

# 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	1	3	1	0	0	6
Company name in full	Royale Park Homes Limited							

#### → Filling in this form

Please complete in typescript or in  
bold black capitals.

### 2 Administrator's name

Full forename(s)	Paul Michael
Surname	Davies

### 3 Administrator's address

Building name/number	c/o James Cowper Kreston
Street	The White Building
	1-4 Cumberland Place
Post town	Southampton
County/Region	
Postcode	S O 1 5 2 N P
Country	

### 4 Administrator's name ①

Full forename(s)	Sandra Lillian
Surname	Mundy

#### ① Other administrator

Use this section to tell us about  
another administrator.

### 5 Administrator's address ②

Building name/number	c/o James Cowper Kreston
Street	The White Building
	1-4 Cumberland Place
Post town	Southampton
County/Region	
Postcode	S O 1 5 2 N P
Country	

#### ② Other administrator

Use this section to tell us about  
another administrator.

# AM03

## Notice of Administrator's Proposals

**6**

### Statement of proposals

☒ I attach a copy of the statement of proposals**7**

### Qualifying report and administrator's statement <sup>①</sup>

☐ I attach a copy of the qualifying report☐ I attach a statement of disposal

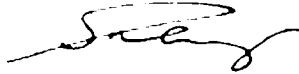
<sup>①</sup> As required by regulation 9(5) of The Administration (Restrictions on Disposal etc. to Connected Persons) Regulations 2021)

**8**

### Sign and date

Administrator's  
Signature

Signature

**X****X**

Signature date

<sup>d</sup>0

<sup>d</sup>9

<sup>m</sup>1

<sup>m</sup>0

<sup>y</sup>2

<sup>y</sup>0

<sup>y</sup>2

<sup>y</sup>3

# 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

Sydney May

Company name

c/o James Cowper Kreston

Address

The White Building

1-4 Cumberland Place

Post town

Southampton

County/Region

Postcode

S O I 5 2 N P

Country

DX

Telephone

023 8022 1222



### 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)**

# Continuation page

Name and address of insolvency practitioner

✓ **What this form is for**  
Use this continuation page to tell us about another insolvency practitioner where more than 2 are already jointly appointed. ①  
Attach this to the relevant form.  
Use extra copies to tell us of additional insolvency practitioners.

✗ **What this form is NOT for**  
You can't use this continuation page to tell us about an appointment, resignation, removal or vacation of office.

→ **Filling in this form**  
Please complete in typescript or in bold black capitals.  
  
All fields are mandatory unless specified or indicated by \*

## 1 Appointment type

Tick to show the nature of the appointment:

- ☒ Administrator
- ☐ Administrative receiver
- ☐ Receiver
- ☐ Manager
- ☐ Nominee
- ☐ Supervisor
- ☐ Liquidator
- ☐ Provisional liquidator

① You can use this continuation page with the following forms:  
- VAM1, VAM2, VAM3, VAM4, VAM6, VAM7  
- CVA1, CVA3, CVA4  
- AM02, AM03, AM04, AM05, AM06, AM07, AM08, AM09, AM10, AM12, AM13, AM14, AM19, AM20, AM21, AM22, AM23, AM24, AM25  
- REC1, REC2, REC3  
- LIQ02, LIQ03, LIQ05, LIQ13, LIQ14,  
- WU07, WU15  
- COM1, COM2, COM3, COM4  
- NDISC

## 2 Insolvency practitioner's name

Full forename(s) Thomas Charles  
Surname Russell

## 3 Insolvency practitioner's address

Building name/number c/o James Cowper Kreston  
Street The White Building  
1-4 Cumberland Place  
Post town Southampton  
County/Region  
Postcode S O 1 5 2 N P  
Country

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- REC1, REC2, REC3  
- LIQ02, LIQ03, LIQ05, LIQ13, LIQ14,  
- WU07, WU15  
- COM1, COM2, COM3, COM4  
- NDISC

## 2 Insolvency practitioner's name

Full forename(s) Geoffrey Paul  
Surname Rowley

## 3 Insolvency practitioner's address

Building name/number FRP Advisory Trading Limited  
Street 110 Cannon Street  
Post town  
County/Region London  
Postcode E C 4 N 6 E U  
Country

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- WU07, WU15  
- COM1, COM2, COM3, COM4  
- NDISC

## 2 Insolvency practitioner's name

Full forename(s) Paul David

Surname Allen

## 3 Insolvency practitioner's address

Building name/number FRP Advisory Trading Limited

Street 110 Cannon Street

Post town

County/Region London

Postcode E C 4 N 6 E U

Country

**Royale Park Homes Ltd - In Administration**  
**Trading as Regency Court**

The Joint Administrators' proposals  
Pursuant to Schedule B1 of the Insolvency Act 1986 ("the Act") and  
Part 3 of the Insolvency (England and Wales) Rules 2016 ("the Rules")



## Summary Information

<b>The Company</b>	Royale Park Homes Ltd
<b>Trading names</b>	Regency Court
<b>Registered Number</b>	08131006
<b>Date of incorporation</b>	05 July 2012
<b>Registered Office</b>	c/o James Cowper Kreston, White Building, 1-4 Cumberland Place, Southampton, Hampshire SO15 2NP
<b>Former Registered Office</b>	Royale House, 1550 Parkway, Whiteley, Fareham PO15 7AG
<b>Trading Address</b>	Regency Court, Ilford Park, Stover, Newton Abbot, TQ12 6BW
<b>Activity of the Company</b>	Recreational vehicle parks, trailer parks and camping grounds
<b>Court Reference number</b>	004503 of 2023 in the High Court (CR-2023-004503)
<b>Appointed by</b>	ICG Longbow Investment No 5 S.A.R.L. ('the Charge Holder')
<b>Administrators' Details</b>	Paul Michael Davies, Sandra Lillian Mundy and Thomas Charles Russell of James Cowper Kreston, White Building, 1-4 Cumberland Place, Southampton, Hampshire SO15 2NP Tel: 02380 221 222
<b>IP Numbers</b>	16510, 9441 and 15994 (respectively)
<b>Administrators' regulatory body</b>	Institute of Chartered Accountants in England and Wales
<b>Date of Administrators' Appointment</b>	15 August 2023
<b>Additional Administrators</b>	Geoffrey Paul Rowley, and Paul David Allen of FRP Advisory Trading Limited, 110 Cannon, Street, London EC4N 6EU. ("the Additional Administrators") Tel +44 020 30054289
<b>Additional Administrators' IP Numbers</b>	8919 and 11734 (respectively)
<b>Additional administrators' regulatory body</b>	Insolvency Practitioners Association
<b>Additional administrators appointed by</b>	ICG Longbow Investment No 5 S.A.R.L. ('the Charge Holder')
<b>Additional administrators' appointment date</b>	22 September 2023
<b>Joint and Concurrent Administrators</b>	The joint administrators for the purpose of para 100(2) of Schedule B1 of the Act will act and exercise any of the powers conferred on them in the Act jointly or individually.
<b>Dividend Prospects</b>	We expect that there will a significant shortfall under the fixed charge. We are not aware of any preferential creditors. There is unlikely to be a return to the Charge Holder under its floating charge or to the unsecured creditors (either by way of the prescribed part or a regular dividend to the unsecured creditors).
<b>Date of delivery of proposals</b>	09 October 2023
<b>EC Regulations on Insolvency Proceedings</b>	These are Centre of Main Interest (COMI) proceedings.



## Directors

The following have held office as a director within the three years prior to the appointment of joint administrators.

<b>Name</b>	<b>Appointed</b>	<b>Resigned</b>
Robert Bull (deceased)	16 August 2016	n/a
Robert Lee Jack Bull	7 September 2018	n/a
Gary Stephen Meredith	7 September 2018	n/a
Jason Mark Williams	7 September 2018	n/a

## Company Secretary

The Company does not have a Company Secretary.

## Shareholders

The Company has issued and called up share capital of 3 shares, each with a nominal value of £1. The shares are all ordinary shares. The Company is a wholly owned subsidiary of Royale Parks Limited, and the ultimate controlling party is Robert Lee Jack Bull by virtue of his 100% shareholding in Royale Parks Limited.

## Subsidiaries

The Company has no subsidiaries.

## Associated Companies

The companies listed in Appendix F are associated by way of common shareholders or directors.

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## **1 Introduction**

- 1.1 Paul Davies, Thomas Russell and I were appointed as joint administrators of Royale Park Homes Ltd ("the Company") on 15 August 2023 by the Charge Holder in the High Court.
- 1.2 Geoffrey Rowley and Paul Allen of FRP Advisory Trading Limited were appointed as Additional Administrators on 22 September 2023 to specifically deal with matters relating to the investigation into the conduct of the directors and the affairs of the Company (see section 10).
- 1.3 In accordance with Paragraph 49(1) of Schedule B1 of the Insolvency Act 1986 ("the Act"), we now set out our proposals for achieving the purpose of the administration and for the conduct of the administration. This report contains the information required by Rules 1.4 to 1.9 and 3.35 to 3.36 of the Insolvency Rules 2016 ("the Rules").

