In accordance with Rule 18.6 of the Insolvency (England & Wales) Rules 2016.

AM10

Notice of administrator's progress report

Companies House

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

1 Company details

Company number	1 0 1 5 8 0 7 3
Company name in full	Wyncliffe House Hotel Limited

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

2 Administrator's name

Full forename(s)	Robert John
Surname	Armstrong

3 Administrator's address

Building name/number	The Shard
Street	32 London Bridge Street
Post town	London
County/Region	Greater London
Postcode	S E 1 9 S G
Country	

4 Administrator's name ❶

Full forename(s)	Andrew William
Surname	Knowles

❶ **Other administrator**
Use this section to tell us about another administrator.

5 Administrator's address ❷

Building name/number	The Chancery
Street	58 Spring Gardens
Post town	Manchester
County/Region	Greater Manchester
Postcode	M 2 1 E W
Country	

❷ **Other administrator**
Use this section to tell us about another administrator.

AM10

Notice of administrator's progress report

6 Period of progress report

From date	d 0 d 7	m 0 m 8	y 2 y 0 y 2 y 1
To date	d 0 d 6	m 0 m 2	y 2 y 0 y 2 y 2

7 Progress report

☒ I attach a copy of the progress report

8 Sign and date

Administrator's signature	Signature X X	
Signature date	d 2 d 8	m 0 m 2 y 2 y 0 y 2 y 2

AM10
Notice of administrator's progress report

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: Matthew Welden

Company name: Kroll Advisory 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 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

Wyncliffe House Hotel Limited
(In Administration)
Joint Administrators' Summary of Receipts & Payments

Statement of Affairs £		From 07/08/2021 To 06/02/2022 £	From 07/08/2019 To 06/02/2022 £
		NIL	**NIL**
	REPRESENTED BY		
			NIL

Note:

Progress Report to Creditors

28 February 2022

Wyncliffe House Hotel Limited

(In Administration)

Joint Administrators' Progress Report for the period from 7 August 2021 to 6 February 2022.

Kroll Advisory Ltd
The Chancery
58 Spring Gardens
Manchester
M2 1EW

Duff & Phelps Ltd. has recently rebranded as Kroll with a new name, Kroll Advisory Ltd. Insolvency cases handled by insolvency practitioners from Duff & Phelps Ltd. are still being dealt with in the same way, by the same insolvency practitioners and staff. Our staff email addresses are now from kroll.com and our correspondence and website reflects the Kroll branding.

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1. Introduction

As you are aware Philip Duffy and Sarah Bell were appointed Joint Administrators of the Company on the Appointment Date by the Director of the Company.

Following the Block Transfer Order passed in the High Court of Justice, Manchester District Registry, Chancery Division, No. 000356 of 2021, Robert Armstrong and Andrew Knowles replaced the Former Joint Administrators on 16 June 2021.

This Progress Report provides an update on the Administration of the Company. It should be read in conjunction with the Previous Progress Reports.

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

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

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

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

2. Creditor summary

This Progress Report covers the Reporting Period.

Summary of Proposals

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.

As detailed in the Previous Progress Reports, the Joint Administrators' Proposals for achieving the purpose of the Administration, namely achieving a better result for the Company's Creditors as a whole than would be likely if the Company were wound up, were approved by Creditors without modifications, using deemed consent on 7 October 2019.

There were no major amendments to, or deviations from, these proposals.

Progress to date

The primary work completed during the Administration was relative to the Company's principal asset, being the Hotel. Please refer to section 3 of the report for further details.

Outcome for Creditors

As stated in the Previous Progress Reports, the Company shows no charges registered at Companies House and therefore it is considered that there are no Secured Creditors.

The Company did not employ any staff, therefore there are no known Preferential Creditors of the Company.

Any distribution to the Unsecured Creditors of the Company will be dependent on the realisations achieved from the sale of the Hotel and the outcome of the investigations by the Joint Administrators.

