

AM10

Notice of administrator's progress report



Companies House

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

1 Company details	
Company number	0 9 3 2 3 6 8 2
Company name in full	Sunningdale House Developments Limited

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

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 ①	
Full forename(s)	Daniel
Surname	Richardson

① **Other administrator**
Use this section to tell us about another administrator.

5 Administrator's address ②	
Building name/number	27 Byrom Street
Street	
Post town	Manchester
County/Region	
Postcode	M 3 4 P F
Country	

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	<input type="text" value="0"/> <input type="text" value="9"/>	<input type="text" value="0"/> <input type="text" value="8"/>	<input type="text" value="2"/> <input type="text" value="0"/> <input type="text" value="2"/> <input type="text" value="5"/>	
To date	<input type="text" value="0"/> <input type="text" value="8"/>	<input type="text" value="0"/> <input type="text" value="2"/>	<input type="text" value="2"/> <input type="text" value="0"/> <input type="text" value="2"/> <input type="text" value="6"/>	

7 Progress report

<input checked="" type="checkbox"/> I attach a copy of the progress report	
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8 Sign and date

Administrator's signature	Signature <input checked="" type="text" value="X"/> 	<input checked="" type="text" value="X"/>		
Signature date	<input type="text" value="0"/> <input type="text" value="6"/>	<input type="text" value="0"/> <input type="text" value="3"/>	<input type="text" value="2"/> <input type="text" value="0"/> <input type="text" value="2"/> <input type="text" value="6"/>	

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 **Lucy Duckworth**

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 or email enquiries@companieshouse.gov.uk

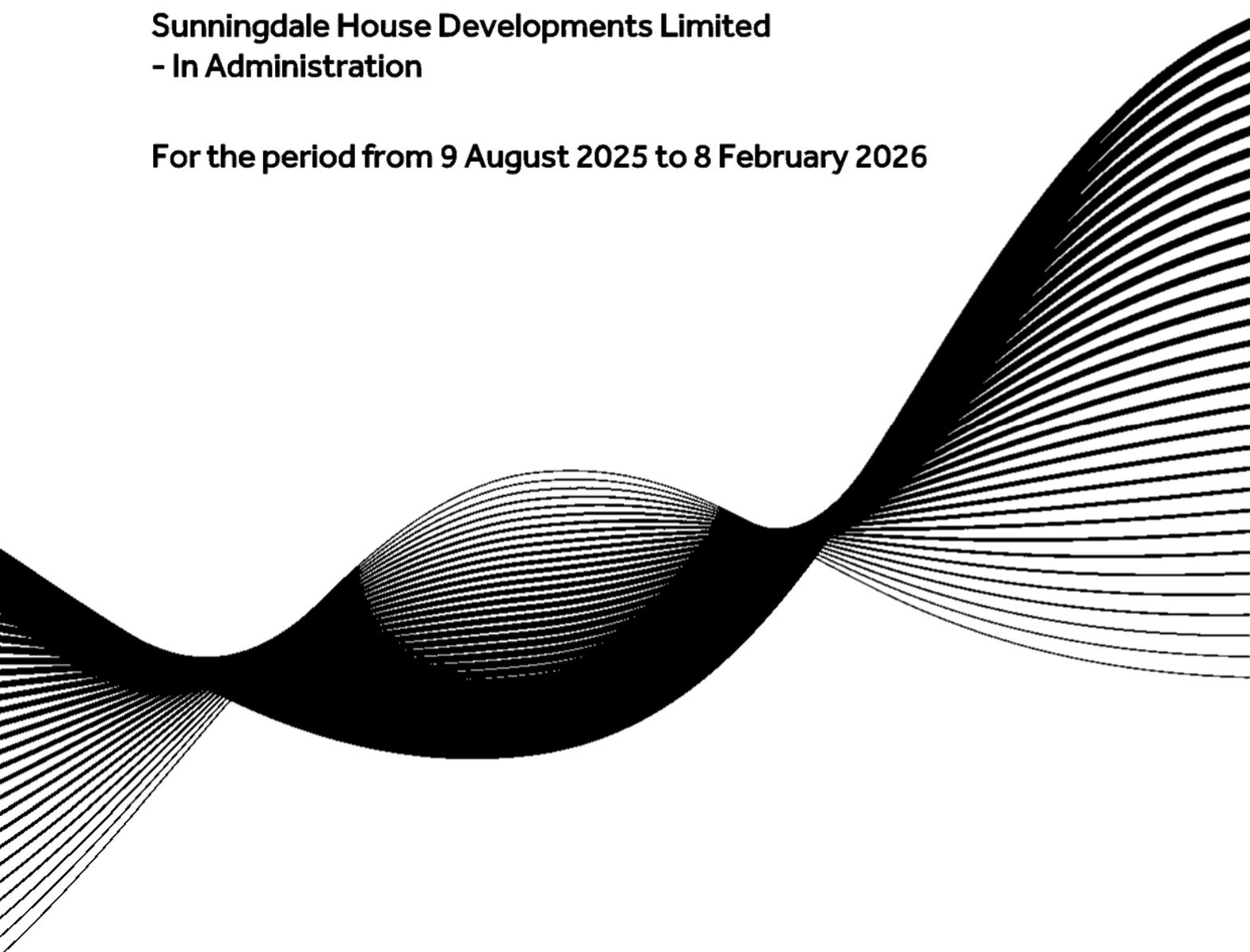
This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



