

The Insolvency Act 1986

**Notice of automatic end of
administration**

Name of Company Camellia House Nursing Home Ltd

Company number 05548417

In the High Court of Justice, Birmingham [full name of court]

Court case number 8394 of 2009

(a) Insert name(s) and
address(es) of
administrator(s)We (a) Julian Pitts and David Wilson of Begbies Traynor, Glendevon House, Hawthorn Park, Coal Road
Leeds LS14 1PQ(b) Insert name and address of
registered office of Companyhaving been appointed administrator(s) of (b) Camellia House Nursing Home Ltd , Glendevon House,
Hawthorn Park, Coal Road Leeds

on (c) 22 June 2009 by (d) Santander UK plc

(c) Insert date of appointment

hereby give notice that *my / our appointment ceased to have effect on 21 December 2011

(d) Insert name of appointor

I / We attach a copy of the final progress report

Signed

Joint Administrator(s)

Dated

21 December 2011

Contact Details:

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

Begbies Traynor (Central) LLP

Glendevon House, Hawthorn Park, Coal Road, Leeds LS14 1PQ

Tel Number 0113 2375560

Fax Number 0113 2375561

DX Number

SATURDAY



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COMPANIES HOUSE

When you have completed and signed this form please send it to the Registrar of Companies at
Companies House, Crown Way, Cardiff, CF14 3UZ DX 33050 Cardiff

Julian Pitts and David Wilson appointed joint administrators on 22 June 2009

The affairs, business and property of the Company are being managed by the joint administrators, who act as the Company's agents and without personal liability

Camellia House Nursing Home Ltd (In Administration)

Final Progress Report of the joint administrators
pursuant to Rules 2.47 and 2.110 of The Insolvency
Rules 1986

Period: 22 June 2009 to 21 December 2011

Important Notice

This final progress report has been produced by the administrators solely to comply with their statutory duty to report to creditors on the progress of the administration. The report is private and confidential and may not be relied upon, referred to, reproduced or quoted from, in whole or in part, by creditors for any purpose other than this report to them, or by any other person for any purpose whatsoever.

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1. INTERPRETATION

<u>Expression</u>	<u>Meaning</u>
"the Company"	Camellia House Nursing Home Ltd (In Administration)
"the administration"	The appointment of administrators under Schedule B1 to the Insolvency Act 1986 on 22 June 2009
"the administrators"	Julian Pitts of Begbies Traynor (Central) LLP, Glendevon House, Hawthorn Park, Coal Road, Leeds LS14 1PQ and David Wilson of Begbies Traynor (Central) LLP, Glendevon House, Hawthorn Park, Coal Road, Leeds LS14 1PQ
"the Act"	The Insolvency Act 1986 (as amended)
"the Rules"	The Insolvency Rules 1986 (as amended)
"secured creditor" and "unsecured creditor"	Secured creditor, in relation to a company, means a creditor of the company who holds in respect of his debt a security over property of the company, and "unsecured creditor" is to be read accordingly (Section 248(1)(a) of the Act)
"security"	(i) In relation to England and Wales, any mortgage, charge, lien or other security (Section 248(1)(b)(i) of the Act), and (ii) In relation to Scotland, any security (whether heritable or moveable), any floating charge and any right of lien or preference and any right of retention (other than a right of compensation or set off) (Section 248(1)(b)(ii) of the Act)
"preferential creditor"	Any creditor of the Company whose claim is preferential within Sections 386, 387 and Schedule 6 to the Insolvency Act 1986

2. STATUTORY INFORMATION

Name of Company	Camellia House Nursing Home Ltd
Trading name(s)	Camellia House
Date of Incorporation	30 August 2005
Company registered number	05548417
Company registered office	5 Oak Park Villas, Elm Grove Road, Dawlish, Devon, EX7 0DE

3. DETAILS OF APPOINTMENT OF ADMINISTRATORS

Names of administrators	Julian Pitts, a Licensed Insolvency Practitioner of Begbies Traynor (Central) LLP, Glendevon House, Hawthorn Park, Coal Road, Leeds LS14 1PQ and David Wilson, a Licensed Insolvency Practitioner of Begbies Traynor (Central) LLP, Glendevon House, Hawthorn Park, Coal Road, Leeds LS14 1PQ
Date of administrators' appointment	22 June 2009
Date of administrators' resignation	
Court	High Court of Justice, Birmingham
Court Case Number	8394 of 2009
Person(s) making appointment / application	Santander UK Plc
Acts of the administrators	The administrators act as officers of the court and as agents of the Company without personal liability. Any act required or authorised under any enactment to be done by an administrator may be done by any one or more persons holding the office of administrator from time to time.
EC Regulation on Insolvency Proceedings	The EC Regulation on Insolvency Proceedings (Council Regulation (EC) No 1346/2000) applies to these proceedings which are 'main proceedings' within the meaning of Article 3 of the Regulation.