## **2 Circumstances Giving Rise to the Appointment of the Administrators**

- 2.1 The Company was incorporated on 05 July 2012. The Company is a subsidiary of Royale Parks Limited (the 'Parent').
- 2.2 The Parent has 21 wholly owned subsidiaries (20 of which are in administration). The Parent has a sister company Time GB Properties Limited with 21 subsidiaries (ten of which are not in administration). We are acting as joint administrators in respect of both parent companies, and their subsidiaries where they are in administration. (Please note that Thomas Russell is not one of the joint administrators of the parent companies or Waterside Country Park Limited). We will refer to both parent companies and their respective subsidiaries which are in administration throughout these proposals as 'the Group'.
- 2.3 The Company's activities included acquiring land on which to develop luxury bungalow developments (dwellings being subject to the Mobile Homes Act). The only employees of the Company were the four directors. However, the Company received the services of staff employed by other group companies including site service staff and head office staff. We are not appointed over the companies which provide employees or head office staff.
- 2.4 Most entities in the Group were following the development model as described above.
- 2.5 The Group is financed by the Charge Holder. Cross guarantees have been given to the Charge Holder by the subsidiary companies, in respect of their respective parent's borrowings.
- 2.6 The expansion of the Group's activities was rapid and required significant working capital to fund both the land purchases and the development of the sites. The Group was impacted by Covid as the supply and sales of bungalows ('Units') reduced significantly leaving a cash shortfall in the Group.
- 2.7 The Charge Holder, initially asked us on 10 May 2022 to prepare a contingency planning report, should the Group not be sold, including a high level cashflow to understand any potential funding requirement and restructuring options focusing on both solvent and (if applicable) insolvent outcomes. The scope of this work excluded any recommendations as to the desirability or otherwise of the appointment of administrators or liquidators. Latterly, in October 2022 the scope was updated to include attending sites and holding discussions with both solicitors and agents in respect of the above and other sites within the Royale Life Group portfolio.
- 2.8 During 2022 and 2023 the Group had been looking to either sell or refinance its operations. Despite intensive talks with a number of interested parties the sale or refinance has not materialised.
- 2.9 The Charge Holder has been supportive and continued to provide funding, however, when a second charge holder in respect of the Parent, issued an Administration application in the court with a hearing date of 12 May 2023, it saw no alternative but to appoint us as Administrators of that entity on 11 May 2023 (as well as Royale Parks Limited, and Waterside Country Park

Limited). At this time, the other subsidiary companies remained outside of insolvency proceedings.

- 2.10 More recently, there has been a series of events involving Group companies where there were potential breaches of the Charge Holder's security, that led to the Charge Holder losing confidence in the directors' management of the Company, resulting in our appointment as joint administrators.
- 2.11 The Charge Holder filed the papers required to appoint joint administrators with the High Court on 15 August 2023 and the appointment was made at 11.38am on 15 August 2023. On the same day we were also appointed by the Charge Holder as joint administrators over the Group companies listed in Appendix H.

### **3 Statement of Affairs**

- 3.1 Following our appointment as administrators we sent notice to the directors requiring them to provide us with a statement of affairs of the Company. This document was received on 30 September 2023, and incorporates a list of the Company's creditors, albeit this does not appear to be a full list of creditors. This document will shortly be filed at Companies House. The directors' statement of affairs will be referred to in these proposals as the S of A.
- 3.2 We make comments throughout these proposals on the S of A, and in particular in Appendix A which also gives our estimated financial position as this differs from the S of A and this incorporates what we consider to be a full list of the Company's creditors that we are aware of.

### **4 Achieving the Purpose of the Administration**

- 4.1 Paragraph 3(1) of Schedule B1 to the Insolvency Act 1986 provides that an administrator of a company must perform his functions with the objective of:
  - 1(a) Rescuing the company as a going concern; or
  - 1(b) Achieving a better result for the company's creditors as a whole than would be likely if the company were wound up (without first being in administration); or
  - 1(c) Realising property in order to make a distribution to one or more of the secured or preferential creditors.
- 4.2 The administrator should perform his functions in the interest of the company's creditors as a whole and with the objective specified in subparagraph (1)(a) above unless he thinks either:
  - a) That it is not reasonably practicable to achieve the objective, or
  - b) That the objective specified in paragraph (1)(b) would achieve a better result for the company's creditors as a whole.
- 4.3 The administrator may perform his functions with the objective specified in subparagraph (1)(c) only if:
  - a) He thinks that it is not reasonably practicable to achieve either of the objectives specified in subparagraphs (1)(a) and (b), and
  - b) He does not unnecessarily harm the interests of the creditors of the company as a whole.
- 4.4 Due to the large deficiency to creditors, it will not be possible to rescue the Company as a going concern. Given the significant shortfall to the secured creditor under its fixed charge and the very minimal floating charge assets available, there will not be a return to either preferential or unsecured creditors. Therefore, achieving a better result for the Company's creditors as a whole

than would be likely if the Company were wound up (without first being in administration) will not be possible.

- 4.5 In this case there will be sufficient property to make a distribution to the secured creditor and therefore objective 1(c) as detailed above is being pursued. This will not unnecessarily harm the interest of creditors of the Company as a whole, because the administrators will not be taking any actions which could prejudice a potential return to other classes of creditors. We have assessed the value of floating charge assets and in our opinion, given the nature and limited number of such assets available, there would never have been sufficient assets to enable a return to creditors from floating charge realisations. Due to the level of indebtedness of the Company (including its cross guarantee liability) there will be no surplus available to creditors from fixed charge realisations.

## **5 Management of the Company's Affairs Following the Appointment of the Administrators**

### **5.1 Insurance**

Immediately following our appointment, we contacted our insurers and arranged for open cover insurance to protect the assets and mitigate risks associated with the business. The insurers have made a site visit and have provided us with a report identifying areas of risk, as necessary, we will put in place measures to mitigate risks. The insurers have extended the initial 30-day period of open cover insurance, and this will now cease on 14 October 2023, when regular insurance cover, tailored to the requirements of the business, will be put in place.

### **5.2 Trading**

We continue to trade the site in Administration as we consider that continued trading is imperative to maintaining the value of the assets and affords the best opportunity of a return to creditors. If trading had ceased on our appointment this would have seriously impaired the value of the assets and would have resulted in a significantly reduced return to creditors.

We continue to trade the site whilst we implement a strategy and to sell the business and assets. Whilst trading is ongoing, the Joint Administrators are responsible for the day-to-day matters arising from trading.

This Company operates using a holiday site licence, and prior to administration, it was in preparations to obtain a licence under the Caravan Sites and Control Development Act 1960.

This includes but not limited to:

- Liaising with site residents and freeholders including via email, telephone, site visits and
- Liaising daily with site staff via telephone and email and having periodic meetings.
- Liaising with head office staff who have managed the site previously and gathering information pertinent to the site.
- Communicating with the managing agent regarding day-to-day issues arising.
- Putting in place systems and processes for accounting, purchase orders, and site maintenance.
- Communications with suppliers regarding ongoing trading. Where necessary setting up new supplier accounts.
- Maintaining accounting records for trading including receipts and payments and monitoring costs. Making regular payments to suppliers.
- Paying site staff and as appropriate head office staff through the recharge from Royale Life.
- Maintaining our health and safety and GDPR requirements and keeping our insurers appraised.
- Dealing with sales and resales of units. This can include communicating with agents, solicitors, and funders, undertaking necessary anti money laundering procedures, accounting for deposits, sale proceeds / commissions. Where it is a sale (rather than a resale) it is necessary to ensure that the site is ready, and the unit is connected to services etc.

The costs of trading are being met via funding provided by the Charge Holder.

**5.3 Bank accounts**

We have notified the Company's former bankers of our appointment and asked that they freeze the account to payments and remit any balance to us. We have asked that if the bank receives funds into the account that these be paid to us.

We have opened new estate bank accounts for the administration and received in the initial funding from the Charge Holder. Details of the joint administrators' receipts and payments account can be found at Appendix C.

**5.4 Property**

The Company owns the freehold to the site Regency Court, Ilford Park, Stover, Newton Abbot, TQ12 6BW, and is subject to a fixed charge in favour of the Charge Holder. Our solicitors have obtained Land Registry searches; these will be necessary when we sell the site. We have also asked the solicitors to review the charges attaching to the freehold. We are seeking to ascertain whether there has been a VAT option to tax in relation to the site. During the period of occupation, we expect to be accruing a business rates liability and will liaise with the relevant Council. We have and will continue to maintain the holiday site licence.

**5.5 Strategy regarding realisation of assets**

We instructed Savills (UK) Limited ('Savills') to undertake a valuation of the site. Savills are property agents with specialist expertise in the industry and hold appropriate qualifications (the valuers in this case being MRCIS and FRICS members) and hold professional indemnity insurance. They prepared the valuation in accordance with the RICS Valuation Global Standards and the UK National Supplement (the Red Book) for the benefit of the joint administrators. For commercial reasons we have not disclosed the valuations received in this report as it may affect offers received.

We have instructed Christie & Co as agents, and we have recently agreed a sales and marketing strategy with them for this site, and the site is now being marketed for sale.

**5.6 Other Assets**

We have written to the Company's bankers to secure the remaining cash totalling £3,823 and we requested that the account be closed. The S of A indicates that there was cash bank of £4,234, however, this does not agree to the bank statements we have seen.

Given that there are minimal chattel assets we have included these at the book value of £5,455, these assets are likely to be sold with the site and we will account appropriately for the sales proceeds to the floating charging realisations. We have not obtained a valuation of the chattel assets as the costs of doing so are likely to be disproportionately expensive. We note that the S of A identifies these assets as subject to the fixed charge, we consider that this is incorrect.

The Company's accounts show a book value for pre-payments and debtors amounting to £73,083. We will update creditors in future progress reports regarding recoveries made. The S of A shows debtors at a much lower figure c£17k and it also shows debts as uncharged assets, this is wrong as they are caught by the floating charge.

There is a VAT refund due to the Company of £10,282 given that we are not aware of a liability to HM Revenue and Customs (HMRC) we expect to recover this sum in the administration. However, the S of A does not identify this as an asset. We will update creditors in future progress reports regarding recoveries from this source.

The S of A indicates that there is work in progress and stocks of homes amounting to £144,874. We do not anticipate any recovery from such assets. At the date of our appointment the Company held a deposit of £5,000 that was utilised against the completion of a home which had been funded by a third party and therefore the Company was not due to receive the proceeds.

There are intercompany debts of £16,080 due from three group companies, two of which are in administration. We consider it unlikely that there will be a recovery from this source, but we will update creditors in future progress reports.

To date we have not disposed of any assets of the Company.

## 5.7 Creditors

We obtained details of the Company's creditors and informed them of our appointment as administrators.

On the 7 September 2018 the Company granted a fixed and floating charge to the Charge Holder. Details of the Charge Holder's postal address can be found at Appendix A.

At the date of administration, the Charge Holder was owed £308,642,812, this includes the Company's cross guarantee liabilities in respect of other Group entities. The S of A indicates that the Charge Holder was owed £273,174,780, however, this does not accord with the demand letter.

It is not possible to give a figure for the value of the security at this stage as the Charge Holder has not yet provided a value for their security. We are not disclosing in the proposals (or the appendices) the valuation of the fixed charge assets as we consider that this could seriously prejudice the commercial interest of the Company and its creditors. We believe in doing so we could set a ceiling on future offers. However, once any secured asset is realised, its value will be disclosed to creditors in future progress reports.

