



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	^d 0	^d 9	^m 0	^m 2	^y 2	^y 0	^y 2	^y 6
To date	^d 0	^d 8	^m 0	^m 8	^y 2	^y 0	^y 2	^y 6

7 Progress report

☒ I attach a copy of the progress report

8 Sign and date

Administrator's
signature

Signature

X



X

Signature date

^d 0	^d 8	^m 0	^m 9	^y 2	^y 0	^y 2	^y 6
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**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

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. ①
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

① 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 09/02/2026 To 08/08/2026 £	From 09/08/2023 To 08/08/2026 £
SECURED ASSETS		
Freehold Land & Property- Tram Road	378,000.00	378,000.00
Searches	2,110.92	2,110.92
Title Documents	79.20	79.20
Sellers Solicitors Fees	4,536.00	4,536.00
	<u>384,726.12</u>	<u>384,726.12</u>
COSTS OF REALISATION		
HM Land Registry & Searches	2,207.72	2,218.72
Legal Fees	20,676.20	20,676.20
Agents/Valuers Fees	2,195.00	2,195.00
Other Property Expenses	NIL	615.00
Auctioneer Fees & Expenses	10,025.00	10,025.00
Legal Disbursements	NIL	415.00
Insurance	26,359.40	26,359.40
	<u>(61,463.32)</u>	<u>(62,504.32)</u>
SECURED CREDITORS		
Chargeholder - West One	322,221.80	322,221.80
	<u>(322,221.80)</u>	<u>(322,221.80)</u>
ASSET REALISATIONS		
Bank Interest Gross	1,894.11	7,835.01
Book Debts	NIL	326,800.00
Cash at Bank	NIL	2,282.74
Debtor Contributions	NIL	7,200.00
Rent	NIL	23,910.80
	<u>1,894.11</u>	<u>368,028.55</u>
COST OF REALISATIONS		
Accountants Fees	NIL	4,479.50
Agents/Valuers Fees	(1,400.00)	NIL
Assistance- Provision of Financial Info	NIL	1,698.00
Audit Fees	NIL	1,300.00
Bank Analysis Fees	NIL	400.00
Bank Charges	NIL	50.00
Bank Statement Analysis - Quantuma	NIL	400.00
Court Fees	NIL	50.00
Legal Disbursements (no VAT)	169.00	169.00
Legal Disbursements	1,135.00	1,135.00
Legal Fees	12,603.80	51,266.54
Office Holders Fees - CG&Co	95,000.00	95,000.00
PAYE & NI	NIL	4,846.59
Payment of Corporation Tax	NIL	856.52
Post Appointment Legal Disbursement	99.00	519.01
Pre Appointment Costs	NIL	21,176.00
Pre Appointment Legal Disbursements	NIL	60.00
Pre Appointment Legal Fees	NIL	4,580.00
Specific Bond	NIL	345.00
Statutory Advertising	NIL	196.80
Wages & Salaries	NIL	32,615.33
	<u>(107,606.80)</u>	<u>(221,143.29)</u>
	<u>(104,671.69)</u>	<u>146,885.26</u>
REPRESENTED BY		
Bank 1 Current		119,138.26

