

# AM10

## Notice of administrator's progress report



Companies House

For further information, please refer to our guidance at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

### 1 Company details

Company number	0	9	3	2	3	6	8	2	→ Filling in this form Please complete in typescript or in bold black capitals.
Company name in full	Sunningdale House Developments Limited								

### 2 Administrator's name

Full forename(s)	Edward	
Surname	Avery-Gee	

### 3 Administrator's address

Building name/number	27 Byrom Street							
Street								
Post town	Manchester							
County/Region								
Postcode	M	3			4	P	F	
Country								

### 4 Administrator's name

Full forename(s)	Daniel	Ⓜ Other administrator Use this section to tell us about another administrator.
Surname	Richardson	

### 5 Administrator's address

Building name/number	27 Byrom Street		Ⓜ Other administrator Use this section to tell us about another administrator.					
Street								
Post town	Manchester							
County/Region								
Postcode	M	3			4	P	F	
Country								

# AM10

## Notice of administrator's progress report


### 6 Period of progress report

From date	<sup>d</sup> 0	<sup>d</sup> 9	<sup>m</sup> 0	<sup>m</sup> 2	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 4	
To date	<sup>d</sup> 0	<sup>d</sup> 8	<sup>m</sup> 0	<sup>m</sup> 8	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 4	

### 7 Progress report

I attach a copy of the progress report

### 8 Sign and date

Administrator's signature	Signature <b>X</b> 								
Signature date	<sup>d</sup> 0	<sup>d</sup> 6	<sup>m</sup> 0	<sup>m</sup> 9	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 4	<b>X</b>

# 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 **Natalie Clark**

Company name **CG&Co**

Address **27 Byrom Street**

Post town **Manchester**

County/Region

Postcode **M 3 4 P F**

Country

DX

Telephone **0161 358 0210**



### 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](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.gov.uk/companieshouse)

# Continuation page

Name and address of insolvency practitioner

✓ **What this form is for**  
 Use this continuation page to tell us about another insolvency practitioner where more than 2 are already jointly appointed. Attach this to the relevant form.●  
 Use extra copies to tell us of additional insolvency practitioners.

✗ **What this form is NOT for**  
 You can't use this continuation page to tell us about an appointment, resignation, removal or vacation of office.

→ **Filling in this form**  
 Please complete in typescript or in bold black capitals.  
 All fields are mandatory unless specified or indicated by \*

## 1 Appointment type

Tick to show the nature of the appointment:

- Administrator
- Administrative receiver
- Receiver
- Manager
- Nominee
- Supervisor
- Liquidator
- Provisional liquidator

● You can use this continuation page with the following forms:  
 - VAM1, VAM2, VAM3, VAM4, VAM6, VAM7  
 - CVA1, CVA3, CVA4  
 - AM02, AM03, AM04, AM05, AM06, AM07, AM08, AM09, AM10, AM12, AM13, AM14, AM19, AM20, AM21, AM22, AM23, AM24, AM25  
 - REC1, REC2, REC3  
 - LIQ2, LIQ3, LIQ05, LIQ13, LIQ14,  
 - WU07, WU15  
 - COM1, COM2, COM3, COM4  
 - NDISC

## 2 Insolvency practitioner's name

Full forename(s)	Jeremy
Surname	Woodside

## 3 Insolvency practitioner's address

Building name/number	Third Floor
Street	
Post town	196 Deansgate
County/Region	Manchester
Postcode	M 3      3 W F
Country	

**Sunningdale House Developments Limited**  
**(In Administration)**  
**Joint Administrators' Summary of Receipts & Payments**