The fixed charge holder is entitled to be paid from fixed charge realisations in priority to any other class of creditor. We do not expect a surplus to be available to other creditors under the fixed charge after the payment of administration expenses and the dividend to the fixed charge holder.

In relation to floating charge realisations preferential creditors are entitled to be paid in priority to the floating charge holder. We are not expecting any preferential claims in respect of employees. In the last set of filed accounts, it showed that the directors were employees, however they do not appear to have received any remuneration. We dismissed the directors as employees and they have been invited to make a claim if they consider anything is due to them, we have not had a response to this letter.

HMRC are secondary preferential creditors for liabilities in respect of outstanding VAT, PAYE, NIC, CIS and student loan repayments. This class of creditor is entitled to be paid in priority to floating charge creditors. However, we are not aware of any such liabilities outstanding to HMRC.

In the unlikely event, that there was a surplus after having paid the preferential creditors, the floating charge holder is entitled to be paid from floating charge realisations, save for the amount due under the prescribed part which would be payable to unsecured creditors. See section 12 for details of the prescribed part.

Unsecured creditors, save for the prescribed part, are paid from realisations after the floating charge creditor has been paid in full. It is not possible to pay unsecured creditors (save for the prescribed part) in the administration and therefore, in the unlikely event that funds permit a distribution to unsecured creditors the Company will first need to enter into liquidation. We do not anticipate any return to the unsecured creditors either by way of the prescribed part or a dividend to unsecured creditors.

We note that in the management accounts of the Company the directors are shown as creditors for £242k. It will be established how this debt arose.

We have not been made aware of any hire purchase, leasing, finance, retention of title or contingent creditors.

The only class of creditor that we anticipate will receive a distribution in this case is the fixed charge creditor. The level and timing of this distribution will depend on the sale of the freehold site.

Details of the names and addresses of creditors together with amounts owed to them may be found at Appendix A.

**5.8 Directors**

Following our appointment, we wrote to the directors advising them that the joint administrators are managing the affairs of the Company and that they should no longer be taking decisions on behalf of the Company.

The directors have also been requested to provide a statement of affairs, details of all creditors, information in relation to the Company's pension arrangements and GDPR policies and procedures.

**5.9 Ongoing litigation**

We have made enquiries of the solicitors acting for the Company, and we have not been made aware of any ongoing litigation that the Company was party to at the time of the administration appointment.

**5.10 Taxes**

We have notified the tax authorities as required. We are preparing returns and accounting for taxes arising in the administration.

**5.11 Expenses of the administrator**

We set out at Appendix B the expenses that we expect to incur during the conduct of the administration.

**6 Financing of the Company's Affairs Following the Appointment of the Administrators**

- 6.1 There has been trading in the administration and this has required funding from the Charge Holder. The Charge Holder has provided initial funding of £200,000. This funding has been provided on an interest free basis and is subject to a funding agreement. The Charge Holder will be repaid as an administration expense when funds permit. Should further funding be required during the administration then a request will be made to the Charge Holder.

**7 Regulatory and Statutory Obligations**

- 7.1 In the period following our appointment we have complied with our statutory and regulatory duties to notify creditors (including HMRC) and members of our appointment and have filed the required documents at Companies House. We have advertised our appointment in the London Gazette. We have responded to queries from creditors. We have also complied with statutory and regulatory obligations in respect of the Pensions Regulator.
- 7.2 We have begun our initial investigation into the affairs of the Company and the conduct of the directors in the period prior to our appointment. More details are provided at paragraph 10 below.

**8 Records**

- 8.1 The Company's records are held electronically at the head office for the group. We have liaised and continue to liaise with head office staff to obtain records that we need including access to the Group's bespoke accounting software. The cost of head office staff and costs associated with maintaining the appropriate software and other overheads are recharged to the Company via a management charge, which is being paid as an expense of the administration.



- 8.2 We have changed the Company's registered office to that of our offices and therefore should receive legal notices served on the Company. However, we have not put in place a redirection of mail, as mail is received into the head office which is the postal address for most companies in the group. However, we do have a regular presence on site and collect mail as appropriate.

## **9 Proposals to Achieve the Objective of the Administration**

- 9.1 We propose that the following steps are now taken:

- a) Market for sale the site including both freehold land and any chattel assets,
- b) Continue to monitor and manage trading activities,
- c) Deal with sales and resales of Units,
- d) Review the differences between the S of A and the Company's management accounts at the 31 July 2023,
- e) Comply with any insurance requirements relating to the site and assets,
- f) Keep the Charge Holder apprised of matters relating to the administration and their prospects for recovery,
- g) Sell the site and account to the Charge Holder for the fixed charge sales proceeds,
- h) Settle any trading liabilities,
- i) Review the intercompany debtor position and ascertain whether there will be any return available to the estate,
- j) Recover the pre-appointment VAT refund and when appropriate deregister for VAT,
- k) Recover funds held at the bank at the date of administration,
- l) Ascertain whether it will be possible to recover any pre-payments and book debts,
- m) The Additional Administrators will complete the investigation into the affairs of the Company as required by Statement of Insolvency Practice 2 ("SIP 2") and establish whether there are any viable actions that can be taken to recover funds for the benefit of creditors,
- n) The Additional Administrators will complete the investigation into the conduct of the directors who held office in the three years prior to the administration of the Company and report to the Insolvency Service,
- o) Complete as necessary tax returns for the post administration period,
- p) On the conclusion of the case discharge the costs of the administration and return any surplus funds under the funding agreement to the Charge Holder,
- q) Comply with our reporting requirements to creditors,
- r) File any necessary returns at Companies House, and
- s) All such other actions and general exercise of the administrators' powers as we consider in our discretion necessary to achieve the purpose of the administration.

9.2 Legislation provides for several exit routes from administration, namely:

- a) Automatic end of administration – the appointment of an administrator shall cease to have effect at the end of the period of one year.
- b) Court ending administration on application of the administrator – on application a Court may provide for the appointment of an administrator of the company to cease to have effect from a specified time.
- c) Termination of administration where the objective is achieved – if the administrator thinks that the purpose of administration has been sufficiently achieved in relation to the company, he may file a notice in the prescribed form with the Court and Registrar of Companies and then the appointment shall cease to have effect.
- d) Court ending administration on application of a creditor – on application the court may provide for the appointment of an administrator of the company to cease to have effect at a specified time.
- e) Public interest winding-up - this applies where a winding-up order is made for the winding up of a company in administration on a petition presented under either public interest grounds or by the Financial Services Authority.
- f) Moving from administration to creditors' voluntary liquidation – this applies where the administrator thinks that the total amount which each secured creditor of the company is likely to receive has been paid to him or set aside for him and that a distribution will be made to unsecured creditors of the company.
- g) Moving from administration to dissolution – if the administrator of a company thinks that the company has no property, which might permit a distribution to its creditors, he shall send a notice to that effect to the registrar of companies and on registration the appointment shall cease to have effect.

9.3 It is not anticipated that there will be sufficient realisations, after costs, to permit a distribution to unsecured creditors. We are therefore making a statement under paragraph 52(1)(b) of the Act – the Company has insufficient property to enable a distribution to be made to unsecured creditors other than by virtue of section 176A(2)(a) – the prescribed part. It is therefore proposed that the exit route from administration be in accordance with Paragraph 84 of Schedule B1 of the Act – moving from administration to dissolution.

9.4 If considered appropriate we may make an application to court under 9.2b above and petition for the compulsory winding up of the Company.

9.5 If this position should change, and sufficient realisations, after costs, do permit a distribution to the unsecured creditors (other than just by virtue of the prescribed part) we will revert to the creditors to revise our proposals.

9.6 The administration process comes to an automatic end after one year and it may be necessary, although we consider it unlikely, to extend the period of the administration in order to achieve the objectives of the administration. The administration can be extended for a period of one year by seeking consent of the relevant creditors, in this case it would need to be the consent of the Charge Holder (and the preferential creditors, if there were preferential creditors and funds available to them).

9.7 It is proposed that the administrators shall have their discharge from liability in respect of any action of theirs during the administration at the time their appointment ceases to have effect in accordance with paragraph 98(2) of Schedule B1 of the Act.

## **10 Investigation into the Conduct of the Directors**

- 10.1 We are required to investigate the conduct of the directors and any other person(s) acting as a director in the three years preceding the administration and complete a report for the Insolvency Service, so that they can consider whether it is appropriate to disqualify directors. This report is not made public.
- 10.2 We also investigate the affairs of the Company in the period prior to the administration in order to identify any claims which could be made to recover assets. If such claims are identified, we will then assess whether it is economic to pursue recovery action. We will report on the outcome of such investigations to creditors in future reports pursuant to SIP2.
- 10.3 As mentioned above, the Additional Administrators will now be undertaking the preliminary investigation into the Company's affairs and directors' conduct is ongoing. We are reviewing the circumstances which led to the insolvency, and analysing financial information, and noting creditor responses to our request for information on any concerns they might have.
- 10.4 If creditors have any matters, they wish to bring to the attention of the Additional Administrators they should do so by completing the enclosed form, 'Enquiry Into Company's Insolvency' at Appendix D and return this to the Additional Administrators. The outcome of the investigations will be reported to creditors in subsequent creditors' reports.

## **11 Creditors' Committee**

- 11.1 If required by a resolution of the creditors in accordance with paragraph 57 of Schedule B1 to the Act the joint administrators shall establish a creditors' committee. The purpose of the committee will be to represent the interests of the creditors as a whole and is required to perform certain statutory functions.
- 11.2 The creditors' committee will meet at appropriate intervals in order to assist and be consulted by the administrators on the conduct of the administration and will generally act as a sounding board to obtain views on matters pertaining to the administration. The committee will also decide upon matters such as the administrators' remuneration.
- 11.3 In order to form a committee, there must be between 3 and 5 creditors willing and able to participate. A creditor is eligible to be a member of a creditors' committee if;
- a) the person has proved for a debt; and
  - b) the debt is not fully secured; and
  - c) neither of the following apply
    - i. the proof has been wholly disallowed for voting purposes, or
    - ii. the proof has been wholly rejected for the purposes of distribution or dividends.
- 11.4 In our experience a creditors' committee can be helpful where;
- a) An intimate knowledge concerning the running of the business is required, or
  - b) There is substantial dissatisfaction at the directors' conduct, or
  - c) It is likely that legal action will be required.
- 11.5 Creditors who serve on the committee will not be paid for their time but are able to reclaim costs in attending meetings.