Joint Administrators' Progress Report

Sunningdale House Developments Limited
- In Administration

For the period from 9 August 2025 to 8 February 2026



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- 9 Next Report

APPENDICES

- A Receipts and Payments Account for the Period from 9 August 2025 to 8 February 2026 and a Cumulative Receipts and Payments Account for Period from 9 August 2023 to 8 February 2026
- B CG&Co's Time Analysis for the Period from 9 August 2025 to 8 February 2026
- C Quantuma's Time Analysis for the Period from 9 August 2025 to 8 February 2026
- D CG&Co's Cumulative Time Analysis for the Period from 9 August 2023 to 8 February 2026
- E Quantuma's Cumulative Time Analysis for the Period from 9 August 2023 to 8 February 2026
- F Additional Information in Relation to the Joint Administrators Fees, Expenses & the use of Subcontractors

THE ADMINISTRATORS' PROGRESS REPORT**1 Introduction**

- 1.1 I, Edward M Avery-Gee 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, the Qualifying Floating Charge Holder.
- 1.2 However, as reported in our Proposals and prior Progress Reports, 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 raised uncertainty as to the validity of West One's security.
- 1.3 On 6 October 2023, after discussion between solicitors acting for the Administrators, 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 Joint Administrators' contact details are by phone on 0161 358 0210 or via email at 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.
- 1.5 As Joint Administrator, 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 August 2025 to 8 February 2026 ("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/>. 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 C/O CG & Co, 27 Byrom Street, Manchester, M3 4PF and its registered number 09323682.
- 1.9 We would confirm that the period of the Administration has been extended to 8 August 2026. Further information on this can be found in Section 3 below.

2 Receipts and Payments

- 2.1 At Appendix A is our Receipts and Payments Account covering the period of this report. Attached at Appendix B is a cumulative Receipts and Payments Account from the date of Administration to 8 February 2026.
- 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. This objective has yet to be achieved; however, it is considered that this will be achieved following the sale of the Property which will allow a distribution to the secured creditor and potentially the preferential creditors.

3.2 In addition to the pursuance of this statutory objective, the Joint Administrators have duties imposed by insolvency and other legislation, some of which may not provide any financial benefit to creditors.

3.3 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)

3.4 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 I anticipated would need to be done in this area was outlined in my initial fees estimate/information which was previously agreed by creditors.

3.5 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.

3.6 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")

3.7 As previously reported, the Company owns the freehold title of Tram Road that was being marketed for sale by Sanderson Weatherall. Interest in the site was received during the Period; however a sale was not achieved.

3.8 Since the period of the last Progress Report, Tram Road was placed with agents, Allsop LLP with a view to a sale by Auction on 18 November 2025; however, despite three expressions of interest the site did not sell. The expressions of interest resulted in one formal offer being received which was not considered to be suitable and was therefore rejected.

3.9 A new marketing agent has recently been instructed and Tram Road is currently being marketed for a sale via auction with Clive Emerson Auctioneers. The auction is due to take place at the end of March 2026.

