

AM03

Notice of administrator's proposals



Companies House

SATURDAY



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02/11/2019

#191

COMPANIES HOUSE

1 Company details

Company number 0 9 9 9 2 3 2 6

Company name in full Ideal Rooms (Bradford) Limited

→ Filling in this form

Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s) Philip Francis

Surname Duffy

3 Administrator's address

Building name/number The Chancery

Street 58 Spring Gardens

Post town Manchester M2 1EW

County/Region

Postcode

Country

4 Administrator's name ①

Full forename(s) Sarah Helen

Surname Bell

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 M2 1EW

County/Region

Postcode

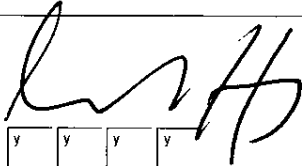
Country

② Other administrator

Use this section to tell us about
another administrator.

AM03
Notice of Administrator's Proposals

6	Statement of proposals	
	<input checked="checked" type="checkbox"/> I attach a copy of the statement of proposals	

7	Sign and date	
Administrator's Signature	<div>Signature X</div> <div></div> <div>X</div>	
Signature date	<div>d d m m y y y y</div>	

AM03 Notice of Administrator's Proposals



Presenter information

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

Contact name Philip Francis Duffy

Company name Duff & Phelps Ltd.

Address The Chancery
58 Spring Gardens

Post town Manchester

County/Region

Postcode M 2 1 E W

Country

DX

Telephone +44 (0) 161 827 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 and dated the form.



Important information

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



Where to send

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

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



Further information

For further information please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

Report to Creditors and Statement of Proposals

1 November 2019

Ideal Rooms (Bradford) Limited (In Administration)

Joint Administrators' Statement of Proposals
For the period from 16 September 2019 to 1 November 2019
Pursuant to Paragraph 49 of Schedule B1 of the Insolvency Act 1986

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

Definitions

Word or Phrase	Definition
the Act	The Insolvency Act 1986 (as amended)
the Appointment Date	16 September 2019, being the date of appointment of the Joint Administrators
Category 2 Disbursements	The Joint Administrators' internal costs and expenses in dealing with the Administration
the Company	Ideal Rooms (Bradford) Limited (In Administration) (Company Number: 09992326)
DBEIS	Department for Business, Energy & Industrial Strategy
the Director	Gavin Woodhouse, the director of the Company
Duff & Phelps	Duff & Phelps Ltd., The Chancery, 58 Spring Gardens, Manchester, M2 1EW
EC Regulation	EC Regulation on Insolvency Proceedings 2000
the Joint Administrators	Philip Duffy and Sarah Bell of Duff & Phelps
NPD	Northern Powerhouse Developments Limited (In Administration), a connected company by way of common directorship
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 non-preferential creditors
the Property	The building formerly known as the Stephenson's Building on the South Side of Listerhills Road, Bradford. Registered at the land registry under title number WYK484016
the Rules	The Insolvency (England & Wales) Rules 2016 (as amended)
SIP 9	Statement of Insolvency Practice 9 – Industry best practice for Insolvency Practitioners in relation to disclosure of remuneration and disbursements
SOA	Statement of Affairs, documentation to be supplied by the Director outlining the Company's financial position as at the Appointment Date
SPIV	Special Purpose Investment Vehicle

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1. Introduction

- 1.1 The Joint Administrators were appointed on the Appointment Date by an order of the Court.
- 1.2 The functions of the Joint Administrators may be exercised by either of the Joint Administrators.
- 1.3 This report is the statutory Statement of Proposals of the Joint Administrators. It sets out the circumstances leading up to their appointment and their strategy for achieving the purpose of the Administration.
- 1.4 These proposals are deemed delivered to creditors within two business days of the date of this report.

2. Background

- 2.1 Statutory information on the Company and a summary of its financial history is included at Appendix 1.
- 2.2 The Company was incorporated on 8 February 2016 and Gavin Woodhouse was the sole director and shareholder of the Company at the Appointment Date. The beneficial owner is Gavin Woodhouse.
- 2.3 The Company operated from 61B Listerhills Road, Bradford, BD7 1HZ.
- 2.4 The Company has not granted security to any of its creditors.
- 2.5 The Joint Administrators are not aware of any bank accounts being held by the Company at the Appointment Date, however, this continues to be investigated.

3. Events Leading up to the Administration

- 3.1 Prior to the appointment of the Joint Administrators, Duff & Phelps were engaged by certain investors to assist them in filing an Administration application against other companies within the NPD group. Philip Duffy and Sarah Bell were appointed as Joint Administrators of NPD on 16 August 2019.
- 3.2 As the Company's majority creditor, NPD subsequently filed an application to Court against the Company and at the hearing the judge appointed Philip Duffy and Sarah Bell as Joint Administrators of the Company. This was to allow the Joint Administrators to investigate the Company's financial position.
- 3.3 The Company had raised investment from, principally, private individuals in the UK and overseas, into an investment scheme for the acquisition, refurbishment and operation of an aparthotel scheme, which we understand to be at the Property, under its subsidiaries and other group companies connected by way of common directorship and ownership.
- 3.4 NPD's sales team sold rooms within each of the hotel schemes including the scheme operated by the Company to raise investor funds in order to complete each of the schemes. Whilst NPD had agreed to put investor funds into a separate SPIV account solely for the scheme the investors were investing in, investor funds were in fact being paid into a central bank account operated by NPD and appear to have been used to fund loss making companies within the wider group.
- 3.5 It is understood that the Company had paid a deposit in excess of £400,000 for the purchase of the Property, however, to date the sale had not been completed. Therefore, rooms in the Property had been sold prior to the Company owning it.

