

## **Mar Estates Limited (In Administration)**

Administrators' statement of proposals

Pursuant to paragraph 49 of schedule B1 to the  
Insolvency Act 1986

Date of delivery of proposals to creditors 16 October 2023

## Abbreviations

The following abbreviations are used in this report:

<b>the Company</b>	Mar Estates Limited (In Administration)
<b>the Joint Administrators or the Administrators</b>	Andrew Dolliver, Kristopher S Aspin, Joseph L Charleton
<b>the Proposals</b>	the Joint Administrators' Statement of Proposals
<b>the Rules</b>	The Insolvency (Scotland) (Company Voluntary Arrangements and Administration) Rules 2018
<b>EY</b>	Ernst & Young LLP
<b>date of appointment</b>	22 August 2023
<b>HMRC</b>	HM Revenue and Customs
<b>ROT</b>	Retention of Title
<b>CDDA</b>	Company Directors Disqualification Act 1986
<b>VAT</b>	Value Added Tax
<b>the Directors</b>	Brian Hugh Lemond, Paul Raymond Barratt Agnew and William Stuart Wilson
<b>RPS</b>	Redundancy Payments Service
<b>AIB</b>	AIB Group (UK) plc
<b>the Secured Lender/Qualifying Floating Charge Holder</b>	Promontoria Maple Designated Activity Company
<b>Addleshaw</b>	Addleshaw Goddard LLP
<b>Savills</b>	Savills Plc
<b>the Hotel Operator</b>	Michels & Taylor (London) Ltd
<b>the Resort</b>	Mar Hall Golf & Spa Resort
<b>n.i.</b>	No information

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# 1. Introduction, background and circumstances giving rise to the appointment

## Introduction

On 22 August 2023 the Company entered Administration and Andrew Dolliver, Kris Aspin and Luke Charleton of EY were appointed to act as Joint Administrators. The appointment was made by the Qualifying Floating Charge Holder under the provisions of paragraph 14 of Schedule B1 to the Insolvency Act 1986. This document, including its appendices, constitutes the Joint Administrators' statement of proposals to creditors pursuant to paragraph 49 of Schedule B1 to the Insolvency Act 1986 and Rule 3.35 of the Rules.

Certain statutory information relating to the Company and the appointment of the Joint Administrators is provided at Appendix A.

## Background

The Company was incorporated on 17 January 2000, and trades as Mar Hall Golf & Spa Resort ('Mar Hall'). Mar Hall is a 5-star luxury hotel near Glasgow, employing 122 staff.

The Company's shareholders are Oakenash Group Ltd (48.17%) (shareholders are Mr William Stuart Wilson and Mr Paul Raymond Barratt Agnew), Mr Brian Hugh Lemond (16.75%), Mr William Stuart Wilson (Directly 16.75%, Indirectly 24.09%), Mr Paul Raymond Barratt Agnew (Directly 16.75%, Indirectly 24.09%), and Jeanette Montgomery (1.57%). Mr Lemon, Mr Wilson and Mr Agnew are also the Company's directors.

## Financial information

The recent financial results of the Company can be summarised as follows:

Period Year or Period Ended	Type Audited / Draft	Turnover £000	Gross Profit £000	Gross Profit %	Directors' Remuneration £000	Net Profit after Tax £000	Accumulated Reserves £000
31 December 2022	Draft*	1,380	1,026	74%	n.i.	n.i.	n.i.
31 December 2021	Draft*	3,379	866	26%	n.i.	n.i.	n.i.
31 December 2020	Audited	1,549	(376)	-24%	Nil	(1,322)	(2,344)
31 December 2019	Audited	5,376	2,224	41%	Nil	(128)	(1,085)
31 December 2018	Audited	5,926	2,587	44%	Nil	233	(1,095)
31 December 2017	Audited	5,557	2,152	39%	Nil	233	(1,416)

\*These draft figures are taken from the Company's financial records and have not been audited or interrogated to confirm accuracy.

## Circumstances giving rise to the appointment of the Administrators

The Covid-19 pandemic and subsequent inflation had a significant impact on the financial performance of the Company as it struggled with higher operating costs and staff shortages. Furthermore, in order to continue operations, the Company was dependent upon the ongoing support of AIB, for which current banking facilities were due to expire in 2022.

In June 2022, as part of a larger portfolio sale, AIB sold the loans it had extended to the Company to the Secured Lender.

During late Spring and Summer 2023, several facility extensions were granted by the Secured Lender to allow for the Company to pursue a sale of the business and/or a refinance of the loans. However, neither a sale nor a refinance was achievable within the extended time limit granted by the Secured Lender. The Secured Lender concluded that the only option available to them was to appoint Administrators to trade the business and undertake a sale process.

In late July 2023, EY was engaged by the Secured Lender to provide insolvency advice and undertaking contingency planning, to prepare for a potential Administration appointment over the Company.

On 22 August 2023, the Qualifying Floating Charge Holder appointed Andrew Dolliver, Kris Aspin and Luke Charleton as Joint Administrators under the provisions of Paragraph 14 of Schedule B1 to the Insolvency Act 1986.

