give notice of move from Administration to dissolution with the Registrar of Companies, if the Joint Administrators consider that Liquidation is not appropriate because (1) the Company has no remaining property which might permit a distribution to its creditors, and (2) all outstanding matters have been satisfactorily completed.

Alternatively, the Joint Administrators may allow the Administration to end automatically.

Appendix 3 – Receipts and Payments Account

Signature Shankly Limited
(In Administration)
Joint Administrators' Trading Account

Statement of Affairs £	From 09/04/2020 To 08/10/2020 £	From 09/04/2020 To 08/10/2020 £
TRADING EXPENDITURE		
Consultancy Advice	3,343.80	3,343.80
Licence Fees	450.00	450.00
	<u>(3,793.80)</u>	<u>(3,793.80)</u>
TRADING SURPLUS/(DEFICIT)	<u>(3,793.80)</u>	<u>(3,793.80)</u>

Signature Shankly Limited
(In Administration)
Joint Administrators' Summary of Receipts & Payments

Statement of Affairs £		From 09/04/2020 To 08/10/2020 £	From 09/04/2020 To 08/10/2020 £
	SECURED ASSETS		
Uncertain	Tangible Fixed Assets	NIL	NIL
		NIL	NIL
	SECURED CREDITORS		
(1,581,829.00)	Henslow Trading Limited	NIL	NIL
		NIL	NIL
	ASSET REALISATIONS		
9,698.00	Cash at Bank	9,697.73	9,697.73
Uncertain	Debtors	NIL	NIL
Uncertain	Intercompany Debtors	NIL	NIL
	Shankly Ops - Management Charge In	11,612.00	11,612.00
	Trading Surplus/(Deficit)	(3,793.80)	(3,793.80)
		17,515.93	17,515.93
	COST OF REALISATIONS		
	Legal Fees	1,000.00	1,000.00
	Statutory Advertising	94.50	94.50
		(1,094.50)	(1,094.50)
	UNSECURED CREDITORS		
(2,000.00)	Accruals	NIL	NIL
(13,800,000.00)	Bedroom Investors - Contingent	NIL	NIL
(1,300,000.00)	Bedroom Investors - ROI	NIL	NIL
(9,139,988.66)	Inter-Company Creditors	NIL	NIL
(35,000.00)	Other Creditors	NIL	NIL
(12,756.00)	Trade & Expense Creditors	NIL	NIL
		NIL	NIL
	DISTRIBUTIONS		
(1.00)	Ordinary Shareholders	NIL	NIL
		NIL	NIL
(25,861,876.66)		16,421.43	16,421.43
	REPRESENTED BY		
	Floating/main current account		15,693.77
	VAT Receivable		727.66
			16,421.43

Matthew Ingram
Joint Administrator

Appendix 4 – Analysis of time charged and expenses incurred

Please refer to the table overleaf for a detailed breakdown on the Joint Administrators' time and cost summary in accordance with SIP 9.

117851 SIGNATURE SHANKLY LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 06/04/2020 to 08/04/2020

ADP-Admin. - Pre Appt.

Classification of Work Function	Hours					Total Hours	Time Cost £	Avg Hourly Rate £
	Managing Director	Manager	Senior	Assistant	Support			
Administration and Planning								
Dealing with notice of intention to appoint	2.80	0.00	0.00	0.00	0.00	2.80	1,820.00	650.00
Strategy planning & control	5.10	11.00	0.00	0.00	0.00	16.10	9,475.00	588.51
Creditors								
Communications with Creditors / Employees	2.30	0.00	0.00	0.00	0.00	2.30	1,495.00	650.00
Investigations								
Financial review and investigations (S238/239 etc)	1.30	0.00	0.00	0.00	0.00	1.30	845.00	650.00
Total Hours:	11.50	11.00	0.00	0.00	0.00	22.50		606.00
Total Fees Claimed: £	7,475.00	6,160.00	0.00	0.00	0.00		13,635.00	

117851 SIGNATURE SHANKLY LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 09/04/2020 to 08/10/2020

ADM-Admin. - Post Appt.