11.6 In this case whilst there could be matters which require investigation, we consider that the costs associated with the administration of a committee may outweigh the benefits it could bring to creditors.

11.7 Details creditors' rights generally including forming a creditors' committee can be found at [R3 | Technical Library | England & Wales | Guidance | Creditor Guides](#)

## **12 Prescribed Part**

12.1 The provisions of Section 176A do apply as the Company granted a floating charge on 7 September 2018. However, we have calculated the Company's net property to be nil after the costs of the administration, and therefore this does not meet the prescribed minimum of £10,000 and therefore we cannot make a distribution under the prescribed part. Should the position change, we will report to creditors and advise them of the value of the net property available for distribution.

12.2 We do not anticipate a surplus from the fixed charge realisations that could contribute to the net property available by way of the prescribed part.

## **13 EC Regulations on Insolvency Proceedings**

13.1 The Company is based in the United Kingdom. The proceedings flowing from the appointment will be COMI proceedings.

## **14 Work Undertaken Pre-Administration and Associated Costs**

14.1 Whilst it is not considered that contingency planning work, as described in section 2 above, to be pre-administration costs as detailed in Rule 3.35(10), we can confirm that James Cowper Kreston has been paid directly by the Charge Holder for this work.

14.2 We are not seeking to charge for any unpaid pre-administration costs as an expense of the administration.

14.3 We are not aware of any pre-administration costs incurred by any other person qualified to act as an insolvency practitioner in relation to the Company.

## **15 Joint Administrators' remuneration**

15.1 The basis of our remuneration must be agreed with creditors in accordance with Chapter 4 of Part 18 of the Rules and permits remuneration to be fixed either:

- a) As a percentage of the value of:
  - i. the property with which the administrator has to deal, or
  - ii. the assets which are realised, distributed or both realised and distributed.
- b) by reference to the time properly given by the office holder and the office holder's staff in attending to matters arising in the administration or winding up; or
- c) a set amount.

The basis of remuneration may be one or a combination of the bases set out above and different bases or percentages may be fixed in respect of different things done by the office holder.

15.2 If there is a creditors' committee it is for them to determine on which basis, or combination of bases, the fee is to be fixed. Unless the creditors requisition a committee, in accordance with paragraph 57 of Schedule B1 a committee will not be formed, and we will, therefore, seek approval of our remuneration from the secured creditor only, as we are not aware of any preferential creditors, and if there were any, we do not expect a return to them. We will write to the Charge Holder separately to seek the approval of the basis of our remuneration by reference

to time properly given by the office holders and the office holders' staff (applying an 80% cap to the fee estimate).

- 15.3 The Additional Administrators will make a separate arrangement with either the creditors' committee if appointed, or the Charge Holder as may be the case in relation to both their remuneration and expenses. We will report the basis of their remuneration and expenses to creditors in future progress reports.

## **16 Joint Administrators' expenses**

- 16.1 Expenses are any payments from the estate which are neither an office holder's remuneration nor a distribution to a creditor or a member. Expenses also includes disbursements. Disbursements are payments which are first met by the office holder, and then reimbursed to the office holder from the estate.

- 16.2 Expenses are divided into those that do not need approval before they are charged to the estate (category 1) and those that do (category 2).

- Category 1 expenses: These are payments to persons providing the service to which the expense relates who are not an associate of the office holder. Category 1 expenses can be paid without prior approval.
- Category 2 expenses: These are payments to associates or which have an element of shared costs. Before being paid, category 2 expenses require approval in the same manner as an office holder's remuneration. Category 2 expenses require approval whether paid directly from the estate or as a disbursement.

- 16.3 We are seeking the approval of the relevant authorising body to draw Category 2 expenses when incurred. The only Category 2 expenses that we anticipate we may incur is the payment of mileage expense claims of the office holders and their staff in attending site or other locations in performing their functions as administrators, postage and web portal costs. When we charge mileage, we currently reimburse such claims at 45p per mile. Postage is charged at the cost incurred by us and there is no profit element for our firm. We may either send letters to an external agency to process or alternatively use our own internal system. We use an external provider for web portal hosting, and this is recharged at cost.

## **17 Approval of Joint Administrators' Proposals**

- 17.1 In accordance with paragraph 52(1) of Schedule B1 to the Insolvency Act 1986, we are not required to seek the specific approval of the creditor to our proposal, given that we think that neither objectives specified in paragraph 3(1)(a) (a rescue of the Company) and (b) (a better outcome for creditors as a whole) can be achieved, and that only a return to the secured creditor will be available.

However, if we are requested to do so by creditors of the Company whose debts amount to at least 10% of the total debts of the Company, and this request is made in the prescribed manner and in the prescribed period (a request must be delivered to the administrators within 8 business days of the date on which the administrators' statement of proposals is delivered), we will seek the creditors' approval to our proposals. (See paragraph 52(2) to Schedule B1 of the Act).

In accordance with Rule 3.38(4) the proposals will be deemed to have been approved unless a decision has been requested under paragraph 52(20) of Schedule B1.

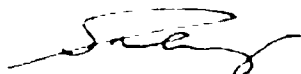
- 17.2 We will report the outcome to the court, the registrar of companies, the creditors and members.

## 18 Privacy Policy

- 18.1 The office holders and James Cowper Kreston respect your right to privacy. As a requirement of the insolvency procedure, we may, in the course of our work, control or process personal data. Our privacy policy can be found at our website <https://www.jamescowperkreston.co.uk/privacy-policy/> and this details how we collect, use, share, protect, and retain personal information, what happens if we transfer information overseas, and your rights in relation to GDPR and the Data Protection Act 2018.
- 18.2 The Additional Administrators' privacy notice being that of FRP Advisory Trading Limited may be found at the following link [Privacy notices - FRP Advisory](#) .

If you wish to receive a hard copy of these proposals or the privacy policy, please let us know. Should you have any other queries please contact my colleague, Shannen Kavanagh, or me.

### Authenticated by



.....  
**Sandra Mundy**

**Joint Administrator**

Licensed to act as an insolvency practitioner in the UK by the ICAEW

Bound by the Insolvency Code of ethics

The administrators are managing the business, affairs and property of the Company and its agents and without personal liability

**09 October 2023**

**Appendix A**

**Directors' Statement of Affairs (incorporating a list of creditors)**

See document accompanying this report

STATEMENT OF AFFAIRS

Name of Company  
Company Number

Royale Park Homes Ltd  
08131006

A1 - Summary of Liabilities  
Court Case number

High Court  
004903

Statement as to the affairs of

Royale Park Homes Ltd  
C/o James Cowper Kreston  
The White Building  
1-4 Cumberland Place  
Southampton  
SO15 2NP

on 15 August 2023, the date that the company entered administration.

Statement of Truth

I believe the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above named company as at 15 August 2023 the date that the company entered administration. 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 Robert Bull

Signed [Signature]

Dated 29.09.2023



James Cowper Kreston  
 Royale Park Homes Ltd  
 Company Registered Number: 08131006  
 Statement of Affairs as at 15 August 2023

**A1 - Summary of Liabilities**

Assets	Book Value £	Estimated to Realise* £
<b>Assets Subject to fixed charge:</b>		
Freehold Property	29,714,294.79	29,714,294.79
Park, Plant & Equipment	4,268.59	4,268.59
Office & Computer Equip	640.57	640.57
Fixtures & Fittings	545.95	545.95
	<b>29,719,749.90</b>	<b>29,719,749.90</b>
Less: amount due to fixed charge holder - ICG-Longbow Investment No.5 S.A.R.L		<b>(273,174,780.00)</b>
<b>Shortfall/surplus to fixed charge holder(s)</b>		<b>(243,455,030.10)</b>
<b>Assets subject to floating charge:</b>		
Cash & Bank	4,213.64	4,213.64
Work in Progress	60,000.00	60,000.00
Stock - Homes	84,874.19	84,874.19
	<b>149,087.83</b>	<b>149,087.83</b>
<b>Uncharged assets:</b>		
Trade Debtors	7,603.89	7,603.89
Accrued Income	3,754.76	3,754.76
Other Debtors	9,482.09	9,482.09
	<b>20,840.74</b>	<b>20,840.74</b>
<b>Estimated total assets available for preferential creditors</b>		<b>(243,285,101.53)</b>

*\*These are the best estimates of the directors and remain highly uncertain.*

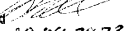
Signed

Dated 29.09.2023

James Cowper Kreston  
 Royale Park Homes Ltd  
 Company Registered Number: 08131006  
 Statement of Affairs as at 15 August 2023

A1 - Summary of Liabilities

		Estimated to Realise £
Estimated total assets available for preferential creditors (Carried from Page A)		(243,285,101.53)
<b>Liabilities</b>		
Preferential creditors	HM Revenue & Customs - PAYE HM Revenue & Customs - VAT	- -
Estimated deficiency/surplus as regards preferential creditors		(243,285,101.53)
Estimated prescribed part of net property where applicable (to carry forward)		-
Estimated total assets available for floating charge holders		(243,285,101.53)
Debts secured by floating charges - ICG-Longbow Investment No.5 S.A.R.L		-
Estimated deficiency/surplus of assets after floating charges		(243,285,101.53)
Estimated prescribed part of net property where applicable (brought down)		-
Total assets available to unsecured creditors		(243,285,101.53)
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	Trade Creditors Company Creditors Consumer Creditors Accruals Related Parties	(893,977.00) (242,154.45) (190,355.84) (16,343.77) (14,158,297.85)
Estimated (deficiency)/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)		(15,501,128.91)
Estimated deficiency/surplus as regards creditors		(258,786,230.44)
Issued and called up capital		(3.00)
Estimated total deficiency/surplus as regards members		(258,786,233.44)