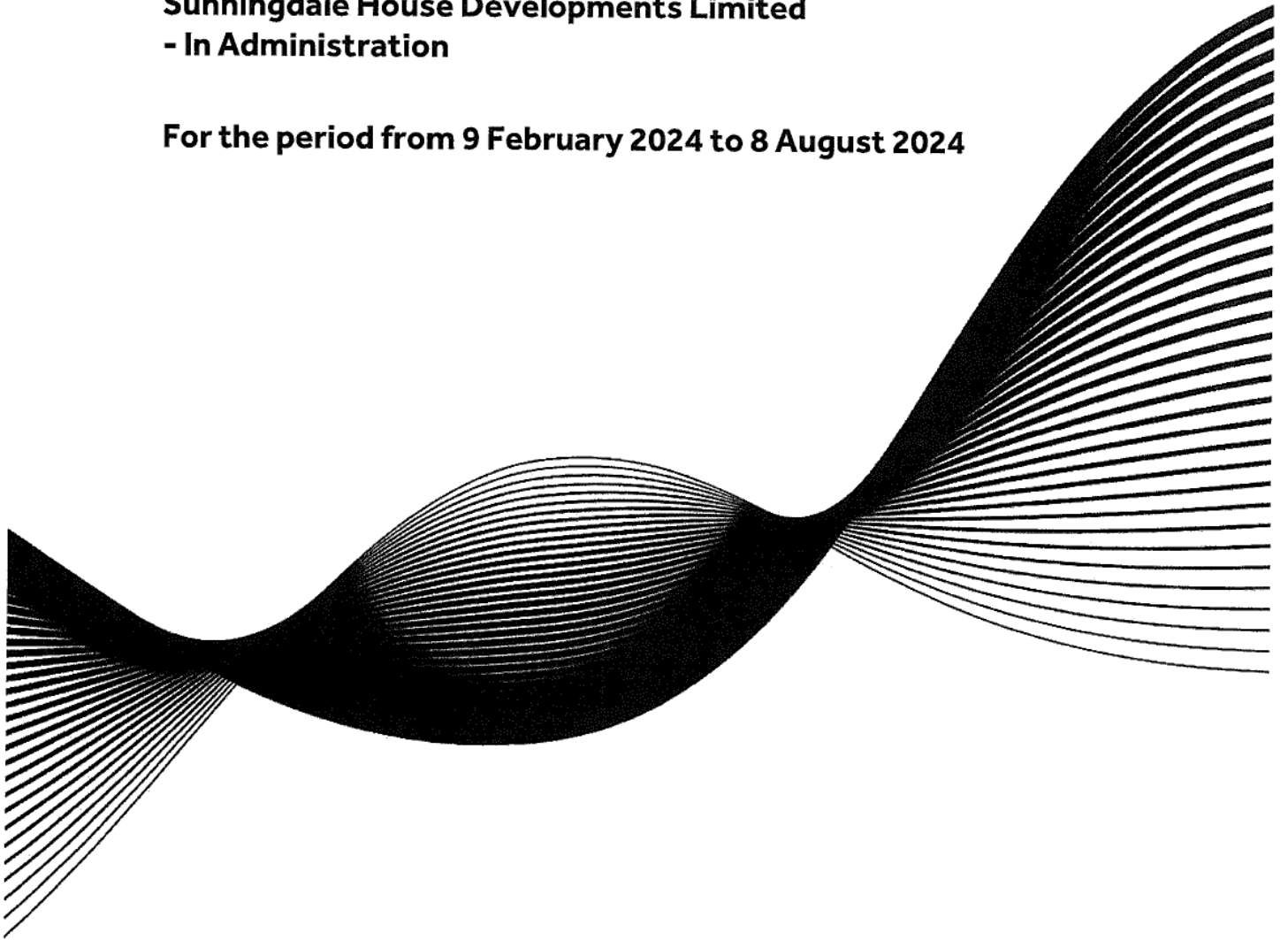
Statement of Affairs £	From 09/02/2024 To 08/08/2024 £	From 09/08/2023 To 08/08/2024 £
<b>COSTS OF REALISATION</b>		
Legal Disbursements	415.00	415.00
	(415.00)	(415.00)
<b>ASSET REALISATIONS</b>		
Bank Interest Gross	1,345.46	1,417.40
Book Debts	326,800.00	326,800.00
Cash at Bank	1,102.96	1,102.96
Rent	NIL	23,910.80
	329,248.42	353,231.16
<b>COST OF REALISATIONS</b>		
Agents/Valuers Fees (1)	NIL	1,400.00
Bank Charges	NIL	50.00
Bank Statement Analysis	400.00	400.00
Court Fees	NIL	50.00
HM Land Registry	NIL	11.00
Legal Disbursements	20.00	10,351.25
Legal Fees (1)	23,331.50	23,331.50
Other Property Expenses	125.00	265.00
PAYE & NI	4,846.59	4,846.59
Special Managers Fees	NIL	400.00
Specific Bond	45.00	345.00
Statutory Advertising	110.80	196.80
Travel	159.50	309.50
Wages & Salaries	31,435.55	31,435.55
	(60,473.94)	(73,392.19)
	<b>268,359.48</b>	<b>279,423.97</b>
<b>REPRESENTED BY</b>		
Bank 1 Current		273,490.94
Suspense Account		(1,179.78)
Vat Receivable		7,112.81
		<b>279,423.97</b>



## **Joint Administrators' Progress Report**

**Sunningdale House Developments Limited  
- In Administration**

**For the period from 9 February 2024 to 8 August 2024**



**cg-recovery.com**  
**+44 (0)161 358 0210**

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- 8** Ending the Administration
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**APPENDICES**

- A** Receipts and Payments Account for the Period from 9 February 2024 to 8 August 2024 and a Cumulative Receipts and Payments Account for Period from 9 August 2023 to 8 August 2024
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- D** Additional Information in Relation to the Joint Administrators Fees, Expenses & the use of Subcontractors

**THE ADMINISTRATORS' PROGRESS REPORT****1 Introduction**

- 1.1 I was appointed as Joint Administrator, together with my partner Daniel Richardson, of Sunningdale House Developments Limited ("the Company") on 9 August 2023. The appointment was made by West One Loan Limited ("West One") of Third Floor, The Edward Hyde Building, 38 Clarendon Road, Watford, WD17 1JW.
- 1.2 However, as reported in our Proposals and first Progress Report, the validity of our appointment was contested by Sunningdale Investments Limited ("SIL"), via their appointed solicitors, who made a court application to this effect. SIL are the Company's shareholder and are the largest creditor of the Company according to the Company's records. SIL have raised uncertainty as to the validity of West One's security.
- 1.3 On 6 October 2023, after discussion between solicitors acting for us, SIL and West One, the court declared that the appointment was valid and by consent of all parties, Jeremy Woodside of Quantuma Advisory Limited ("Quantuma"), Third Floor, 196 Deansgate, Manchester, M3 3WF was appointed alongside us as Joint Administrator.
- 1.4 This Administration is being handled by CG&Co at 27 Byrom Street, Manchester, M3 4PF and Quantuma Advisory Limited at Third Floor, 196 Deansgate, Manchester, M3 3WF. The Administrators' contact details are by phone on 0161 358 0210 or via email at [info@cg-recovery.com](mailto:info@cg-recovery.com) (CG&Co) and 0161 694 9144 (Quantuma Advisory Limited). The Administration is registered in the In the High Court of Justice Business and Property Courts in Manchester Insolvency and Companies List (ChD), reference number CR-2023-MAN-0980 of 2023.
- 1.5 As Joint Administrators, we are required to provide a progress report covering the period of six months commencing from the date the Company entered Administration and every subsequent period of six months. This progress report covers the period from 9 February 2024 to 8 August 2024 ("the Period") and should be read in conjunction with our earlier proposals report and any previous progress reports which have been issued.
- 1.6 Information about the way that we will use, and store personal data on insolvency appointments can be found at <https://cg-recovery.com/privacy-policy-2/> (CG&Co) and at <https://www.quantuma.com/privacy-policy> (Quantuma"). If you are unable to download this, please contact us and a hard copy will be provided to you.
- 1.7 The trading address of the Company was Unit 14 Invicta Way, Manston Park, Ramsgate, CT12 5FD.
- 1.8 The registered office of the Company is 27 Byrom Street, Manchester, M3 4PF and its registered number 09323682.