**Pre-Administration costs**

Unpaid pre-Administration time and costs have been incurred by the Administrators in the short period prior to our appointment with a view of placing the Company into Administration. Further information can be found in section 6 to these Proposals.

## 2. Purpose, conduct and end of Administration

### **Purpose of the Administration**

The purpose of an Administration is to achieve one of three objectives:

- a) To rescue the company as a going concern
- b) To achieve a better result for the company's creditors as a whole than would be likely if the company were wound up (without first being in Administration)
- c) To realise property in order to make a distribution to one or more secured or preferential creditors

Insolvency legislation provides that objective (a) should be pursued unless it is not reasonably practicable to do so or if objective (b) would achieve a better result for the company's creditors as a whole. Objective (c) may only be pursued if it is not reasonably practicable to achieve either objective (a) or (b) and can be pursued without unnecessarily harming the interests of the creditors of the company as a whole.

The Joint Administrators do not consider it possible to rescue the company as a going concern. The purpose of the Administration is objective (b): to achieve a better result for the Company's creditors as a whole than would be likely if the Company were wound up (without first being in Administration). This will be achieved by continuing to trade the Company in Administration whilst pursuing a sale of the business and assets.

### **Conduct of the Administration**

#### ***Trading***

The Company continues to trade whilst the Joint Administrators pursue an accelerated sale of the business as a going concern. Significant interest in the business has been received. Whilst the Company is currently trading at a small loss, based on professional advice, we consider that a cessation of trade would materially negatively impact the realisable value of the Company's assets. The forecast loss for the anticipated sales process period is materially lower than the likely diminution in value (and increase in creditor claims) that would result from ceasing to trade.

The Secured Lender has agreed to provide funding to cover losses during the anticipated sales process period.

#### ***Asset Realisations***

##### ***Freehold property and Sale of Business***

As noted above, the Company operates from a freehold property in a rural setting near the village of Bishopton in Renfrewshire ('the Property'). The Joint Administrators have appointed Savills to assist in the marketing and sale of the business including freehold property as part of the overall business sale. A full marketing campaign commenced on 27 September 2023 and initial interest has been encouraging.

##### ***Plant and Equipment / Fixtures and Fittings / Vehicles***

The Company's directors have yet to provide a fixed asset register, and therefore the Administrators have been unable to ascertain the extent of plant and equipment owned by the Company and that of which is leased or hired.

At present, the machinery, equipment and fixtures and fittings are being utilised for trading. The plant and machinery used for day-to-day operations of the golf course is hired or leased from third party suppliers.

### ***Trade Debtors***

The Company has debtor amounts outstanding relating to pre-appointment sales to customers. The Company's records in respect of debtors were not up to date when the Administrators were appointed, however the Hotel Operator has since provided information indicating that the total trade debtor balance on appointment was £73,530.

The Administrators are currently reviewing the outstanding balance and a further update will be given in the first six-monthly progress report to creditors.

### ***Related party transactions***

At the commencement of the Administration, the Company was owed £842,825 from five related entities. These balances relate to intercompany balances, and personal loans to each of the directors of the Company. There is £3,117.75 owed by the Company to related parties as per Creditors listing from the Company's records as of 22 August 2023.

We are in correspondence with the related entities with a view to establishing the full background to the loans advanced and securing repayment thereof.

### ***Cash at bank***

Prior to our appointment, the Company operated two accounts with AIB and cash at appointment totalled £142,176. We have transferred this sum from the Company's pre-appointment bank account to the operating bank account to fund the business whilst we continue trading.

On appointment, AIB was instructed by the Administrators to freeze the Company's pre-appointment bank accounts, so no outgoing payments could be made from the accounts. We continue to liaise with AIB to monitor any receipts in the pre-appointment bank accounts and regularly transfer any receipts into the operating bank account.

### ***Approval of the Administrators' proposals***

The Joint Administrators are seeking approval of their proposals by deemed consent. Further details of the arrangements and any steps to be taken by creditors are given in the formal notice of the deemed consent delivered to creditors with these proposals.

### ***Future Conduct of the Administration***

The Joint Administrators will continue to deal with the Administration in line with the stated objective, namely to achieve a better result for the Company's creditors as a whole than would be likely if the Company were wound up (without first being in Administration).

Future tasks will include, but may not be limited to, the following:

- Overseeing the ongoing trading activities of the Company, including liaising with customers and suppliers;
- Preparing trading accounts, including monitoring the cash flow and liaising with the Secured Lender in respect of any additional funding required during the trading period;