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

Debts due from subsidiaries

- 3.11 Further to our last Progress Report, the inter-company position has been reconciled and correspondence has been entered into with the subsidiaries to request repayment of the outstanding balances.
- 3.12 To date no formal response has been received. Additionally, we have entered into correspondence with the Director of the limited entities to request his comments and/or proposals for repayment.
- 3.13 As noted previously, we are aware that several of the subsidiaries are subject to formal insolvency proceedings and Receiver Appointments and therefore, expected recoveries from these subsidiaries is uncertain. An update on the prospects of recoveries will be provided in our next Progress Report.

Gross Bank Interest

- 3.14 During the period, the sum of £1,432.43 has been received in respect of Gross Bank Interest, the sum of £5,940.90 has been received to date during the period of the Administration.
- 3.15 It is anticipated that the work the Joint Administrators and their staff have undertaken to date will bring a financial benefit to creditors because a distribution to one or more secured or preferential creditor is expected.

Creditors (claims and distributions)

- 3.16 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.
- 3.17 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.
- 3.18 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.
- 3.19 More information on the anticipated outcome for all classes of creditor in this case can be found in Section 4 below.
- 3.20 At this stage, we consider the following matters worth bringing to the attention of creditors:
- There is one secured creditor who is owed approximately £2,550,496 subject to accruing interest and charges.
 - We have received a claim from the Insolvency Service in respect to claims from 25 employees totalling £86,380.12

- We anticipate claims from HMRC in respect to their claim as a secondary preferential creditor totalling £260,305 in respect of unpaid VAT and PAYE.
- There are approximately 123 unsecured creditor claims in this case with a value per the estimated financial position statement of the company of £45,944,621.61.

Investigations

- 3.21 You may recall from our first progress report to creditors that some of the work Joint 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 can be pursued for the benefit of creditors.
- 3.22 Our report on the conduct of the Directors of the Company to the Department for Business, Energy & Industrial Strategy under the CDDA 1986 was submitted during the first period of the Administration and is confidential.
- 3.23 Since our last progress report, we would advise that no further asset realisations have come to light that may be pursued by me for the benefit of creditors.

What remains to be done in the Administration

- 3.24 As detailed earlier in this report, the site at Tram Road remains to be sold.
- 3.25 Additionally, the Joint Administrators are continuing to pursue the repayment of the outstanding amounts from the intercompany debtors.
- 3.26 Furthermore, our investigations are ongoing and we are unable to provide specific details so not to prejudice the same.

4 Estimated Outcome for Creditors

- 4.1 At present, the outcome from the Company's assets is either uncertain or intentionally not disclosed so not to prejudice the future realisation of Tram Road, 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 have been engaged to Provide advice as to the validity of this security and are currently reviewing this. There may also be sufficient funds available to enable a distribution to preferential creditors; however, this is wholly dependent on the position with the secured creditor and their debt/quantum of debt, realisations resulting from the sale of Tram Road and the inter-company debtors and is subject to the outcome of the validity review referred to above.

Secured Creditors

- 4.3 West One Loan Limited holds a fixed and floating charge over the Company's assets. At the date of the Administration the indebtedness to the secured creditor was estimated at £2,550,496 to which interest will be added.
- 4.4 To date, no distributions have been paid to West One and as detailed above, we are in the process of obtaining advice in respect to the validity of the charge. Furthermore, an updated claim is expected from West One.

Preferential Creditors

4.5 A summary of the preferential claims and details of any distributions paid to date can be found below:

Ordinary preferential claims	Received Claim £	Statement of Affairs Claim £	Dividend paid p in the £1	Date dividend paid
Employee claims (Total number of claims = 25)	84,517.78	30,589.00	Nil	N/A
Secondary preferential claims	Received Claim £	Statement of Affairs Claim £	Dividend paid p in the £1	Date dividend paid
VAT (HMRC)	Nil	191,468.26	Nil	N/A
PAYE, Employee NIC & CIS deductions (HMRC)	Nil	68,837.00	Nil	N/A

4.6 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 and from Tram Road, subject to the validity review referred to above.

Unsecured Creditors

4.7 We have received claims totalling £1,272,015.75 from 40 creditors. We have yet to receive claims from 83 creditors whose debts total £45,382,119.75 as per the Company's statement of affairs.