Please note, this Progress Report provides Creditors with an account of the progress of the Administration of the Company in the Reporting Period. The Joint Administrators' Statement of Proposals issued to the Company's Creditors are available to view at https://micro.kroll.com/ukrestructuring and paper copies can be provided free of charge by writing to Matthew Welden. Unless otherwise stated, all amounts in this Progress Report and appendices are stated net of VAT.

3. Progress of the Administration

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

3.1 Strategy and progress to date

As noted in the Proposals, the Company's principal asset is the Hotel.

3.2 Asset realisations

No realisations have been made to date as shown in the attached Receipts and Payments Account at Appendix 3.

3.2.1 Freehold/Leasehold property

As noted in the Previous Progress report the Joint Administrators accepted an offer for the sale of the Hotel with the registered leases in place.

The Joint Administrators' Solicitors are currently in the process of drawing up the contract for the sale of the Hotel and are liaising with the purchaser's solicitors. The process is taking longer than anticipated due to delays experienced with the purchaser. However, it is anticipated that the contract can be finalised shortly.

3.2.2 Insurance Claim

Since the Hotel permanently closed, the Hotel was broken into and vandalised causing significant damage to the property. Various chattel assets along with certain piping were stolen. The police attended site and an insurance claim was made for the reinstatement works following the vandalism that had occurred. The Joint Administrators made a claim against the insurance policy taken out by the Joint Administrators.

The claim has been approved and agreed and we understand from the insurer that this will be remitted to the Joint Administrators following the sale of the Hotel. Please note that part of any proceeds received from this insurance claim will be apportioned to the estate of Fishguard Bay Hotel Limited in respect of the chattel assets that were owned by this company.

3.2.3 Intercompany Debtors

As referenced in the Previous Progress Reports a full reconciliation of the intercompany position was completed. The balance due to the Company from other companies within the NPD group is £695,000.

All of the associated companies are in a formal insolvency process and it is uncertain whether any of these debts are recoverable.

3.2.4 Investigations

The investigations into the wider NPD group remain ongoing along with assessing recovery actions against former management and third parties and are inclusive of the Company. A further report in this respect may be submitted to the Insolvency Service upon exhaustion of all current avenues of enquiry.

The Joint Administrators have completed the analyses of the Company's bank accounts, to the extent that the required bank statement data could be obtained.

The Joint Administrators' investigations into the activities of the companies and the operation of the various investment schemes are ongoing in that further work continues to be required in the preparation of claims against third parties. In particular, analyses of email data and other communications are continuing.

The Joint Administrators have sought Counsel's advice on the merits of the claims from the ongoing investigations and the information gathered to date. The Joint Administrators have now received Counsel's opinion on certain claims against third parties. The Joint Administrators are assessing this advice with their lawyers and are liaising with litigation funders/insurers to assess these funding options.

As previously advised, the details of the claims remain highly confidential and the Joint Administrators cannot give exact details of such claims as this may hamper any legal actions. A further update will be provided in the next report.

3.3 Costs

There have been no payments made in the Reporting Period. A detailed Receipts and Payments Account is included at Appendix 3.

3.4 Fees and expenses

The Joint Administrators have detailed the costs incurred during the Reporting Period, whether paid or unpaid, in the schedule of expenses attached at Appendix 4.

Summaries of the most significant expenses which have been incurred in the Administration but have not been paid are provided below:

Significant expenses incurred but not paid		
Joint Administrators' time costs	£171,289	Total time costs incurred in the Administration to date is £171,289 of which £12,991 was incurred during the Reporting Period (see Appendix 5). No remuneration was drawn during the Reporting Period. See section 6 for further details in relation to the Joint Administrators' fees.
Legal fees Addleshaw Goddard	£25,459	Addleshaw Goddard have incurred legal fees in providing advice on the sale of the Hotel, the status of the leaseholders, applications to Court and other adhoc legal advice.
Total	£196,748	

4. Outcome for Creditors

4.1 Secured Creditors

As previously detailed, the Company indicates no charges registered at Companies House and therefore it is considered that there are no Secured Creditors.