**2 Receipts and Payments**

- 2.1 At Appendix A is our Receipts and Payments Account covering the period of this report together with a cumulative Receipts and Payments Account from the date of our appointment as Joint Administrators to 8 August 2024.

- 2.2 In Section 3 below, you will find an update on the progress made during the Period in realising the Company's assets and dealing with its affairs.

### **3 Progress of the Administration**

- 3.1 You may recall that the statutory objective being pursued in the Administration was 'realising property in order to make a distribution to one or more secured or preferential creditors'. In addition to the pursuance of this statutory objective, the Administrators have duties imposed by insolvency and other legislation, some of which may not provide any financial benefit to creditors.

- 3.2 This section of the report provides creditors with an update on the progress made in the Period, both in terms of the achievement of the statutory objective, but also work which is required of the Administrators under other related legislation.

#### ***Administration (including statutory compliance & reporting)***

- 3.3 As noted above, the Administrators must comply with certain statutory obligations under the Insolvency Act 1986 and other related legislation. Details about the work that we anticipated would need to be done in this area was outlined in our Proposals.

- 3.4 Where the costs of statutory compliance work or reporting to creditors exceeds the initial estimate, it will usually be because the duration of the case has taken longer than anticipated, possibly due to protracted asset realisations, which have in turn placed a further statutory reporting requirement on the Administrators.

- 3.5 As noted in our Proposals, this work will not necessarily bring any financial benefit to creditors but is required on every case by statute.

#### ***Realisation of Assets***

##### ***Stoneleigh House and the land adjoining Stone House, The Tram Road, Folkestone, CR20 1QR ("Tram Road")***

- 3.6 The Company owns the freehold title of Tram Road. Following our appointment, we instructed agents to secure and report to us on property at Tram Road. We have subsequently insured the property.

- 3.7 We have received agents' appraisals on the value and recommended sale strategy for Tram Road, but are not disclosing the estimated value, so not to prejudice the future sale.

- 3.8 Tram Road has not yet been marketed for sale because there is an associated development in which the final two remaining properties need to be sold prior to Tram Road, so not to impact upon a possible s106 payment to the local authority by a purchaser, which would significantly adversely affect the value of Tram Road. Upon completion of the remaining sales, we will engage commercial property agents to market and sell Tram Road.

- 3.9 A further update will be provided in our next Progress Report.

***Book Debt – Murston Construction Limited (“Murston”)***

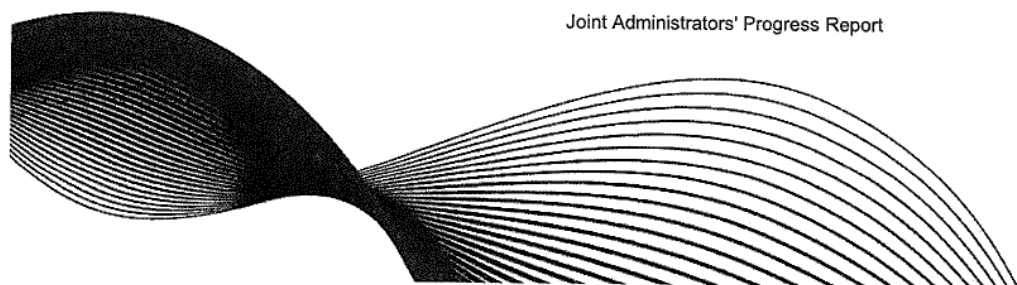
- 3.10 The Company had an amount outstanding for funds loaned to Murston in the sum of £625,000. Murston have granted the Company the benefit of a Legal Mortgage incorporating a fixed charge. However, Shawbrook Bank Limited have a deed of priority which means that its security ranks ahead of the security held by the Company.
- 3.11 Following our appointment, we requested repayment from Murston. Murston, via its solicitors, advised that it is unable to repay the debt in full. We have requested details of its current financial position which were provided and reviewed by us. Furthermore, Murston’s solicitors have made an offer in full and final settlement of the sum due at a compromised level of £326,800.
- 3.12 Having reviewed the financial position of Murston, we accepted this offer as it was understood to represent the best return.
- 3.13 During the Period, these funds have been received.

***Debts due from Subsidiaries***

- 3.14 As reported in our Proposals and first Progress Report, we believe that several of the Company’s subsidiaries have amounts due to the Company. Following our appointment, we requested Company records from the director and former director.
- 3.15 We were advised that the records are electronic and that they are held on a server, owned by a third party. After protracted dialogue with this third party and instruction of our solicitors, Brabners LLP, access has recently been granted to the Joint Administrators. However, the records contained did not enabled us to properly clarify the position in relation to the subsidiaries. We interviewed the former director and financial controller to assist us in our enquiries and clarify the position.
- 3.16 We have subsequently been liaising with these individuals to request clarity on the position and have instructed Brabners LLP to assist as we have not yet been provided with what we require. This is ongoing and should cooperation not be obtained, we will apply to court to ask for an court order in relation to the same.
- 3.17 Several of the subsidiaries are subject to formal insolvency proceedings and Receiver Appointments and therefore, expected recoveries from these subsidiaries is understood to either not be available or compromised.
- 3.18 An update will be provided in our next Progress Report.
- 3.19 It is anticipated that the work the Administrators and their staff have undertaken to date will bring a financial benefit to creditors because a distribution to one of more secured or preferential creditor is expected.

***Creditors (claims and distributions)***

- 3.19 Administrators are not only required to deal with correspondence and claims from unsecured creditors (which may include retention of title claims), but also those of any secured and preferential creditors of the Company. This may involve separate reporting to any secured creditor and dealing with distributions from asset realisations caught under their security, most typically a debenture.