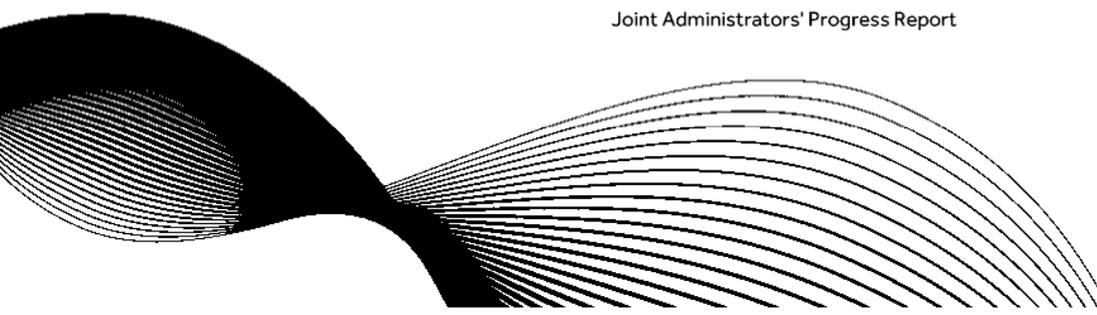
4.8 The Company granted a floating charge to West One on 15 October 2021. Accordingly, we are required to create a fund out of the Company's net floating charge property for unsecured creditors (known as the **Prescribed Part**).

4.9 Based on present information, we estimate the value of the Company's net floating charge property to be uncertain as it is dependent on 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. This will be confirmed following the sale of Tram Road.

5 Pre-administration Costs

5.1 Our Pre-Administration costs are as follows. Please note that these costs have been approved by the secured creditor on 4 October 2024 and have been paid where indicated.

Fees or Expenses charged by	Brief description of services provided	Total amount charged £	Amount paid £
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	1,590.00	1,590.00
Court Fee	Fee for filing NOA on behalf of West One	50.00	50.00
Quantuma Advisory Limited	Liaising with the director, creditors and advisers to obtain and review company information. Formulating a strategy to place the Company into Administration.	7,483.00	NIL



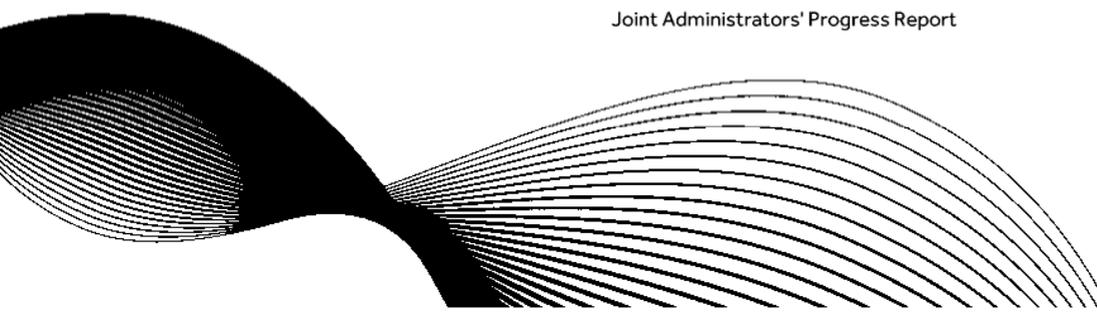
	<p>Providing assistance to the director in dealing with the Appointment documents.</p> <p>Meeting with the West One to outline proposed objectives.</p>		
Bermans Solicitors	<p>Preparation of Notice of Intention to Appoint Administrators and board minutes. Filing the same. Serving notice on West One. Attending meeting with West One.</p>	4,580.00	NIL