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

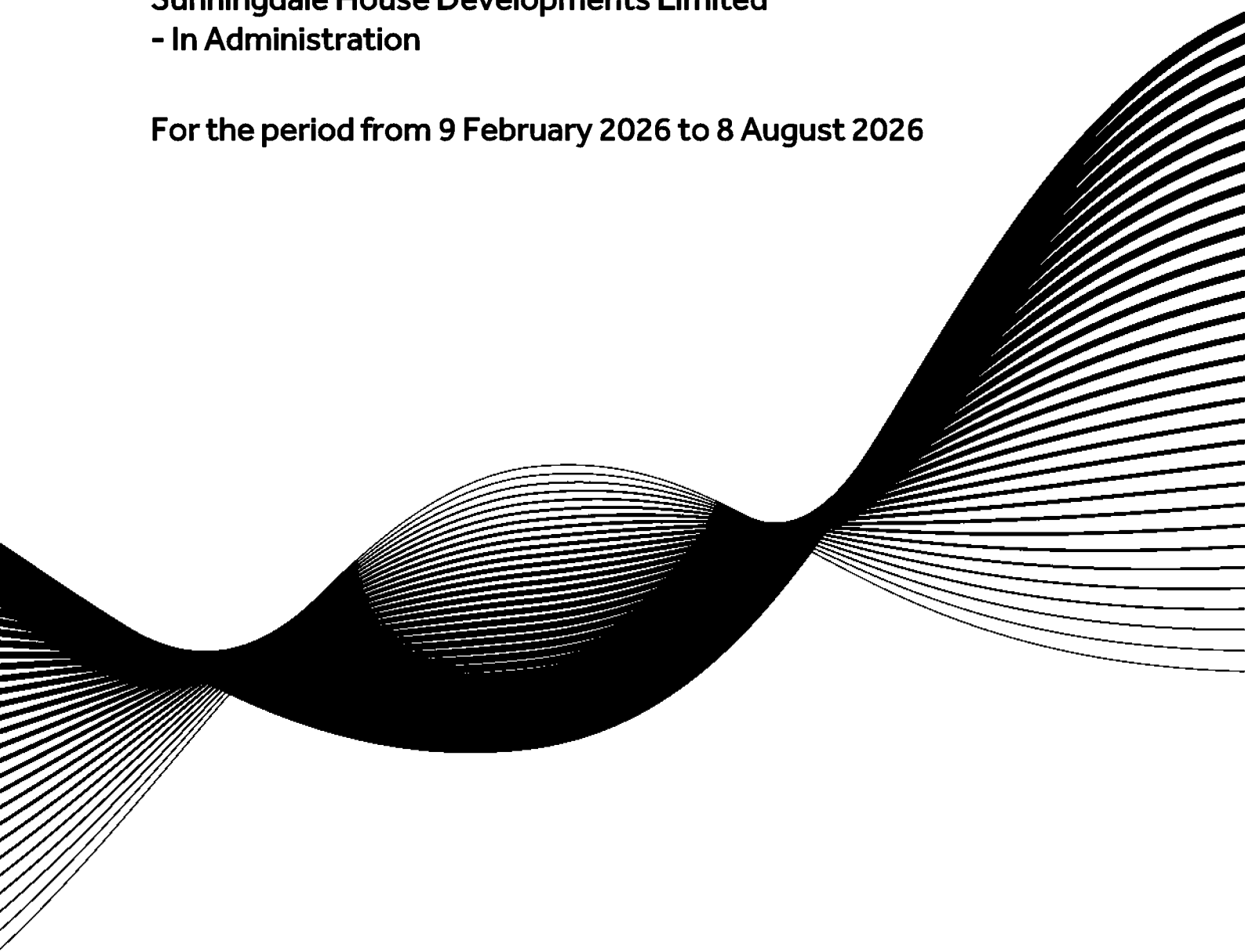
Statement of Affairs £	From 09/02/2026 To 08/08/2026 £	From 09/08/2023 To 08/08/2026 £
REPRESENTED BY CONTINUED		
Fixed Ch Vat Receivable		5,520.00
Vat Receivable		22,227.00
		146,885.26



Joint Administrators' Progress Report

Sunningdale House Developments Limited
- In Administration

For the period from 9 February 2026 to 8 August 2026



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- 8** Ending the Administration
- 9** Next Report