- Ongoing monitoring and review of staffing levels. We are also currently in the process of electing employee representatives. We will then begin regular meetings in which we will discuss any consultation for both TUPE and Redundancy (if appropriate) with them;
- Liaising with the Company's pre-appointment bankers to secure the release of any future receipts received into the pre-appointment bank accounts;
- In conjunction with our appointed agent, market the business and assets, including freehold property for sale, review and assess any offers received, and take all such steps as are necessary to achieve a sale of the property to any selected preferred bidder;
- Collect debtors due to the Company, including balances due from related entities;
- Taking all such steps as the Joint Administrators deem appropriate to realise value from the Company's residual assets;
- Distributing amounts to the secured and preferential creditors of the Company;
- Dealing with unsecured creditor queries;
- Agreeing non-preferential, unsecured claims and distributing the Prescribed Part (if required);
- Assisting redundant employees with any claims against the RPS and/or the Company (as applicable);
- Dealing with corporation tax and VAT matters, which includes filling statutory returns;
- Carrying out investigative procedures, including investigating the conduct of the Company's directors leading up to the Joint Administrators' appointment in accordance with the requirements of the CDDA;
- Ensuring all statutory reporting and compliance obligations are met;
- Finalising the Administration including payment of all Administration expenses and liabilities;
- If the Joint Administrators deem it appropriate, to seek an extension and/or further extensions to the Administration from the Company's creditors and/or the Court; and
- Any other actions required to be undertaken by the Joint Administrators in order to fulfil the purpose of the Administration.

### ***Distributions to Creditors***

It is proposed that distributions will be made in the Administration to the secured, preferential and non-preferential, unsecured creditors of the Company (by virtue of the prescribed part).

The Joint Administrators do not propose to make an application to court pursuant to paragraph 65(3) of Schedule B1 to the Insolvency Act 1986 for permission to make a distribution, which is not a prescribed part distribution, to unsecured non-preferential creditors. It is proposed that any such distribution will be made in a subsequent Liquidation.



### **The End of the Administration**

It is proposed that, if at the end of the Administration the Company has no property which might permit a distribution to its creditors, the Joint Administrators will send a notice to that effect to the Registrar of Companies. On registration of the notice the Joint Administrators' appointment will come to an end. In accordance with the provisions of paragraph 84(6) of Schedule B1 to the Insolvency Act 1986 the Company will be deemed to be dissolved three months after the registration of the notice.

If for any reason, distributions required to, but cannot, be made to the non-preferential unsecured creditors in the Administration pursuant to section 65(2) of Schedule B1 to the Insolvency Act, it is proposed that, at the end of the Administration, the Company will move straight into Creditors' Voluntary Liquidation upon the filing with the Registrar of Companies of a notice pursuant to paragraph 83 of Schedule B1 to the Insolvency Act 1986. It is proposed that the Liquidators will be Andrew Dolliver, Kris Aspin and Luke Charleton of Ernst & Young LLP and that any act required or authorised under any enactment to be done by the Liquidators may be done by either or all of them.

In accordance with paragraph 83(7) of Schedule B1 to the Insolvency Act 1986 and Rule 3.60 of the Insolvency (Scotland) (Company Voluntary Arrangements and Administration) Rules 2018, creditors may nominate a different person as the proposed Liquidator, provided that the nomination is made after the receipt of these proposals and before the proposals are approved. It should be noted in this regard that a person must be authorised to act as an insolvency practitioner in order to be appointed as Liquidator.

### **3. Statement of affairs**

The directors have not yet submitted a Statement of Affairs, which is a requirement under paragraph 47 of Schedule B1 to the Insolvency Act 1986. The directors have been provided with all financial information requested to complete the Statement of Affairs, and despite numerous extensions and communication from the Administrators, have failed to submit a Statement of Affairs. In the absence of a Statement of Affairs, we attach at Appendix B an estimate of the Company's financial position as at 22 August 2023 together with a list of creditors including, as far as is currently known, their names, addresses, amounts owed, and details of any security held.

## 4. Prescribed part

The prescribed part is a proportion of floating charge assets set aside for unsecured creditors pursuant to section 176A of the Insolvency Act 1986. The prescribed part applies to floating charges created on or after 15 September 2003.

At this early stage, the Joint Administrators are unable to estimate the value of the Company's net property and the value of the prescribed part. The Joint Administrators are, however, of the opinion at this stage that a distribution to the non-preferential, unsecured creditors by virtue of the prescribed part will be made.

## 5. Administrators' remuneration and disbursements and payments to other professionals

### Remuneration

The statutory provisions relating to remuneration are set out in Rule 3.95 of the Insolvency (Scotland) (Company Voluntary Arrangements and Administration) Rules 2018. Further information is given in 'A Creditors' Guide to Administrators' Fees', a copy of which may be accessed from the web site of the Institute of Chartered Accountants of Scotland at <https://www.icas.com/technical-resources/creditor-guides-to-office-holder-remuneration> or is available in hard copy upon written request to the Joint Administrators.

In the event that a creditors' committee is not formed, the Joint Administrators propose that their remuneration be fixed on the basis of time properly given by them and their staff in dealing with matters arising in the Administration. Attached at Appendix C is a detailed analysis of time spent, and charge out rates, for each grade of staff for the various areas of work carried out to 29 September 2023 as required by the Association of Business Recovery Professionals' Statement of Insolvency Practice No. 9.

A lack of senior management in the Company, coupled with slow provision of information from the Directors, has led to significant time spent by the Administrators and their staff in the day-to-day operations of the Company. The Administrators and their staff have been heavily involved in operations, financial budgets, employee issues and the general trading of the Resort.

