



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

1 Company details

Company number 0 8 7 6 3 7 9 0

Company name in full MBI Clifton Moor Limited

→ Filling in this form

Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s) Robert

Surname Armstrong

3 Administrator's address

Building name/number The Shard

Street 32 London Bridge Street

Post town London

County/Region

Postcode S E 1 9 S G

Country United Kingdom

4 Administrator's name ①

Full forename(s) Andrew

Surname Knowles

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

County/Region

Postcode M 2 1 E W

Country United Kingdom

② 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	<div><div>d</div><div>1</div></div>	<div><div>d</div><div>6</div></div>	<div><div>m</div><div>0</div></div>	<div><div>m</div><div>2</div></div>	<div><div>y</div><div>2</div></div>	<div><div>y</div><div>0</div></div>	<div><div>y</div><div>2</div></div>	<div><div>y</div><div>1</div></div>	
To date	<div><div>d</div><div>1</div></div>	<div><div>d</div><div>5</div></div>	<div><div>m</div><div>0</div></div>	<div><div>m</div><div>8</div></div>	<div><div>y</div><div>2</div></div>	<div><div>y</div><div>0</div></div>	<div><div>y</div><div>2</div></div>	<div><div>y</div><div>1</div></div>	

7 Progress report

☒ I attach a copy of the progress report

8 Sign and date

Administrator's signature	<div>Signature</div> <div><div>X</div><div></div></div> <div>X</div>								
Signature date	<div><div>d</div><div>1</div></div>	<div><div>d</div><div>3</div></div>	<div><div>m</div><div>0</div></div>	<div><div>m</div><div>9</div></div>	<div><div>y</div><div>2</div></div>	<div><div>y</div><div>0</div></div>	<div><div>y</div><div>2</div></div>	<div><div>y</div><div>1</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 **Perry Eleftheriou**

Company name **Kroll Advisory Ltd.**

Address **The Chancery**

58 Spring Gardens

Post town **Manchester**

County/Region

Postcode

M	2		1	E	W	
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Country **United Kingdom**

DX

Telephone **0161 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.

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Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

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Progress Report to Creditors

13 September 2021

MBI Clifton Moor Limited
(In Administration)

*Joint Administrators' Progress Report for the period from 16 February 2021
to 15 August 2021*

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 as Joint Administrators of the Company on the Appointment Date by order of the High Court in Manchester, Companies Court. The capacity in which Philip Duffy and Sarah Bell were acting in these appointments is henceforth referred to collectively as "Joint Office Holders".

Philip Duffy and Sarah Bell have ceased to act as Joint Office Holders of the insolvent estate and have been replaced by Robert Armstrong and Andrew Knowles of Kroll.

Philip Duffy and Sarah Bell will be retiring from Kroll within the next two years and as part of Kroll's preparations for their retirement, they are stepping down as an office holder over all of their insolvency appointments and have been replaced by colleagues from Kroll. However, Philip Duffy and Sarah Bell have been retained as Senior Advisors by Kroll and will remain part of the senior case team across the insolvency estates.

Philip Duffy and Sarah Bell will continue to assist the Joint Administrators as appropriate in performing their duties for the foreseeable future. Please note that this does not impact the ongoing case strategy of the Administration.

To assist with the above, a Block Transfer Order (High Court of Justice, Business & Property Courts in Manchester CR-2021-MAN-000356) ("the Order") was obtained on 16 June 2021. The Order provided for the formal substitution of Philip Duffy and Sarah Bell from office and the appointment of Robert Armstrong and Andrew Knowles as Joint Office Holders.

This Progress Report provides an update on the Administration of the Company.

The Joint Administrators have also explained the exit route from the Administration and the outcome for each class of Creditor.

You will find other important information in this final 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 final Progress Report to Creditors is attached at Appendix 9.

2. Creditor summary

This Progress Report covers the period from 16 February 2021 to 15 August 2021.

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.

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.

The second objective may not be achievable as there is no evidence to suggest that it is likely that a better result for the Company's creditors as a whole will be achieved than if the Company was wound up

The Joint Administrators are pursuing the third objective as it is anticipated that a distribution will be paid to one or more of the Secured Creditors of the Company following the sale of the Land.