- 3.20 Since 1 December 2020, claims from preferential creditors now fall into one of two categories, either ordinary (typically involving employee claims and payments made on behalf of the Company by the Redundancy Payments Service following dismissal, which rank equally among themselves), or secondary (which are claims by HMRC for VAT or other relevant tax deductions such as PAYE and employee NIC deductions, together with student loans and CIS deductions, which also rank equally among themselves). Ordinary preferential claims rank ahead of secondary preferential claims and all preferential creditors must be paid in full before any distribution can be made to the unsecured creditors of a company.
- 3.21 Work undertaken by Administrators in dealing with a company's creditors may only bring a financial benefit to certain classes of creditor such as a secured creditor or the preferential creditors, however an Administrator is required by statute to undertake this work. Similarly, if a distribution is to be paid to any class of creditor, work will be required to agree those claims and process the dividend payments to each relevant class of creditor. The more creditors a company has, the more time and cost will be involved by the Administrators in dealing with those claims.
- 3.22 More information on the anticipated outcome for all classes of creditor in this case can be found in Section 4 below.

#### **Investigations**

- 3.23 Some of the work Administrators are required to undertake is to comply with legislation such as the Company Directors' Disqualification Act 1986 (**CDDA 1986**) and Statement of Insolvency Practice 2 – Investigations by Office Holders in Administration and Insolvent Liquidations and may not necessarily bring any financial benefit to creditors, unless these investigations reveal potential asset recoveries that the Administrators can pursue for the benefit of creditors.
- 3.24 We can confirm that we have submitted a report on the conduct of the Directors of the Company to the Department for Business, Energy & Industrial Strategy under the CDDA 1986. As this is a confidential report, I am unable to disclose the contents.
- 3.25 Under the division of duties between CG & Co and Quantuma, the investigations are being handled by Quantuma. Quantuma have made an initial assessment of whether there could be any matters that might lead to recoveries for the estate and what further investigations may be appropriate. This assessment considered information provided by creditors either at the initial meeting (where held) or as a response to the request to complete an investigation questionnaire.
- 3.23 The investigations are ongoing and we are unable to provide specific details so not to prejudice the same. We will provide a further update in our next report to creditors.

#### ***What remains to be done in the Administration***

- 3.24 As detailed earlier in this report, there are several classes of assets still to be realised. Once this has been done, we will be able to make a distribution to one of more secured and/or preferential creditors. Should surplus funds be available, we will move the Company into creditors' voluntary liquidation to enable a distribution to unsecured creditors.
- 3.25 Furthermore, the Joint Administrators' investigations remain ongoing.

#### 4 Estimated Outcome for Creditors

- 4.1 As presently, the outcome from the Company's assets are either uncertain or intentionally not disclosed so not to prejudice the future realisation, we have not included an Estimated Outcome Statement at this stage.
- 4.2 Based upon present information, we believe that a distribution will be paid to the Company's secured creditor, West One, should its security be valid. Brabners will be engaged to adjudicate and advise on this.
- 4.3 Based upon present information, we believe that there may be sufficient funds available to enable a distribution to preferential creditors; however, this is wholly dependent on realisations resulting from the inter-company debtors.
- 4.4 The Company granted a floating charge to West One on 15 October 2021. Accordingly, we are required to create a fund out of the Company's net floating charge property for unsecured creditors (known as the **Prescribed Part**).
- 4.5 Based on present information, we estimate the value of the Company's net floating charge property to be uncertain as it's dependent upon future asset realisations. Arising from this, the value of the unsecured creditors' fund is presently estimated to be uncertain. Please note that this estimate is subject to fluctuation and the final outcome can only be determined once all asset realisations have been made.
- 4.6 The outcome for unsecured creditors is dependent upon future asset realisations and, particularly, from the amounts realised from the subsidiaries.
- 4.7 An update will be provided in our next progress report.

#### 5 Pre-administration Costs

- 5.1 Our pre-administration costs are as follows. To date, we have not sought approval from creditors to pay these:

Fees or Expenses charged by	Brief description of services provided	Total amount charged £	Amount paid £	Who payments made by	Amount unpaid £
CG&Co	Meeting and calls with West One to understand the position and consider whether EG and DR could consent to act. Preparation and completion of Consent to Acts to allow them to be filed at Court along with the NOA	£1,590	Nil	N/a	£1,590
Court Fee	Fee for filing NOA on behalf of West One	£50	£50	CG&Co	Nil
Quantuma Advisory Limited	Liaising with the director, creditors and advisers to obtain and	£7,483	Nil	N/a	£7,483

Joint Administrators' Progress Report

	<p>review company information.</p> <p>Formulating a strategy to place the Company into Administration.</p> <p>Providing assistance to the director in dealing with the Appointment documents.</p> <p>Meeting with the West One to outline proposed objectives.</p>				
Bermans Solicitors	<p>Preparation of Notice of Intention to Appoint Administrators and board minutes. Filing the same. Serving notice on West One. Attending meeting with West One.</p>	£4,570	Nil	n/a	£4,570

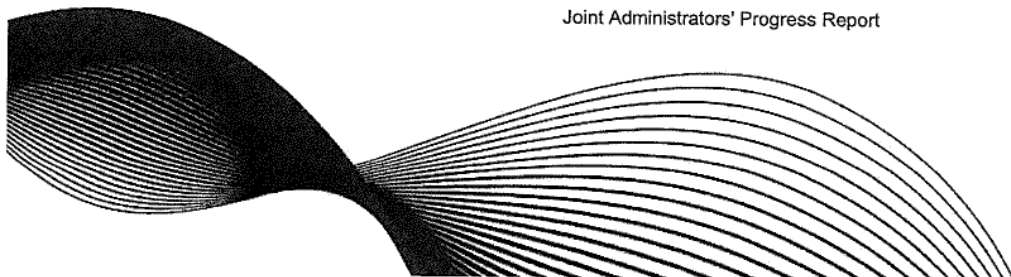
5.2 The pre-administration costs were reported in my proposals dated 3 October 2023. We are now seeking approval of these costs. As the Administrators made a statement in their proposals under Paragraph 52(1)(b) of Schedule B1 of the Insolvency Act 1986, approval is required from each secured creditors and the preferential creditors.

5.3 Further information in relation to this is contained within our letter to the secured and preferential creditors.

**6 Joint Administrators' Remuneration**

6.1 The basis of the Administrators' fees has not yet been fixed in the Administration as it has not been requested. The Administrators are now seeking to fix the basis and quantum of their remuneration and consent will be sought from the secured and preferential creditors as the Administrators made a statement under Paragraph 52(1)(b) of Schedule B1 of the Insolvency Act 1986.