APPENDICES

- A** Receipts and Payments Account from 9 February 2026 to 8 August 2026, together with a Cumulative Receipts and Payments Account for Period from 9 August 2023 to 8 August 2026
- B** CG&Co's Time Analysis for the Period from Time Analysis for the period 9 February 2026 to 8 August 2026
- C** Quantuma's Time Analysis for the Period from Time Analysis for the period 9 February 2026 to 8 August 2026
- D** CG&Co's Cumulative Time Analysis for the Period from 9 February 2023 to 8 August 2026
- E** Quantuma's Cumulative Time Analysis for the Period from 9 February 2023 to 8 August 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 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 ("**Quanta**"), 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 the above address. The Joint Administrators' contact details are by phone on 0161 358 0210 or via email at insolvency@cg-recovery.com and 0161 694 9144 (Quanta) Manchester@Quanta.com.
- 1.5 The Administration is registered in the High Court of Justice Business and Property Courts Manchester Insolvency & Companies List (ChD), reference number CR-2023-MAN-000980.
- 1.6 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 2026 to 8 August 2026 ("the **Period**") and should be read in conjunction with our earlier proposals report and the previous progress reports which have been issued.
- 1.7 We would confirm that since the Joint Administrators' last progress report, the period of the Administration has been extended to 8 August 2027. Further information on this can be found in Section 3 below.
- 1.8 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.
- 1.9 The trading address of the Company was Unit 14 Invicta Way, Manston Park, Ramsgate, CT12 5FD.
- 1.10 The registered office of the Company is c/o CG & Co, 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 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 been achieved through a sale of the Company's property and subsequent distribution to West One under the terms of their fixed charge. Further details concerning the return to the secured creditor are included below.
- 3.2 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.
- 3.3 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.
- 3.4 As noted above, it was necessary to extend the statutory period of Administration to allow additional time to complete a sale of the property at Stoneleigh House and the land adjoining. Further details concerning the sale are included below. Consent to extend the period was obtained from the Court on 4 August 2026 and the Administration will now, unless it is necessary to extend the period further, come to an automatic end on 7 August 2027.

Administration (including statutory compliance & reporting)

- 3.5 As noted above, the Joint 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 initial fees estimate which was previously agreed by creditors.
- 3.6 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.
- 3.7 As noted in our initial fees estimate, this work may not necessarily bring any financial benefit to creditors but is required on every case by statute.

Realisation of Assets**Freehold property at Stoneleigh House and the land adjoining Stone House, Tram Road, Folkestone, CR20 1QR ("Tram Road")**

- 3.8 As previously reported, Tram Road was being marketed for sale by auction by agents, Clive Emson Auctioneers ("CM"). Following a short period of marketing, a bid was received in the sum of £378,000.
- 3.9 Following the recommendation of CM, the bid was accepted and a sale of Tram Road was completed on 6 May 2026. The sum of £378,000, plus the purchasers' contribution to the costs of sale was received in this regard and is reflected within the Receipts and Payments account.

Gross Bank Interest

- 3.10 During the Period, the sum of £1,894.11 has been received in respect of gross bank interest accrued on funds held in the Administration estate bank account. To date, the sum of £5,940.90 has been received in respect to bank interest. Interest will continue to accrue on the balance held.

Debts due from subsidiaries

- 3.11 Further to our last Progress Report, correspondence has been entered into with the subsidiary companies to request repayment of the outstanding balances in the region of £13,000,000. To date, no formal response has been received. Our enquiries and correspondence are currently continuing.
- 3.12 As noted previously, we are aware that several of the subsidiaries are subject to formal insolvency proceedings and LPA Receiver Appointments and therefore, expected recoveries from these subsidiaries should be viewed as being unlikely. An update on the prospects of recoveries will be provided in our next Progress Report together with the likelihood of dividend prospects in the formal insolvency proceedings.
- 3.13 The work the Joint Administrators and their staff have undertaken to date has brought a financial benefit to the secured creditor and may provide a financial benefit to other classes of creditors subject to the recovery of further assets.