Classification of Work Function	Hours					Total Hours	Time Cost £	Avg Hourly Rate £
	Managing Director	Manager	Senior	Assistant	Support			
Administration and Planning								
Case review & Case Diary management	0.00	5.20	0.00	5.00	0.00	10.20	3,404.00	333.73
Cashiering & accounting	0.60	2.30	0.80	6.95	0.00	10.65	3,230.50	303.33
Dealings with Directors and Management	1.70	66.65	0.00	0.90	0.00	69.25	35,060.00	506.28
IPS set up & maintenance	0.00	0.60	0.00	0.75	0.00	1.35	457.50	338.89
Insurance	0.00	1.40	0.00	0.50	0.00	1.90	855.00	450.00
Statement of affairs	0.00	0.00	0.00	2.50	0.00	2.50	625.00	250.00
Statutory matters (Meetings & Reports & Notices)	2.30	99.10	0.00	23.70	0.00	125.10	54,385.00	434.73
Strategy planning & control	18.70	89.70	8.25	11.20	0.00	127.85	62,640.50	489.95
Tax Compliance / Planning	0.00	0.00	0.00	0.50	0.00	0.50	95.00	190.00
Creditors								
Communications with Creditors / Employees	0.00	34.30	0.00	53.85	0.00	88.15	30,375.50	344.59
Creditors committee	3.50	0.00	0.00	0.20	0.00	3.70	2,325.00	628.38
Non Pref Creditors / Employee claims handling	0.00	0.00	0.00	11.05	0.00	11.05	2,672.50	241.86
Secured Creditors	5.90	33.75	0.00	1.20	0.00	40.85	21,655.00	530.11
Investigations								
CDDA & reports & Communication	0.00	8.60	0.00	20.95	0.00	29.55	9,135.50	309.15
Financial review and investigations (S238/239 etc)	0.00	0.00	0.00	4.75	0.00	4.75	1,187.50	250.00
Forensic Sales Ledger Investigation	1.00	0.00	0.00	0.00	0.00	1.00	750.00	750.00
Realisation of Assets								
Book debts	0.00	0.00	0.00	0.20	0.00	0.20	50.00	250.00
Freehold and Leasehold Property	11.00	32.15	0.00	0.30	0.00	43.45	23,435.00	539.36
Other Intangible Assets	0.00	0.80	0.00	0.00	0.00	0.80	400.00	500.00
Sale of business	0.00	3.75	0.00	0.65	0.00	4.40	2,232.50	507.39
Trading								
Trading - Accounting	0.00	7.25	0.00	0.00	0.00	7.25	4,060.00	560.00
Trading - Insurance	0.50	0.00	0.00	0.00	0.00	0.50	325.00	650.00
Trading - Operations	3.40	0.50	0.00	0.00	0.00	3.90	2,490.00	638.46
Total Hours:	48.60	386.05	9.05	145.15	0.00	588.85		444.67
Total Fees Claimed: £	31,690.00	193,346.00	3,026.50	33,783.50	0.00		261,846.00	

Signature Shankly Limited (In Administration)
Analysis of the Joint Administrators' Expenses for the Reporting Period

Note	Company	Type of Expenses	Activity	Fee Basis	Amount Incurred during the Reporting Period (exc. VAT) (£)	Total Paid during the Reporting Period (exc. VAT) (£)	Anticipated Total Future Cost (exc. VAT) (£)
1	Professional Advisors						
2	Avensis Hospitality Solutions Limited	Consultancy Advice	Consultants assisting in review of trade forecast and COVID-19 re-opening plan	Fixed Fee	4,593.80	4,593.80	0.00
3	Shakespeare Martineau LLP	Legal Advice	Independent legal advisors instructed by the Joint Administrators to assist with their appointment and ad hoc legal advice	Fixed Fee	1,000.00	1,000.00	60,000.00
	Total Professional Advisors Costs				5,593.80	5,593.80	60,000.00
	Other Expenses						
4	Avensis Hospitality Solutions Limited	License Fee	License holding facility for the premises	Fixed Fee	600.00	600.00	600.00
5	Sundry Expenses	Travel costs	Ground travel to client meetings	As Incurred	81.54	81.54	200.00
6	AON UK Ltd	Bordereau	Bonding costs	Fixed Premium	225.00	0.00	225.00
7	Courts Advertising Limited	Statutory Compliance	Statutory Advertising of notice of Administration in the London Gazette	Fixed Fee	94.50	94.50	0.00
	Total Other Expenses				1,001.04	776.04	1,025.00
	TOTAL				6,594.84	6,369.84	61,025.00

Notes to Expenses Schedule

1 The Administrators' choice of professional advisors is based on their perception of the experience and ability of the respective firm / individual to perform their work, the complexity and nature of the assignment and the basis of their fee.

2 Avensis Hospitality Solutions Limited were instructed to advise the Joint Administrators on the process for re-opening the trading premises, also offering guidance on forecasts.

3 Shakespeare Martineau LLP assisted the Joint Administrators in their Appointment and have offered ad hoc legal advice throughout the Administration.