6 Joint Administrators' Remuneration

- 6.1 The basis of the Joint Administrators' fees, although requested, has not yet been fixed as the secured and preferential creditors have not approved those initially proposed.. It is the Joint Administrators intention to revisit this matter at a later date, which, if creditor approval is not obtained, a court application may be necessary.
- 6.2 Attached at Appendix B is a Time Analysis for CG&Co time costs for the Period. CG&Co's time costs for the Period are £17,685.50. This represents 42.30 hours at an average rate of £418.10 per hour.
- 6.3 Attached at Appendix C is a Time Analysis for Quantuma's time costs for the Period. Quantuma's time costs for the Period are £15,213.50. This represents 53.50 hours at an average rate of £284.36 per hour.
- 6.4 Attached at Appendix D is a cumulative Time Analysis for the period from 9 August 2023 to 8 February 2026 which provides details of CG&Co's time costs incurred since the Joint Administrators' appointment. The cumulative time costs incurred to date for CG&Co are £148,839.28 and this represents 362.93 hours at an average rate of £410.10 per hour.
- 6.5 Attached at Appendix E is a cumulative Time Analysis for the period from 9 August 2023 to 8 February 2026 which provides details of Quantuma's time costs incurred since the Joint Administrators' appointment. The cumulative time costs incurred to date for Quantuma are £161,658.00 and this represents 415.60 hours at an average rate of £388.97 per hour.
- 6.6 To date no fees have been drawn in this respect.
- 6.7 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/fees/more/29113/page/1/administration-a-guide-for-creditors-on-insolvency-practitioner-fees/>. If you would prefer this to be sent to you in hard copy, please contact CG&Co on 0161 358 0210.
- 6.8 Attached at Appendix F is additional information in relation to the Joint 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 Joint 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 previously reported, the Administration has been extended by one year to 8 August 2026. 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.

Dissolution

- 8.3 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. 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.
- 8.4 The Joint Administrators' appointment will end following the registration of the notice by the Registrar of Companies.

Creditors Voluntary Liquidation

- 8.5 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.
- 8.6 It is proposed that the Joint Liquidators will be authorised to act jointly and severally in the subsequent Liquidation.

Compulsory Liquidation

- 8.7 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.
- 8.8 The Joint 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.

8.9 It is anticipated that following realising all assets in full and distributing the funds accordingly, the Company will exit Administration into dissolution; however, an update will be provided to creditors in our next Progress Report.

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 August 2025 to 8 February 2026 and a Cumulative Receipts and Payments Account for Period from 9 August 2023 to 8 February 2026

	From 09/08/2025 To 08/02/2026	From 09/08/2023 To 08/02/2026
	£	£
RECEIPTS		
Bank Debts	0.00	328,800.00
Cash at Bank	1,179.78	2,282.74
Rent	0.00	23,910.80
Debtor Contributions	0.00	7,200.00
Assistance- Provision of Financial Info	2,777.00	2,777.00
Bank Interest Gross	1,432.43	5,940.90
Provision for Corporation Tax	858.52	858.52
Vat Receivable	14,024.91	14,024.91
Suspense Account	1,975.79	3,424.80
	<u>22,248.43</u>	<u>387,217.67</u>
PAYMENTS		
Legal Disbursements	0.00	415.00
Assistance- Provision of Financial Info	2,388.50	2,777.00
Pre Appointment Legal Fees	0.00	4,580.00
Pre Appointment Legal Disbursements	0.00	60.00
Audit Fees	0.00	1,300.00
Specific Bond	0.00	345.00
Bank Analysis Fees	0.00	400.00
Pre Appointment Costs	7,483.00	21,175.00
Accountants Fees	3,279.50	4,479.50
Post Appointment Legal Fees	0.00	4,100.00
Assistance- Provision of Financial Info	1,388.50	1,698.00
Agents/Valuers Fees	0.00	1,400.00
Post Appointment Legal Disbursements	0.00	10,751.25
Legal Fees	0.00	24,231.50
Court Fees	0.00	50.00
Provision for Corporation Tax	587.29	858.52
Payment of Corporation Tax	858.52	858.52
Bank Statement Analysis - Quantuma	0.00	400.00
HM Land Registry	0.00	11.00
Statutory Advertising	0.00	198.80
Other Property Expenses	0.00	615.00
Wages & Salaries	0.00	32,615.33
PAYE & NI	0.00	4,848.59
Bank Charges	0.00	50.00
Vat Receivable	2,152.50	14,489.91
Vat Control Account	14,024.91	14,024.91
Suspense Account	3,424.80	3,424.80
	<u>35,585.52</u>	<u>150,150.63</u>
BALANCE - 08 February 2026		<u><u>237,067.04</u></u>