4.2 Preferential Creditors

The Company did not employ any staff. Therefore, the Joint Administrators do not anticipate receipt of any preferential claims.

4.3 Unsecured Creditors

As previously detailed, according to the Joint Administrators' Estimated Financial Position included in the Proposals the Company's Unsecured Creditors, including claims from investors, total £3,274,000.

To date, no claims have been received in respect of Unsecured Creditors. However, claims have been received from investors totaling £1,965,000. No claims have been received from investors listed on the Company records and the Joint Administrators' investigations into the investment scheme are ongoing.

It is currently uncertain whether Unsecured Creditors will receive a distribution from any recoveries in respect of the claims detailed above. An update will be provided in the next report to Creditors.

4.4 Prescribed part

As detailed in the Previous Progress Report the Company is not subject to any floating charges and therefore, the Prescribed Part provisions will not apply.

5. Other matters

5.1 Decision procedure

No decision is being sought as part of this progress report.

5.2 Creditors' Committee

A Creditors' Committee has not been established during the Administration.

5.3 Joint Administrators' Receipts and Payments Account

A detailed Receipts and Payments Account for the Reporting Period is shown in Appendix 3 together with a cumulative account for the whole of the Administration.

5.4 Creditors' rights

Further information regarding the remuneration and expenses of the Joint Administrators, including Creditors' rights to challenge such costs is provided at Appendix 7.

6. Fees, Expenses and Pre-Administration costs

6.1 Fees and expenses

6.1.1 Time costs

It was proposed that the Joint Administrators' fee basis was based on time costs and remuneration will be drawn on the basis of time properly given by the Joint Administrators and their staff in accordance with the revised fee estimate and Kroll's usual charge-out rates for work on this nature.

As previously reported, following a review of the time costs incurred and the estimated future time costs, an updated fee estimate in the sum of £136,983 was prepared in regard to the Company and approval of this had been sought form the Unsecured Creditors.

In November 2020 following a review of the time costs incurred and the estimated future time costs, a further updated fee estimate in the sum of £176,674 was prepared and approval was sought from the Unsecured Creditors of the Company.

Responses were not received from the Unsecured Creditors and the Joint Administrators, with the assistance of their Solicitors, made an application to Court for the approval of the basis of the Joint Administrators' fees and fee estimate. The application made a further request of the Court to make provision for how to fix the quantum of the Joint Administrators' fees. The Joint Administrators were legally obliged to make the application as the relevant timeframe in which to apply to Court is 18 months from the Appointment Date where the basis of remuneration cannot be agreed with Creditors.

An initial one hour directions hearing took place on 15 June 2021 and, in line with the Joint Administrators' request, the Court adjourned the applications so that they can be considered on an efficient basis once more information regarding the outcome of the Administration is known. These applications will be listed for a further directions hearing on the next available date after 7 March 2022. That hearing will consider whether the investigations work that the Joint Administrators have carried out should be considered separately to the case specific work in each Administration, and whether the Court should hear the fee approval application made in each Administration together or whether each company should be considered separately.

As Creditors are aware there are extensive investigations being carried out across the whole of the NPD Group, the adjournment will provide sufficient time to not only allow for assets to be realised but also for litigation claims against the NPD Group's advisors to be progressed.

The Court ordered that the costs of the application rank as an expense of the Administration. It also ordered that the Joint Administrators will be discharged from liability as Administrators in the Administration with effect from 28 days after the date on which their final progress report is filed at Companies House.

The Joint Administrators will provide further updates as and when this matter has progressed. Under the order made by the Court, Creditors are entitled to request details from the Joint Administrators of future hearings relating to this matter.