The Joint Administrators Proposals were deemed approved by Creditors on 2 March 2021 without any modifications.

Progress to date

The progress of the Administration to date is set out in Section 3 of this report. This section includes updates on the Administration during the Reporting Period.

Outcome for Creditors

Secured Creditors

RAH

In consideration for the monies advanced under a loan facility, the Company granted RAH a debenture on 16 May 2014, which confers fixed and floating charges over all of the assets of the Company.

As at the Appointment Date, the Company's indebtedness to RAH was approximately £212,000 plus accruing interest and charges. RAH are expected to receive a distribution following the sale of the Land.

At this stage it is anticipated that there will be a distribution available to RAH following a sale of the Land.

Rockbridge

In consideration for the monies advanced under a loan facility, the Company granted Rockbridge a debenture on 21 December 2018, which confers fixed and floating charges over all of the assets of the Company.

Based on current information, it is unlikely that a distribution will be available to Rockbridge under its security in the Administration.

Lienholders

Where an investor has paid substantially all of the purchase price of a lease but not received a completed lease then they may hold an equitable lien in respect of the hotel property and this is classed as a form of security under the Act.

This matter is being investigated by the Joint Administrators and their Solicitors and should this security be valid, there may be a distribution to these investors from the proceeds of sale of the property if there is a surplus available after costs and after any secured entitlement of RAH. However, based on current estimates, the Joint Administrators are not expecting a distribution to be made to lienholders.

Lienholders will retain their claims in the Administration and these will rank as unsecured claims.

Preferential Creditors

The Company did not employ any staff and therefore, there are not anticipated to be any preferential claims in the Administration.

Unsecured Creditors

According to the Joint Administrators' Estimated Financial Position, Unsecured Creditors total £10,793 and balances of £474,211 are due to associated companies.

Unsecured claims of £2,682 have been received during the Reporting Period.

Until a sale of the Land is completed, it is uncertain whether there will be sufficient realisations to enable a distribution to be made to the Unsecured Creditors of the Company. However, based on current information the Joint Administrators currently believe the Company will have insufficient property to enable a distribution to be made to Unsecured Creditors, other than via the Prescribed Part, if any.

Please note, this Progress Report provides Creditors with an account of the progress of the Administration of the Company in the period. The Joint Administrators' Statement of Proposals issued to the Company's Creditors are available to view on the Joint Administrators' website. Paper copies can be provided free of charge by writing to Perry Eleftheriou at Perry.Eleftheriou@kroll.com.

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

The Land has been secured and insured by the Joint Administrators and the Agents have been instructed to provide a valuation and marketing advice in respect of the Land. The marketing of the Land has progressed with a view to completing a sale as soon as reasonably practicable.

Due to the commercial sensitivity of the sales process, at this stage we are unable to provide details of the expected realisations in respect of the Land. Details of the value obtained will be provided to all creditors in reports subsequent to the proposed sale.

Information reviewed by the Joint Administrators to date show that there were 76 investors that purportedly acquired rooms in the proposed care home, all of which did not hold registered leases. The

Joint Administrators continue to investigate these agreements and are in correspondence with the Liquidators of MBI Consulting (UK) Ltd to assist with the investigations.

3.2 Asset realisations

Realisations during the period are set out at Appendix 3.

Summaries of the most significant realisations during the Administration are provided below:

3.2.1 Land

The main asset of the Company is the undeveloped land in Tyldesley, Greater Manchester. The site comprises of the Land which is registered at HM Land Registry under title numbers MAN34746 and MAN34869. The Land has been secured and insured by the Joint Administrators.

The Joint Administrators made an application to Court for permission to sell the Land, notwithstanding the different interests that subsist in the Land from investors and the Secured Creditors.

During the Reporting Period, RAH submitted an application to the Court under Para 43 of Schedule B1 seeking possession of the Land on the basis that it would complete a sale of the Land.

The Joint Administrators consented to the application on the condition that their outstanding costs in preserving and dealing with the proposed sale of the Land be held in an escrow account following any future sale. The Joint Administrators will continue to liaise with RAH who are anticipated to sell the Land in their capacity as mortgagee.