### Disbursements

Appendix C also includes a statement of the Joint Administrators' policy for charging disbursements. In the event that a Creditors' Committee is not formed, the Joint Administrators propose they be permitted to charge Category 2 disbursements in accordance with the charging policy set out in Appendix C.

### Payments to other professionals

The Joint Administrators have engaged the following other professionals to assist them. They were chosen on the basis of their experience in similar assignments. Savills has been appointed sales agents. Savills has previously been involved in marketing the company for sale and are therefore able to commence the sales process without delay. Together with EY, they are able to provide extensive marketing to a wide market, to assist in maximising the sales value. Addleshaw Goddard are the chosen legal advisors for the Joint Administrators and are supporting the Joint Administrators with Reports on Title and legal documentation for the sales process of the Resort, as well as any other matters arising in the Administration. Experienced hotel operator Michels & Taylor has been instructed to support the Joint Administrators in managing the Company.

Name of firm	Nature of service	How contracted to be paid
Addleshaw Goddard	Legal advisors	Time cost basis
Savills	Property agents	1% - 2.5% depending on sales price achieved
Michels & Taylor	Hotel Operator	Monthly fixed fee with incentive based on sales price achieved

No fees have been paid to date.

## 6. Pre-Administration Costs

The Administrators are seeking approval for payment of unpaid pre-Administration costs totalling £48,000 plus VAT and expenses of £257.86. The payment of unpaid pre-Administration costs as an expense of the Administration is subject to approval under Rule 3.52 and not part of the proposals subject to approval under paragraph 53. This means that they must be approved separately from the proposals.

A breakdown of the total pre-Administration costs incurred is attached at Appendix E. Further information regarding the nature of the unbilled pre-Administration work can be summarised as follows:

- Assessing the likely strategy which the Joint Administrators might implement.
- Understanding the key risks in respect of trading the Company in Administration and how to mitigate these.
- Preparing a timeline for pre-appointment and immediate post-appointment activities.
- Briefing engagement staff on the Administration strategy and corresponding workstreams.
- Reviewing and preparing documents for appointment, including consents to act and associated documents.
- Preparing documents to be issued and read to employees, media and suppliers immediately following the appointment, including scripts for employee meetings, press releases and communications to suppliers and customers.
- Liaising with the Hotel Operator in preparation of the appointment, to ensure the trading post appointment could proceed with minimal disruption.

Undertaking the above actions enabled the ongoing trading of the Company to continue post-Administration with the minimum disruption possible, thereby preserving value in the business.

### **Third-party expenses**

As well as the Joint Administrators' fees and expenses, the Administrators will also seek approval for payment of unpaid third-party pre-Administration costs that have been incurred prior to the appointment.

The payment of these unpaid pre-administration costs as an expense of the Administration is subject to approval under Rule 3.52 and not part of the Proposals subject to approval under paragraph 53. This means that they must be approved separately from the Proposals and the Joint Administrators will seek approval for the payment of these costs at the same time as a decision is sought from creditors on the basis of our remuneration and Category 2 expenses, which will be circulated under separate correspondence in due course.

Addleshaw were engaged to provide legal advice to the Joint Administrators in connection with the appointment. Addleshaw's unpaid pre-Administration time costs for this work total £5,724 (plus VAT).

The Hotel Operator have incurred expenses of £758.42 in the relevant pre-Administration period.

The breakdown attached at Appendix E sets out:

- ▶ The fees charged by the Joint Administrators
- ▶ The expenses incurred by the Joint Administrators
- ▶ The fees charged (to the Joint Administrators' knowledge) by any other person qualified to act as an insolvency practitioner (and if more than one, by each separately)
- ▶ The expenses incurred (to the Joint Administrators' knowledge) by any other person qualified to act as an insolvency practitioner (and if more than one, by each separately)
- ▶ In the event that a creditors' committee is not formed, the Joint Administrators propose to seek approval of unpaid pre administration costs by a resolution of creditors

Should you wish to discuss any aspect of this report, please contact the Administration team by emailing [marhalladministration@uk.ey.com](mailto:marhalladministration@uk.ey.com).

## Appendix A Statutory information

### Company Information

Company Name:	Mar Estates Limited (In Administration)
Registered Office Address:	c/o Ernst & Young LLP, G1 Building, 5 George Square, Glasgow, G2 1DY
Registered Number:	SC203007
Trading Name:	Mar Hall Golf & Spa Resort
Trading Address:	Earl of Mar Estate, Mar Hall Ave, Bishopton, PA7 5NW

### Details of the Administrators and of their appointment

Administrators:	Andrew Dolliver, Kris Aspin and Luke Charleton
Date of Appointment:	22 August 2023
By Whom Appointed:	The appointment was made by Qualifying Floating Charge Holder
Court Reference:	Court of Session, Scotland, P702/23

Any of the functions to be performed or powers exercisable by the Administrators may be carried out/exercised by any one of them acting alone or by any or all of them acting jointly.

### Statement concerning the EU Regulation on Insolvency Proceedings

The proceedings are to which the EU Regulation as it has effect in the law of the United Kingdom does not apply.