Joinder application

At the hearing on 15 June 2021 some 50+ investors, represented by Alastair Dobbie of Shortlands, made an application to be joined as parties to the Joint Administrators' fee approval applications. Following adverse judicial comment from Chief Insolvency and Companies Court Judge Briggs, this application was withdrawn and a costs order was made against Shortlands' clients in favour of the Joint Administrators which was subsequently paid by Shortlands' clients during the period to which this report relates. The purpose of

the Shortlands application had been for one or a small number of investors to be appointed as representatives of all investors or categories of investors across the NPD group and for their costs, in particular the legal costs of Shortlands, to be paid as an expense of the respective Administrations, in priority to the claims of Creditors.

During the course of the hearing counsel instructed by Shortlands revised the application so that a representation order was sought in respect only of the (then) 52 clients he represented. He confirmed however that his clients only wished to proceed with the application on the condition that their legal costs were paid as an expense of the Administration.

The judge found that the Shortlands application was misconceived and without legal basis. He considered that the condition that Shortlands' clients' costs should be paid as an expense of the Administrations was objectionable to the system of class remedy in insolvency proceedings as it would allow those investors to jump ahead of other creditors in the order of priority to the extent of an unknown amount of costs.

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

Time costs incurred in the Reporting Period total £11,100, which represents 25 hours at an average hourly rate of £446. Specialist investigation time incurred in the Reporting Period total £1,891, which represents 3 hours at an average hourly rate of £610.

Time costs incurred in the Cumulative Period total £61,586, which represents 199 hours at an average hourly rate of £309. Specialist investigation time incurred in the Cumulative Period total £109,703, which represents 269 hours at an average hourly rate of £407.

In accordance with SIP 9, the Joint Administrators have provided further narrative detail of the time costs incurred at Appendix 6.

6.1.2 Fees

No remuneration has been drawn during the Administration to date.

6.1.3 Expenses

Expenses are any payments from the Administration which are neither an Administrator's remuneration nor a distribution to a creditor or member. Expenses also include disbursements. Disbursements are payments which are first met by the Administrator and then reimbursed to the Administrator from the Administration.

Expenses are divided into those that do not need approval before they are charged to the Administration (Category 1) and those that do (Category 2).

Category 1 expenses are payments to persons providing the service to which the expense relates who are not an associate of the Administrator.

Category 2 expense are payments to associates or which have an element of shared costs and require approval from Creditors in the same manner as the Administrator's remuneration, whether paid directly from the estate or as a disbursement.

Appendix 4 details the expenses incurred for the Reporting Period and the whole of the Administration to date. No expenses have been paid during the Administration to date.

6.1.4 Additional information

Also attached at Appendix 6 is a narrative summary of the work carried out to assist Creditors in understanding the progress of the Administration, the associated costs and expenses of the related activities and the financial benefit to Creditors.

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

6.2 Pre-Administration costs

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

As stated in the Previous Progress Reports any pre-Administration costs incurred by Kroll were incurred in their capacity as Interim Managers of Giant and therefore, no pre-Administration costs have been incurred by the Joint Administrators in this estate.

Legal costs of £650 are due to DLA in respect of advice received in placing the Company into Administration and approval of these costs are being sought from the Court.

7. Future strategy

7.1 Future conduct of the Administration

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

- Completing a sale of the Hotel;
- Seeking approval of the Joint Administrators' fees from the Court;
- Paying outstanding costs of the Administration;
- Paying a dividend to Unsecured Creditors; and
- Deal with other statutory matters and duties including accounting for VAT and completing corporation tax returns.

7.2 Extension of the Administration

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

The Joint Administrators previously made an application to Court to extend the Administration in order to finalise outstanding matters, approval of the 12 month period extension was granted by Court on 28 July 2021, meaning the Administration had been extended to 6 August 2022.

Should matters not be resolved prior to 6 August 2022, the Joint Administrators may make a further application to Court to extend the Administration. Alternatively, the Company may be moved into Creditors Voluntary Liquidation.

7.3 Future reporting

The Joint Administrators will provide a further progress report within one month of 6 August 2022 or earlier if the Administration has been completed prior to that time.

If you require further information or assistance, please do not hesitate to contact Matthew Welden.