Signed   
 Dated 29.09.2023

James Cowper Kreston  
Royaie Park Homes Ltd  
Company Registered Number: 08131006  
Statement of Affairs as at 15 August 2023

A1 - Summary of Liabilities

Key	Name	Address	E
Trade Creditors	Avanti! Gas Ltd	UGI House Gisborne Close Staveley, Chesterfield S43 3JT	(1,622.92)
Trade Creditors	B G Barnes Builders Limited	Island House Midsomer Norton, Durham BA3 3DZ	(60.00)
Trade Creditors	Callingtons Construction Limited	Unit 5 Sheene Road Gorse Hill Industrial Estate Beaumont Leys, Leicester LE4 1BF	(11,353.20)
Trade Creditors	EDF Energy	Plum Tree B2B Revenue Management Gadeon House Grenadier Road, Exeter Business Park EX1 3UT	(9,724.30)
Trade Creditors	Pathfinder Park Homes Limited	Cavalier Road Heathfield Newton Abbot, Devon TQ12 6FJ	(90,090.83)
Trade Creditors	Prestige Park & Leisure Homes Ltd	Unit 4 Pyrchley Lodge Road Kettering, Northants NN15 6JQ	(150,963.60)
Trade Creditors	Interco - Royale Parks Limited	Royale House Southwick Road North Boarhunt, Hampshire PO17 6JN	(600,742.74)
Trade Creditors	Teignbridge District Council	Forde House Brunel Road Newton Abbot, Devon TQ12 4XX	(6,001.46)
Trade Creditors	Tikans Skiing & Transport	Office 24, 34-36 Bradfield Road Finedon Road Industrial Estate Wellingborough, Northants NN8 4HB	(9,420.00)
Trade Creditors	SEFE Energy was Gazprom Energy	9th Floor 8 First Street Manchester, M15 4RP Great Britain	(3.39)
Trade Creditors	Gen One Ltd	Suite 1, Endeavour House Crow Arch Lane Ringwood, BH24 1PN Great Britain	(7,150.00)
Trade Creditors	PM Electrical.com	PM Electrical (SW) Ltd 15 Beechwood Court Teignmouth, Devon TQ14 9UP	(313.80)
Trade Creditors	Laister Planning Ltd	Oddfellows Hall, Ground Floor London Road Great Britain	(6,180.00)
Trade Creditors	Fireline Ltd	Unit 29, Glenmore Business Park Wend-ol Road Great Britain	(350.76)
Accruals	Positive	7th Floor, Wellington House 90-92 Butt Road Colchester, Essex CO3 3DA	(5,592.18)
Accruals	SES Business Water	Pluxham End Dorking, RH4 1GB Great Britain	(1,007.91)
Accruals	TDS Window Cleaning	113 Raleigh Road Newton Abbot, Devon TQ12 4HH	(100.00)
Accruals	Entors	Platinum Building St John's Innovation Park Cowley Road, Cambridge CB4 0DS	(9,643.67)
Related Parties	Intercompany-Royale Parks Limited	C/O JAMES COWPER KRESTON, The White Building 1-4 Cumberland Place, Southampton, SO15 2NP	(11,409,547.02)
Related Parties	Intercompany-Royale Group Management Company LTD	Royale House 1550 Parkway, Whiteley, Fareham, Hampshire, PO15 7AG	(2,748,750.83)
21 Entries Totaling			(15,068,618.61)

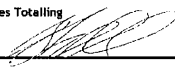
Signed

James Cowper Kreston  
Royaie Park Homes Ltd  
Company Registered Number: 08131006  
Statement of Affairs as at 15 August 2023

A1 - Summary of Liabilities

Key	Name	Address	Secured £	Unsecured £	Total £
RB01	Robert Lee Jack Bull	Royaie House 1550 Parkway, Whiteley, Fareham, Hampshire, PO15 7AG	-	(242,144.45)	(242,144.45)
RB02	Robert Bull	Royaie House 1550 Parkway, Whiteley, Fareham, Hampshire, PO15 7AG	-	(10.00)	(10.00)
2 Entries Totalling			-	(242,154.45)	(242,154.45)

Signed



James Cowper Kreston  
Royale Park Homes Ltd  
Company Registered Number: 08131006  
Statement of Affairs as at 15 August 2023

## A1 - Summary of Liabilities

Key	Name	Address	Type	Nominal Value	No. Of Shares	Called up per share	Total Amt. called up
HQ	Royale Parks limited	C/O JAMES COWPER KRESTON, The White Building 1-4 Cumberland Place, Southam	Ordinary	1.00	3.00	1.00	3.00

1 Ordinary Entry totalling

Signed \_\_\_\_\_

**Statement of Estimated Financial Position (incorporating the list of creditors)**

	Notes	Book value as at 31 July 2023 £	Estimated to realise as at 15 August 2023 £
<b>Assets subject to the fixed charge</b>			
Freehold property	1	25,595,206	uncertain
Site Development		3,782,525	nil
Capitalised Installation costs		117,157	nil
		29,494,888	uncertain
<b>Amount due to the Charge Holder</b>			
ICG-Longbow Investment No. 5 S.A.R.L	2	(308,642,812)	(308,642,812)
<b>Surplus/(deficit) to the fixed charge holder</b>		<b>(279,147,924)</b>	<b>(308,642,812)</b>
<b>Assets subject to the floating charge</b>			
Cash at bank and in hand		3,558	3,823
Prepayments and other debtors	3	62,785	uncertain
Furniture and fittings	4	546	546
Debtors	3	10,298	uncertain
VAT refund	5	10,282	10,282
Intercompany Debtors	6	16,080	uncertain
Plant and Equipment	4	4,269	4,269
Office & Computer Equipment	4	641	641
Acquisitions		279,407	nil
		387,864	19,560
<b>Less preferential creditors</b>	7	-	-
<b>Surplus/(deficit) to preferential creditors</b>		<b>387,864</b>	<b>19,560</b>
<b>Prescribed part</b>			
Available to unsecured creditors by way of the prescribed part	8	80,573	6,912
<b>Available to floating charge creditor</b>		<b>307,291</b>	<b>12,648</b>
ICG-Longbow Investment No. 5 S.A.R.L			
<b>Floating charge creditor</b>			
ICG-Longbow Investment No. 5 S.A.R.L		(279,147,924)	(308,642,812)
<b>Surplus/(deficit) to floating charge creditor</b>		<b>(278,840,632)</b>	<b>(308,630,164)</b>
<b>Amounts available under the prescribed part</b>		80,573	6,912
<b>Unsecured creditors</b>			
Trade and expense creditors		(205,615)	(205,615)
Intercompany creditors	9	(14,978,325)	(14,978,325)
Directors Loan Account	10	(242,154)	uncertain
Accruals		(17,832)	(17,832)
Other creditors - Deposits	12	(5,000)	-
Deferred Tax	13	(4,712,708)	uncertain
		(20,161,634)	(15,201,772)
<b>Surplus/(deficit) to unsecured creditors</b>		<b>(20,081,061)</b>	<b>(15,194,860)</b>
Prescribed Part deferred amounts due under the the floating charge to ICG-Longbow Investment No. 5 S.A.R.L		(278,840,632)	(308,630,164)
<b>Total surplus/(deficit)</b>		<b>(577,762,326)</b>	<b>(323,825,024)</b>

## Notes

1. We have not disclosed the valuation obtained for the site as this is commercially sensitive information and may create a ceiling for future offers.
2. The Company granted a fixed and floating charge to the Charge Holder on 7 September 2018.
3. There are a number of outstanding debtors and pre-payments. We are currently assessing the recoverability of these debt and will report to creditors in future progress reports.
4. Due to the minimal number and nature of chattel assets we have not sought a valuation of those assets. We have included them at book value and would expect them to be sold along with the site. We will update creditors in future progress reports on the value achieved for chattel assets.
5. The Company is owed a VAT refund from HMRC. There does not appear to be a liability to HMRC that would be subject to Crown set off, and therefore we have assumed that the VAT refunds shown as outstanding at 31/7/23 will be payable in the administration.
6. The Company is owed monies by other group companies as follows:

	£
Royale Park Home Estates Limited	3,416 *
Royale Parks (Devon) Limited	3,244 *
R&D Rice Farms (Stowford)	9,420
	<u>16,080</u>

\* These companies are in administration and it is unlikely that any recovery will be made.

7. The Company employed four members of staff being each of the directors. We have invited the four former employees to make a claim in the administration for any outstanding liability to them including wages and holiday pay which would, to certain limits, represent a preferential claim. We have not received any claims at this stage.

HMRC can make a secondary preferential claim for the following liabilities; VAT, PAYE, NIC, student loan repayments and CIS deductions. However, we are not aware of any such liability that the Company owes.

8. The prescribed part is an amount which would otherwise be due to the floating charge creditor which is made available to unsecured creditors. In order to make a distribution to the unsecured creditors by way of the prescribed part there would need to be net property in excess of £11k. This statement is shown before the costs of the administration. The net property of the prescribed part is calculated after the costs of the administration. Due to the costs of the administration it is not anticipated that there will be any return to the unsecured creditors by virtue of the prescribed part.

9. The Company owes various other group companies as follows:

	£
Royale Group Management Company Limited	2,993,978
Royale Parks Limited - In administration	11,982,607 *
Time GB Group Limited	1,350
Dorset Caravan Park 5 Limited - In administration	390 *
	<u>14,978,325</u>

\* These companies are in administration under the control of the joint administrators.

10. The Company's accounts the 31 July 2023 indicate that there is a balance due to the directors of c£242k. We have yet to investigate this balance and we will update creditors in future reports as to our findings.

12. At the date of appointment the Company held a deposit of £5,000 relating to a pending sale, the sale completed and the deposit has been utilised.

13. A deferred tax liability is the amount of tax payable in future periods in respect of taxable temporary differences. Temporary differences arise because of differences between the carrying amount of an asset (or liability) and its tax base i.e. The amount at which the asset (or liability) is valued for tax purposes. Taxable temporary differences are those on which tax will be charged in the future when the asset (or liability) is recovered (or settled). Any tax due will be an unsecured claim in the administration. The amounts due will be calculated in the event that a dividend becomes available to unsecured creditors, although this is thought unlikely.