4. PROGRESS DURING THE PERIOD

Attached at Appendix 1 is our abstract of receipts and payments for the period from 22 June 2009 to 21 December 2011

All matters were reported within the Joint Administrators report of 14 August 2010, there have been no further realisations or progress since that report

During the course of the Administration, the secured creditor that made the Administrators appointment, Santander UK Plc, disposed of its loan to the Company. This did not effect the security held over the Company's assets. As part of that disposal, Santander agreed a fee for the work undertaken in the Administration up to the point of sale. This fee was paid by the Bank directly to the Administrators firm and not from the Company's assets, therefore it is not recorded in the Company's receipts and payments account, but is reflected within the Administrators time cost analysis

Although the Joint Administrators have continued dialogues with various interested parties, no formal offer for the purchase of the Company's property has been forthcoming

The Joint Administrators have therefore come to the conclusion that it would be more cost effective to all parties to conclude the Administration

To coincide with the conclusion of the Administration the secured creditor is proposing to appoint LPA Receivers to continue the realisation of the property

There is currently an outstanding balance of £8,713 which is surplus funding from the secured creditor which will be utilised in discharging outstanding costs and expenses within the Administration

5. OUTCOME FOR CREDITORS

Details of the sums owed to each class of the Company's creditors were provided in the Administrators' statement of proposals

On the basis of realisations to date we estimate an outcome for each class of the Company's creditors as follows

Secured creditors

There have been insufficient realisations to pay a dividend to date. The only prospect is from the sale of the property although there is to be a significant shortfall to the secured creditors

Preferential creditors

There are no preferential creditors, due to the contracts of the employees being transferred to the new company, under employment legislation

Prescribed Part for unsecured creditors pursuant to Section 176A of the Act

Details of how the prescribed part is calculated have previously been provided in the Administrators' statement of proposals and in previous progress reports

The administrators have not made a distribution of the prescribed part because the value of the prescribed part is less than the minimum prescribed by the Insolvency Act 1986 (Prescribed Part) Order 2003 and the administrators consider, in accordance with Section 176A(3) of the Act, that the costs of distributing this amount would be disproportionate to the benefits to the unsecured creditors

Unsecured creditors

There have been insufficient realisations to pay a dividend to unsecured creditors

Ending the administration

As the Notice accompanying this report confirms, our appointment as administrators ceased to have effect on 21 December 2011 (Form 2 30 B)

6. ADMINISTRATOR'S PROPOSALS

Attached at Appendix 2 is a summary of the administrators' proposals as deemed approved under Rule 2 33(5) of the Insolvency Rules 1986 in the absence of an initial meeting of creditors

7. SUMMARY OF STEPS TAKEN DURING THE ADMINISTRATION

The strategy of the Administration was to continue trading the company's business to enable Camellia House Nursing Home (the Home) to be sold as a going concern, therefore maximising realisations

The Joint Administrators were not able to sell the despite substantial additional investment by the appointing bank

Once it became clear to the Administrators that a turnaround was unlikely to be achieved, we could no longer recommend to the bank to underwrite further losses indefinitely and the Administrators took the difficult decision to close the home

The closure was undertaken by consultation with the resident's families and fee payers, who were able to secure alternative accommodation relatively quickly The last resident moved to a new facility on 28 May 2010, at which point the home ceased trading

Since the date of closure the Joint Administrators have continued to maintain the property with the view to dealing with any interest in the property which has led to negotiations for sale with one party although negotiations could not be concluded

8. THE ADMINISTRATORS' REMUNERATION AND DISBURSEMENTS

As previously reported the administrators' remuneration is based on hourly costs at scale rates calculated on the time properly spent in the course of the administration and they are authorised to draw disbursements in accordance with the explanatory note on the subject, which accompanied *The Report and Proposals of the Joint Administrators*