As detailed previously, based on current information, it is unlikely that a distribution will be available to Rockbridge under its security following the sale of the Land .

3.2.2 Intercompany debts

According to the Company's books and records at the Appointment Date, there are several outstanding debts due to the Company from associated companies in the NPD Group.

As part of the detailed investigations carried out in the Original Administration, a full reconciliation of the intercompany position was completed and the total balance due is £479,000.

All of the associated companies are in formal insolvency processes and it is uncertain whether any of the intercompany debts are recoverable.

3.2.3 Original Administration balance

The sum of £2,010 was realised in the Original Administration in respect of a pre-appointment refund due from HMRC.

Following costs of £931 being paid in the Original Administration, the balance of £1,080 remained in the Original Administration estate.

During the Reporting Period, these funds have been transferred into the Administration estate.

3.2.4 Investigations

The Former Joint Administrators completed and filled the statutory report during the Original Administration.

As the appointment was made by the Court retrospectively, the three-month period for filling this report has passed. The Joint Administrators contacted the Insolvency Service for confirmation of the position, and it has been confirmed that no further report is required.

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.

If any Creditor has any information concerning the Company's affairs that they would like to bring to the Joint Administrators' attention, please do so by writing to Perry.Eleftheriou@kroll.com or Kroll Advisory Ltd. The Chancery, 58 Spring Gardens, Manchester, M2 1EW.

3.3 Costs

Payments made in the Reporting Period are set out at Appendix 3.

There have been payments made in the Administration since the Appointment Date.

3.4 Fees and expenses

The Joint Administrators have detailed the costs incurred during the 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 period but have not been paid are provided below:

Significant expenses incurred but not paid

Joint Administrators' time costs	£32,986	Total time costs incurred in the period is £32,986 (see Appendix 5). No remuneration was paid during the Reporting Period. See section 6 or further details in relation to the Joint Administrators' fees.
Legal fees – Addleshaw Goddard	£96,699	The Company's legal advisors, Addleshaw Goddard have incurred legal fees of £96,699 in dealing with the Court application to extend the Administration, the sale of the Land and assisting with ad-hoc legal matters that have arisen during the Administration.
Agents' fees – Sanderson Weatherall	£10,521	Sanderson Weatherall have incurred agents' fees of £10,521 in the valuation and proposed sale of the Land.

Creditors should note that the Joint Administrators are negotiating with RAH with regards to payment of the expenses incurred in the Administration. An update will be provided in the next progress report.

4. Outcome for Creditors

4.1 Secured Creditors

RAH

In consideration for the monies advanced under a loan facility, the Company granted RAH a debenture on 16 May 2014, which confers fixed and floating charges over all of the assets of the Company.

As at the Appointment Date, the Company's indebtedness to RAH was approximately £212,000 plus accruing interest and charges. RAH are expected to receive a distribution following the sale of the Land.

At this stage it is anticipated that there will be a distribution available to RAH following a sale of the Land.

Rockbridge

In consideration for the monies advanced under a loan facility, the Company granted Rockbridge a debenture on 21 December 2018, which confers fixed and floating charges over all of the assets of the Company.

Based on current information, it is unlikely that a distribution will be available to Rockbridge under its security in the Administration.

Lien Holders

Where an investor has paid substantially all of the purchase price of a lease but not received a completed lease then they may hold an equitable lien in respect of the Land and this is classed as a form of security under the Act.

This matter is being investigated by the Joint Administrators and their Solicitors.

Based on current information, it is unlikely that a distribution will be available to the Lien Holders under its security in the Administration.

Lienholders will retain their claims in the Administration and these will rank as unsecured claims.

4.2 Preferential Creditors

The Company did not employ any staff and therefore there are not anticipated to be any preferential claims in the Administration.

4.3 Unsecured Creditors

According to the Joint Administrators' Estimated Financial Position, Unsecured Creditors total £10,793 and balances of £474,211 are due to associated companies.

Unsecured claims of £2,682 have been received during the Reporting Period.

Until a sale of the Land is completed, it is uncertain whether there will be sufficient realisations to enable a distribution to be made to the Unsecured Creditors of the Company.

