



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

1 Company details

Company number 03031801

Company name in full Benchmark Leisure Limited

→ Filling in this form

Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s) James Alexander

Surname Snowdon

3 Administrator's address

Building name/number 6th Floor

Street 2 London Wall Place

Post town London

County/Region

Postcode EC2Y 5AU

Country

4 Administrator's name ①

Full forename(s) Liam Alexander

Surname Short

① Other administrator

Use this section to tell us about
another administrator.

5 Administrator's address ②

Building name/number 6th Floor

Street

Post town 2 London Wall Place

County/Region London

Postcode EC2Y 5AU

Country

② Other administrator

Use this section to tell us about
another administrator.

AM02
Notice of statement of affairs in administration

6	Attachment	
	<div>I have attached a copy of:</div> <div><input checked="" type="checkbox"/> Statement of affairs</div> <div><input type="checkbox"/> Statement of concurrence</div>	
7	Date of the statement of affairs	
Date	<div><div>d</div><div>2</div><div>d</div><div>0</div><div>m</div><div>1</div><div>m</div><div>0</div><div>y</div><div>2</div><div>y</div><div>0</div><div>y</div><div>2</div><div>y</div><div>3</div></div>	
8	Date of the statement of concurrence (if applicable)	
Date	<div><div>d</div><div></div><div>d</div><div></div><div>m</div><div></div><div>m</div><div></div><div>y</div><div></div><div>y</div><div></div><div>y</div><div></div><div>y</div><div></div></div>	
9	Sign and date	
Administrator's Signature	<div><div>Signature</div><div><input checked="" type="checkbox"/> </div><div><input checked="" type="checkbox"/></div></div>	
Signature date	<div><div>d</div><div>0</div><div>d</div><div>9</div><div>m</div><div>0</div><div>m</div><div>1</div><div>y</div><div>2</div><div>y</div><div>0</div><div>y</div><div>2</div><div>y</div><div>4</div></div>	

**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

Newman, Connor

Company name

Macintyre Hudson LLP

Address

6th Floor

2 London Wall Place

Post town

London

County/Region

Postcode

E C 2 Y 5 A U

Country

DX

Telephone

0207 429 4100

**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

Statement of affairs

Name of Company Benchmark Leisure Limited	Company number 03031801
In the High Court of Justice	Court case number 005911 of 2023

(a) Insert name and address of registered office of the company

Statement as to the affairs of (a) Benchmark Leisure Limited 11a Ironmonger Street, Stamford, PE9 1PL ("the Company")

(b) Insert date

on the (b) 20 October 2023, the date that the company entered administration.

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the Company as at (b) 20 October, 2023 the date that the company entered administration. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Full name

ROLAND JOHN BERNARD DUCHE

Signed

R.J.B. DUCHE

Date

7 December 2023

A - Summary of Assets

A - Summary of Assets	Notes	Book Value £	Estimated to Realise £
Assets Specifically Pledged			
Debts owed by Scarborough Water Park Hotel Ltd & Associated Documents	1	-	-
Less: Amounts owing to Lazari Finance 2 Limited		-	-
Estimated Surplus / (Deficiency)		-	-
Fixed Charged Assets			
Investment Property			
- Water Park, Scarborough		6,747,838	Uncertain
- Water Park Energy Centre, Scarborough		486,278	Uncertain
- Water Park Car Park, Scarborough		164,930	Nil
- Lodges, Scarborough		30,923	Nil
- Waterpark Spa, Scarborough		1,098,748	Uncertain
- Other Capital Expenditure		310,296	Nil
Land at Quarry Farm, Newark		100,000	100,000
Total Fixed Charged Assets		8,939,013	100,000
Less: Amount owing to Abbey Commercial Investments Limited		(13,087,991)	(13,087,991)
Estimated Surplus / (Deficit) as regards Fixed Charged Assets		(4,148,978)	(12,987,991)
Assets subject to Floating Charge			
Prepayments		217,572	Nil
Director Loan Account		3,632	3,632
North Bay Waterpark Limited		2,427,666	Uncertain
Connected Company Loan - Strategic Resources Limited		89,516	89,516
Connected Company Loan - Thurgarton Priority Estates Limited		10,000	10,000
Benefit of Third Party Guarantee provided to Scarborough Borough Council		580,000	Nil
Cash at Bank / In Hand		6,120	6,120
Intercompany Debtors		426,765	Uncertain
Trade Debtors		31,270	31,270
Claim Against North Yorkshire Council	2	See Note	Uncertain
Uncharged Assets			
None		-	-
Estimated Total Assets Available to Preferential Creditors		3,792,541	140,538

Notes:

1. Lazari Finance 2 Limited hold a fixed charge over debts owed by Scarborough Water Park Hotel Limited, associated documents and benefits in so far as they are not assigned.

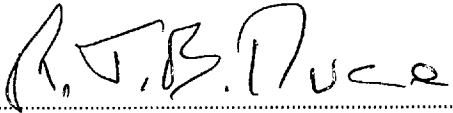
2. The directors consider that a balance is owed to the Company by North Yorkshire Council ("NYC"). This comprises amounts paid for the benefit of Scarborough Borough Council ("SBC"), which has now been integrated with ("NYC"), and due to the Company of £9,743,698. This balance is to be offset against an original loan of £9m, and associated interest, originally provided to the Company by SBC, the balance of which is subject to dispute.