Robert Armstrong
Joint Administrator

Enc.

The affairs, business and property of the Company are being managed by the Joint Administrators, Robert Armstrong and Andrew Knowles, who act as agents for the Company and without personal liability. Both are licensed by the Insolvency Practitioners Association.

Appendix 1 – Statutory information

Company information		
Company and trading name	Wyncliffe House Hotel Limited	
Date of incorporation	1 May 2016	
Registered Number	10158073	
Company Directors	Iain Shelton was appointed by the Interim Managers of NPD in their capacity as shareholders of the Company. Gavin Woodhouse (resigned 9 July 2019)	
Company Secretary	N/A	
Shareholders	Northern Powerhouse Developments Limited	
Trading address	Quay Rd Goodwick Wales SA64 OBT	
Registered office	Current: c/o Kroll Advisory Ltd. The Chancery 58 Spring Gardens Manchester M2 1EW	Former: Northern PD Elland Riorges Link Lowfields Business Park Elland HX5 9DG
Any Other trading names	N/A	

Administration information	
Administration Appointment	The Administration appointment granted in High Court of Justice, 5268 of 2019
Appointor	Director
Date of Appointment	7 August 2019
Joint Administrators	Robert Armstrong and Andrew Knowles
Original purpose	Achieving a better result for the company's creditors as a while than would be likely if the company were wound up (without first being in Administration)
Functions	The functions of the Joint Administrators are being exercised by them individually or together in accordance with Paragraph 100(2) of Schedule B1
Current Administration expiry date	6 August 2022
Prescribed Part	The Prescribed Part is not applicable in this case
Application of EC Regulations	These proceedings have been defined as the Main Proceedings under Article 3 of the EC Regulations

Appendix 2 – Approved Proposals

The following Joint Administrators' Proposals in respect of both Companies (the Company and Fishguard) were deemed approved by the creditors on 7 October 2019 in respect of the Companies:

- That the Joint Administrators continue the Administrations 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 Robert Armstrong and Andrew Knowles of Kroll Advisory 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.

Appendix 3 – Receipts and Payments Account

Wyncliffe House Hotel Limited
(In Administration)
Joint Administrators' Summary of Receipts & Payments

Statement of Affairs £		From 07/08/2021 To 06/02/2022 £	From 07/08/2019 To 06/02/2022 £
		NIL	**NIL**
	REPRESENTED BY		
			NIL

Note:

Appendix 4 – Analysis of Expenses Incurred

Joint Administrators' Expenses: comparison with estimate

Expenses	Original expenses estimate £	Actual expenses incurred in the Reporting Period £	Actual expenses incurred to date £	Reason for any excess (if the expenses are likely to, or have, exceeded the original estimate)
Legal Fees – Hewlett Swanson	20,000	-	529	
Legal Fees – Addleshaw Goddard	-	3,066	25,459	Addleshaws were appointed to assist with the applications to Court in respect of the fee approvals, sale of the property and other adhoc legal advice.
Agents Fees – Sanderson Weatherall	26,000	-	2,515	
Insurance	11,000	13,234	82,069	Originally anticipated that the Hotel would be sold earlier.
Statutory Advertising	255	-	-	
Bond Premium	225	-	225	
Record Storage – Total Data Management	-	1	3	As incurred
Bank Charges	2,000	-	-	
TOTAL	59,480	16,300	110,890	

Notes

The above costs exclude VAT

Previous Progress Reports have informed creditors of an increase in the original estimate.