Creditors (claims and distributions)

- 3.14 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.
- 3.15 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.
- 3.16 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.
- 3.17 More information on the anticipated outcome for all classes of creditor in this case can be found in Section 4 below.
- 3.18 At this stage, we consider the following matters worth bringing to the attention of creditors:
- There is one secured creditor, West One who was owed approximately £2,550,496 on appointment and the balance is 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. Of this amount, the sum of £24,391 relates their preferential claim. The remainder in the sum of £61,988.82 will rank as an unsecured claim.
 - 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.

Joint Administrators' Progress Report

- There are approximately 123 unsecured creditor claims in this case with a value per the estimated financial position of the Company of £45,944,621.61. We have received claims in the sum of £1,272,015.75 from 40 creditors.

Investigations

- 3.19 You may recall from our first progress report to creditors that 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 can be pursued for the benefit of creditors.
- 3.20 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.
- 3.21 Since our last progress report we would advise that no further asset realisations have come to light that may be pursued by us for the benefit of creditors, as a result of investigations, with the exception of the subsidiary amounts due.

What remains to be done in the Administration

- 3.22 As detailed earlier in this report, all property owned by the Company has been sold. The only remaining assets to be dealt with is the pursuance of the outstanding inter-company book debts.

4 Estimated Outcome for Creditors

- 4.1 At present, the outcome from the Company's assets is both uncertain and there are matters within the investigations which at this stage would intentionally not be disclosed so not to prejudice potential future realisations and we have therefore not included an Estimated outcome statement at this stage.
- 4.2 Based upon present information, we believe that a distribution may be available to the wider body of creditors in addition to the fixed charge holder, however, this is wholly dependent upon further recoveries being made from the outstanding inter-company book debts and also from realisations made as a result of our ongoing investigations.

Secured Creditors

- 4.3 West One hold 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 continue to accrue until the debt has been repaid in full.
- 4.4 Solicitors have confirmed the validity of the security held over the assets and following the discharge of the costs associated with the sale, a distribution was paid to West One under the terms of their fixed charge in the sum of £322,221.80.
- 4.5 It is currently uncertain whether there will be any further distribution to West One, under their floating charge as this is dependent on realisations resulting from the recovery of the inter-company book debts and the outcome of our ongoing investigations.

Preferential Creditors

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

Ordinary preferential claims	Agreed 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

- 4.7 To date no distributions have been paid to the preferential creditor. An update will be provided to creditors in our next Progress Report.

Unsecured Creditors

- 4.8 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 estimated financial position.
- 4.9 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**).
- 4.10 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 conclusion of our recovery action in respect of the inter-company book debts and following the conclusion of our ongoing investigations.

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.

Name of recipient	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	13,693.00	13,693.00
Court Fee	Fee for filing NOA on behalf of West One	50.00	50.00
Quantuma	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	7,843.00

Joint Administrators' Progress Report

	Providing assistance to the director in dealing with the Appointment documents. Meeting with the West One to outline proposed objectives.		
Bermans Solicitors	Preparation of Notice of Intention to Appoint Administrators and board minutes. Filing the same. Serving notice on West One. Attending meeting with West One.	4,580.00	4,580.00 Plus disbursements of £60.00

6 Joint Administrators' Remuneration

6.1 The basis of the Joint Administrators' fees has been fixed in the Administration by reference to the time properly spent by them and their staff in managing the Administration. Our fees estimate was originally provided to creditors when the basis of our remuneration was approved and was based on information available to me at that time.