6.2 Jeremy Woodside of Quantuma is seeking to fix the basis of his remuneration by time properly spent by him and his staff in managing the Administration. A copy of Quantuma's fee estimate is below:



	Total Hours	Avg Hourly Rate £	Time Cost £	Expenses £
<b>Classification of Work Function</b>				
Admin & Planning	219.00	407.64	89,272.50	
Cashiering	1.00	205.00	205.00	
Closing Procedures	11.00	343.64	3,780.00	
Creditors	19.50	357.18	6,965.00	
Investigations	135.50	372.79	50,512.50	
Realisation of Assets	25.00	405.00	10,125.00	
	<u>411.00</u>	<u>391.39</u>	<u>160,860.00</u>	
<b>Expenses</b>				
Category 1 Expenses				855.00
Category 2 Expenses				0.00
				<u>855.00</u>
<b>Totals</b>	<u>411.00</u>	<u>391.39</u>	<u>160,860.00</u>	<u>855.00</u>

Estimates Chargeable Time	160,860.00
Total Expenses	855.00
Assets by Percentage (See Note 5)	0.00
Total Fees and Expenses	<u>161,715.00</u>

Details of estimated expenses that will be paid during the period of this estimate.

<b>Category 1 Expenses</b>	
Motor Expenses	400.00
Postage	50.00
Specific Bond	135.00
Statutory Advertising	110.00
Train Fares	160.00
	<u>855.00</u>

**Notes:**

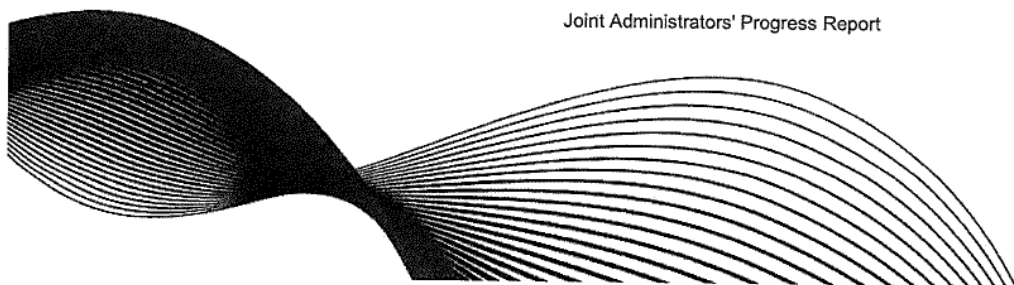
1. Category 1 expenses are payable without prior approval as they are payments to independent third parties e.g. advertising, room hire, storage, travel expenses, Agents Fees etc.
2. Category 2 expenses are costs directly referable to the appointment e.g. Postage, Printing & Stationery, Mileage but as they are not to an independent third party they require approval in the same manner as the fee
3. Further approval will be sought from the creditors' committee or creditors if the circumstances of the case indicate that the above fee estimate is likely to be exceeded
4. The above estimates are all exclusive of VAT
5. Where applicable, the Assets by Percentage are itemised in the section headed Asset Realisations on a Percentage Basis

- 6.3 Daniel Richardson and Edward Avery-Gee of CG&Co are seeking to fix the basis of their remuneration by time properly spent by them and their staff in managing the administration and as a percentage of realisations deriving from the sale of the property at Tram Road (proposed as 15%) A copy of CG&Co's fee estimate is below:

**SUNNINGDALE HOUSE DEVELOPMENTS LIMITED - IN ADMINISTRATION**

Staff Grade	Partner	Director	Senior Manager	Manager	Assistant Manager	Senior Administrator	Administrator	Junior Administrator	Support	Total hours	Time spent £	Average hourly rate
<b>Administration and planning</b>												
Appointment and case planning	15.00	-	-	-	-	-	-	-	-	15.00	7,500	500.00
Administration and banking	117.30	-	-	70.10	-	52.30	-	-	-	239.90	94,975	395.89
Statutory reporting and statement of affairs	-	-	-	-	-	-	-	-	-	-	-	-
<b>Investigations</b>												
CDDA and investigations	4.60	-	-	1.70	-	1.70	-	-	-	8.00	3,261	407.56
<b>Realisation of assets</b>												
Debt collection	-	-	-	-	-	-	-	-	-	-	-	-
Property, business and asset sales	51.70	-	-	-	-	10.60	-	-	-	62.30	27,864	447.26
Retention of Title/Third party assets	-	-	-	-	-	-	-	-	-	-	-	-
<b>Trading</b>												
Trading	-	-	-	2.80	-	-	-	-	-	2.80	1,050	375.00
<b>Creditors</b>												
Secured	-	-	-	-	-	-	-	-	-	-	-	-
Others	92.70	-	-	14.30	-	10.20	-	-	-	117.20	55,651	457.77
Creditors' committee	-	-	-	-	-	-	-	-	-	-	-	-
<b>Other matters</b>												
Meetings	-	-	-	-	-	-	-	-	-	-	-	-
Tax	-	-	-	-	-	-	-	-	-	-	-	-
Litigation	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total hours by staff grade</b>	281.50	-	-	88.90	-	74.80	-	-	-	445.20		
<b>Total time cost by staff grade</b>	140,750	-	-	33,338	-	14,212	-	-	-		188,300	422.95
<b>Average hourly rate £</b>	500.00			375.00		190.00						
<b>Total fees drawn to date</b>											Nil	