Joint Administrators' Expenses: Category 1 and Category 2

Category 1 Expenses			Current period		Cumulative period	
Company	Activity	Fee Basis	Incurred (£)	Paid (£)	Incurred (£)	Paid (£)
Hewlett Swanson	Legal fees	Time costs	-	-	529	-
Addleshaw Goddard	Legal fees	Time costs	3,066	-	25,459	-
Sanderson Weatherall	Agents fees	% of realisations and valuation fee	-	-	2,515	-
Insolvency Risk Services	Insurance	As incurred	13,234	-	82,069	-
Courts Advertising	Statutory advertising	Fixed fee	-	-	-	-
Willis Towers Watson	Statutory bond premium	Fixed fee	-	-	225	-
Total			16,300	-	225	-

Category 2 Expenses			Current period		Cumulative period	
Company	Activity	Fee Basis	Incurred (£)	Paid (£)	Incurred (£)	Paid (£)
Kroll	Subsistence	Variable	-	-	6	-
Kroll	Site Parking	Variable	-	-	6	-
Total			-	-	12	-

Notes

The above costs exclude VAT.

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.

Kroll Advisory Ltd, being the employer of the Joint Administrators and the staff working on the Administration, is considered an associate of the Administrators.

It is considered that these expenses are fair and reasonable and proportionate to the Administration.

Appendix 5 – Analysis of time charged

Joint Administrators' Fees

Refer to the tables overleaf for a detailed breakdown on the Joint Administrators' time and cost summary in accordance with SIP 9

107540 WYNCLIFFE HOUSE HOTEL LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 07/08/2021 to 06/02/2022

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	2.05	0.00	2.05	349.50	170.49
IPS set up & maintenance	0.00	0.00	0.00	0.55	0.00	0.55	92.50	168.18
Insurance	0.00	0.70	0.00	0.15	0.00	0.85	301.50	354.71
Statutory matters (Meetings & Reports & Notices)	0.00	2.25	0.00	3.40	0.00	5.65	1,681.00	297.52
Strategy planning & control (incl engagement financial control)	0.00	0.50	0.00	1.30	0.00	1.80	414.00	230.00
Realisation of Assets								
Freehold and Leasehold Property	0.00	13.80	0.00	0.20	0.00	14.00	8,261.00	590.07
Total Hours:	0.00	17.25	0.00	7.65	0.00	24.90		445.76
Total Fees Claimed: £	0.00	9,782.00	0.00	1,317.50	0.00		11,099.50	

107540 WYNCLIFFE HOUSE HOTEL LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 07/08/2021 to 06/02/2022

Investigations

Classification of Work Function	Hours					Total Hours	Time Cost £	Avg Hourly Rate £
	Managing Director	Manager	Senior	Assistant	Support			
	0.00	3.10	0.00	0.00	0.00	3.10	1,891.00	610.00
Total Hours:	0.00	3.10	0.00	0.00	0.00	3.10		610.00
Total Fees Claimed: £	0.00	1,891.00	0.00	0.00	0.00		1,891.00	

107540 WYNCLIFFE HOUSE HOTEL LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 07/08/2019 to 06/02/2022

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	1.60	1.95	0.00	8.50	0.00	12.05	3,067.50	254.56
Cashiering & accounting	0.00	0.40	0.00	2.95	0.00	3.35	695.75	207.69
IPS set up & maintenance	0.00	0.00	0.00	3.05	0.00	3.05	414.50	135.90
Insurance	0.00	0.70	0.00	1.15	0.00	1.85	536.50	290.00
Statutory matters (Meetings & Reports & Notices)	1.00	17.25	7.05	65.80	0.00	91.10	23,155.50	254.18
Strategy planning & control (incl engagement financial control)	1.80	1.25	2.10	9.85	0.00	15.00	4,444.50	296.30
Tax Compliance / Planning	0.00	0.10	0.00	0.95	0.00	1.05	208.50	198.57
Creditors								
Dealings with creditors and employees	1.00	3.50	4.70	21.35	0.00	30.55	8,652.00	283.21
Investigations								
CDDA & reports & Communication	0.00	0.00	0.00	0.40	0.00	0.40	94.00	235.00
Financial review and investigations (S238/239 etc)	0.00	0.25	2.00	0.00	0.00	2.25	697.50	310.00
Realisation of Assets								
Freehold and Leasehold Property	0.00	27.80	3.70	1.95	0.00	33.45	17,933.50	536.13
Sale of business	0.00	0.00	3.20	1.90	0.00	5.10	1,675.00	328.43
Trading								
Trading - Operations	0.00	0.00	0.00	0.10	0.00	0.10	11.50	115.00
Total Hours:	5.40	53.20	22.75	117.95	0.00	199.30		309.01
Total Fees Claimed: £	3,346.00	26,398.75	8,757.50	23,084.00	0.00		61,586.25	