### Share Capital

Class	Authorised		Issued and fully paid	
	Number	£	Number	£
Ordinary	191	191	191	191

### Directors and secretary and their shareholdings

Name	Director or Secretary	Date Appointed	Date Resigned	Current Shareholding
Brian Hugh Lemond	Director & Secretary	5 June 2000	-	16.75%
Paul Raymond Barrett Agnew	Director	5 June 2000	-	16.75% (Directly) 24.09% (Indirectly through Oakenash Group Ltd)
William Stuart Wilson	Director	5 June 2000	-	16.75% (Directly) 24.09% (Indirectly through Oakenash Group Ltd)

## Appendix B      Estimated statement of financial position

### Mar Estates Limited (In Administration) Estimated statement of financial position

#### A - Summary of assets

	Note	Book value at 22 August 2023 £	Estimated to realise £
Freehold property	1, 2	14,714,634	***
Plant and Machinery	1, 2	441,218	***
Fixtures and Fittings	1, 2	70,674	***
Trade and other receivables	1, 2	916,325	***
Stock and Finished Goods	1, 2	32,036	***
Cash at bank and on hand	3	142,176	142,176*
		<b>16,317,063</b>	-

#### A1 - Summary of Liabilities

		Estimated to realise £
<b>Estimated total assets available for preferential creditors</b>		-
Preferential creditors	2	411,704
<b>Total assets available for unsecured creditors</b>		<b>-      411,704</b>
<b>Unsecured non-preferential creditors</b>		
Trade creditors	2	348,510
HMRC	2	122,215
Other creditors	2	-
Inter-company balance	2	-
		<b>470,724</b>
<b>Estimated deficiency / surplus as regards all creditors</b>		<b>-      882,428</b>
Issued and called up share capital		191
<b>Estimated deficiency / surplus as regards members</b>		<b>-      882,619</b>



Notes:

1. A realisable value has not been included here as it will be determined by the sales process. Any estimate by the Administrators remains commercially sensitive while the sale of the Company's business and assets is being explored.
2. Based on Audited Accounts for year ended 31 December 2020. No other information available.
3. Cash is based on cash in hand at 22 August 2023. \*This cash will be used for the trading of the Company whilst in Administration.

## Appendix C Statement on Administrators' charging policy for remuneration and disbursements pursuant to Statement of Insolvency Practice No. 9

### Charging and disbursement policy

#### *Administrator's charging policy for remuneration*

The Administrators have engaged managers and other staff from EY to work on the Administration. The work required is delegated to the most appropriate level of staff taking account of the nature of the work and the individual's experience. Additional assistance is provided by accounting and treasury executives dealing with the company's bank accounts and statutory compliance diaries. Work carried out by all staff is subject to the overall supervision of the Administrators.

All time spent by staff working directly on case-related matters is charged to a time code established for the case. Time is recorded in units of six minutes. Each member of staff has a specific hourly rate, which is subject to change over time. The average hourly rate for each category of staff over the period is shown below, as are the current hourly rates used.

Total summary of the Joint Administrators' time charged for the period from 22 August 2023 to 29 September 2023.

	Staff Grade					Total Hours	Total Cost £	Average Rate £
	Partner	Director	Manager	Executive	Analyst			
Administration & Planning	1.6	-	13.3	28.1	15.5	58.5	31,235.75	492.6
Creditors	5.7	-	5.9	8.5	25.0	45.1	23,829.50	528.4
Debtors	1.7	-	-	-	-	1.7	2,397.00	1,410.0
Employees	12.5	0.9	39.5	2.4	-	55.3	46,920.00	848.5
Environmental Issues	-	-	-	2.0	-	2.0	1,080.00	540.0
Immediate Tasks	3.0	8.0	24.7	19.0	20.5	75.2	46,355.90	605.7
Investigation & CDDA	-	0.7	0.1	-	10.3	11.1	3,241.00	292.0
Job Acceptance & Strategy	2.0	-	-	-	-	2.0	2,820.00	1,410.0
Legal Issues	-	-	-	6.0	3.3	9.3	4,061.00	436.7
Members	1.8	-	-	-	-	1.8	2,538.00	1,410.0
Other Matters	-	-	3.4	-	-	3.4	2,465.00	725.0
Property	8.2	-	-	8.0	20.5	36.7	20,867.00	568.6
Public Relations Issues	3.0	0.2	0.7	1.0	-	4.9	5,467.00	1,115.8
Reporting	6.0	-	4.1	5.0	25.8	40.9	20,156.00	498.9
Retention of Title	-	-	-	-	4.5	4.5	1,132.50	251.7
Sale of Business	6.5	12.0	-	14.5	33.7	66.7	36,616.50	549.0
Statutory Duties	2.0	0.3	5.1	19.5	35.5	62.4	28,206.58	449.3
Trading	44.4	67.5	14.3	93.0	28.7	247.9	196,822.24	784.3
VAT & Taxation	0.8	-	2.0	1.0	2.0	5.8	3,748.00	646.2
<b>Total Hours</b>	<b>99.2</b>	<b>89.6</b>	<b>113.1</b>	<b>208.0</b>	<b>225.3</b>	<b>735.2</b>		
<b>Time Costs (£)</b>	<b>138,443.74</b>	<b>85,120.00</b>	<b>81,997.50</b>	<b>110,896.63</b>	<b>63,501.09</b>		<b>479,958.97</b>	
<b>Average Hourly Rate (£)</b>	1,338.0	950.0	725.0	533.2	281.9		639.0	