4 Avensis Hospitality Solutions Limited provided license holding facility.

5 Expenses incurred in travelling to client meetings.

6 Statutorily required security on Company's assets.

7 Statutory advertising in the London Gazette is required under insolvency legislation.

The Joint Administrators choice of professional advisors was based on their perception of the experience and ability of the respective firms/individuals to perform their work, the complexity and nature of the assignment and the basis of The above costs exclude VAT.

Appendix 5 – Narrative of work carried out for the Reporting Period

The key areas of work have been:

SIP 9 narrative for the Reporting Period

Administration and planning	<ul style="list-style-type: none"> • Monitoring and reviewing the Administration strategy; • Briefing staff on the Administration strategy and matters in relation to workstreams; • Regular case management and reviewing of process including regular team update meetings and calls; • Meeting with management to review and update strategy and monitor progress; • Dealing with queries arising during the appointment; • Reviewing matters affecting the outcome of the Administration; • Allocating and managing staff/ case resourcing and budgeting exercises and reviews; • Liaising with legal advisors regarding various instructions, including agreeing content of engagement letters; and • Complying with internal filing and information recording practices, including documenting strategy decisions.
Creditors	<ul style="list-style-type: none"> • Updating the list of Unsecured Creditors; • Responding to enquiries from Creditors and Investors regarding the Administration and submission of their claims; • Reviewing completed forms and questionnaires submitted by Creditors, recording claim amounts and maintaining claim records; • Providing written and oral updates to the Secured Lenders regarding the progress of the Administration and cases strategy; • Monitoring the enquires email inbox and responding to all stakeholders, particularly Investors.
Investigations	<ul style="list-style-type: none"> • Managing and reviewing the Company books and records; • Investigating the affairs of the Company to identify any actions available to the Company against third parties in respect of antecedent transactions or other litigation; • Obtaining records from third parties; • Conducting interviews with counterparties and officeholders; • Enquiring with counterparties who has raised disputes against the Company; • Reviewing pre-appointment transactions; and • Documenting investigations.
Statutory and compliance	<ul style="list-style-type: none"> • Ensuring compliance with all statutory obligations within the relevant timescales; • Reviewing time costs to date and producing analysis of time incurred which is compliant with SIP 9; and • Preparing this report and the associated documents.
Cashiering	<ul style="list-style-type: none"> • Preparing statutory receipts and payments accounts; • Renewing bonding and complying with statutory requirements;

Asset realisations

- Collating information from the Company's records regarding assets, specifically relating to the properties;
- Liaising with agents regarding the sale of assets;
- Reviewing outstanding debtors and intercompany balances;
- Seeking legal advice in relation to the properties and various lease agreements; and
- Communicating with relevant parties regarding rent; property occupation and other property issues.

Trading

- Reviewing the operational position of the Hotel;
- Reviewing the Right to Manage agreement and liaising with SHLO on the Deed of Variation;
- Review monthly management accounts and cashflow forecasts, including a review of the SHLO bank statements to assess the quantum of the cash surplus available for the estate.
- Assist with premises licensing issues as they arise.
- Ensuring the appropriate insurance cover is in place for the trading of the Hotel in order to protect the property interests.

Appendix 6 – Statement of Creditors' rights

Rule numbers refer to Insolvency (England & Wales) Rules 2016 (as amended)

Section or paragraph numbers refer to Insolvency Act 1986

If you require a copy of any relevant rule or section, please contact Daniel Ryan at Daniel.O.Ryan@Duffandphelps.com.

Information for Creditors on remuneration and disbursements of Administrators

Information regarding the fees and disbursements of Administrators, including details of the Duff & Phelps' disbursements policy and hourly charge out rates for each grade of staff that may undertake work on this case, is in a document called "A Creditors' Guide to Administrators' Fees". This can be viewed and downloaded from the Joint Administrators' website at:

<https://www.duffandphelps.co.uk/-/media/assets/pdfs-international/uk/creditors-guide/administration-a-creditors-guide-to-insolvency-practitioner-fees-updated.ashx?la=en-gb&hash=007D99D0FCC2E1AAADA98AA36B09E2D94292DBA9>

Should you require a copy, please contact this office.

Creditors may requisition a physical meeting of Creditors for approval of the Joint Administrators' Proposals under Rule 15.6 of the Insolvency (England and Wales) Rules 2016

The Joint Administrators shall summon a physical meeting (1) if asked to do so by (a) creditors whose debts amount to at least 10% of the total debts of the Company or (b) 10% in number of creditors, or (c) 10 creditors, and (2) if the following procedures are followed:

The request for a requisitioned physical meeting must be made within five business days of the date on which the Joint Administrators' Proposals were delivered and include either:

(a) a statement of the requesting creditor's claim together with—

- a list of the creditors or contributories concurring with the request and of the amounts of their respective claims or values, and
- confirmation of concurrence from each creditor; or

(b) a statement of the requesting Creditor's debt and that that alone is sufficient without the concurrence of other Creditors

Creditor/s may be requested to meet the costs of a requisitioned decision and a deposit will be required for this purpose. These costs may be ordered to be paid as an expense of the Administration if the Creditors so resolve.