- 3.6 The Joint Administrators considered the position prior to accepting the appointment and having regard to the Insolvency Practitioners Association's ethical guidelines, considered that there were no circumstances preventing them from accepting the appointment.

4. Purpose of the Administration

- 4.1 The purpose of an Administration is to achieve one of the following hierarchical objectives:
- Rescuing the company as a going concern, or
 - 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
 - Realising property in order to make a distribution to one or more secured or preferential creditors.
- 4.2 The first objective will not be achieved as there are insufficient funds and assets available to enable the Company to be rescued as a going concern.
- 4.3 The Joint Administrators are pursuing the second objective as there is evidence to suggest that a better result for the Company's creditors as a whole will be achieved than if the Company was wound up. This is further explained below.
- 4.4 The third objective will not be achieved as the Company has no secured or preferential creditors.
- 4.5 The Joint Administrators' Proposals for achieving the purpose of the Administration are set out in the remainder of this report.

5. Statement of Affairs

- 5.1 The Joint Administrators have requested that the Director provide a SOA. To date this has not been provided.
- 5.2 In the absence of a SOA, the Joint Administrators attach a schedule of creditors' names and addresses and an estimated statement of assets and liabilities which has been extracted from the Company's books and records at Appendix 3.
- 5.3 Some creditor amounts shown may differ from the actual amount owed. This does not affect their claim.

6. Progress of the Administration to Date

- 6.1 The manner in which the affairs and business of the Company have been managed, since the appointment of Joint Administrators and will continue to be managed and financed are set out below

Cash at Bank

- 6.2 The Company did not hold any funds in a separate bank account, and the Joint Administrators understand that funds received from investors in return for interests in the aparthotel scheme appear to have been paid into a bank account held by NPD. This company was placed into Administration on 16 August 2019 with Philip Duffy and Sarah Bell being appointed as Joint Administrators.
- 6.3 The Joint Administrators are investigating all funds received and paid out of the NPD account as this was the main account being utilised by companies in the wider group.

- 6.4 A further update will be provided in subsequent reports.

Deposit Paid for the Acquisition of the Property

- 6.5 On 12 August 2016, the Company entered into a conditional contract for the purchase of the Property.
- 6.6 The Property was to be used for the development of an aparthotel scheme into which investors investment was solicited. A deposit in the sum of £443,375 was paid to New Innovations Centre Limited accordingly.
- 6.7 The Joint Administrators have received confirmation that the sale was never completed and that investor funds had been used to pay the deposit for the Property. The Joint Administrators will be requesting repayment of the deposit from New Innovations Centre Limited.
- 6.8 A further update will be provided in the next report to creditors.

Inter-company Debt

- 6.9 According to the Company's books and records, there is an intercompany balance of £10,000 due to the Company from Wynclyffe House Hotel Limited, an associated company by way of common directorship and beneficial ownership.
- 6.10 Philip Duffy and Sarah Bell were appointed as Joint Administrators of Wynclyffe House Hotel Limited on 7 August 2019, therefore, it is currently unclear the extent to which this balance will be recoverable.
- 6.11 An update will be provided in subsequent reports.

Director's Loan Account

- 6.12 According to the Company's books and records, there is a residual sum of £100 due to the Company from the Director. The Joint Administrators will reconcile this account to understand the full amount due.
- 6.13 The Joint Administrator's will be requesting repayment of any balance from the Director in due course
- 6.14 An update will be provided in subsequent reports.

Other Assets

- 6.15 The Joint Administrators are not aware of any other assets available in the Administration, however, they will continue to investigate the affairs of the Company to enhance realisations for the benefit of creditors.

7. Investigations

- 7.1 Investigations into the Company's affairs are currently ongoing
- 7.2 The Joint Administrators have a statutory obligation to file a report with DBEIS regarding the conduct of the Directors that held office in the three years prior to the Administration. This report must be filed within three months of the Appointment Date and the content is confidential.

7.3 The Joint Administrators also have a duty to investigate antecedent transactions which include:

- Transactions at an undervalue, under Section 238 of the Act;
- Preferences, under Section 239 of the Act; and,
- Transactions to defraud creditors, under Section 423 of the Act.

7.4 A further update on the Joint Administrator's investigations into the Company's affairs will be provided in subsequent progress reports.

7.5 Should any creditor have any information which they consider may assist the investigations of the Joint Administrators, such information should be forwarded to Duff & Phelps.

8. Liabilities and Dividends

Secured Creditors

8.1 The Company has no registered charges at Companies House therefore it is considered that there is no secured creditor in this case.

Preferential Creditors

8.2 The Joint Administrators are not aware of any employees of the Company therefore no preferential claims are anticipated.