107540 WYNCLIFFE HOUSE HOTEL LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 07/08/2019 to 06/02/2022

Investigations

Classification of Work Function	Hours					Total Hours	Time Cost £	Avg Hourly Rate £
	Managing Director	Manager	Senior	Assistant	Support			
	0.00	136.05	16.65	2.35	114.40	269.45	109,702.96	407.14
Total Hours:	0.00	136.05	16.65	2.35	114.40	269.45		407.14
Total Fees Claimed: £	0.00	74,119.68	5,767.50	643.78	29,172.00		109,702.96	

Appendix 6 – Narrative of work carried out for the Reporting Period

The key areas of work have been:

SIP 9 narrative for the Reporting Period	
Administration and planning	• Monitoring and reviewing the Administration strategy; • Briefing staff on the Administration strategy and matters in relation to workstreams; • Regular case management and reviewing of process including regular team update meetings and calls; • Meeting with management to review and update strategy and monitor progress; • Reviewing and authorising junior staff correspondence and other work; • Dealing with queries arising during the appointment; • Reviewing matters affecting the outcome of the Administration; • Allocating and managing staff/ case resourcing and budgeting exercises and reviews; • Liaising with legal advisors regarding various instructions, including agreeing content of engagement letters; and • Complying with internal filing and information recording practices, including documenting strategy decisions.
Creditors	• Updating the list of Unsecured Creditors; and • Responding to enquiries from Creditors regarding the Administration and submission of their claims.
Investigations	• Managing and reviewing the Company books and records; • Investigating the affairs of the Company to identify any actions available to the Company against third parties in respect of antecedent transactions or other litigation; • Obtaining records from third parties; • Conducting interviews with counterparties and officeholders; • Enquiring with counterparties who has raised disputes against the Company; • Reviewing pre-appointment transactions; and • Documenting investigations.
Statutory and compliance	• Ensuring compliance with all statutory obligations within the relevant timescales; • Uploading information to the Creditors' Portal/Website; • Drafting and publishing progress reports; • Running decision procedures; • Reviewing time costs to date and producing analysis of time incurred which is compliant with SIP 9; • Monitoring the fees estimate; and • Monitoring the expenses estimate.
Cashiering	• Renewing bonding and complying with statutory requirements
Asset realisations	• Liaising with agents regarding the sale of assets; and • Seeking legal advice in relation to sale of the Hotel.

Appendix 7 – 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 Matthew Welden at Matthew.Welden@kroll.com.

Information for Creditors on remuneration and expenses of Administrators

Information regarding the fees and expenses of Administrators, including details of the expenses policy and hourly charge out rates for each grade of staff that may undertake work on this case, is in a document called "Administration: A Creditor's Guide to Insolvency Practitioner Fees". This can be viewed and downloaded from the website at:

https://www.duffandphelps.co.uk/services/disputes-and-investigations/restructuring/corporate-restructuring/creditor-guides-and-employee-fact-sheets.

Should you require a copy, please contact this office.

Creditors' requests for further information

If you would like to request more information about the Joint Administrators' remuneration and expenses disclosed in this progress report, you must do so in writing within 21 days of receiving this progress report.

Requests from Unsecured Creditors must be made with the concurrence of at least 5% in value of Unsecured Creditors (including, the Unsecured Creditor making the request) or with the permission of the Court.

Creditors' right to challenge our remuneration and expenses

If you wish to challenge the basis of the Joint Administrators' remuneration, the remuneration charged, or the expenses incurred during the period covered by this progress report, you must do so by making an application to Court within eight weeks of receiving this progress report.