- 6.4 Quantuma's time costs for the Period are £57,506.50. This represents 144 hours at an average rate of £399.35 per hour.
- 6.5 CG&Co's time costs for the Period are £17,277.28. This represents 42.18 hours at an average rate of £409.58 per hour.
- 6.6 Attached at Appendix B is a Time Analysis which provides details of the activity costs incurred by staff grade during the Period in respect of the costs fixed by reference to time properly spent in managing the Administration. To date, nothing has been paid on account of these time costs.
- 6.7 Also attached at Appendix C is a cumulative Time Analysis for the period from 9 August 2023 to 8 August 2024 which provides details of the time costs incurred since the Administrators' appointment. The cumulative time costs incurred to date for Quantuma are £119,830 and this represents 295.20 hours at an average rate of £405.93 per hour. The cumulative time costs incurred to date for CG&Co are £103,642.28 and this represents 253.58 hours at an average rate of £408.71 per hour.
- 6.8 We do not anticipate that any further approval will be necessary following the revision of the fee estimates, in order to conclude the Administration.
- 6.9 A copy of "A Creditors' Guide to Administrators' Fees" is available on request or can be downloaded from <https://www.r3.org.uk/technical-library/england-wales/technical-guidance/creditor-guides/>. If you would prefer this to be sent to you in hard copy please contact CG&Co on 0161 358 0210.
- 6.10 Attached at Appendix D is additional information in relation to the Administrators' fees, expenses and the use of subcontractors and other professional advisers.



**7 Creditors' Rights**

- 7.1 Within 21 days of the receipt of this report, a secured creditor, or an unsecured creditor (with the concurrence of at least 5% in value of the unsecured creditors) may request in writing that the Administrators provide further information about their remuneration or expenses (other than pre-administration costs) which have been itemised in this progress report.
- 7.2 Any secured creditor, or an unsecured creditor (with the concurrence of at least 10% in value of the unsecured creditors) may within 8 weeks of receipt of this progress report make an application to court on the grounds that, in all the circumstances, the basis fixed for the Administrators' remuneration is inappropriate and/or the remuneration charged or the expenses incurred by the Administrators, as set out in this progress report, are excessive.

**8 Ending the Administration**

- 8.1 All Administrations automatically come to an end after the period of one year, unless the Company's creditors agree to extend this period, or the Court orders the Administrators' term of office be extended for a specified period of time.
- 8.2 As already stated, the Administration has been extended by one year to 8 August 2025.

***Creditors Voluntary Liquidation***

- 8.3 Based on present information, the Administrators think a dividend may be paid to the unsecured creditors only by virtue of the Prescribed Part. However, if there are sufficient realisations to enable a distribution to unsecured creditors other than virtue of the Prescribed Part, the Administrators will either make an application to Court to enable them to make a distribution to unsecured creditors in the Administration or they will file a notice with the Registrar of Companies in order that the Administration will cease and the Company will move automatically into Creditors' Voluntary Liquidation ("CVL") to facilitate this distribution. It is proposed that the Administrators in office at the date of conversion to CVL will become the Joint Liquidators of the CVL.
- 8.4 It is proposed that the Joint Liquidators will be authorised to act jointly and severally in the subsequent Liquidation.

***Dissolution***

- 8.5 If the Joint Administrators think that a distribution may be available to the unsecured creditors from the Prescribed Part by virtue of section 176A(2)(a) only, this will be distributed in due course within the Administration and a notice will thereafter be filed at Court and with the Registrar of Companies with the Administrators' final report, for the dissolution of the Company.
- 8.6 However, if the Administrators think that the Company has insufficient property to permit a distribution to the unsecured creditors and that there may only be a distribution available to the secured and/or preferential creditors of the Company. As a result, once these distributions have been made, a notice will be filed at Court and with the Registrar of Companies with the Administrators' final report, for the dissolution of the Company.
- 8.7 The Administrators' appointment will end following the registration of the notice by the Registrar of Companies.

***Compulsory Liquidation***

- 8.8 If a move to CVL is not possible because a dividend to the unsecured creditors (other than by virtue of the Prescribed Part) is not anticipated, but the Administrators conclude that an exit into Liquidation is appropriate so that further investigations into the Company's affairs may be carried out for example, an application to Court may be made to exit into Compulsory Liquidation instead. If this exit route is appropriate, at this stage it is anticipated (but is not mandatory) that the Administrators will become the Joint Liquidators in the subsequent Liquidation.
- 8.9 The Administrators will be discharged from liability under Paragraph 98(3) of Schedule B1 to the Insolvency Act 1986 immediately upon their appointment as Administrators ceasing to have effect.

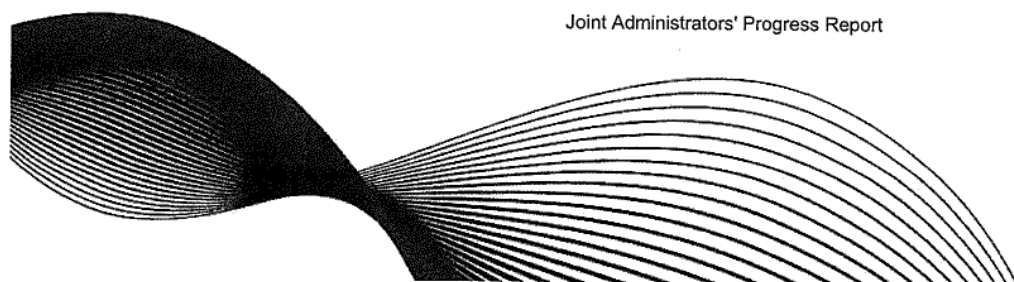
**9 Next Report**

- 9.1 The Administrators are required to provide a progress report within one month of the end of the next six months of the Administration or earlier if the Administration has been finalised or he wishes to extend it.