Signature: 

Date: 7 December 2023

A1 - Summary of Liabilities

		Estimated to Realise £
Estimated Total Assets Available for Preferential Creditors		140,538
Preferential Creditors		
Nil		-
Estimated Total Assets Available for Secondary Preferential Creditors		140,538
Secondary Preferential Creditors		
HM Revenue and Customs - VAT	(32,140)	(32,140)
Estimated Surplus / (Deficit) as regards Secondary Preferential Creditors		108,398
Estimated Prescribed Part of Net Property (where applicable) (carry forward)		(24,680)
Estimated Total Assets Available for Floating Charge Holders		83,718
Less: Shortfall to Abbey Commercial Investments Limited (brought down)	(12,987,991)	(12,987,991)
Estimated Surplus of Assets after Floating Charges		Nil
Estimated Prescribed Part of Net Property (where applicable) (brought down)		24,680
Total Assets Available to Unsecured Creditors		24,680
Unsecured Creditor Claims		
Trade & Expense Creditors	(1,298,979)	
Unsecured Connected Creditors	(393,133)	
Other Unsecured Creditors	(28,871)	(1,720,982)
Estimated Surplus / (Deficit) as regards Unsecured Creditors		(1,696,303)
Shortfall to Floating Charge Holders - Abbey Commercial Investments Limited (brought down)		(12,904,273)
Estimated Total Surplus / (Deficit) as regards Creditors		(14,600,575)
Issued and Called Up Capital		
Ordinary £1 Shares		(1,000)
Estimated Total Surplus / (Deficit) as regards Members		(14,601,575)

Signature: 

Date: 7 December 2023

COMPANY CREDITORS

Name of Creditor or Claimant	Address	Post Code	Amount £	Details of Security	Date security given	Value of Security
Unsecured Connected Creditors						
Benchmark Properties Limited	Devonshire House	London	363,650.00	None	-	-
Croft Commercial Developments Limited	Devonshire House	London	7,500.00	None	-	-
Sultherland Walk Developments	Devonshire House	London	7,982.86	None	-	-
Scarborough Water Park Hotel Limited	Devonshire House	London	14,000.00	None	-	-
Total Unsecured Connected Creditors			393,132.86			
Other Unsecured Non Preferential Creditors						
Royal Bank of Scotland	36 St Andrews Square	Edinburgh	28,871.00	None	-	-
Total Other Unsecured Non Preferential Creditors			28,871.00			
Consumer Creditors						
Total Consumer Creditors			Nil	None	-	-
Total Unsecured Creditors			1,720,982.43			
Total Creditors			14,841,114.27			

A.T.B. Ouse

Signature: _____

Dated: 7 December 2023

COMPANY CREDITORS

Name of Creditor or Claimant	Address	Post Code	Amount £	Details of Security	Date security given	Value of Security
Secured Creditors						
Lazari Finance 2 Limited	Accurst House 44 Baker Street London	W1U 7BR	Nil	Legal Charge over specific debt and associated documents	09 April 2019	N/A
Abbey Commercial Investments Limited	Devonshire House 1 Devonshire Street London	W1W 5DR	13,087,991.40	All Assets Debeture & Fixed Charge Over Specific Property	12 July 2017	All Monies
Total Secured Creditors			13,087,991.40			
Employee Preferential Creditors						
Total Employee Preferential Creditors			Nil	None	-	-
Secondary Preferential Creditors						
HM Revenue & Customs - VAT	Insolvency & Securities	288 Euston Road London	32,140.44	None		-
Total Secondary Preferential Creditors			32,140.44			
Total Preferential Creditors			32,140.44			
Unsecured Trade and Expense Creditors						
Benchmark Property Ltd	Wilson House	Leicester Road	29,000.00	None		-
The Endeavour Partnership	St Marks Court	Teesdale Business Park	14,016.20	None		-
Louwson Energy	Unit 7	Kingfisher Way	8,949.00	None	-	-
Total Gas & Power	Bridgegate	RH1 1PX	210,623.14	None	-	-
Towergate Insurance	7th Floor	LS1 1BA	24,373.93	None	-	-
Withers LLP	20 Old Bailey	EC4M 7AN	9,217.20	None	-	-
Business Stream	7 Lochside View	EH12 9DH	273,469.85	None	-	-
Yorkshire Coast Bus	Scarborough Borough Council	St Nicholas St	551.25	None	-	-
Alpamere Europe Limited	16a Suite 18 Oakham Enterprise Park	Ashwell Road	728,778.00	None	-	-
Total Trade and Expense Creditors			1,298,978.57			

Signature: _____

Dated: 7 December 2023

COMPANY SHAREHOLDERS

Name of Shareholder	Address	Post Code	Number of Shares Held	Nominal Value £	Details of Shares Held
---------------------	---------	-----------	--------------------------	--------------------	---------------------------

BLL Investments Limited	Devonshire House	1 Devonshire Street	London	W1W 5DR	1,000	1,000.00	Ordinary £1 Shares
-------------------------	------------------	---------------------	--------	---------	-------	----------	--------------------

[Handwritten Signature]

Signature: _____

Dated: 7 December 2023