6.2 A copy of the approved fees estimate for CG& Co for the Administration is reproduced below:

Staff Grade	Hours										Time cost £	Average hourly rate
	Partner	Director	Senior Manager	Manager	Assistant Manager	Senior Administrator	Administrator	Junior Administrator	Support	Total hours		
Administration and planning												
Appointment and case planning	15.00	-	-	-	-	-	-	-	-	15.00	7,500	500.00
Administration and banking	117.50	-	-	10.00	-	62.50	-	-	-	190.00	94,875	394.08
Statutory reporting and statement of affairs	-	-	-	-	-	-	-	-	-	-	-	-
Investigations												
CODA and investigations	4.00	-	-	1.75	-	1.75	-	-	-	7.50	3,261	427.54
Realisation of assets												
Debt collection	-	-	-	-	-	-	-	-	-	-	-	-
Property, business and asset sales	51.75	-	-	-	-	10.00	-	-	-	61.75	27,864	449.26
Retention of Title Third party assets	-	-	-	-	-	-	-	-	-	-	-	-
Trading												
Trading	-	-	-	2.00	-	-	-	-	-	2.00	1,000	375.00
Creditors												
Secured	-	-	-	-	-	-	-	-	-	-	-	-
Others	92.75	-	-	14.25	-	10.00	-	-	-	117.00	23,851	450.77
Creditors committee	-	-	-	-	-	-	-	-	-	-	-	-
Other matters												
Meetings	-	-	-	-	-	-	-	-	-	-	-	-
Tax	-	-	-	-	-	-	-	-	-	-	-	-
Litigation	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Total hours by staff grade	281.25	-	-	85.00	-	74.50	-	-	-	440.75		
Total time cost by staff grade	140,750	-	-	35,338	-	24,212	-	-	-		185,300	422.65
Average hourly rate £	500.00			375.00		325.00						
Total fees drawn to date												

6.3 A copy of the approved fees estimate for Quantuma for the Administration is reproduced below:

	Total Hours	Avg Hourly Rate £	Time Cost £	Expenses £
Classification of Work Function				
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>	
Expenses				
Category 1 Expenses				855.00
Category 2 Expenses				0.00
				<u>855.00</u>
Totals	<u>411.00</u>	<u>391.39</u>	<u>160,860.00</u>	<u>855.00</u>

- 6.4 CG&Co's time costs for the Period are £15,307.00. This represents 40.40 hours at an average rate of £378.89 per hour. 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.
- 6.5 Quantuma's time costs for the Period are £12,812.50. This represents 33.00 hours at an average rate of £388.26 per hour. Attached at Appendix C 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.
- 6.6 Attached at Appendix D is a cumulative Time Analysis for the period from 9 August 2023 to 8 August 2026 in respect to the time incurred by CG&Co which provides details of the time costs incurred since our appointment. The cumulative time costs incurred to date are £164,146.28 and this represents 40.44 hours at an average rate of £378.89 per hour. To date, the sum of £90,000 plus VAT has been paid on account of these time costs.
- 6.7 Attached at Appendix E is a cumulative Time Analysis for the period from 9 August 2023 to 8 August 2026 in respect to the time incurred by Quantuma which provides details of the time costs incurred since our appointment. The cumulative time costs incurred to date are £174,470.50 and this represents 448.60 hours at an average rate of £388.92 per hour. The sum of £25,000 plus VAT has been paid on account of these time costs; however, this was paid outside of the reporting period and therefore is not included on the enclosed Receipts and Payments Account.
- 6.8 At the date of this report, we would confirm that our fees estimate for the Administration remains unchanged and we currently anticipate that the total amount that will be paid to our firms in respect of the time costs incurred will not exceed the fees estimates. Where this amount is less than our overall fees estimate, it may be that our fee recoveries will be restricted as a result of the funds available in the Administration, which will prevent our time costs being recovered in full.
- 6.9 We will update creditors on the anticipated total amount that will be paid to our firms in respect of our remuneration in our future progress reports.
- 6.10 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.
- 6.11 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 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 2027.