Staff Description	Belfast Hourly rate (£)	Other Regional UK Hourly rate (£)
Partner	1,325	1,410
Director	1,065	1,090
Manager	675	725
Executive	515	540
Analyst	205	315
Cashier	345	345

### Administrators' charging policy for expenses

Statement of Insolvency Practice No. 9 (SIP 9) defines expenses as payments which are first met by the office holder and then reimbursed to the office holder from the estate. As with other expenses, SIP 9 divides expenses into those that do not require approval before they are charged to the estate (Category 1) and those that do require prior approval (Category 2).

#### Category 1 expenses

In line with SIP 9, it is our policy to disclose Category 1 expenses drawn but not to seek approval for their payment. We are prepared to provide such additional information as may reasonably be required to support the disbursements drawn.

Nature of expense	Amount (£)
Accommodation and subsistence	993.14
Travel costs (excluding mileage)	1,984.53
Postage and printing	484.94
<b>Total</b>	<b>3,462.61</b>

#### Category 2 expenses

It is our policy, in line with the Statement, to seek approval for Category 2 expenses before they are drawn. To date, the following Category 2 expenses have been incurred. It is proposed that Joint Administrators be permitted to draw these expenses.

Nature of expense	Amount (£)	Basis of charge
Mileage	153.00	Current mileage rates are: <ul style="list-style-type: none"> <li>• 45p/mile for staff below manager using their own cars</li> <li>• 18p/mile (non-electric vehicle) for managers and above using their own car or a company car.</li> <li>• 20p/mile (electric vehicle) for managers and above using their own car or a company car.</li> </ul>
<b>Total</b>	<b>153.00</b>	

## Appendix D Administrators' receipts and payments account for the period from 22 August 2023 to 6 October 2023

**Per Estimated Statement of Financial Position**  
£

	<b>Trading Receipts</b>	<b>£</b>
142,176.00	Cash on Appointment	142,176.00
916,325	Customer Sales	294,885.57
	Funding from Secured Lender	150,000.00
	Bank Interest	<u>279.41</u>
	<b>Total</b>	<b><u>587,340.98</u></b>
	<b>Trading Payments</b>	<b>£</b>
	Employee costs	232,538.52
	Payments to Suppliers	130,887.72
	Public Notices	<u>94.00</u>
	<b>Total</b>	<b><u>363,520.24</u></b>
	<b>Net Receipts and Payments</b>	<b><u><u>223,820.74</u></u></b>
	<b>Represented by</b>	<b>£</b>
	RBS Floating Account	112,288.69
	Agents Operating Account	140,488.67
	VAT	(33,143.52)
	Pre-Appointment Account	<u>4,186.90</u>
		<b><u><u>223,820.74</u></u></b>

**Notes**

1. Receipts and payments are stated net of VAT.
2. The Hotel Operators hold a bank account which is used to process income and expenditure for the trading of the Company. The Administrators review and approve all payments and complete reconciliations of the account at each month end.

## Appendix E Statement of pre-Administration costs

### Statement of pre-Administration costs

	Administrator		Other IP		Details
	Remuneration	Expenses	Remuneration	Expenses	
	£	£	£	£	
Administrators in waiting	48,000.00	257.86	NIL	NIL	
Addleshaw Goddard	5,724.00	NIL	NIL	NIL	
Michels & Taylor	NIL	758.42	NIL	NIL	
<b>Total costs incurred</b>	<b>53,724.00</b>	<b>1,016.28</b>	<b>NIL</b>	<b>NIL</b>	
<b>Paid before the Administration</b>					
Administrators in waiting	(NIL)	(NIL)	(NIL)	(NIL)	
Addleshaw Goddard	(NIL)	(NIL)	(NIL)	(NIL)	
Michels & Taylor	(NIL)	(NIL)	(NIL)	(NIL)	
<b>Unpaid pre-Administration costs</b>	<b>53,724.00</b>	<b>1,016.28</b>	<b>NIL</b>	<b>NIL</b>	

Unpaid pre-Administration costs are costs which had not been paid at the date of Administration are still outstanding and are subject to approval under Rule 3.52 of the Insolvency (Scotland) (Company Voluntary Arrangements and Administration) Rules 2018.