Applications are by Unsecured Creditors (including the Unsecured Creditors making the challenge) or with the permission of the Court.

The full text of the relevant rules can be provided on request by writing to Matthew Welden at this office.

Appendix 8 – Definitions

Word or Phrase	Definition
the Act	The Insolvency Act 1986 (as amended)
the Appointment Date	7 August 2019, being the date of appointment of the Former Joint Administrators
Category 1 Expenses	The Joint Administrators' expenses, in dealing with the Administration, to persons providing the service to which the expense relates and who are not an associate of the Administrator. These expenses can be paid without prior approval
Category 2 Expenses	The Joint Administrators' expenses, in dealing with the Administration, to associates or where there is an element of shared costs. Such expenses require approval by Creditors before payment
the Company	Wyncliffe House Hotel Limited (In Administration) (Company Number: 10158073)
the Director	Iain Shelton is currently the sole director of the Company. Gavin Woodhouse was removed as Director of the Company and Iain Shelton was appointed by the Interim Managers of NPD in their capacity as shareholder of the Company
DLA	DLA Piper, the Joint Administrators' legal advisors
EC Regulation	EC Regulation on Insolvency Proceedings 2000
Fishguard	Fishguard Bay Hotel Limited (In Liquidation) (Company Number: 00923726) the Company that operated the Hotel
the Former Joint Administrators	Philip Duffy and Sarah Bell of Kroll
Giant	Giant Hospitality Limited (In Administration) (Company Number: 0989283)
the Hotel/Property	Fishguard Bay Hotel at Quay Rd, Goodwick SA64 OBT
Interim Managers	Philip Duffy and Sarah Bell of Kroll
the Joint Administrators	Robert Armstrong and Andrew Knowles of Kroll
Kroll	Kroll Advisory Ltd,, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
NPD	Northern Powerhouse Developments Limited (In Administration) (Company Number: 09940469)

Word or Phrase	Definition
Preferential Creditor/s	A creditor with a claim that ranks in priority to other Unsecured Creditors, to floating charge holders and the prescribed part. Preferential debts are either 'ordinary', such as certain employee claims, or 'secondary', such as HMRC's claims for VAT and PAYE income tax, which will rank for payment after the ordinary preferential claims are paid in full
the Prescribed Part	Pursuant to Section 176A of the Act, where a floating charge is created after 15 September 2003, a designated amount of the Company's net property (floating charge assets less costs of realisation) shall be made available to Unsecured Creditors
the Previous Progress Reports	The First Progress Report dated 25 February 2020; The Second Progress Report dated 2 September 2020; The Third Progress Report dated 2 March 2021; and The Fourth Progress Report dated 16 August 2021
the Reporting Period	The period 7 August 2021 to 6 February 2022
the Rules	The Insolvency (England & Wales) Rules 2016 (as amended)
the Solicitors / Addleshaw	Addleshaw Goddard, independent solicitors who were instructed to Provide legal advice and assist in the sale of the assets of the Company
SIP 9	Statement of Insolvency Practice 9 – Industry best practice for Insolvency Practitioners in relation to disclosure of remuneration and expenses

Appendix 9 – Notice about this report

This report has been prepared by Robert Armstrong and Andrew Knowles, the Joint Administrators of the Company, solely to comply with their statutory duty to report to Creditors under the Insolvency (England and Wales) Rules 2016 on the progress of the Administration, and for no other purpose. It is not suitable to be relied upon by any other person, or for any other purposes, or in any other context.

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

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

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

Robert Armstrong and Andrew Knowles are authorised to act as insolvency practitioners by the Insolvency Practitioners Association.

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

The Joint Administrators act as agents for the Company and contract without personal liability. The appointments of the Joint Administrators are personal to them and, to the fullest extent permitted by law, Kroll Advisory Ltd does not assume any responsibility and will not accept any liability to any person in respect of this Progress Report or the conduct of the Administration.