Royale Park Homes Ltd – In Administration  
Joint Administrators' Proposals  
Dated 09 October 2023

Name	Address	£
Avanti Gas Ltd	UGI House, Gisborne Close, Staveley, Chesterfield, S43 3JT	1,622.92
A1 Gates & Securities Ltd	Unit 11, Lowman Way, Tiverton Business Park, Tiverton, Devon, EX16 6SR	576.00
B G Barnes Builders Limited	Island House, Midsomer, Norton, Durham, BA3 3DZ	60.00
Callingtons Construction Limited	Unit 5 Sheene Road, Gorse Hill Industrial Estate, Beaumont Leys, Leicester, LE4 1BF	11,353.20
ICG Longbow Investment No. 5 S.A.R.L.	5 Heienhaff, L-1736 Senningerberg, Grand Duchy of Luxembourg Security Given: Fixed and floating charge; Date Given: 07/09/2018	308,642,812.00
Ensors Accountants LLP	Platinum Building, St John's Innovation Park, Cowley Road, Cambridge, CB4 0DS	10,297.00
Dorset Caravan Park 5 Limited - In administration	c/o James Cowper Kreston, The White Building, 1-4 Cumberland Place, Southampton, SO15 2NP	390.00
Robert Bull (deceased)	Executor's details unknown	uncertain
Robert Bull	Curbridge Heights, Botley Road, Curbridge, SO30 2HB	uncertain
EDF Energy	B2B Revenue Management, Gadeon House, Grenadier Road, Exeter Business Park, EX1 3UT	9,724.30
Fireline Ltd	Unit 29, Glenmore Business Park, Wend-al Road	350.76
Gen One Ltd	Suite 1, Endeavour House, Crow Arch Lane, Ringwood, BH24 1HP	7,150.00
HM Revenue and Customs	Corporation Tax Services, BX9 1AX	uncertain
Laister Planning Ltd	Oddfellows Hall, Ground Floor, London Road	6,180.00
OVO Energy	1 Rivergate, Temple Quay, Bristol, BS1 6ED	4.36
Pathfinder Park Homes Limited	Cavalier Road, Heathfield, Newton Abbot, Devon, TQ12 6FJ	90,090.83
Pozitive Energy	7th Floor, Wellington House, 90-92 Butt Road, Colchester, Essex, CO3 3DA	4,634.07
PM Electrical.com	PM Electrical (SW) Ltd, 15 Beechwood Court, Teignmouth, Devon, TQ14 9UP	1,153.80
Plumberollie	Contact details unknown	804.00
Quick Move Properties Ltd	15 Interface Business Park, Wootton Bassett, Swindon, Wiltshire, SN4 8SY	56,377.92
Royale Group Management Company Limited	Royale House, Southwick Road, North Boarhunt, Hampshire, PO17 6JN	2,993,977.77
Royale Parks Limited - In administration	c/o James Cowper Kreston, The White Building, 1-4 Cumberland Place, Southampton, SO15 2NP	11,982,606.94
SEFE Energy was Gazprom Energy	5th Floor, 8 First Street, Manchester, M15 4RP	3.39
Time GB Group Limited	Royale House, Southwick Road, North Boarhunt, Hampshire, PO17 6JN	1,350.00
Titans Siting & Transport	Office 24, 34-36 Bradfield Road, Finedon Road Industrial Estate, Wellingborough, Northants, NN8 4HB	9,420.00
Teignbridge District Council	Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX	7,015.46
Teign Trees & Landscapes South West Ltd	Riverview House, Unit 11, Broadmeadow Industrial Estate, Teignmouth, Devon, TQ14 9AE	576.00
Consumer Creditors x5	Address unknown	448.61
Water and Sewage	Accrual, contact details unknown	866.65
Metered Gas	Accrual, contact details unknown	799.67
Telephone	Accrual, contact details unknown	126.06
Barclaycard	Accrual, contact details unknown	819.18
Paytek	Accrual, contact details unknown	30.00
Site insurance	Accrual, contact details unknown	2,962.80
Other creditors - deposit		5,000.00
<b>39 Entries Totalling</b>		<b>323,850,032.30</b>



## Appendix B

### The List of Anticipated Expenses in the Administration

Description	Notes	Paid to date £	Accrued £	Total £
Utilities	1	146	73,500	73,646
Business rates	1	-	18,000	18,000
Head office services and staff recharges	1& 2	25,422	43,274	68,695
Repairs and maintenance	1	2,208	25,000	27,208
Insurance	1	-	10,000	10,000
Specific bond		-	216	216
Joint Administrators' fees	1& 3	-	125,000	125,000
Joint Administrators' expenses		-	5,000	5,000
Administrators' legal fees - Field Fisher LLP	1	-	50,000	50,000
Freehold valuation fee - Savills (UK) Limited	4	-	5,900	5,900
Freehold sales agents' fees	5	3,250	255,952	259,202
Agents' site management charges	1& 6	3,919	6,081	10,000
Stationery and postage		-	100	100
Statutory advertising		-	300	300
Essential supplier payments	7	292	-	292
		<u>35,237</u>	<u>618,322</u>	<u>653,560</u>

#### Notes

1. The figures given are an approximation of the likely costs to be incurred if the site is sold within three months. If the sale of the site is longer than three months then we would expect the anticipated costs to rise.

2. The Company receives the services of employees employed by other group members and it also utilises various services and software provided by head office. The group companies providing these services recharge this on a monthly basis to the Company.

3. This is an illustration of the possible administrators' costs if a sale of the site takes place within three months. However, this is to be agreed by the creditors' committee if one is formed or the secured creditor if not.

4. As described in the proposals Savills have provide a valuation of the site. This is not being disclosed at this stage due to the commercial sensitivities and the impact this may have on any future offers.

5. We have assumed that the sales agent will charge a 1% commission on the sale of the site. For illustrative purposes we have included a fee of 1% of the book value, however, the book value is unlikely to equate to the sales price and therefore this fee is likely to vary from what is shown above.

6. We have engaged managing agents, Ambassador, to assist with the day-to-day oversight of issues pertaining to the site. The agent charges a weekly fee for their services.

7. It was necessary to make some payments to creditors to obtain continued essential supplies.

**Appendix C**

**Joint Administrators' Receipts and Payments**

Estimated financial Position £		From 15/08/2023 To 05/10/2023 £	From 15/08/2023 To 05/10/2023 £
	<b>POST APPOINTMENT SALES</b>		
	Pitch Fees	513.31	513.31
	Utilities	353.33	353.33
		<u>866.64</u>	<u>866.64</u>
	<b>OTHER DIRECT COSTS</b>		
	Sub Contractors	2,208.33	2,208.33
		<u>(2,208.33)</u>	<u>(2,208.33)</u>
	<b>TRADING EXPENDITURE</b>		
	Staff Costs	22,085.70	22,085.70
	Utilities	145.63	145.63
	HQ Recharge Costs	3,335.82	3,335.82
	Management Services - Ambassador	3,919.31	3,919.31
	Merchant Services	25.00	25.00
	Payments to Facilitate Trading (Gross)	292.30	292.30
		<u>29,803.76</u>	<u>29,803.76</u>
	<b>TRADING SURPLUS/(DEFICIT)</b>	<u><b>(31,145.45)</b></u>	<u><b>(31,145.45)</b></u>
	<b>COSTS OF REALISATION</b>		
	Valuers Fees - Savills	5,900.00	5,900.00
	Agents Fees - Christie and Co	3,250.00	3,250.00
		<u>(9,150.00)</u>	<u>(9,150.00)</u>
	<b>SECURED CREDITORS</b>		
(308,642,812.00)	ICG-Longbow Investment No. 5 S.A.R.L.	200,000.00	200,000.00
		<u>200,000.00</u>	<u>200,000.00</u>
	<b>ASSET REALISATIONS</b>		
Uncertain	Book Debts	NIL	NIL
3,823.00	Cash at Bank	NIL	NIL
5,455.00	Chattel assets	NIL	NIL
Uncertain	Freehold Land & Property	NIL	NIL
	Prepay Card	390.60	390.60
	Trading Surplus/(Deficit)	(31,145.45)	(31,145.45)
10,282.00	VAT Refund	NIL	NIL
		<u>(30,754.85)</u>	<u>(30,754.85)</u>
<b>(308,623,252.00)</b>		<u><b>160,095.15</b></u>	<u><b>160,095.15</b></u>
	<b>REPRESENTED BY</b>		
	Non - Interest Bearing Current Account		155,413.26
	Soldo Prepay Card		857.47
	Vat Receivable		3,824.42
			<u><b>160,095.15</b></u>

We have received £12,477.63 from the Company's existing bank account which constitutes cash at bank as at the date of our appointment and trading receipts. This is being reconciled and will be shown on future receipts and payment accounts along with other trading receipts which have been paid into the existing bank account.

**Appendix D**

**Enquiry into Company Insolvency**

See document accompanying this report

**Royale Park Homes Ltd in Administration**  
**Company Number: 08131006**  
**("the Company")**

**Enquiry into the Company's Insolvency**

Creditor's name and address	
Estimated claim	£
What was the authorised credit limit?	£
If the estimated claim exceeds the credit limit, on what basis or terms was the credit limit increased?	
Please provide details of any comfort, security or assurance given to you to allow continuance of credit.	
When were you first aware that there were difficulties in getting payment and what was the evidence of this?	
Please provide details, including dates, of any writs, summons, decrees or other legal action you took to recover your debt.	
Please provide details of any cheques that were dishonoured, including dates and amounts.	
Are there any particular matters you feel should be reviewed? If so, please provide brief details.	
Signature	
Name	
Position	
Date	

**Appendix E**

**Proof of Debt Form**

See document accompanying this report

## Proof of Debt – General Form

**IN THE**

Court name or "Office of Adjudicator"

High Court

**Number:**

004503 of 2023

**Name of Bankrupt / Company in Liquidation:**

Royale Park Homes Ltd

**Company registration number:**

[Liquidation only]

08131006

**Date of Order:**

[Bankruptcy only]

1 Name of creditor

(If a company, provide the company registration number).

2 Correspondence address of creditor

(including any email address)

3 Total amount of claim (£)

(include any Value Added Tax)

4 If amount in 3 above includes (£)

Outstanding uncapitalised interest, state amount.