Appendix B
CG&Co's Time Analysis for the Period from 9 August 2025 to 8 February 2026

Time Entry - Detailed SIP9 Time & Cost Summary

S178 - Sunningdale House Developments Limited
From: 09/08/2025 To: 08/02/2026
Project Code: POST

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Assistant Manager	Total Hours	Time Cost (£)	Average Hourly Rate (£)
E04 : Statutory Reporting to Creditors	9.65	3.60	0.00	0.00	0.00	13.25	6,062.50	457.55
E05 : Report / Secured Creditor	1.30	0.00	0.00	0.00	0.00	1.30	650.00	500.00
700 : Formalities	0.00	8.90	0.00	3.00	0.00	11.90	4,123.50	346.51
701 : Strategy (incl Sales)	0.00	1.40	0.00	0.00	0.00	1.40	392.00	280.00
Admin & Planning	10.95	13.90	0.00	3.00	0.00	27.85	11,228.00	403.16
E01 : Unsecured Creditors	0.60	0.80	0.00	0.00	0.00	1.40	618.50	441.79
Creditors	0.60	0.80	0.00	0.00	0.00	1.40	618.50	441.79
202 : Pursuing Antecedent Transactions	0.00	2.00	0.00	0.00	0.00	2.00	830.00	415.00
300 : Rent / Securing & Insuring	0.00	0.70	0.00	0.00	0.00	0.70	294.50	420.71
302 : Property	5.85	2.80	0.00	0.00	0.00	8.65	4,009.00	463.47
303 : Book Debts	0.00	1.70	0.00	0.00	0.00	1.70	705.50	415.00
Realisation of Assets	5.85	7.20	0.00	0.00	0.00	13.05	5,839.00	447.43
Total Hours	17.40	21.90	0.00	3.00	0.00	42.30	17,685.50	418.10
Total Fees Claimed							0.00	

Appendix C
Quantuma's Time Analysis for the Period from 9 August 2025 to 8 February 2026

Time Entry - SIP9 Time & Cost Summary

6015004 - Sunningdale House Developments Limited
Project Code: POST
From: 09/08/2025 To: 08/02/2026

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
Admin & Planning	0.33	4.00	1.10	2.70	8.10	2,800.00	320.99
Case Specific Matters	0.00	3.00	3.00	0.00	6.00	0.00	3.00
Cashiering	0.00	3.00	3.00	0.00	6.00	0.00	3.00
Closing Procedures	0.00	3.00	3.00	0.00	6.00	0.00	3.00
Creditors	0.00	3.00	3.40	0.00	6.40	140.00	350.00
Investigations	0.00	3.50	20.90	0.60	24.90	9,755.00	351.61
Pre Appointment	0.00	3.00	3.00	0.00	6.00	0.00	3.00
Realisation of Assets	0.00	3.00	3.00	3.40	6.40	629.00	188.00
Trading	0.00	3.00	3.00	16.70	22.70	3,089.00	188.00
Total Hours	0.33	7.50	22.40	23.30	63.50	15,213.00	284.26
Total Fees Claimed						0.00	
Total Disbursements Claimed						0.00	

Appendix D

CG&Co's Time Analysis for the Period from 9 August 2023 to 8 February 2026

Time Entry - Detailed SIP9 Time & Cost Summary

S178 - Sunningdale House Developments Limited
 From: 09/08/2023 To: 08/02/2026
 All Post Appointment Project Codes