Unpaid pre-Administration costs are not part of the proposals subject to approval under paragraph 53 of Schedule B1 of the Insolvency Act 1986. This means that they must be approved separately from the proposals. Further information on the way in which approval will be sought for unpaid pre-Administration costs is set out in section 6 of this document

## Appendix F List of Company Creditors

Note: The Company creditors has been compiled using information available in the Company's records as at 22 August 2023

Name	Address 1	Address 2	Address 3	Address 4	Balance Per Companies Records
<b>Unsecured Creditors</b>					
Bfs Group Ltd T/A Bidfood	Unit 5a	Crowland Business Park	Southport, Merseyside	PR9 7RS	£5,353.01
Abercorn Heating	107 Abercorn Street	Abercorn Industrial Estate		PA3 4AT	£743.47
Adidas (UK) Limited	The Adidas Centre	Po Box 39	Stock Port	SK7 5SA	£3,407.10
Adt Fire & Security Plc	Security House	Summit Business Park	Sunbury-On-Thames, Surrey	TW16 5DB	£8,097.90
Arrangemy Group	Unit 7	Berkeley Business Park	Worcester	WR4 9FA	£60.96
Azure Pool Services Ltd	23 Ainslie Road	Glasgow		G52 4RU	£2,112.55
Nolan Business Solutions Plc	Cedar House	Ancells Road	Hampshire	GU51 2UN	£887.70
Boc	Customer Service Centre 7TH Floor The Monument Building	P.O. Box 12	Worsley, Manchester	M28 2UT	£260.64
Booking.Com Ltd	7 Moorfield North Industrial Estate	11 Monument Street	London	EC3R 8AF	£8,846.83
Braehead Foods		Kilmarnock		KA2 0FE	£524.88
Elis UK Ltd	Po Box 6114	Basingstoke		RG24 8NE	£830.34
Classic Britain	3 Dunlop Street	Strathaven		ML10 6LA	£3,622.62
Calor Gas Limited	Po Boz 5046	Warwick		CV34 9JJ	£10.30
Campbell Fuel Oils	Hurlford Road	Riccarton	Kilmarnock	KA1 3LS	£1,400.96
Campbells Prime Meats Ltd	The Heatherfield	Lathallan		EH49 6LQ	£219.52
Celtic Seaweed Bath Products Ltd C/O Coface	C/O Bebgies Traynor (Sy) Llp	60 Charter Row	Sheffield, South Yorkshire	S1 3FZ	£3,178.80

Name	Address 1	Address 2	Address 3	Address 4	Balance Per Companies Records
<b>Unsecured Creditors</b>					
Mcmillans Chem-Dry	Unit 2	28 Queen Elizabeth Avenue	Glasgow	G52 4NQ	£3,678.54
Clarity Hospitality	17 Warren Park Way	Enderby	Leicestershire	LE19 4SA	£990.56
Club International Systems	2ND Floor	49 Peter Street	Manchester	M2 3NG	£869.70
Concept Group Ltd	Concept House	Fairbairn Road		EH54 6TS	£1,031.62
Delice De France	Delice House	149 Brent Road	Middlesex	UB2 5LJ	£66.00
Direct Debit Solutions	14-16 Holyrood Road	Edinburgh	Edinburgh	EH8 8AF	£137.36
Premier Produce (Direct Foods)	Stance 2b	Blochairn Fruit Market	Glasgow	G21 2SQ	£970.02
Euroclean	Unit4 28 Coltness Lane	Queenslie Industrial Estate	Glasgow	G33 4DR	£14,746.91
The Fish People	350 Scotland Street	Glasgow	Glasgow	G5 8QF	£2,780.69
Focus Safety Group	Linwood Industrial Estate	Burnbrae Road	Paisley	PA1 2FB	£379.00
Gala Management Services Limited	87 Alexandra Road Sporting House	St Austell	Cornwall	PL25 4QW	£2,332.45
Gary Campbell - Toastmaster	17 Kingsdyke Ave	Kingspark	Glasgow	G44 4LR	£1,500.00
Gazprom Energy	5TH Floor	8 First Street	Manchester	M15 4RP	£3,574.02
Gleddoch House Hotel	Old Greenock Rd	Langbank		PA14 6YE	£128.10
Gold Key Media	Stuart House	1st Floor St John's Street	Peterborough	PE1 5DD	£375.50
Google Ireland Ltd	Gordon House	Barrow Street	Dublin 4		£900.00
Greenleaf Hygiene Solutions(Scot)	Unit 2d Colvilles Place	Kelvin Industrial Estate	East Kilbridge	G75 OPZ	£384.40
Hamilton Brothers	Greenock Road Headbox Solutions Ltd Of	Bishopton	Bishopton	PA7 5AP	£31,363.98
Headbox	Third Floor	24 Chiswell Street	London	EC1Y 4YX	£1,080.00
High Speed Training Limited	Riverside Business Park	Dansk Way	Ilkley	LS29 8JZ	£302.40
Hitched.co.uk	Vineyard House	44 Brook Green	London	W6 7BT	£339.60
Inspired Publishing Limited	327 The Chase	Benfleet	Essex	SS7 3DN	£60.00
Inverarity Morton Ltd	7 Evanton Drive	Thornliebank Ind Estate	Glasgow	G46 8HL	£16,932.06
Ironcraft	10 Claverhouse Road	Hillington Park		G52 4JE	£430.92