Prescribed Part

8.3 As the Company did not grant any floating charges, the Prescribed Part provision will not apply.

Non-Preferential Creditors

8.4 According to the Company's books and records, non-preferential trade creditors total £3,240.

8.5 The Company's books and records also indicate additional balances of £582,819 are due to other associated companies.

8.6 It is anticipated that there will be sufficient realisations to enable a distribution to the non-preferential creditors of the Company.

8.7 Creditors of the Company who are yet to submit claims should complete the proof of debt form at Appendix 9 and return the same to the Joint Administrators.

9. Statement of Pre-Administration Costs

9.1 Pre-Administration costs are fees charged 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.

9.2 It should be noted that the Joint Administrators have incurred pre-Administration time costs of £183,548 in dealing with the Administration applications relating to the Company, Afan Valley Limited, MBI Clifton Moor Limited, MBI Hawthorn Care Limited and MBI Walsden Care Limited.

9.3 In addition to the above, costs have also been incurred by both Hewlett Swanson in their capacity as solicitors instructed by the Joint Administrators along with counsel. These costs were incurred in preparing and submitting the Administration applications in relation to the above companies.

- 9.4 Direction on the apportionment of these costs will be sought from the Court accordingly and the Joint Administrators will request approval for these costs from the companies' respective creditors at a later date.

10 Costs and Expenses

Estimated Fees and Expenses

- 10.1 It is proposed that the Joint Administrators' fee basis will be based on their time costs and the fees will be agreed by the non-preferential creditors.
- 10.2 The time costs already charged since the Appointment Date are analysed at Appendix 4. Time is charged in six-minute units.
- 10.3 In accordance with SIP 9, the Joint Administrators have provided creditors with additional information regarding major areas of time spent below:
- 10.4 Time costs totalling £2,824 have been incurred in the Reporting Period, representing 16 hours at an average charge out rate of £174.
- 10.5 Time costs totalling £1,735 have been incurred in dealing with Statutory Matters (Meetings & Reports & Notices). This related to time spent producing the statutory notices and documents following the appointment and circulating these to the relevant creditors and stakeholders of the Company and filing the documents at Companies House.
- 10.6 Time costs totalling £985 have been incurred in dealing with Strategy Planning & Control. This relates to updating and maintaining the strategy of the Administration and the review of all requirements within the Administration.
- 10.7 The amount proposed to be drawn in fees over the life of the case by the Joint Administrators is shown in Appendix 5. The total amount of £81,397 indicated effectively acts as a cap on the level of fees to be drawn by the Joint Administrators.
- 10.8 Attached at Appendix 6 is the Fee Narrative, a summary of key issues, to assist creditors in understanding the strategy of the Joint Administrators, the associated costs and expenses of the related activities and the financial benefit to creditors. Further details of assets and liabilities and the estimated return to creditors, if any, are in the body of this report.
- 10.9 The Joint Administrators estimate the expenses of the Administration to total approximately £12,480 as shown in Appendix 7. This Schedule illustrates the estimated expenses for the whole of the Administration and is for information purposes only. No approval is required by creditors. This estimate may change over the course of the Administration, but creditors will be informed of any variations with associated reasons in future progress reports.
- 10.10 Details of how to obtain further information relating to the fees and disbursements of the Joint Administrators is in Appendix 8.

11. Joint Administrators' Receipts and Payments Account

- 11.1 A Receipts and Payments Account is provided at Appendix 2 and is self-explanatory

12. EC Regulation

- 12.1 It is the Joint Administrators' opinion that the EC Regulation applies and these proceedings are main proceedings as defined in Article 3 of the EC Regulation.

13. Approval of the Proposals

- 13.1 The Joint Administrators are seeking creditors' approval of the Proposals, which are summarised at section 15 below, by means of the process set out in Rule 15.7 (Deemed Consent) of the Rules.
- 13.2 *The deemed consent approval being sought excludes the approval of fees and costs. Creditors are not required to vote on these proposed decisions, but they may object to their approval. Please see the Notice Seeking Deemed Consent attached at Appendix 11 for further information.*
- 13.3 Unless the Joint Administrators receive the requisite number of objections to the proposed decision to approve the Statement of Proposals or of requests to convene a physical meeting as set out in the Notice Seeking Deemed Consent, creditors will be deemed to have consented to approve the Statement of Proposals.
- 13.4 A Statement of Creditors' Rights is attached at Appendix 8 for additional information.

14. End of the Administration

- 14.1 The options available to the Joint Administrators for the exit from the Administration are as follows:
- Compulsory Liquidation
 - Creditors' Voluntary Liquidation
 - Company Voluntary Arrangement
 - Return of control to the Director
 - Dissolution of Company
- 14.2 Administrators are only able to distribute to non-preferential creditors under the Prescribed Part. The Joint Administrators anticipate that the Prescribed Part provisions will not apply as there is no secured creditor, therefore the Company will have to be placed into Creditor's Voluntary Liquidation for a distribution to be paid to the non-preferential creditors.
- 14.3 You will note from the Proposals section below that the Joint Administrators have left the choice of exit route from Administration open so that an alternative strategy can be adopted, should this prove more appropriate at the time.