However, based on current information the Joint Administrators currently believe the Company will have insufficient property to enable a distribution to be made to Unsecured Creditors, other than via the Prescribed Part, if any.

4.4 Prescribed part

As detailed above, the Company granted a floating charge to RAH and Rockbridge on 16 May 2014 and 21 December 2018 respectively and therefore the Prescribed Part provisions will apply.

Until a sale of the Land is completed, it is uncertain whether there will be sufficient funds to enable a distribution under the prescribed part.

An update will be provided in the Joint Administrators' next progress report

5. Other matters

5.1 Decision procedure

A decision is not being sought from creditors as part of this report.

5.2 **Creditors' Committee**

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

5.3 **Joint Administrators' Receipts and Payments account**

A detailed receipts and payments account for the period 16 February 2021 to 15 August 2021 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, Statement of Creditors' Rights.

6. Fees, Expenses and Pre-Administration costs

6.1 Fees and expenses

6.1.1 Time costs

The Joint Administrators propose to seek approval to their time costs from the Secured Creditors. This may include the investors where an investor has paid substantially all of the purchase price of a lease but not received a completed lease as they may hold an equitable lien and this is classed as a form of security under the Act.

The Joint Administrators have sought direction from Addleshaws in respect of the extent and validity of these investors' security.

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 £26,542 which represents 58 hours at an average hourly rate of £458.

Time costs incurred over the life of the Administration total £31,115 which represents 67 hours at an average hourly rate of £463.

Specialist investigations time costs incurred in the Reporting Period total £6,444 which represents 13 hours at an average hourly rate of £511.

Specialist investigations time costs incurred over the life of the Administration total £6,444 which represents 13 hours at an average hourly rate of £511.

These costs are within the estimate provided in the Joint Administrators' Statement of Proposals.

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

Original Administration

Total time costs incurred in the Original Administration total £168,987. No fees were drawn in the Original Administration and as previously advised the Joint Administrators with the assistance of Addleshaws, 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 creditors did not approve the fee estimate despite the Joint Administrators offering to agree their fees on a reduced basis. At the time of the retrospective appointment of the administrators the Court also ordered that such fee approval applications were to be made by 29 January 2021.

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 next year once more information regarding the outcome of the Administration is known. These applications will now 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 Philip Duffy and Sarah Bell will be discharged from liability as Administrators in the Original Administration at the same time as the Joint Administrators are discharged from liability in this Administration.

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 (noting that at present no hearings are scheduled to be heard before Spring 2022).

Joinder application

At the hearing on 15 June 2021, some 50 plus 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. 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 administration, 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 Administration 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. The Joint Administrators have instructed their Solicitors to pursue payment of the Joint Administrators' costs in dealing with Shortlands' application as they would otherwise fall to be paid from the Administration estates.

6.1.2 Fees

No remuneration has been drawn by the Joint Administrators during the Reporting Period.

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.

The Joint Administrators provided in their Proposals report to creditors an estimate of expenses for the Administration, totalling £94,480. This was for information purposes only and could possibly change over the course of the Administration.

Appendix 4 details the current update of the expenses estimate.

Creditors should also note that the expenses incurred in the Original Administration will rank as an expense in this Administration. As such, Appendix 4 also details the cumulative expenses incurred in the Original Administration.

Appendix 4 also details the expenses incurred and paid for the Reporting Period and the whole of the Administration to 15 August 2021.

In the Reporting Period, Category 1 expenses of £108,005 were incurred. No Category 1 expenses have been paid.

In the same period, no Category 2 expenses were incurred or paid.

For the whole period of the Administration to 15 August 2021, Category 1 expenses incurred totalled £335,342. No Category 1 expenses have been paid.

In the same period, no Category 2 expenses were incurred or paid.

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 Company entered Administration but with a view to it doing so.

The Joint Administrators have not incurred any pre-Administration costs or expenses.

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:

- Liaising with RAH regarding the sale of the Land and negotiating the payment of outstanding expenses incurred in the Administration in relation to the sale of the Land; and
- Completing their investigations into the affairs of the Company and its former management and assessing any claims that the Company may have in this regard.

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.