For and on behalf of  
Sunningdale House Developments Limited



**Edward Avery-Gee**  
Joint Administrator



Appendix A

Receipts and Payments Account from 9 February 2024 to 8 August 2024 and a Cumulative Receipts and Payments Account for Period from 9 August 2023 to 8 August 2024

	Statement of affairs £	From 09/02/2024 To 08/08/2024 £	From 09/08/2023 To 08/08/2024 £
<b>RECEIPTS</b>			
Book Debts		326,800.00	326,800.00
Cash at Bank		1,102.96	1,102.96
Rent		0.00	23,910.80
Bank Interest Gross		1,345.46	1,417.40
Suspense Account		1,179.78	1,179.78
		<u>330,428.20</u>	<u>354,410.94</u>
<b>PAYMENTS</b>			
Legal Disbursements		415.00	415.00
Specific Bond		45.00	345.00
Special Managers Fees		0.00	400.00
Travel		159.50	309.50
Agents/Valuers Fees (1)		0.00	1,400.00
Legal Disbursements		20.00	10,351.25
Legal Fees (1)		23,331.50	23,331.50
Court Fees		0.00	50.00
Bank Statement Analysis		400.00	400.00
HM Land Registry		0.00	11.00
Statutory Advertising		110.80	196.80
Other Property Expenses		125.00	265.00
Wages & Salaries		31,435.55	31,435.55
PAYE & NI		4,846.59	4,846.59
Bank Charges		0.00	50.00
		<u>60,888.94</u>	<u>73,807.19</u>
Net Receipts/(Payments)		<u>269,539.26</u>	<u>280,603.75</u>
<b>MADE UP AS FOLLOWS</b>			
Bank 1 Current		264,617.90	273,490.94
VAT Receivable / (Payable)		4,921.36	7,112.81
		<u>269,539.26</u>	<u>280,603.75</u>

Appendix B

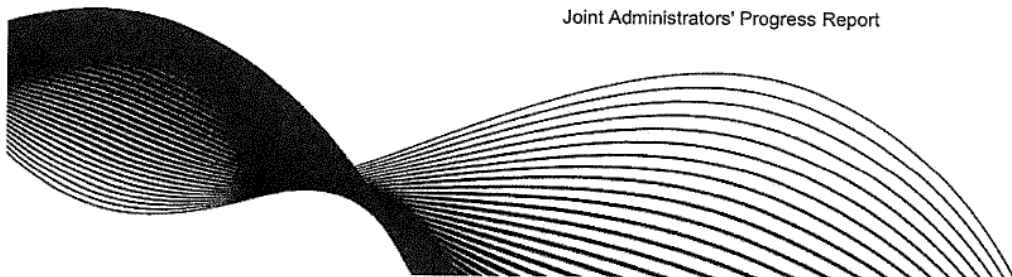
Time Analysis for the Period from 9 February 2024 to 8 August 2024

Quantuma Advisory Limited

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
Admin & Planning	21.50	86.00	9.20	0.00	99.70	39,720.00	398.40
Case Specific Matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cashiering	0.00	0.00	0.40	0.20	0.60	134.00	223.33
Closing Procedures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	0.70	4.20	0.90	0.00	5.80	2,199.00	379.14
Investigations	6.80	2.40	19.50	0.00	29.10	11,203.00	384.99
Pre Appointment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Realisation of Assets	6.20	0.50	2.10	0.00	8.80	4,250.50	483.01
Trading	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Hours</b>	<b>35.20</b>	<b>76.10</b>	<b>32.50</b>	<b>0.20</b>	<b>144.00</b>	<b>67,506.50</b>	<b>399.36</b>
<b>Total Fees Claimed</b>						<b>0.00</b>	
<b>Total Disbursements Claimed</b>						<b>715.30</b>	

CG&Co

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Assistant Manager	Total Hours	Time Cost (£)	Average Hourly Rate (£)
Admin & Planning	2.50	0.00	0.00	9.88	0.00	12.18	2,709.28	229.77
Case Specific Matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	23.80	0.00	0.00	1.00	0.00	24.80	12,080.00	486.29
Investigations	0.40	0.00	0.00	0.00	0.00	0.40	200.00	500.00
Realisation of Assets	2.00	0.00	0.00	0.00	0.00	2.00	1,000.00	500.00
Trading	0.00	2.80	0.00	0.00	0.00	2.80	1,218.00	435.00
<b>Total Hours</b>	<b>28.70</b>	<b>2.80</b>	<b>0.00</b>	<b>10.88</b>	<b>0.00</b>	<b>42.18</b>	<b>17,277.28</b>	<b>409.58</b>
<b>Total Fees Claimed</b>							<b>0.00</b>	
<b>Total Disbursements Claimed</b>							<b>0.00</b>	



Appendix C

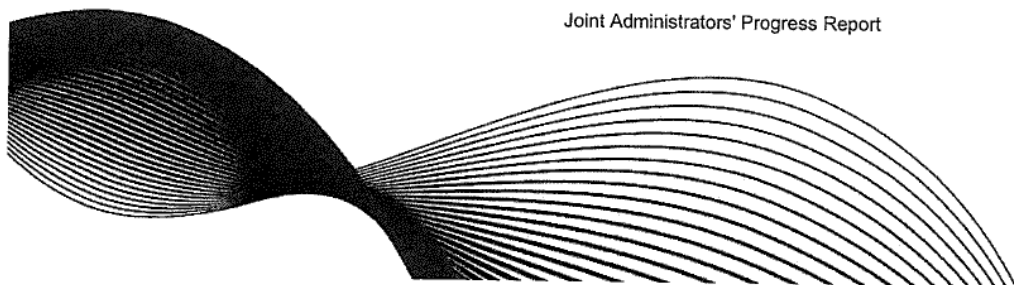
Cumulative Time Analysis for the Period from 9 August 2023 to 8 August 2024

Quantuma

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
Admin & Planning	59.80	128.80	27.30	0.40	214.30	66,724.00	454.69
Case Specific Matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cashflow	0.00	0.00	0.40	0.30	0.70	146.09	209.57
Closing Procedures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	2.20	4.20	1.30	0.00	7.70	3,141.50	407.99
Investigations	13.50	14.40	28.10	0.00	56.00	21,614.50	385.97
Pre Appointment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Realisation of Assets	13.00	0.50	3.00	0.00	16.50	8,204.00	497.21
Trading	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Hours</b>	<b>85.50</b>	<b>145.90</b>	<b>60.10</b>	<b>0.70</b>	<b>295.20</b>	<b>119,835.00</b>	<b>405.93</b>
Total Fees Claimed						0.00	
Total Disbursements Claimed						715.39	