15. Joint Administrators' Proposals

- 15.1 The Joint Administrators' Proposals shall be deemed approved by the creditors on the expiry of the period in which a decision can be requisitioned by creditors as detailed in Appendix 8.
- 15.2 The Joint Administrators are seeking deemed consent approval in respect of the proposals as detailed in paragraphs 13.1 to 13.2 and sections 15.1.1 to 15.1.8 below.
- 15.1.1 That the Joint Administrators continue the Administration 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.
- 15.1.2 That the Joint Administrators 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.

15.1.3 That the Joint Administrators, once all outstanding matters have been satisfactorily completed, take the necessary steps to give notice under Paragraph 84 of Schedule B1 of the Act to the Registrar of Companies to the effect that the Company has no remaining property which might permit a distribution to its creditors, at which stage the Administration will cease.

15.1.4 That the Joint Administrators, where they consider that there are funds available to be distributed to the non-preferential creditors (other than under the Prescribed Part) take the necessary steps to put the Company into either Creditors' Voluntary Liquidation or into Compulsory Liquidation as they deem appropriate. It is proposed that the Joint Administrators, currently Philip Duffy and Sarah Bell of Duff & Phelps would act as Joint Liquidators should the Company be placed into creditors' voluntary liquidation. In accordance with Paragraph 83(7) of Schedule B1 to the Act and Rule 3.60(6)(b) of the Rules 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. In the absence of such a nomination, the Joint Administrators will be appointed Joint Liquidators and in accordance with Section 231 of the Act any act 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.

The Joint Administrators are seeking specific agreement to the following Proposals from the non-preferential creditors:

15.1.5 That the Joint Administrators be discharged from all liability pursuant to Paragraph 98 of Schedule B1 to the Insolvency Act 1986, upon filing the end of the Administration or their

15.1.6 Where a Creditors' Committee is not established, that the Joint Administrators' remuneration be fixed by reference to the time properly given by them and their staff in attending to matters arising in the Administration.

15.1.7 Where a Creditors' Committee is not established, that the Joint Administrators' Fee Estimate in the total sum of £81,397 is approved.

15.1.8 Where a Creditors' Committee is not established, that the Joint Administrators be authorised to draw their company's internal costs and expenses in dealing with the Administration ("Category 2 Disbursements").

16. Other Matters

16.1 If any creditor has any information concerning the Company's affairs that they would like to bring to the Joint Administrators' attention, then they would be pleased to hear from them.

16.2 If you require further information or assistance, please do not hesitate to contact Heather Thomson at this office.


Philip Duffy
Joint Administrator

Enc.

The affairs, business and property of the Company are being managed by the Joint Administrators, Philip Duffy and Sarah Bell, who act as agents for the Company and without personal liability. Both are licensed by the Insolvency Practitioners Association.

Appendix 1

Statutory Information

Statutory Information

Date of Incorporation	8 February 2016
Registered Number	09992326
Company Director	Gavin Woodhouse
Shareholders	Gavin Woodhouse 100%
Trading Address	61b Listerhills Road Bradford England BD7 1HZ
Registered Office	Current: c/o Duff and Phelps The Chancery 58 Spring Gardens Manchester M2 1EW Former: 61b Listerhills Road Bradford England BD7 1HZ

Financial Information

Balance Sheet

	As at 31 March 2017 (Unaudited) (£)	As at 31 March 2018 (Unaudited) (£)
Fixed Assets		
Investments	1	1
Current Assets		
Debtors	236,225	448,475
Creditors		
Amounts falling due within one year	(302,426)	(565,733)
Net Current Liabilities	(66,201)	(117,258)
Total Assets less Current Liabilities	(66,200)	(117,257)
Capital and Reserves		
Called Up Share Capital	100	100
Retained Earnings	(66,300)	(117,357)
	(66,200)	(117,257)

Appendix 2

Receipts and Payments Account

**Ideal Rooms (Bradford) Limited
(In Administration)
Administrators' Summary of Receipts & Payments**

Statement of Affairs £	From 16/09/2019 To 22/10/2019 £	From 16/09/2019 To 22/10/2019 £
	NIL	NIL
REPRESENTED BY		NIL

Note:

Philip Francis Duffy
Administrator

Appendix 3

Schedule of Creditors and Estimated Statement of Assets and Liabilities

Duff & Phelps Ltd.
Ideal Rooms (Bradford) Limited
B - Company Creditors

Key	Name	Address	
CA00	Company's accountants		0.00
CA01	Company's other advisers		0.00
CD00	Debenture Holder		0.00
CD01	Dunsmore Hall Hotel	Northern Pd, Unit D2 Elland Riorges Link, Lowfields Business Park, Elland, HX5 9DG	16,000.00
CE00	Electricity company		0.00
CE01	Eden Country Spa Limited	D2 Riorges Link Lowfields Business Park, Elland, United Kingdom, HX5 9DG	30,000.00
CF00	Factoring company		0.00
CG00	Gas company		0.00
CH02	HM Revenue & Customs	Enforcement & Insolvency Service (EIS), Durrington Bridge House, Worthing, West Sussex, BN12 4SE	0.00
CI04	Company's insurer		0.00
CL00	Landlord		0.00
CM00	Metis Law	84 Albion Street, Leeds, LS1 6AD	1,140.00
CN00	Northern Powerhouse Developments Limited c/o Duff and Phelps, The Chancery, 58 Spring Gardens, Manchester, M2 1EW		405,918.40
CP00	Company's pension company		0.00
CP01	Phone company - landline		0.00
CP02	Phone company - mobiles		0.00
CP03	Petitioning creditor		0.00
CR01	Redundancy Payments Service	P O Box 16685, BIRMINGHAM, B2 2LX	0.00
CS00	Company's Solicitors		0.00
CS01	Schofield Sweeney	30 Market Street, Huddersfield, West Yorkshire, HD1 2HG	1,500.00
CT00	The Harland Hotel Limited	Northern Pd, Unit D2 Elland Riorges Link, Lowfields Business Park, Elland, HX5 9DG	30,900.00
CT01	The Weaving Mill Limited	61b Listerhills Road, Bradford, United Kingdom, BD7 1HZ	50,001.00
CW00	Work introducer		0.00
CW01	Water board		0.00
CW02	Williamson & Croft	Barnett House, 53 Fountain Street, Manchester, M2 2AN	600.00
CW03	Woodhouse Family Limited	c/o Duff and Phelps, The Chancery, 58 Spring Gardens, Manchester, M2 1EW	50,000.00
26 Entries Totalling			586,059.40

Insolvency Act 1986
Ideal Rooms (Bradford) Limited (In Administration)
Estimated Statement Of Assets & Liabilities as at 16 September 2019

	Book Values (£)	Estimated to Realise (£)
Uncharged Assets		
Investment Property	7,728	Uncertain
Director's Loan Account	100	Uncertain
Prepayments and Other Debtors	438,375	Uncertain
	<hr/>	<hr/>
Funds Available to Preferential Creditors		-
Less: Preferential Creditors		<hr/> -
Estimated Funds Available to Non-Preferential Creditors		-
Less: Non-Preferential Claims		
Trade Creditors		(3,240)
Intercompany Accounts		(582,819)
		<hr/>
Estimated Liability to Non-Preferential Creditors		(586,059)
Issued and Called Up Share Capital		(100)
Estimated Liability to Shareholders		<hr/> (586,159) <hr/>

Appendix 4

Analysis of Time Charged and Expenses Incurred

110080 IDEAL ROOMS (BRADFORD) LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 01/10/2019 to 18/10/2019

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	0.00	0.00	0.20	0.00	0.20	23.00	115.00
IPS set up & maintenance	0.00	0.00	0.00	0.70	0.00	0.70	80.50	115.00
Statutory matters (Meetings & Reports & Notices)	0.00	0.75	0.00	10.70	0.00	11.45	1,735.25	151.55
Strategy planning & control	0.00	0.00	2.80	1.05	0.00	3.85	985.25	255.91
Total Hours:	0.00	0.75	2.80	12.65	0.00	16.20		174.32
Total Fees Claimed: £	0.00	251.25	798.00	1,774.75	0.00		2,824.00	

Category 2 Disbursements:

Appendix 5

Fee Estimate

Fees Estimate

Project: Ideal Rooms (Bradford) Limited

From 16 September 2019 for the Administration as a whole

Administration - Post Appointment (New)							
Classification of Work Function	Hours					Total Hours	Hourly Rate
	Partner	Manager	Senior	Assistant	Support		
Admin & Planning							
Case review and Case Diary management	1.00	1.00	1.00	3.30	0.00	6.30	316.19
Cashiering & accounting	2.00	2.00	2.00	3.00	0.00	9.00	366.67
Closing Matters	2.00	1.50	2.00	7.00	0.00	12.50	305.60
Dealings with Directors and Management	2.00	3.00	1.00	2.00	0.00	8.00	413.13
Insurance	0.00	5.00	0.00	4.30	0.00	9.30	345.91
IPS set up & maintenance	0.00	2.00	0.00	6.00	0.00	8.00	262.50
Statutory matters (Meetings, Reports and Notices)	2.00	2.00	3.00	4.00	0.00	11.00	343.18
Strategy planning & control	2.00	3.00	4.00	6.00	0.00	15.00	328.00
Tax Compliance/Planning	0.00	0.10	0.00	1.00	0.00	1.10	216.36
Creditors							
Communications with Creditors/Employees	0.00	0.00	0.00	15.00	0.00	15.00	190.00
Non Pref Creditors/Employee claims handling	0.00	1.00	1.00	6.00	0.00	8.00	238.13
Investigations							
CDDA, reports & Communication	2.00	3.00	4.00	6.00	0.00	15.00	328.00
Financial review and investigations (S238/239 etc)	3.00	15.00	27.00	58.00	0.00	103.00	269.08
Realisation of assets							
Book debts	0.00	5.00	6.00	20.00	0.00	31.00	255.16
Other Tangible Assets	0.00	3.00	6.00	12.00	0.00	21.00	258.57
Freehold and Leasehold Property	0.00	2.00	4.00	10.00	0.00	16.00	250.00
Total Hours	16.00	48.60	61.00	163.60	0.00	289.20	281.46
Total Estimated Fees	9,600.00	23,328.00	17,385.00	31,084.00	0.00	81,397.00	

Appendix 6

Fee Narrative

Ideal Rooms (Bradord) Limited (In Administration)

Fee Estimate from for the whole period of the Administration

Philip Duffy and Sarah Bell appointed on 16 September 2019
Administration commenced on 16 September 2019

Introduction

The following information is provided to creditors to enable them to consider and approve the Joint Administrators' remuneration. It is a summary of key issues, to assist creditors in understanding the strategy of the Administrators, the associated costs and expenses of the related activities and the financial benefit to creditors.