5 Details of how and when the debt was incurred.

(If you need more space, attach a continuation sheet to this form)

6 Details of any security held, the value of the security and the date it was given.

7 Details of any reservation of title claimed in respect of goods supplied to which the debt relates.

8 Details of any document by reference to which the debt can be substantiated

9 Signature of creditor  
(or person authorised to act on the creditor's behalf)

10 Address of person signing if different from 2 above

11 Name in BLOCK LETTERS:

12 Position with, or relation to, creditor

Admitted to vote for

Amount (£)

Date

Office Holder (trustee / liquidator)

Admitted for dividend for

Amount (£)

Date

Office Holder (trustee / liquidator)

Notes:

1. There is no need to attach them now but the office holder may ask you to produce any document or other evidence which is considered necessary to substantiate the whole or any part of the claim, as may the chairman or convenor of any qualifying decision procedure.

2. This form can be authenticated for submission by email by entering your name in block capitals and sending the form as an attachment from an email address which clearly identifies you or has been previously notified to the office holder. If completing on behalf of a company, please state your relationship to the company.

**Appendix F**

**List of Associated Companies (under common control)**

<u>7TH HOLDINGS (U.K.) LIMITED</u>	<u>DEVON THREE LIMITED</u>
<u>ACACIA (PB) LIMITED</u>	<u>DEVON VIEW COURT LIMITED</u>
<u>ANNIE S PARK LIMITED</u>	<u>DOLPHIN RIVER COUNTRY PARK LIMITED</u>
<u>BEACH PARK LIMITED</u>	<u>DORSET CARAVAN PARK 2 LIMITED</u>
<u>BEACON HILL CARAVAN PARK LIMITED</u>	<u>DORSET CARAVAN PARK 3 LIMITED</u>
<u>BEATTOCK COUNTRY PARK LIMITED</u>	<u>DORSET CARAVAN PARK 4 LIMITED</u>
<u>BEECHWOOD PARK LTD</u>	<u>DORSET CARAVAN PARK 5 LTD</u>
<u>BIDEAWHILE 721 LIMITED</u>	<u>DORSET CARAVAN PARK LIMITED</u>
<u>BILLING AQUADROME LIMITED</u>	<u>DORSET HEIGHTS CARAVAN PARK LTD</u>
<u>BILLING ASSETS LIMITED</u>	<u>DORSET PARK HOMES LIMITED</u>
<u>BILLING MILL LIMITED</u>	<u>DORSET VIEW CARAVAN PARK LTD</u>
<u>BORDON PARK LIMITED</u>	<u>DUNTON PARK CARAVAN SITES LIMITED</u>
<u>BROOKSIDE LEISURE PARK LIMITED</u>	<u>EAST ANGLIAN NEW ESTATES LIMITED</u>
<u>BUDEMEADOWS COUNTRY PARK LTD</u>	<u>EAST ANGLIAN PARK DEVELOPMENTS LIMITED</u>
<u>BULL DEVELOPMENTS (UK) LIMITED</u>	<u>EAST ANGLIAN PROPERTY DEVELOPMENTS LIMITED</u>
<u>BULL EMPLOYEE COMPANY LIMITED</u>	<u>EASTCHURCH HOLIDAY CENTRE LIMITED</u>
<u>BULL FINANCE LIMITED</u>	<u>ECLIPSE (OBTP) LIMITED</u>
<u>BULL GROUP HOLDINGS LIMITED</u>	<u>ELAYOR LIMITED</u>
<u>BULL GROUP HOLDINGS STOCK COMPANY LIMITED</u>	<u>ELLERSLIE COURT LIMITED</u>
<u>BULLDOG GARAGE (UK) LIMITED</u>	<u>ELLERSLIE LAND LIMITED</u>
<u>BULLDOG GARAGE LIMITED</u>	<u>ELM HIGH ROAD LIMITED</u>
<u>BULLDOG PREMIER LIMITED</u>	<u>ELMHURST LEISURE PARK LTD</u>
<u>BUNGALOWS R US LIMITED</u>	<u>ESSEX CARAVAN PARK 2018 LTD</u>
<u>BUSH PASTURES PARK LIMITED</u>	<u>FALCON PARK LIMITED</u>
<u>CAMBRIDGE COUNTRY CLUB ESTATE LIMITED</u>	<u>FOREST COUNTRY PARK LIMITED</u>
<u>CAMBRIDGE COUNTRY CLUB GROUP LIMITED</u>	<u>FORT CARAVAN PARK LTD</u>
<u>CAMBRIDGE COUNTRY CLUB LIMITED</u>	<u>FRENSHAM COUNTRY PARK LIMITED</u>
<u>CAMBRIDGE COUNTRY CLUB OPERATIONS LIMITED</u>	<u>GOLD PARK COURT LIMITED</u>
<u>CAMEL CREEK CAPITAL LIMITED</u>	<u>GOLDEN DAYS RETIREMENT LIMITED</u>
<u>CAMEL CREEK LIMITED</u>	<u>GOLDEN LEAS HOLIDAY PARK LIMITED</u>
<u>CARLTON MANOR COUNTRY PARK LIMITED</u>	<u>GOODS EXCHANGE LIMITED</u>
<u>CARRINGTON PARK LIMITED</u>	<u>GROSVENOR COUNTRY PARK LLP</u>
<u>CEDAR ST CAPITAL 2 LIMITED</u>	<u>HARPCOMBE LIMITED</u>
<u>CEDAR ST CAPITAL 3 LIMITED</u>	<u>HARVEY'S NURSERIES PARK HOME ESTATE LIMITED</u>
<u>CEDAR ST CAPITAL 4 LIMITED</u>	<u>HASGUARD CROSS COUNTRY PARK LTD</u>
<u>CERULEAN (HL) LIMITED</u>	<u>HAYLING ISLAND HOLIDAY PARK LIMITED</u>
<u>CHATSWORTH HOMES WISBECH LIMITED</u>	<u>HELLWELL BAY COUNTRY PARK LIMITED</u>
<u>CHINE COURT LIMITED</u>	<u>HENFOLD COUNTRY PARK LTD</u>
<u>CHRISTCHURCH MARINA PARK LIMITED</u>	<u>HENFOLD LEISURE LIMITED</u>
<u>CORNWALL CARAVAN PARK 2 LIMITED</u>	<u>HERITAGE LEISURE DEVELOPMENTS (WALES) LIMITED</u>
<u>CORNWALL CARAVAN PARK LIMITED</u>	<u>HERITAGE LEISURE FINANCE LIMITED</u>
<u>COTSWOLD 2010 LLP</u>	<u>HERITAGE PARK INVESTMENTS LIMITED</u>
<u>COTSWOLD PARK DEVELOPMENTS LIMITED</u>	<u>HH COUNTRY PARK FACILITIES LIMITED</u>
<u>CRAIGIELANDS COUNTRY PARK LIMITED</u>	<u>HH COUNTRY PARK LIMITED</u>
<u>CUPOLA COUNTRY PARK LIMITED</u>	<u>HOUND HILL ESTATE LIMITED</u>
<u>DALES VIEW PARK LTD</u>	<u>HV PARKS LIMITED</u>
<u>DARWISH LIMITED</u>	<u>IME GB (NORTH LODGE) LIMITED</u>
<u>DEERS LEAP 2 LIMITED</u>	<u>INTERGUIDE IOW LIMITED</u>
<u>DEERS LEAP LIMITED</u>	<u>IOW CARAVAN PARK 1 LIMITED</u>



IOW CARAVAN PARK 2 LIMITED  
IOW VIEW CARAVAN PARK LTD  
J & L W (UK) LIMITED  
JD PARKS ACQUISITIONS LIMITED  
LAND HOLDINGS GROUP LIMITED  
LEVERGATE LIMITED  
LHP PARKS LIMITED  
LIFESTYLE LIVING GROUP LIMITED  
LIFESTYLE SITES LIMITED  
LS SOMERSET LIMITED  
MALTON GRANGE COUNTRY PARK LIMITED  
MAR ACQUISITIONS LIMITED  
MAYFAIR HAMPSHIRE LIMITED  
MAYFAIR SOLENT LIMITED  
MBM PARKS LIMITED  
MEDINA COUNTRY PARK LIMITED  
MERRYHILL COURT LIMITED  
MILFORD ON SEA PARK LIMITED  
NATIONWIDE GROUP HOLDINGS LIMITED  
NATURE PARKS LIMITED  
NEW WALK ORCHARD PARK LIMITED  
NORFOLK CARAVAN PARK LTD  
NORFOLK LAND & ESTATES LIMITED  
NORTH BOARHUNT 1 LIMITED  
NOTTINGHAM CARAVAN PARK 1 LIMITED  
OAKHAM GRANGE LIMITED  
OCEAN FOUR LIMITED  
OCEAN ONE HUNDRED LIMITED  
OCEAN ONE LIMITED  
ORGANFORD MANOR COUNTRY PARK LLP  
OUTHILL COUNTRY PARK LIMITED  
PADSTOW HEIGHTS LIMITED  
PARK HOLDINGS (UK) LIMITED  
PARK HOMES R US LIMITED  
PARK LIFE DEVELOPMENTS LIMITED  
PARK LIFE LIVING LIMITED  
PARKS UK HOLDINGS LIMITED  
PLUM TREE COUNTRY PARK LIMITED  
PLUMTREE GARDENS LTD  
PRESTIGE DEVELOPMENTS GROUP LIMITED  
PRESTIGE HOMESSEEKER PARK & LEISURE HOMES LIMITED  
PRESTIGE HOMESSEEKER PROPERTIES LIMITED  
PRESTIGE PARK & LEISURE HOMES LIMITED  
PRT HOLDINGS LIMITED  
RANKSBOROUGH MANAGEMENT COMPANY LIMITED  
REDHILL RESIDENTIAL PARK LIMITED  
REDVERS AND DENZIL RICE FARMS LIMITED  
REGENCY LIFE LIMITED  
REGENCY PARK DEVELOPMENTS LIMITED  
REGENCY PARKS LIMITED