During the Reporting Period, the Joint Administrators applied to the Court to request that the period of the Administration be extended by 12 months to 15 August 2022 for the following reasons:

- The Joint Administrators are continuing with their negotiations with RAH regarding the Para 43 application; and
- The Joint Administrators continue to investigate the affairs of the Company and its former management.

The Court subsequently granted the request to extend the Administration by a period of 12 months on 13 August 2021.

A notice of the extension is available for viewing and downloading from the Kroll website <https://micro.kroll.com/ukrestructuring>.

If you would prefer to be sent a paper copy, please contact Perry Eleftheriou of this office.

7.3 Future reporting

The Joint Administrators will provide a further progress report within one month of 15 February 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 Perry Eleftheriou.



Robert Armstrong
Joint Administrator

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	MBI Clifton Moor Limited	
Date of incorporation	6 November 2013	
Registered Number	08763790	
Company Director(s)	Gavin Woodhouse	
Company Secretary	None Appointed	
Shareholders	NPD	
Registered office	Current: c/o Kroll Advisory Ltd. The Chancery 58 Spring Gardens Manchester M2 1EW	Former: Unit D2 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, 4484 of 2020
Appointor	Court
Date of Appointment	16 August 2020
Former Joint Administrators	Philip Duffy and Sarah Bell
Joint Administrators	Robert Armstrong and Andrew Knowles
Original purpose	Realising property in order to make a distribution to one or more secured or preferential creditors.
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	15 August 2022
Prescribed part	The prescribed part is applicable in this case. It has been taken into account when determining the dividend prospects for Unsecured Creditors.
Application of EC Regulations	EC Regulations apply and these proceedings will be the Main Proceedings as defined in Article 3 of the EC Regulations.

Appendix 2 – Approved Proposals

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

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.

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.

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 Company into either creditors' voluntary liquidation or into compulsory liquidation as they deem appropriate. It is proposed that the Joint Administrators, currently Philip Francis Duffy and Sarah Helen 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 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.

Notes

Creditors will note that the approved proposals detail the names of the Former Joint Administrators. It is intended that the current Joint Administrators would act as Joint Liquidators of the Company should the Company be placed into Creditors' Voluntary Liquidation.

Appendix 3 – Receipts and Payments account

MBI Clifton Moor Limited
 (In Administration)
 Joint Administrators' Summary of Receipts & Payments

Statement of Affairs £	From 16/08/2020 To 15/08/2021 £	From 16/08/2020 To 15/08/2021 £
ASSET REALISATIONS		
Surplus from Original Administration	1,080.30	1,080.30
	1,080.30	1,080.30
	1,080.30	1,080.30
REPRESENTED BY		
Floating/main current account		1,080.30
		1,080.30

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)
Agents' fees – Sanderson Weatherall	14,000	10,521	10,521	
Bank Charges	2,000	-	-	
Bonding	225	225	245	An additional £20 of bonding was incurred in the Original Administration which has been carried over as an expense of this Administration.
Insurance - Insolvency Risk Services	8,000	560	1,120	
Legal costs – Addleshaw Goddard	-	96,699	265,544	Addleshaw Goddard have incurred legal fees in dealing with the Court application to extend the Administration, the sale of the Land and assisting with ad-hoc legal matters that have arisen during the Administration. Such expenses were not detailed on the expenses estimate.
Legal costs – Hewlett Swanson	70,000	-	58,024	
Statutory Advertising	255	-	88	
TOTAL	94,480	108,005	335,342	

Notes

The above costs exclude VAT.

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 - solicitors	Legal costs and disbursements	Time costs	-	-	58,024	-
Addleshaw Goddard - solicitors	Legal costs and disbursements	Time costs	96,699	-	265,544	-
Sanderson Weatherall – agents' fees	Statutory bond premium	Time costs	10,521	-	10,521	-
Insolvency Risk Services	Asset insurance	Fixed fee	560	-	1,120	-
Courts Advertising	Statutory advertising	Fixed fee	-	-	88	-
AON	Bonding	Fixed fee	225	-	245	-
Total			108,005	-	335,342	-

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.

No Category 2 expenses have been incurred or paid.