This document should be read in conjunction with the Joint Administrators' Report to Creditors and Statement of Proposals which provides further details of the Company's assets, liabilities and estimated return to creditors, if any. Particular reference is made to the Appendices entitled 'Analysis of Time Charged and Expenses Incurred', 'Fee Estimate' and 'Estimated Expenses of the Administration'.

Estimated Fees and Expenses

The Joint Administrators propose that their fees will be based on time costs.

The time costs expected to be incurred over the life of the case by the Joint Administrators is shown in Appendix 5.

The Joint Administrators estimate the expenses of the Administration to total in the region of £12,480 subject to agents' fees which will be calculated on a percentage basis of realisations (as shown in Appendix 7). This Appendix illustrates the estimated expenses for the whole of the Administration and is for information purposes (not for approval by any class of creditor). This Estimate may change over the course of the Administration but creditors will be informed of any variations with associated reasons in the future progress reports.

As detailed in paragraph 10.1 of the main report, non-preferential creditors are asked to approve the fee basis (time costs) and also the Fee Estimate in the total sum of £81,397

Estimated Return to Creditors

Secured Creditors

The Company has no registered charges at Companies House therefore it is considered that there is no secured creditor in this case.

Preferential Creditors

The Joint Administrators are not aware of any employees of the Company therefore no preferential claims are anticipated.

Non-Preferential Creditors

According to the Company's books and records, non-preferential trade creditors total £3,240. The Company's books and records also indicate additional balances of £582,819 are due to other associated companies.

It is anticipated that there will be sufficient realisations to enable a distribution to the non-preferential creditors of the Company.

On present information, it is estimated that the Joint Administrators' time costs in dealing with Creditors will be £4,755. Such time will be incurred in respect of corresponding with all creditors, reviewing claims and arranging any distribution.

Such time also includes reviewing the position of the investor claims.

Strategy

Asset Realisation

Cash at Bank

The Company did not hold any funds in a separate bank account, and the Joint Administrators understand that funds received from investors in return for interests in the aparthotel scheme appear to have been paid into a bank account held by NPD. This company was placed into Administration on 16 August 2019 with Philip Duffy and Sarah Bell being appointed as Joint Administrators.

The Joint Administrators are in the process of reconciling funds received into the NPD account as this was the main account being utilised by companies in the wider group.

Deposit paid for the acquisition of the Property

On the 12 August 2016, the Company entered into a conditional contract for the purchase of the Property.

The Property was to be used for the development of a potential aparthotel scheme to which investors were investing and a deposit of £443,375 was paid to New Innovations Centre Limited accordingly.

The Joint Administrators have received confirmation that the sale was never completed and that investor funds had been used to pay the deposit for the Property. The Joint Administrators have been in contact with New Innovations Centre Limited accordingly to arrange for the repayment of the deposit.

Inter-company Debt

According to the Company's books and records, there are outstanding debts of £438,375 due to the Company.

The Joint Administrators are in the process of obtaining a breakdown of this figure in order to establish the recoverability of the amount due.

It is estimated that the Joint Administrators' time costs in dealing with realisation of assets will be £17,340. This time also includes time spent reviewing the intercompany position.

Investigations

It is a statutory requirement that the Administrators provide a report to the Secretary of State on the conduct of the Directors in their management of the Company to determine their unfitness to act in such a role. This will entail a broad level of investigation to ensure that best practice standards are met and the Fee Estimate reflects this standard. If the Secretary of State then instigates Directors Disqualification proceedings, further time may be expended in providing supporting documents, witness statements etc. Such investigation may or may not lead to further asset recovery so creditors should not assume that this activity will provide a monetary benefit to the Administration estate.

The Joint Administrators also have a duty to investigate antecedent transactions which include:

- Transactions to defraud creditors, s.423 of the Act;
- Preference payments, s.239 of the Act; and
- Transactions at an undervalue, s.238 of the Act.

Full details of the investigations to be conducted cannot be disclosed at this stage in order to avoid prejudicing any potential recovery or action in this regard. However, a further update on the investigations into the Company's affairs will be provided in subsequent progress reports.

On present information, it is estimated that the Joint Administrators' time costs in concluding these investigations will be £32,635.

Statutory Compliance

An Administrator is highly regulated, being required to conform to insolvency legislation, industry Best Practice policies (Statements of Insolvency Practice) and relevant case law. Consequently, Administrators are obliged to undertake many activities that do not provide a financial benefit to creditors. Such matters will include, but are not restricted to: Anti Money Laundering, Bribery Act and Ethical considerations and checks, statutory advertising, regular reporting to creditors including fee agreement procedures, obtaining and securing company books and records, pension review and liaison with the Pension Protection Fund, Companies House filing, completion and release of insolvency bond and various Treasury functions.

Time costs are estimated at £26,667 for the above areas.