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 Joint 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 Joint 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 2026 to 8 August 2026, together with a Cumulative Receipts and Payments Account for Period from 9 August 2023 to 8 August 2026

S of A €	€	€
SECURED ASSETS		
Freehold Land & Property- Tram Road	378,000.00	
Searches	2,110.92	
Title Documents	79.20	
Sellers Solicitors Fees	4,536.00	
		384,726.12
COSTS OF REALISATION		
HM Land Registry & Searches	2,218.72	
Legal Fees	20,676.20	
Agents/Valuers Fees	2,195.00	
Other Property Expenses	615.00	
Auctioneer Fees & Expenses	10,025.00	
Legal Disbursements	415.00	
Insurance	26,359.40	
		(62,504.32)
SECURED CREDITORS		
Chargeholder - West One	322,221.80	
		(322,221.80)
ASSET REALISATIONS		
Book Debts	326,800.00	
Cash at Bank	2,282.74	
Rent	23,910.80	
Debtor Contributions	7,200.00	
Bank Interest Gross	7,835.01	
		368,028.55
COST OF REALISATIONS		
Pre Appointment Legal Fees	4,580.00	
Pre Appointment Legal Disbursements	60.00	
Audit Fees	1,300.00	
Specific Bond	345.00	
Bank Analysis Fees	400.00	
Pre Appointment Costs	21,176.00	
Office Holders Fees - CG&Co	95,000.00	
Office Holders Fees - Quantuma	25,000.00	
Accountants Fees	4,479.50	
Assistance- Provision of Financial Info	1,698.00	
Post Appointment Legal Disbursement	519.01	
Legal Fees	51,266.54	
Court Fees	50.00	
Payment of Corporation Tax	856.52	
Legal Disbursements	1,135.00	
Bank Statement Analysis - Quantuma	400.00	
Statutory Advertising	196.80	
Legal Disbursements (no VAT)	169.00	
Wages & Salaries	32,615.33	
PAYE & NI	4,846.59	
Bank Charges	50.00	
		(246,143.29)
		121,885.26
REPRESENTED BY		
Vat Receivable		27,227.00
Bank 1 Current		89,138.26
Fixed Ch Vat Receivable		5,520.00
		121,885.26



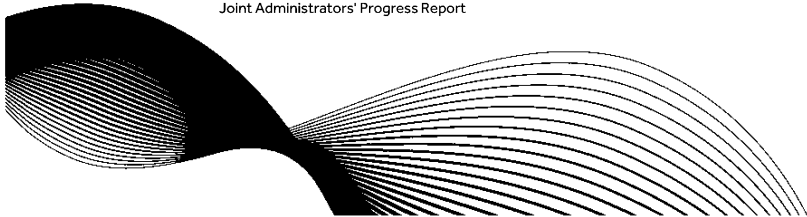
Appendix B
CG & Co Time Analysis for the Period from 9 February 2026 to 8 August 2026

Time Entry - SIP9 Time & Cost Summary

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

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Assistant Manager	Total Hours	Time Cost (£)	Average Hourly Rate (£)
Admin & Planning	6.00	17.60	0.00	2.00	0.00	25.60	9,462.00	369.65
Case Specific Matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	0.00	0.50	0.00	0.00	0.00	0.50	140.00	280.00
Investigations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Realisation of Assets	3.80	10.50	0.00	0.00	0.00	14.30	5,704.00	398.88
Trading	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Hours	9.80	28.60	0.00	2.00	0.00	40.40	15,307.00	378.89
Total Fees Claimed							0.00	
Total Disbursements Claimed							0.00	

Joint Administrators' Progress Report



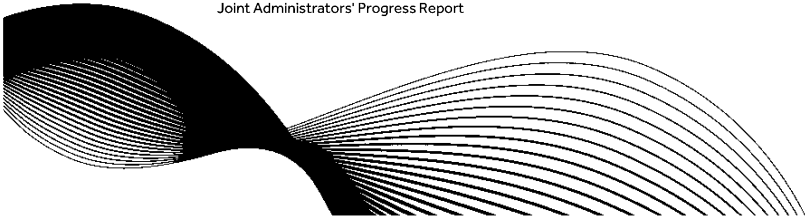


Appendix C
Quantuma's Time Analysis for the Period from 9 February 2026 to 8 August 2026