Total remuneration drawn to 21 December 2011, amounts to £75,000 00 This is not shown in the receipts and payments account, as the fees were paid directly by the secured creditor and not from realisations of the company's assets Total time spent to 21 December 2011 on this assignment amounts to 733 59 hours at an average composite rate of £187 84 per hour resulting in total time costs to 21 December 2011 of £138,224 50

Details of the Category 2 disbursements and also disbursements that should be treated as Category 2 disbursements that have been drawn during the period of this report in accordance with the approval obtained come to the total sum of £1,080 75

The following further information as regards time costs and expenses is set out at Appendix 3

- ☐ Begbies Traynor (Central) LLP's policy for re-charging expenses/disbursements
- ☐ Begbies Traynor (Central) LLP's charge-out rates
- ☐ Narrative summary of time costs incurred
- ☐ Table of time spent and charge-out value

9. OTHER RELEVANT INFORMATION

Report on Directors conduct

As detailed in the administrators' statement of proposals, the administrators have a duty to submit a report to the Department for Business, Innovation and Skills on the conduct of the director. The administrators have complied with their duties in this respect.

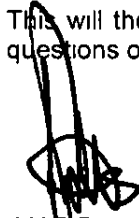
Investigations carried out during the period of this report

As explained in our Statement of Proposals we have been investigating the manner in which the business was conducted prior to the administration of the Company and potential recoveries for the estate in this respect. We can confirm that we have discharged our duties in these respects.

10. CONCLUSION

As detailed above, the Administrators' duties have now been completed and there is nothing left to do than to bring the Administration to a formal conclusion by the filing of Form 2 30B to bring about the end of the Administration.

This will therefore be the final report issued by the Joint Administrators but if any creditor has any questions or requires any further information please contact James Lund of this office.



J N R Pitts
Joint Administrator

Dated 13 January 2012

**Camellia House Nursing Home Ltd
(In Administration)**

**Income and Expenditure Account
22 June 2009 to 21 December 2011**

INCOME	Total (£)
Sales	271,305 99
Bank Funding Advance	276,641 13
Telephone Refund	141 00
Third Party Monies	1,956 66
	<hr/> 550,044 78 <hr/>

EXPENDITURE	
Purchases (1)	60,364 92
Sub Contractors	102,773 74
Direct Labour	280,002 94
Rates	9,067 79
Heat & Light	19,111 73
Travel	268 64
Telephone	3,496 00
Professional Fees	3,777 32
Bank Charges	3,972 00
Hire of Equipment	975 00
Repairs & Maintenance	9,990 21
Stationery	861 50
Postages	261 67
Waste / Hygiene	1,677 76
Training	230 70
Statutory fees / Registrations	3,520 00
Security	9,705 00
Specific Bond	528 00
Office Holders Expenses	408 00
Agents/Valuers Fees (1)	4,967 50
Statutory Advertising	149 25
Insurance of Assets	19,750 52
PAYE & NI	5,471 54
	<hr/> 541,331.73 <hr/>
Balance	<hr/> 8,713 05 <hr/>

MADE UP AS FOLLOWS

Vat Receivable	137 87
Bank 2 Current	23,365 69
Trade Creditors	(14,162 41)
Petty Cash	(628 10)
	<hr/> 8,713.05 <hr/>