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Assistant Manager	Total Hours	Time Cost (£)	Average Hourly Rate (£)
504 : Statutory Reporting to Creditors	43.65	18.20	0.00	0.00	0.00	61.85	27,978.00	452.35
505 : Report / Secured Creditor	4.40	0.10	0.00	7.10	0.00	11.60	3,154.50	271.94
600 : Case Specific	9.40	0.00	0.00	0.00	0.00	9.40	4,434.50	471.76
700 : Formalities	61.75	96.90	0.00	28.08	0.00	166.73	65,735.78	389.88
701 : Strategy (incl Sales)	14.40	5.60	0.00	0.00	0.00	20.00	8,528.50	426.43
Admin & Planning	133.60	116.80	0.00	27.18	0.00	271.58	109,881.28	404.60
500 : Preferential Creditors	0.00	0.00	0.00	0.90	0.00	0.90	144.00	160.00
501 : Unsecured Creditors	4.00	6.60	0.00	0.10	0.00	10.70	4,424.00	413.46
502 : Employee Matters	25.40	10.30	0.00	2.30	0.00	38.00	16,957.50	422.57
Creditors	29.40	16.90	0.00	3.30	0.00	49.60	20,625.50	415.84
201 : CDDA Reports	5.20	2.00	0.00	1.70	0.00	8.90	3,441.50	386.69
Investigations	5.20	2.00	0.00	1.70	0.00	8.90	3,441.50	386.69
302 : Pursuing Antecedent Transactions	0.00	2.50	0.00	0.00	0.00	2.50	1,017.50	407.00
300 : Ident / Securing & Insuring	0.00	1.60	0.00	0.10	0.00	1.70	646.50	380.29
302 : Property	13.45	3.90	0.00	0.00	0.00	17.35	7,978.50	459.86
303 : Book Debts	3.80	1.70	0.00	0.00	0.00	5.50	2,605.50	473.73
306 : Other Assets	2.40	0.60	0.00	0.00	0.00	3.00	1,425.00	475.00
Realisation of Assets	19.65	10.30	0.00	0.10	0.00	30.05	13,673.00	455.01
403 : Ongoing Employee Issues	0.00	2.80	0.00	0.00	0.00	2.80	1,218.00	435.00
Trading	0.00	2.80	0.00	0.00	0.00	2.80	1,218.00	435.00
Total Hours	187.85	142.80	0.00	32.28	0.00	362.93	146,839.28	410.10
Total Fees Claimed							0.00	

Appendix E
Quantuma's Time Analysis for the Period from 9 August 2023 to 8 February 2026

Time Entry - SIP9 Time & Cost Summary

6015004 - Sunningdale House Developments Limited
Project Code: POST
From: 09/08/2023 To: 08/02/2026

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
Admin & Planning	66.30	139.80	38.70	3.90	248.60	99,765.00	401.31
Case Specific Matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cashiering	0.00	0.00	0.40	0.60	0.90	171.00	190.00
Closing Procedures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	3.00	4.20	8.80	1.00	17.00	4,831.50	284.21
Investigations	21.00	37.60	57.40	1.20	117.20	45,169.00	384.64
Pre Appointment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Realisation of Assets	13.00	0.50	0.00	0.40	13.90	9,833.00	707.41
Trading	0.00	0.00	0.00	16.70	16.70	3,099.50	185.60
Total Hours	103.30	182.40	103.30	26.60	415.60	161,656.00	388.97
Total Fees Claimed						0.00	
Total Disbursements Claimed						715.30	

Appendix F

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
Sanderson Wetherall LLP (Marketing Agent)	Agreed Fixed Fee if achieve a sale- did not proceed
Allsop LLP	Agreed Fixed Fee if achieve a sale- did not proceed
Clive Emerson Auctioneers	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 our fees information was provided. 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.

Expense	Estimated overall cost £	Paid in the period covered by this report £	Incurred but not paid to date £
Agent's fees & expenses	9,000.00	NIL	NIL
Legal fees & expenses	55,000.00	NIL	35,398.50
Property Security	4,000.00	NIL	NIL
Audit fees	NIL	NIL	NIL
Accountancy assistance	NIL	3,279.50	NIL
Statutory advertising	300.00	NIL	NIL
Specific Penalty Bond	300.00	NIL	NIL
Insurance	9,000.00	NIL	24,727.53
Travel	309.50	NIL	NIL
Bank charges	50.00	NIL	NIL
HM Land Registry	11.00	NIL	NIL
Assistance – Provision of financial info	NIL	1,388.50	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.

Charge-Out Rates

CG&Co's current charge-out rates effective from 1st November 2023 are detailed below. Please note this firm records its time in minimum units of 6 minutes.

	Hourly rate from 1 st August 2021 (£)	Hourly rate from 1 st November 2023 (£)
Partner	455.00	500.00
Director	395.00	435.00
Senior Managing Associate	375.00	415.00
Managing Associate 1	340.00	375.00
Managing Associate 1	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.