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

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
Admin & Planning	0.50	10.70	1.80	0.00	13.00	5,042.00	387.85
Case Specific Matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cashiering	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Closing Procedures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors	0.00	0.00	1.30	0.00	1.30	455.00	350.00
Investigations	1.00	15.30	2.00	0.00	18.30	7,175.50	392.10
Pre Appointment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Realisation of Assets	0.00	0.00	0.40	0.00	0.40	140.00	350.00
Trading	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Hours	1.50	26.00	5.50	0.00	33.00	12,812.50	388.26
Total Fees Claimed						0.00	
Total Disbursements Claimed						0.00	

Joint Administrators' Progress Report





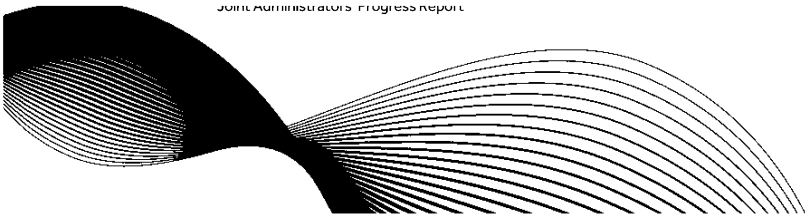
Appendix D
CG&Co Cumulative Time Analysis for the Period from 9 August 2023 to 8 August 2026

Time Entry - Cumulative Detailed SIP9 Time & Cost Summary

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

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Assistant Manager	Total Hours	Time Cost (£)	Avg Hourly Rate (£)	Hours Cum (POST Only)	Time Costs Cum (POST Only)
S04 - Statutory Reporting to Creditors	4.30	3.40	0.00	0.00	0.00	7.70	3,372.00	437.92	99.55	31,350.00
S05 - Report/Secured Creditor	0.80	0.20	0.00	0.00	0.00	0.80	383.00	477.51	12.20	3,411.50
** 600 - Case Specific	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.40	4,434.50
700 - Formalities	0.30	12.50	0.00	2.00	0.00	14.80	4,882.00	329.86	183.63	70,591.78
701 - Strategy (incl Sales)	1.00	1.40	0.00	0.00	0.00	2.40	946.00	394.17	22.40	9,474.50
Admin & Planning	6.00	17.60	0.00	2.00	0.00	25.60	9,463.00	369.65	297.18	119,344.28
** 500 - Preferential Creditors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.00	184.00
S01 - Unsecured Creditors	0.00	0.00	0.00	0.00	0.00	0.00	140.00	280.00	11.20	4,384.00
** 502 - Employee Matters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34.00	15,057.50
Creditors	0.00	0.00	0.00	0.00	0.00	0.00	140.00	280.00	58.10	20,765.50
** 201 - CICA Reports	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.50	3,441.50
Investigations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.50	3,441.50
202 - Pursuing Antecedent Transactions	0.00	0.20	0.00	0.00	0.00	0.20	83.00	415.00	2.30	1,100.50
** 300 - Identifying & Insuring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.30	449.50
301 - IDI	0.60	0.00	0.00	0.00	0.00	0.60	300.00	500.00	0.60	300.00
302 - Property	2.30	0.00	0.00	0.00	0.00	11.30	4,398.00	389.29	28.85	12,377.50
303 - Stock Values	0.90	0.00	0.00	0.00	0.00	1.80	756.00	420.00	7.30	3,481.50
306 - Other Assets	0.00	0.40	0.00	0.00	0.00	0.40	166.00	415.00	3.40	1,391.00
Realisation of Assets	3.60	10.30	0.00	0.00	0.00	14.30	5,704.00	398.89	44.35	19,577.00
** 403 - Ongoing Employee Issues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.60	1,218.00
Trading	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	2.60	1,218.00
Total Hours	9.60	28.60	0.00	2.00	0.00	40.40	15,307.00	378.89	403.33	164,146.28
Total Fees Claimed							0.00			