Appendix 5 – Analysis of time charged

Joint Administrators' Fees

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

130728 MBI CLIFTON MOOR LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 16/02/2021 to 15/08/2021

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	1.75	0.00	1.75	307.50	175.71
Cashiering & accounting	0.00	0.00	0.00	2.20	0.00	2.20	450.00	204.55
IPS set up & maintenance	0.00	0.00	0.00	0.75	0.00	0.75	112.50	150.00
Insurance	0.00	0.00	0.00	0.10	0.00	0.10	25.00	250.00
Statutory matters (Meetings & Reports & Notices)	2.00	1.70	0.00	5.90	0.00	9.60	3,881.50	404.32
Strategy planning & control	0.00	0.20	0.00	6.40	0.00	6.60	1,593.00	241.36
Tax Compliance / Planning	0.00	0.00	0.00	0.10	0.00	0.10	15.00	150.00
Creditors								
Communications with Creditors / Employees	0.00	0.00	0.00	2.90	0.00	2.90	725.00	250.00
Non Pref Creditors / Employee claims handling	0.00	0.00	0.00	0.20	0.00	0.20	50.00	250.00
Secured Creditors	0.00	0.00	0.00	0.40	0.00	0.40	100.00	250.00
Realisation of Assets								
Freehold and Leasehold Property	2.50	28.50	0.00	2.30	0.00	33.30	19,282.50	579.05
Total Hours:	4.50	30.40	0.00	23.00	0.00	57.90		458.41
Total Fees Claimed: £	3,375.00	18,102.00	0.00	5,065.00	0.00		26,542.00	

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ANALYSIS OF TIME COSTS FOR THE PERIOD 16/02/2021 to 15/08/2021

Investigations

Classification of Work Function	Hours					Total Hours	Time Cost £	Avg Hourly Rate £
	Managing Director	Manager	Senior	Assistant	Support			
	0.00	9.10	0.00	0.00	3.50	12.60	6,443.50	511.39
Total Hours:	0.00	9.10	0.00	0.00	3.50	12.60		511.39
Total Fees Claimed: £	0.00	5,551.00	0.00	0.00	892.50		6,443.50	

130728 MBI CLIFTON MOOR LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 16/08/2020 to 15/08/2021

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	1.75	0.00	1.75	307.50	175.71
Cashiering & accounting	0.00	0.30	0.00	2.20	0.00	2.50	603.00	241.20
IPS set up & maintenance	0.00	0.00	0.00	0.75	0.00	0.75	112.50	150.00
Insurance	0.00	0.00	0.00	0.10	0.00	0.10	25.00	250.00
Statutory matters (Meetings & Reports & Notices)	2.00	1.70	0.00	5.90	0.00	9.60	3,881.50	404.32
Strategy planning & control	0.00	8.60	0.00	7.00	0.00	15.60	6,013.00	385.45
Tax Compliance / Planning	0.00	0.00	0.00	0.10	0.00	0.10	15.00	150.00
Creditors								
Communications with Creditors / Employees	0.00	0.00	0.00	2.90	0.00	2.90	725.00	250.00
Non Pref Creditors / Employee claims handling	0.00	0.00	0.00	0.20	0.00	0.20	50.00	250.00
Secured Creditors	0.00	0.00	0.00	0.40	0.00	0.40	100.00	250.00
Realisation of Assets								
Freehold and Leasehold Property	2.50	28.50	0.00	2.30	0.00	33.30	19,282.50	579.05
Total Hours:	4.50	39.10	0.00	23.60	0.00	67.20		463.02
Total Fees Claimed: £	3,375.00	22,525.00	0.00	5,215.00	0.00		31,115.00	

130728 MBI CLIFTON MOOR LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 16/08/2020 to 15/08/2021

Investigations

Classification of Work Function	Hours					Total Hours	Time Cost £	Avg Hourly Rate £
	Managing Director	Manager	Senior	Assistant	Support			
	0.00	9.10	0.00	0.00	3.50	12.60	6,443.50	511.39
Total Hours:	0.00	9.10	0.00	0.00	3.50	12.60		511.39
Total Fees Claimed: £	0.00	5,551.00	0.00	0.00	892.50		6,443.50	