Name	Address 1	Address 2	Address 3	Address 4	Balance Per Companies Records
<b>Unsecured Creditors</b>					
John Mackenzie					£1,151.50
Jolene's Swift Flowers	Unit 1	Kilpatrick Drive	Erskine	PA8 7AA	£1,340.00
Katie Cee LLC	952 Fenario Circle	Bel Air	Maryland	MD 21015	£700.50
Key Reservations (Hotels) Ltd	Unit 10 Red Tree Business Suites	24 Stonelaw Road	Glasgow	G73 3TW	£201.96
Lastminute.com	3rd Floor	77 Hatton Gardens	London	EC10 8JS	£147.21
Little's Chauffeur Drive	1282 Paisley Road West	Glasgow		G52 1DB	£72.00
Mark Murphy	1 Bankhead Way	Edinburgh		EH11 4FB	£12,439.50
Montgomery Consultants	02/2 Chesterfield Gardens	Kelvinside	Glasgow	G120BF	£11,877.00
Net Affinity Ltd Gbp	First Floor	94 Stamford Hill	London	N16 6XS	£1,384.75
Oricom Limited	1 Cockburn Place	Riverside Business Park	Irvine	Ka11 5da	£82.20
Pace Telecom	Unit 2 Zenith House	Gresford Industrial Park		LL12 8LX	£1,295.33
Pars Foods	8-12 Glentanar Road	Balmore Industrial Estate	Glasgow	G22 7XS	£611.06
Pct Group Sales Ltd	Dalsetter House	37 Dalsetter Ave	Glasgow	G15 8TE	£3,117.75
President Fire Solutions Ltd	10 Locher Avenue	Houston	Johnstone	PA6 7NN	£1,507.00
Premier Software	9 & 10 Heritage Park	Hayes Way	Staffordshire	WS11 7LT	£1,627.80
Renfrewshire Council - Rates	Council Headquarters South	Cotton Street	Paisley	PA1 1AD	£138,336.00
Renfrewshire Golf Union	Fao Ian Storie	35 Balmoral Road		PA5 9RA	£577.50
Restaurant Diary	75 Bothwell Street	Glasgow		G2 6TS	£1,632.75
Richard Aitken (Seedman) Ltd	20 Robert Drive	Glasgow		G51 3HE	£2,240.40
Rima Travel Limited	10 Angel Gate	City Road	London	EC1V 2PT	£271.50
Shield Safety	45/47 1st Floor Newton Street	Manchester		M1 1FT	£234.00
Siteminder Distribution Ltd	Waterfront	Hammersmith Embankment	London	W6 9RH	£58.58
Sovereign Tourism Ltd	12 Plaza Gardens	Upper Richmond Road	London	SW15 2DT	£374.00
Speedy Asset Services Ltd	Chase House	16 The Parks		WA12 OJQ	£306.55

<b>Name</b>	<b>Address 1</b>	<b>Address 2</b>	<b>Address 3</b>	<b>Address 4</b>	<b>Balance Per Companies Records</b>
<b>Unsecured Creditors</b>					
Stannah Lifts Services Ltd	Credit Control Department	Watt Close	Andover	SP10 3SD	£792.48
Hoist Group Ltd	Studio 1.02 Power Road St	114 Power Road		W4 5PY	£6,977.75
Tennent Caledonian Breweries Ltd	Po Box 16622	Glasgow		G31 9AZ	£629.11
Trip Advisor Ltd	7 Soho Square	London		W1D 3QB	£454.60
Tying The Knot	86 Church Street	Frodsham		WA6 6QA	£195.00
Vaclensa Plc	Service House	21 Shield Drive	Manchester	M28 2QB	£117.60
Whistle Laundry Services	20-22 Wenlock Road	London		N1 7GU	£1,838.54
Hospitality Guaranteed	10 Chapell Lane 12a Bridgewater Shopping Centre	South Wynyard Business Park	Billingham, Stockton-On-Tees	TS22 5TB	£15.55
Mitchells Of Erskine	The Peninsula	Bridgewater Place	Erskine, Renfrewshire	PA8 7AA	£10,538.67
Peninsula Business Services Ltd	The Peninsula	2 Cheetham Hill Road		M4 4FB	£924.63
Psp Media Group Ltd.	Psp House	50 High Craighall Road	Glasgow	G4 9UD	£555.00
Realex Payments	1 King Street	Hammersmith	London	W6 9HR	£224.40
Robus	Nangor Road	Dublin 12	Ireland	D12 E7VP	£822.02
Steve Messenger					£3,535.00
<b>Creditors who have contacted the Joint Administrators since appointment, balances to be proved</b>					
Avison Young (UK) Limited	3 Brindley Place		Birmingham, West Midlands	B1 2JB	
Mr Nicholas Donnelly					
Mr Anderson					
Spabreaks.Com Ltd	Sovereign House	Brighton		BN1 1UJ	
Global Payments	Granite House	Granite Way	Syston, Leicester	LE7 1PL	
P4p Creative	93 Candleriggs	Glasgow		G1 1NP	
Ms Louise Mcquaid					

Name	Address 1	Address 2	Address 3	Address 4	Balance Per Companies Records
<b>Secured Creditors</b>					
Promontoria Maple DAC					
<b>Preferential Creditors</b>					
Debt Management EIS-C Employees	HM Revenue and Customs			BX1 1SH	
NEST Pensions	Nene Hall	Lynch Wood Business Park	Peterborough	PE2 6FY	
Insolvency Service	Redundancy Payments	PO Box 16685	Birmingham	B2 2LX	