If you wish to request a physical Creditors' meeting, please complete and return the physical meeting requisition form available on the website.

Creditors may requisition a decision to be made by all of the Creditors for approval of the Joint Administrator's Proposals under para 52(2) Schedule B1 Insolvency Act 1986

The Joint Administrators shall seek a decision from the Company's Creditors as to whether they approve the Proposals if requested by Creditors of the Company, whose debts amount to at least 10% of the total debts of the Company. Such a request must be received by the Joint Administrators within eight business days of the date on which the Joint Administrator's statement of Proposals is delivered.

The request for a requisitioned decision must include a statement of the purpose of the proposed decision and either—

(a) a statement of the requesting Creditor's claim together with—

- a list of the Creditors or contributories concurring with the request and of the amounts of their respective claims or values, and
- confirmation of concurrence from each Creditor; or

(b) a statement of the requesting Creditor's debt and that that alone is sufficient without the concurrence of other Creditors

Creditor/s may be requested to meet the costs of a requisitioned decision and a deposit will be required for this purpose. These costs may be ordered to be paid as an expense of the Administration if the Creditors so resolve.

A requisitioned decision must be made within 28 days of receiving the deposit or the expiry of 14 days without the Administrator informing the requesting Creditor of the deposit sum.

Appendix 7 – Definitions

Word or Phrase	Definition
the Act	The Insolvency Act 1986 (as amended)
the Appointment Date	9 April 2020, being the date of appointment of the Joint Administrators
the Bank	HSBC Bank plc, with whom the Company banked
BPRA	Business Premises Renovation Allowance
Category 2 Disbursements	The Joint Administrators' internal costs and expenses in dealing with the Administration
the Company	Signature Shankly Limited (In Administration) (Company Number: 09418371)
DBEIS	Department for Business, Energy & Industrial Strategy
the Director	Lawrence Kenwright, the director of the Company
Duff & Phelps	Duff & Phelps Ltd.
the Hotel	The Shankly Hotel, Millennium House, 60 Victoria Street, Liverpool, L1 6JD
the Joint Administrators	Matthew Ingram and Michael Lennon of Duff & Phelps Ltd, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
the Prescribed Part	Pursuant to Section 176A of the Act, where a floating charge is created after 15 September 2003, a designated amount of the Company's net property (floating charge assets less costs of realisation) shall be made available to Unsecured Creditors
the Reporting Period	The period from 9 April 2020 to 8 October 2020
ROI	Return on Investment
the Rules	The Insolvency (England & Wales) Rules 2016 (as amended)
the Secured Creditor	Henslow Trading Limited and Albendan Limited, the holders of a fixed and floating charge over the Company's assets
SHLO	Signature Hotel Liverpool Ops Limited
SIP 9	Statement of Insolvency Practice 9 – Industry best practice for Insolvency Practitioners in relation to disclosure of remuneration and disbursements
SLH	Signature Living hotel Limited (In Administration)
SOA	Statement of Affairs, documentation supplied by the Director outlining the Company's financial position as at the Appointment Date

the Solicitors

Shakespeare Martineau, independent legal advisors instructed by the
Joint Administrators to assist with their appointment and ad hoc legal
advice

Appendix 8 – Notice about this report

This Statement of Proposals has been prepared by Matthew Ingram and Michael Lennon, the Joint Administrators of the Company, solely to comply with their statutory duty under Paragraph 49, Schedule B1 of the Insolvency Act 1986 to lay before Creditors a statement of their Proposals for achieving the purpose 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.

These Proposals have not been prepared in contemplation of them being used, and are not suitable to be used, to inform any investment decision in relation to the debt of any financial interest in the Company or any other company in the same group.

Any estimated outcomes for Creditors included in these Proposals are illustrative only and cannot be relied upon as guidance as to the actual outcomes for Creditors.

Any person that chooses to rely on these Proposals for any purpose or in any context other than under Paragraph 49, Schedule B1 of the Insolvency Act 1986 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 of these Proposals.

Matthew Ingram and Michael Lennon are authorised 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 agent for the Company and contract without personal liability. The appointments of the Joint Administrators are personal to them and, to the fullest extent permitted by law, Duff & Phelps Ltd. does not assume any responsibility and will not accept any liability to any person in respect of these Proposals or the conduct of the Administration.