SUMMARY OF ADMINISTRATORS' PROPOSALS, INCLUDING MAJOR AMENDMENTS TO AND DEVIATIONS FROM THEM

Proposals deemed approved under Rule 2.33(5) of the Insolvency Rules 1986

- (i) The Joint Administrators continue to manage the affairs and property of the Company in such a manner as they consider expedient with a view to achieving the purposes for which the Company was placed into administration,
- (ii) If the Joint Administrators consider it appropriate, they apply to Court under the provisions of Paragraph 76(2)(A) of Schedule B1 to the Insolvency Act 1986 for an order that their term of office be extended,
- (iii) The Joint Administrators be authorised to draw remuneration in accordance with the detailed analysis provided in accordance with statement of insolvency practice 9 appended to this report
- (iv) The Joint Administrators future costs be drawn on a time costs basis in accordance with the hourly charge out rates appended to this report
- (v) The Administrators be authorised to apply provisions at Paragraph 83 of Schedule B1 to the Insolvency Act 1986 enabling the company to move from Administration to creditor's voluntary liquidation in the event of there being sufficient funds to distribute to unsecured creditors. It is proposed that the Administrators be appointed as Joint Liquidators. Creditors may nominate a different person as the proposed liquidator provided that the nomination is made before the proposals are approved
- (vi) The Administrators be authorised to apply provisions at Paragraph 84 of Schedule B1 to the Insolvency Act 1986 enabling the Company to move from Administration to Dissolution
- (vii) The Joint Administrators be empowered by creditors to do all such things and generally exercise their powers as they in their discretion consider desirable or expedient in order to achieve the purposes of the Administration
- (viii) In accordance to paragraph 98 of Schedule B1 of the Insolvency Act 1986 the Joint Administrators be discharged from liability upon filing of the notice of conclusion of the Administration pursuant to either paragraphs 83 or 84 of Schedule B1 of the Insolvency Act 1986

Time and Expenses Report - Summary

82C4013.ADM | ADM Camellia House Nursing Home Lt | From 01/01/2000 To 21/12/2011

	Action Code	Partner	Director	Senior Manager	Manager	Senior Case Administrator	Case Administrator	Support & Cashiering	Other	Total Hours	Total Cost	Avg Rate
Appointment activity	1APPOI	0	0 00	0 00	0 00	0 00	4 00	2 25	0 00	6 25	745 00	119 20
Banking	1BANK	0 1	0 00	0 00	0 30	0 00	0 10	0 00	0 00	0 50	123 50	247 00
Bonding	1BOND	0	0 00	0 00	0 20	0 00	0 00	0 00	0 00	0 20	50 00	250 00
Administration	1ADMIN	1	5 30	11 25	4 80	15 15	55 05	156 69	0 00	249 24	31,947 25	128 18
Closing	1CLOSE	0	3 40	0 00	0 00	0 00	0 90	0 00	0 00	4 30	1,294 50	301 05
Receipts and Payments and Statement of Affairs	1RCIPY	0	0 00	0 00	0 40	0 00	0 00	0 00	0 00	0 40	100 00	250 00
Stationery reports and returns	1STAT	0	2 90	14 30	0 00	0 00	6 00	6 25	0 00	29 45	6,566 00	222 95
Fixed Charge Assets	1FXCHG	0	13 60	60 50	0 00	0 00	0 00	0 10	0 00	74 20	22,317 50	300 77
Secured Creditors	1SECCR	5	0 00	23 25	0 00	0 00	0 00	5 30	0 00	33 55	9,138 75	272 39
Sale of Business/Assets	1SALE	0	0 00	1 00	0 00	0 00	1 50	6 80	0 00	9 30	1,170 00	125 81
VAT and TAX	1VATTX	0	0 00	0 00	0 00	0 00	0 00	0 80	0 00	0 80	80 00	100 00
Re-appointment work	1PRE	0	0 00	0 00	0 00	0 00	7 50	0 00	0 00	7 50	975 00	130 00
Travel	1TRAVL	0	3 00	8 00	0 00	0 00	0 00	0 00	0 00	11 00	3,335 00	303 18
Employees	1EMPEE	0	1 00	1 00	0 00	0 00	66 35	0 50	0 00	68 85	9,295 50	135 01
Trading	1TRADE	15	3 00	51 85	1 10	67 25	18 00	42 40	0 00	198 60	39,135 75	197 06
Claims, profits and distributions	1CLAIM	0	0 00	0 00	0 00	0 00	0 00	1 10	0 00	1 10	110 00	100 00
Case strategy and planning	1PLAN	5 5	1 50	31 35	0 00	0 00	0 00	0 00	0 00	38 35	11,840 75	308 75
Total Hours		26 60	33 70	202 50	6 80	82 40	159 40	222 19	0 00	733 59	138,224 50	
Total Cost		9,490 00	11,060 50	59,737 50	1,704 50	13,203 50	20,761 50	22,287 00	0 00			

Employee/Disb Costs 1,084 09

Disb Fees Drawn 1,080 75

Time Fees Drawn 75,000 00

Outstanding Costs 63,227 84