CG&Co

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Assistant Manager	Total Hours	Time Cost (£)	Average Hourly Rate (£)
Admin & Planning	70.20	59.50	0.00	17.08	0.00	146.78	55,178.28	398.30
Case Specific Matters	9.40	0.00	0.00	0.00	0.00	9.40	4,434.50	471.76
Creditors	55.10	8.50	0.00	10.20	0.00	74.80	31,161.00	418.59
Investigations	4.60	1.70	0.00	1.70	0.00	8.00	3,029.00	378.63
Realisation of Assets	11.70	0.00	0.00	0.10	0.00	11.80	5,921.50	476.40
Trading	0.00	2.80	0.00	0.00	0.00	2.80	1,218.00	435.00
<b>Total Hours</b>	<b>152.00</b>	<b>72.50</b>	<b>0.00</b>	<b>28.08</b>	<b>0.00</b>	<b>253.58</b>	<b>103,842.28</b>	<b>408.71</b>
Total Fees Claimed							0.00	
Total Disbursements Claimed							0.00	



**Appendix D**

**Additional Information in Relation to the Joint Administrators' Fees, Expenses & the use of Subcontractors**

**Staff Allocation and the Use of Subcontractors**

The general approach to resourcing our assignments is to allocate staff with the skills and experience to meet the specific requirements of the case.

The constitution of the case team will usually consist of a Partner, a Manager, and an Administrator or Assistant. The exact constitution of the case team will depend on the anticipated size and complexity of the assignment and the experience requirements of the assignment.

We have utilised the services of the following subcontractors in this case:

Name of Subcontractor	Basis of Fee Arrangement
Prism 339 – Bank Statement Analysis	Agreed Fixed Fee

**Professional Advisors**

On this assignment we have used the professional advisors listed below. We have also indicated alongside, the basis of our fee arrangement with them, which is subject to review on a regular basis.

Name of Professional Advisor	Basis of Fee Arrangement
Brabners LLP (legal advice)	Time cost basis plus disbursements
Specialist Risk Insurance Solutions (insurance)	Risk Based Premium
Brecher LLP (legal Advice)	Time Cost basis plus disbursements
Hilden Management (Agents)	Agreed fixed fee
Alexander & Co (Accountants)	Agreed Fixed Fee

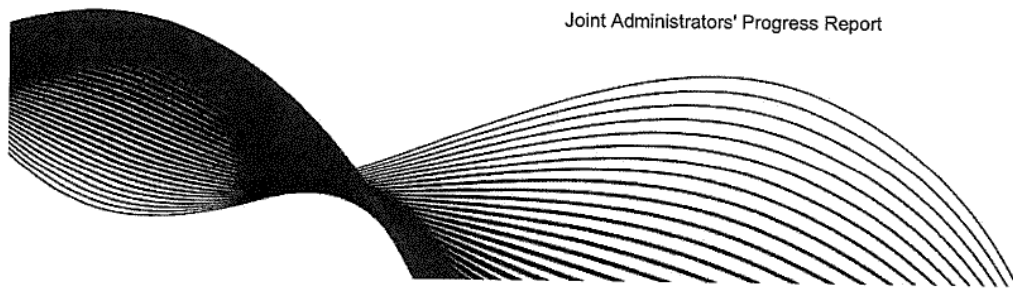
Our choice was based on our perception of their experience and ability to perform this type of work, the complexity and nature of the assignment and the basis of our fee arrangement with them.

**Joint Administrators' Expenses**

The estimate of expenses which were anticipated in the Administration was provided to creditors when the basis of my fees was approved. The table below compares the anticipated costs against those incurred to date.

**Category 1 expenses**

These expenses do not require prior approval by creditors. The type of expenses that may be charged to a case as a Category 1 expense generally comprise of external supplies of incidental services specifically identifiable to the case, such as postage, case advertising, invoiced travel and external printing, external room hire and external storage costs. Also chargeable, will be any properly reimbursed expenses incurred by personnel in connection with the case. These expenses may include expenses which are payments first met by an office holder and then reimbursed from the estate.



<i>Expense</i>	<i>Estimated overall cost</i> £	<i>Paid in the period covered by this report</i> £	<i>Incurred but not paid to date</i> £
Agent's fees & expenses	9,000.00	Nil	Nil
Legal fees & expenses	55,000.00	23,766.50	2,000.00
Property Security	4,000.00	125.00	Nil
Statutory advertising	300.00	110.80	Nil
Specific Penalty Bond	300.00	45.00	Nil
Insurance	9,000.00	Nil	6,000.00
Travel	309.50	159.50	Nil
Bank charges	50.00	Nil	Nil
HM Land Registry	11.00	Nil	Nil

### **Category 2 expenses**

These expenses do require approval from creditors. These are costs which are directly referable to the appointment in question but are not payments which are made to an independent third party and may therefore include payments to associates of the office holder or shared or allocated costs that can be allocated to the appointment on a proper and reasonable basis. No Category 2 expenses have been incurred on this case.

### **CG&CO CHARGE OUT RATES**

The rates applying as at the date of this report are as follows:

	<b>From 1 August 2021 (Per hour)</b> £	<b>From 1 November 2023 (Per hour)</b> £
Partner	455.00	500.00
Director	395.00	435.00
Senior Managing Associate	375.00	415.00
Managing Associate	340.00	375.00
Managing Associate	255.00	280.00
Senior Associate	175.00	190.00
Associate	145.00	160.00
Support Staff	85.00	95.00

Time spent by support staff such as secretarial, administrative and cashiering staff is charged directly to cases. It is not carried as an overhead.

Time is recorded in 6 minute units.

**QUANTUMA ADVISORY LIMITED CHARGE OUT RATES**

	<b>From 23 June 2022 (Per hour)</b>
	<b>£</b>
CEO/Managing Director	495.00
Appointment Taking Director	450.00
Director	400.00
Senior Manager	345.00
Manager	325.00
Assistant Manager	295.00
Senior Administrator	250.00
Administrator	200.00
Assistant Administrator	160.00
Case Accountant	110.00
Junior Administrator	125.00
Support Staff/Executive Assistant	110.00

Joint Administrators' Progress Report