RESIDENTIAL PARK ESTATES UK LIMITED  
RG MIDCO 1 LIMITED  
RG MIDCO 2 LIMITED  
RG MIDCO 3 LIMITED  
RG TOPCO LIMITED  
RIVERDALE COUNTRY PARK LIMITED  
ROMANSLEIGH DEVELOPMENTS LIMITED  
ROYALE (DOLBEARE LAND) LIMITED  
ROYALE 4 LIMITED  
ROYALE CAPITAL LIMITED  
ROYALE ESTATES LIMITED  
ROYALE FINANCE LIMITED  
ROYALE GROUP ACQUISITIONS LIMITED  
ROYALE GROUP HOLDINGS LIMITED  
ROYALE GROUP MANAGEMENT COMPANY LIMITED  
ROYALE GROUP OPCO LIMITED  
ROYALE GROUP U.K. LIMITED  
ROYALE HOLDINGS GROUP HOLDCO LIMITED  
ROYALE HOLDINGS GROUP LIMITED  
ROYALE HOLDINGS GROUP MEZZCO LIMITED  
ROYALE HOLDINGS GROUP MIDCO LIMITED  
ROYALE HOLDINGS LIMITED  
ROYALE INVESTMENTS LIMITED  
ROYALE LIFE ACQUISITIONS LIMITED  
ROYALE LIFE GROUP LIMITED  
ROYALE LIFE LIMITED  
ROYALE LIFESTYLE LIMITED  
ROYALE LIVING LIMITED  
ROYALE PARK ESTATES LIMITED  
ROYALE PARK HOME ESTATES LIMITED  
ROYALE PARK HOMES LTD  
ROYALE PARKS (CHESHIRE) LIMITED  
ROYALE PARKS (CHRISTCHURCH) LIMITED  
ROYALE PARKS (DEVON) LIMITED  
ROYALE PARKS (DOLTON) LIMITED  
ROYALE PARKS (DORSET) LIMITED  
ROYALE PARKS (HAMPSHIRE) LIMITED  
ROYALE PARKS (KENT) LIMITED  
ROYALE PARKS (RECVLVER) LIMITED  
ROYALE PARKS LIMITED  
ROYALE PROPERTY 10 LIMITED  
ROYALE PROPERTY 11 LIMITED  
ROYALE PROPERTY HOLDINGS LIMITED  
ROYALE QUARTERS MANAGEMENT COMPANY LIMITED  
ROYALE RESIDENTIAL LIMITED  
ROYALE RESORTS 1 LIMITED  
ROYALE RESORTS 2 LIMITED  
ROYALE RESORTS LIMITED  
ROYALE TRANSPORT LIMITED  
S.B. FUTURES (UK) LIMITED

S.R. HOLDCO (UK) LIMITED  
SEK HOLDINGS LIMITED  
SF DEVON LIMITED  
SHERWOOD COURT (MUSKHAM) LIMITED  
SHERWOOD COURT (NEWARK) LIMITED  
SKYLARK GOLF & COUNTRY CLUB LIMITED  
SOLENT VILLAGE MANAGEMENT COMPANY LIMITED  
SOUTH COAST PROPERTY HOLDINGS 1 LIMITED  
SOUTH COAST PROPERTY HOLDINGS 2 LIMITED  
SOUTH COAST PROPERTY HOLDINGS 3 LIMITED  
SOUTH COAST PROPERTY HOLDINGS 4 LIMITED  
SOUTH EASTERN PARKS LIMITED  
SOUTHERN PARKS (UK) LIMITED  
SOUTHERN REACH MOTOR HOME AND CARAVAN CLUB LTD  
SP GROUP LIMITED  
ST. ANNE'S COURT (DORSET) LIMITED  
STAMFORD PARK HOMES LTD  
STROUD CARAVAN PARK LIMITED  
STROUD HEIGHTS CARAVAN PARK LTD  
SUN VALLEY COUNTRY PARK LIMITED  
SUN VALLEY COURT LIMITED  
SUN-VALLEY PARK CORNWALL LTD  
SURREY PARKS LIMITED  
THE GRANGE PARK SUFFOLK LIMITED  
TIME (CORNWALL) LIMITED  
TIME (EAST) LIMITED  
TIME (HL) LIMITED  
TIME (TB) LIMITED  
TIME (UK) HOLDINGS LIMITED  
TIME (UK) HOLDINGS LIMITED  
TIME (VD) LIMITED  
TIME 5 LIMITED  
TIME CAPITAL PARTNERS LIMITED  
TIME CARAVAN PARK (HOA) LTD  
TIME CARAVAN PARK SOMERSET LTD  
TIME CARAVAN PARK WALES LTD  
TIME CARAVAN PARK WATCHET LTD  
TIME ESTATE HOLDINGS GROUP LIMITED  
TIME ESTATES GROUP LIMITED  
TIME GB (ACQ 1) LIMITED  
TIME GB (ACQ 2) LIMITED  
TIME GB (ACQ 3) LIMITED  
TIME GB (ACQ 4) LIMITED  
TIME GB (BDOC) LIMITED  
TIME GB (BF) LIMITED  
TIME GB (BRECON) LIMITED  
TIME GB (CORNWALL) LIMITED  
TIME GB (DERBYSHIRE) LIMITED  
TIME GB (DEVON) LIMITED  
TIME GB (DL COMPANY) LIMITED  
TIME GB (DORSET) LIMITED

TIME GB (DR) HOLDINGS LIMITED  
TIME GB (DR) LTD  
TIME GB (EA) LIMITED  
TIME GB (EAST SUSSEX) LIMITED  
TIME GB (EXE) LIMITED  
TIME GB (FORDINGBRIDGE) LIMITED  
TIME GB (FOREST) LIMITED  
TIME GB (FORT) LIMITED  
TIME GB (GRANGE) LIMITED  
TIME GB (HAMPSHIRE 5) LIMITED  
TIME GB (HAMPSHIRE HILLS) LIMITED  
TIME GB (HAMPSHIRE) LIMITED  
TIME GB (HFP) LIMITED  
TIME GB (HOTELS) LIMITED  
TIME GB (IOW) LIMITED  
TIME GB (KA) LIMITED  
TIME GB (KENT) LIMITED  
TIME GB (LH) LIMITED  
TIME GB (LM) LIMITED  
TIME GB (LS) LIMITED  
TIME GB (LS) LIMITED  
TIME GB (MAN CO) LIMITED  
TIME GB (MATCHAMS) LIMITED  
TIME GB (MIDCO) LIMITED  
TIME GB (MV) LIMITED  
TIME GB (NE) LIMITED  
TIME GB (NORTH DEVON) LIMITED  
TIME GB (NORTH LODGE) LIMITED  
TIME GB (NORTH) LIMITED  
TIME GB (OAK) LIMITED  
TIME GB (OB) LIMITED  
TIME GB (OCEAN) LIMITED  
TIME GB (OF COMPANY) LIMITED  
TIME GB (OFFICES 2) LIMITED  
TIME GB (OFFICES) LIMITED  
TIME GB (OX) LIMITED  
TIME GB (PADSTOW) LIMITED  
TIME GB (PF COMPANY) LIMITED  
TIME GB (POWER) LIMITED  
TIME GB (R) LIMITED  
TIME GB (RHYMNEY) LIMITED  
TIME GB (SA) LIMITED  
TIME GB (SB) LIMITED  
TIME GB (SGC) LIMITED  
TIME GB (SHEPTON MALLET) LIMITED  
TIME GB (SHP) LIMITED  
TIME GB (SHP) OPCO LIMITED  
TIME GB (SOMERSET) LIMITED  
TIME GB (SOUTH DEVON) LIMITED  
TIME GB (SOUTH HAMPSHIRE) LIMITED  
TIME GB (SOUTH WEST) LIMITED

TIME PROPERTY HOLDINGS LIMITED  
TIME SITE HOLDINGS LIMITED  
TIME SITES LIMITED  
TIME TOPCO LIMITED  
TIME TOPCO STOCK CO LIMITED  
TIME TRADING LIMITED  
TIME UK (WEST) LIMITED  
TIME UK GROUP HOLDINGS LIMITED  
TIME WORLD GROUP LIMITED  
TOLLERTON COUNTRY PARK LIMITED  
TURNERS BRITANNIA PARKS LIMITED  
TURNERS COTSWOLD MANOR COUNTRY PARK LLP  
TURNERS LANDEX PARKS LIMITED  
TURNERS REGENCY PARKS LIMITED  
UK INVESTMENTS GROUP LIMITED  
UK PARKS GROUP LIMITED  
UK PARKS GROUP OPCO LIMITED  
VONGER LIMITED  
WALWORTH CASTLE COUNTRY PARK LIMITED  
WATERSIDE COUNTRY PARK LIMITED  
WEYBRIDGE COUNTRY PARK LIMITED  
WILLOW COURT (GLOUCESTER) LIMITED  
WILLOWS PARK GLOUCESTER LTD  
WMJ1 LIMITED  
WOODSIDE COURT (KENT) LIMITED  
WOODSIDE PARK HOMES LIMITED  
YIELDCOM LIMITED  
YORKSHIRE PARK DEVELOPMENTS LIMITED

## Appendix G

### List of Charge Holder Administration Appointments over Group / Connected Companies

Ultimate parent company:	Royale Parks Limited
Subsidiary companies	Beacon Hill Caravan Park Limited Bordon Park Limited Christchurch Marina Park Limited Frensham Country Park Limited IOW View Caravan Park Limited Milford on Sea Park Limited North Boarhunt 1 Limited Plum Tree Country Park Limited Redhill Residential Park Limited Royale Park Estates Limited Royale Park Home Estates Limited Royale Park Homes Limited Royale Parks (Cheshire) Limited Royale Parks (Christchurch) Limited Royale Parks (Devon) Limited Royale Parks (Dolton) Limited Royale Parks (Dorset) Limited Royale Parks (Reculver) Limited Sherwood Court (Newark) Limited Stroud Heights Caravan Park Limited
Ultimate parent company:	Time GB Properties Limited
Subsidiary companies	Budemeadows Country Park Limited Deers Leap Limited Dorset Caravan Park 3 Limited Dorset Caravan Park 5 Limited Dorset Heights Caravan Park Limited Dunton Park Caravan Sites Limited Fort Caravan Park Limited Lifestyle Sites Limited Oakham Grange Limited Time GB (North Lodge) Limited Waterside Country Park Limited