** - Denotes codes included in cumulative data that are not present in the period.



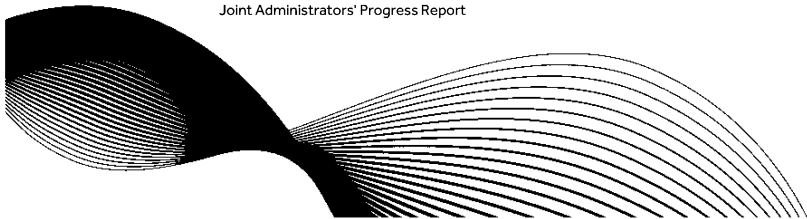


Appendix E
Quantuma Cumulative Time Analysis for the Period from 9 August 2023 to 8 August 2026

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

Classification of Work Function	Partner	Manager	Other Senior Professionals	Assistants & Support Staff	Total Hours	Time Cost (£)	Average Hourly Rate (£)
Admin & Planning	98.80	153.50	40.50	3.80	296.60	104,897.00	400.94
Case Specific Matters	0.00	3.00	3.30	0.00	6.30	0.00	3.30
Cashiering	0.00	3.00	3.40	0.50	6.90	71.00	100.00
Closing Procedures	0.00	3.00	3.30	0.00	6.30	0.00	3.30
Creditors	3.00	4.20	5.10	1.00	13.30	5,086.00	382.44
Investigations	22.30	59.20	69.40	1.20	151.90	52,943.50	348.45
Pre Appointment	0.00	3.00	3.30	0.00	6.30	0.00	3.30
Realisation of Assets	13.30	3.50	3.40	3.40	23.60	8,973.30	442.02
Trading	0.00	3.00	3.30	16.70	23.00	3,088.50	185.00
Total Hours	164.80	288.40	188.20	26.60	568.00	174,470.50	388.92
Total Fees Claimed						0.00	
Total Disbursements Claimed						715.30	

Joint Administrators' Progress Report



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 not utilised the services of any 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
MenSec (Agent)	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.

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	2,195.00	NIL
Auctioneers Fees	-	10,025.00	NIL
Legal fees & expenses	55,000.00	33,280.00 plus disbursements	TBC
Property Security	4,000.00	NIL	NIL
Audit fees	1,300.00	NIL	NIL
Accountancy assistance	4,479.50	NIL	NIL
Statutory advertising	196.80	NIL	NIL
Specific Penalty Bond	345.00	NIL	NIL
Insurance	9,000.00	26,359.40	NIL
Travel	309.50	NIL	NIL
Bank charges	50.00	NIL	NIL
HM Land Registry	11.00	2,207.72	NIL
Assistance – Provision of financial info	1,698.00	NIL	NIL

We can confirm that the insurance was higher than originally estimated. This is due to the sale of the property taking significantly longer to be completed than originally anticipated. As a result, the insurance remained in place for a longer period of time up to the date of the completion of the sale.

Legal fees were originally estimated based on information available at the time, there has been ongoing legal matters to be dealt with in respect to conveyancing, our investigations and the validity review of the secured charges.

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

Quantuma'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.

Grade of Staff	Rate from 1 August 2025	
	Regional Offices	London Offices
Insolvency Practitioner	£585.00	£785.00
Appointment Taking Director	£530.00	£660.00
Director	£485.00	£620.00
Senior Manager	£425.00	£540.00
Manager	£385.00	£465.00
Assistant Manager	£350.00	£420.00
Senior Administrator	£295.00	£365.00
Administrator	£235.00	£320.00
Assistant Administrator	£185.00	£245.00
Case Accountant	£130.00	£165.00
Support Staff/ Executive Assistant	£130.00	£165.00