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

The key areas of work have been:

SIP 9 narrative for the period 16 February 2021 to 15 August 2021

Administration and planning	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Updating the list of Unsecured Creditors;• Responding to enquiries from Creditors regarding the Administration and submission of their claims;• Reviewing completed forms submitted by Creditors, recording claim amounts and maintaining claim records; and• Drafting progress statutory progress reports.• Providing written and oral updates to the Secured Creditors regarding the progress of the Administration and cases strategy;• Filing notice of the extension of the Administration; and
Investigations	<ul style="list-style-type: none">• 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;• Reviewing pre-appointment transactions; and• Documenting investigations.
Statutory and compliance	<ul style="list-style-type: none">• Ensuring compliance with all statutory obligations within the relevant timescales;• Uploading information to the Creditors' Website;• Drafting and publishing progress reports;• 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	<ul style="list-style-type: none">• Preparing statutory receipts and payments accounts;• Renewing bonding and complying with statutory requirements;

Asset realisations

- Collating information from the Company's records regarding assets, specifically compiling historical Company records on motor vehicles, records of purchase and part exchange trading on the vehicles;
- Liaising with finance companies in respect of assets subject to finance agreements;
- Liaising with agents regarding the sale of the Land;
- Liaising with third parties regarding costs incurred;
- Reviewing and agreeing invoices; and
- Reviewing costs incurred to ensure recorded accurately.

Tax

- Analysing and considering the tax effects of asset sales;
- Working on tax returns relating to the periods affected by the Administrator; and
- Dealing with post appointment tax compliance.

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 Perry Eleftheriou at Perry.Eleftheriou@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.kroll.com/en-gb/services/restructuring-advisory/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 Perry Eleftheriou at Kroll Advisory Ltd, The Chancery, 58 Spring Gardens, Manchester, M2 1EW.

Appendix 8 – Definitions

Word or Phrase	Definition
the Act	The Insolvency Act 1986 (as amended)
Addleshaws/Addleshaw Goddard	Addleshaw Goddard LLP, legal advisors dealing with the court application in respect of the sale of the Land owned the Company
the Agents	Sanderson Weatherall LLP, independent agents who were instructed to value and sell the assets of the Company.
the Appointment Date	16 August 2020 being the date of appointment of the Joint Administrators
BEIS	Department for Business, Energy & Industrial Strategy
Block Transfer Order	Block Transfer Order (High Court of Justice, Business & Property Courts in Manchester CR-2021-MAN-000356) obtained on 16 June 2021 which provided for the formal substitution of Philip Duffy and Sarah Bell from office and the appointment of the 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	MBI Clifton Moor Limited (In Administration) (Company Number: 08763790)
the Director	Gavin Woodhouse – sole director of the Company
EC Regulation	EC Regulation on Insolvency Proceedings 2000
the Former Joint Administrators	Philip Duffy and Sarah Bell of Kroll
Hewlett Swanson	Hewlett Swanson Limited, legal advisors who have provided legal advice in respect of investigations into the Company and the investment scheme
HMRC	HM Revenue and Customs
the Joint Administrators	Robert Armstrong and Andrew Knowles of Kroll
Kroll	Kroll Advisory Ltd., The Chancery, 58 Spring Gardens, Manchester, M2 1EW
the Land	Freehold and leasehold land at the South East Side of Elliot Street, Tyldesley, Manchester. Title numbers MAN34746 and MAN34869

NPD	Northern Powerhouse Developments Limited (In Administration) (Company Number: 09940469)
the Original Administration	16 August 2019 to 15 August 2020
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
RAH	Robert Ashley Hall & MJF Pension Trustees, the holder of a fixed and floating charge over the Company's assets
Rockbridge	Rockbridge Lending Limited, the holder of a fixed and floating charge over the Company's assets
the Rules	The Insolvency (England & Wales) Rules 2016 (as amended)
the Reporting Period	16 February 2021 to 15 August 2021
the Secured Creditors	RAH and Rockbridge
SIP 9	Statement of Insolvency Practice 9 – Industry best practice for Insolvency Practitioners in relation to disclosure of remuneration and disbursements

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.