Appendix 7

Estimated Expenses of the Administration

Ideal Rooms (Bradford) Limited (In Administration)
Joint Administrators' Estimated Expenses of the Administration

Company	Activity	Fee Basis	Estimated Fee
Professional Advisors			
Hewlett Swanson	Solicitors -Assisting with the Joint Administrators appointment, and other ad hoc legal matters	Time costs	10,000.00
TOTAL			£10,000
Costs			
Courts Advertising Limited	Statutory Advertising	Fixed Fee	255
Willis Towers Watson	Bond premium	Fixed Fee	225
Barclays Bank	Bank charges	Set Rate	2,000
TOTAL			2,480
TOTAL			12,480

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 their fee.

Appendix 8

Statement of Creditors' Rights

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 Heather Thomson at this office.

This notice is accompanied by the Joint Administrators' Statement of Proposals

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/services/restructuring/corporate-restructuring-and-debt-advisory/creditor-guides-and-employee-fact-sheets>

(click on the document 'Administration (appointment from 1 October 2015)'). Should you require a copy, please contact this office.

Creditors may requisition a decision to be made by all of the creditors for approval of the Joint Administrators' 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 8 business days of the date on which the Joint Administrators' 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 9

Proof of Debt Form

PROOF OF DEBT - GENERAL FORM

Ideal Rooms (Bradford) Limited - in Administration Company No. 09992326		
Date of Administration: 16 September 2019		
1.	Name of Creditor (If a company please also give company registration number and if non-UK, country of registration)	
2.	Address of Creditor for correspondence	REF
	Contact telephone number of creditor	
	Email address of creditor	
3.	Total amount of claim, including any Value Added Tax, as at the date of administration, less any payments made after this date in relation to the claim, any deduction under R14.20 of the Insolvency (England & Wales) Rules 2016 and any adjustment by way of set-off in accordance with R14.24 and R14.25	
4.	Details of any documents by reference to which the debt can be substantiated (please attach)	
5.	If amount in 3 above includes outstanding uncapitalised interest please state amount	£
6.	Particulars of how and when debt incurred (If you need more space append a continuation sheet to this form)	
7.	Particulars of any security held, the value of the security, and the date it was given	
8.	Particulars of any reservation of title claimed, in respect of goods supplied to which the claim relates	
9.	Signature of creditor or person authorised to act on his behalf	
	Name in BLOCK LETTERS	DATE
	Are you the sole member of the creditor?	YES / NO
	Position with or in relation to creditor Address of person signing (if different from 2 above)	
Admitted to vote for £		Admitted for dividend for £
Date		Date
Administrator		Administrator

Appendix 10

Notice of Business by Correspondence

Insolvency Rules (England & Wales) 2016 r.15.8

Ideal Rooms (Bradford) Limited - in Administration

Company number: 09992326

NOTICE TO CREDITORS OF BUSINESS BY CORRESPONDENCE

The following proposed decisions will be decided on 25 November 2019 at 23.59hrs

The decisions being proposed are:

1. The establishment of a Creditors' Committee only if sufficient nominations are received by the decision date
2. Where a Creditors' Committee is not established
That the Joint Administrators be discharged from all liability pursuant to paragraph 98 of Schedule B1 to the Insolvency Act 1986, upon filing the end of the Administration or their appointment otherwise ceasing.
3. Where a Creditors' Committee is not established
That the Joint Administrators' remuneration be fixed by reference to the time properly given by them and their staff in attending to matters arising in the Administration
4. Where a Creditors' Committee is not established
That the Joint Administrators' Fee Estimate in the total sum of £81,397 for the life of the Administration is approved
5. Where a Creditors' Committee is not established
That the Joint Administrators be authorised to draw their company's internal costs and expenses in dealing with the Administration ("Category 2 Disbursements").

Voting forms must be received by the Joint Administrator by 23:59 hours on or before the Decision Date, 25 November 2019, for votes to be counted, creditors (including those creditors whose debt is treated as a small debt as being £1000 or less and creditors who have opted out from receiving notices) must have delivered a proof of debt in respect of their claim to the Joint Administrators by one of the methods shown below by 25 November 2019 to enable their vote to be considered.

By post to: Philip Duffy, Joint Administrator of Duff & Phelps Ltd, The Chancery, 58 Spring Gardens, Manchester, M2 1EW

By email to: Heather.Thomson@DuffandPhelps.com

All voting forms and proofs of debt must be delivered by 23.59 hours on the Decision Date 25 November 2019

Please note that, if you are sending votes by post, you must ensure that you have allowed sufficient time for documents to be delivered to the indicated address below by the stated deadline above. Unless the contrary is shown, an email is treated as delivered at 9am on the next business day after it was sent.

Creditors may request that the matter to be dealt with at a physical meeting of creditors. The threshold for such a request is any of the following:

- (a) 10% in value of the creditors

Insolvency Rules (England & Wales) 2016 r.15.8

- (b) 10% in number of the creditors
- (c) 10 creditors

The Joint Administrators must receive such a request no later than five business days after the deemed receipt by creditors on 5 November 2019. The Administrator must convene a physical meeting no later than three business days after sufficient requisitions are received.

Nothing in this notice precludes opted out creditors from requisitioning a physical meeting, voting or requesting further information.

Creditors can appeal to the court on a decision of the Joint Administrators no later than 21 days after the Decision Date.

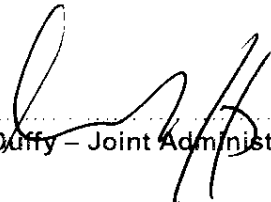
Contact details:

Philip Duffy Joint Administrator of Duff & Phelps Ltd. The Chancery, 58 Spring Gardens, Manchester, M2 1EW

Telephone: 0161 827 9025

Email address: Heather.Thomson@DuffandPhelps.com

Alternative contact name: Heather Thomson of the above office

Signed: 
Philip Duffy – Joint Administrator

Date

Appendix 11

Notice of Decision Procedure

NOTICE TO CREDITORS OF DECISION PROCEDURE

Ideal Rooms (Bradford) Limited
("the Company")

Company number
09992326

These decisions are to be made by the deemed consent process. The following proposed decisions will be deemed approved unless sufficient objections are received by 23:59 on 25 November 2019 ("the Decision Date").

Further information and guidance is attached on the process for objecting to these resolutions and / or requesting the convening of a physical meeting.

Decisions being proposed are:

That the Joint Administrators continue the Administration to deal with such outstanding matters in relation to the Companies as the Joint Administrators consider necessary until such time as the Administrations cease to have effect.

That the Joint Administrators 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 Administrations.

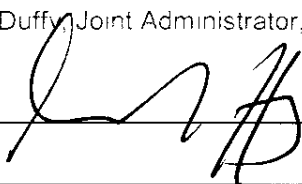
That the Joint Administrators, once all outstanding matters have been satisfactorily completed, take the necessary steps to give notice under Paragraph 84 of Schedule B1 of the Act to the Registrar of Companies to the effect that the Companies have no remaining property which might permit a distribution to its creditors, at which stage the Administrations will cease.

That the Joint Administrators, where they consider that there are funds available to be distributed to the unsecured creditors (other than under the Prescribed Part) take the necessary steps to put the Companies into either creditors' voluntary liquidation or into compulsory liquidation as they deem appropriate. It is proposed that the Joint Administrators, currently Philip Duffy and Sarah Bell of Duff & Phelps would act as Joint Liquidators should the Companies be placed into creditors' voluntary liquidation. In accordance with Paragraph 83(7) of Schedule B1 to the Act and Rule 3.60(6)(b) of the Rules 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. In the absence of such nomination, the Joint Administrators will be appointed Joint Liquidators and in accordance with Section 231 of the Act any act 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.

This notice is delivered by Philip Duffy Joint Administrator, Duff & Phelps Ltd.

Signed

Date



Email Address:

Heather.Thomson@duffandphelps.com

Telephone Number:

0161 827 9025

IF YOU AGREE WITH THE PROPOSED DECISIONS YOU DO NOT NEED TO TAKE ANY ACTION

INFORMATION AND GUIDANCE

The 'deemed approval' process:

Section 379ZB(6) IA86 In respect of each of the decisions proposed above, if less than 10% in value of creditors (who would be entitled to vote if a vote were taken, "the Threshold") object to it in accordance with the procedure set out below, the creditors are to be treated as having made the proposed decision. Otherwise, the creditors are to be treated as not having made such a decision and a physical meeting must be convened in this case.

Objections can be made as follows:

In order to object to one or more of the proposed decisions, you must deliver a notice stating your objection (and specifying to which one or more of the proposed decisions your objection relates) to the Joint Administrators at Duff & Phelps Ltd., The Chancery, 58 Spring Gardens, Manchester, M2 1EW no later than the deemed decision date included in the notice above.

In addition, you must have also delivered a proof of debt (unless one has already been submitted) also by the deemed decision date, failing which your objection will be disregarded. Any objection will not be valid until the proof of debt has been received and the threshold met.

Small debts:

Rule 14.31(1) Any creditor whose debt is treated as a small debt for the purposes of any dividend must still deliver a proof of debt if a valid objection is to be made.

Rule 1.39(2) ***Opted out creditors:***

A creditor may opt out of receiving notices in writing but nevertheless can still object in a deemed consent decision providing a proof of debt has been delivered by the deemed decision date or any extension thereof.

It should be noted that opting out will not affect any right to a dividend or future participation in decision making processes.

Request for a physical meeting

In addition to making an objection creditors who meet one or more of the statutory thresholds listed below may also request, in writing within 5 business days from the date of delivery of this notice, a physical meeting to be held to consider any decisions proposed or other matters.

Section 379ZA(7) IA86 The statutory thresholds to request a meeting are any of the following:

- ❖ 10% in value of the creditors
- ❖ 10% in number of the creditors
- ❖ 10 creditors

Termination of process on breach of threshold:

Rule 15.7 If the objection threshold is met or sufficient creditors request a physical meeting, the deemed consent procedure will be terminated without a decision being made and a physical meeting must be convened.

Notice of termination

It is the convener's responsibility to aggregate any objections to see if the Threshold is met for the decision to be taken as not having been made and a further notice will be issued.

Appeal process

Rule 15.35 A creditor may appeal any actions of a convener by application to the court. Any appeal must be made no later than 21 days after the decision date.

IF YOU AGREE WITH THE PROPOSED DECISIONS YOU DO NOT NEED TO TAKE ANY ACTION