



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

1 Company details

Company number

Company name in full

→ **Filling in this form**

Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s)

Surname

3 Administrator's address

Building name/number

Street

Post town

County/Region

Postcode

Country

4 Administrator's name ①

Full forename(s)

Surname

① **Other administrator**

Use this section to tell us about
another administrator.

5 Administrator's address ②

Building name/number

Street

Post town

County/Region

Postcode

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	d	m	m	y	y	y	y
To date	d	d	m	m	y	y	y	y

7 Progress report

I attach a copy of the progress report

8 Sign and date

Administrator's
signature

Signature

X

C. Krieg

X

Signature date

d	d	m	m	y	y	y	y
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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

Company name

Address

Post town

County/Region

Postcode

Country

DX

Telephone

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

TO ALL KNOWN CREDITORS

7 June 2023

Ref: CGJK/TH/BL/D16.4

Direct line: 0113 298 2224

Email: bleach@parthenon.ey.com

Dear Sirs

York House Construction Limited (In Administration) (“the Company”)

High Court of Justice, Chancery Division, Leeds District Registry – 1862 of 2008

I write in accordance with Rule 18.3 of the Insolvency (England and Wales) Rules 2016, to provide creditors with a report on the progress of the Administration.

This report covers the period from 26 November 2022 to 25 May 2023 and should be read in conjunction with our previous reports and the Joint Administrators’ proposals. Statutory information about the Company, the Administration and the office holders is given at Appendix 1.

Summary of progress

Non-preferential distribution

During the period of this report, a first and final dividend was paid by the Company to its unsecured non-preferential creditors by virtue of the Prescribed Part. A summary of the distribution made in March 2023 is provided below:

	Net Property (£)	Funds available to distribute (after costs) (£)	Total admitted claims (£)	Dividend rate (pence/ £)
York House Construction Limited	164,338	127,028	7,709,027	1.65

Notice of no further dividend

In accordance with Rule 14.37(2) of the Insolvency (England and Wales) Rules 2016, I hereby give notice that we are unable to declare any further dividend to the non-preferential creditors because the funds realised have already been distributed.

Receipts and payments account

A summary of our receipts and payments for the period 26 November 2022 to 25 May 2023 is attached at Appendix 2. It does not reflect estimated future realisations or costs.

Investigations

During the period prior to the report we had undertaken an investigation into the Company's affairs prior to our appointment pursuant to Statement of Insolvency Practice Number 2 (Investigations by Office Holders) and the Company Directors Disqualification Act 1986, with the necessary confidential returns made to the Insolvency Service.

No investigations are continuing, and no third-party funding has been provided.

Joint administrators' remuneration

The statutory provisions relating to remuneration are set out in Part 18 of the Insolvency (England and Wales) Rules 2016. Further information is given in the Association of Business Recovery Professionals' publication 'A Creditors' Guide to Administrators' Fees', a copy of which may be accessed from the web site of the Institute of Chartered Accountants in England and Wales at <https://www.icaew.com/-/media/corporate/files/technical/insolvency/creditors-guides/2021/administration-creditor-fee-guide-1-april-2021.ashx?la=en> or is available in hard copy upon written request to me. Please note that the references in the Guide to fee estimates do not apply to administrations, such as this one, which commenced before 1 October 2015.

In certain circumstances, creditors are entitled to request further information about our remuneration or expenses, or to apply to court if they consider the costs to be excessive (Rules 18.9 and 18.34 of the Insolvency (England and Wales) Rules 2016). Further information is provided in 'A Creditors' Guide to Administrators' Fees' referred to above.

Our remuneration was fixed on a time-cost basis by a resolution of the creditors passed on 4 February 2009.

During the period covered by this report, the Administrators have incurred time costs totalling £79,721. No further fees have been taken in the period. The time costs can be summarised as follows:

Time costs incurred in the period (£)	Time costs incurred in prior period (£)	Total time costs incurred	Fees drawn (£)	Time costs outstanding (£)
79,721	942,370	1,022,091	207,000	815,091

At Appendix 3 to this report there is an analysis and narrative explanation of the time spent.

Joint administrators' expenses

We have incurred expenses totalling £37,070 plus VAT during the period covered by this report. There is a breakdown of expenses incurred in this period and to date at Appendix 4 of this report.

Distributions to creditors

Secured Creditor

At the date of the Administrators' appointment the Bank's indebtedness totalled £1,176,000, which was subject to accruing interest and charges. The Bank's indebtedness was guaranteed by a subsidiary of the Company, YHC Developments Limited ("YHC") (in Creditors' Voluntary Liquidation).

As previously advised, In the period prior to this report, the Company had distributed £1,175,000 to the Bank under its fixed and floating charges.

Additionally, as no future realisations were expected in the Company to enable any further distributions, the Bank made a demand under its guarantee from YHC. Consequently, a distribution was made from YHC in full and final settlement of the outstanding balance (including accrued interest and charges) owed to the Bank of c.£143k.

Preferential creditors

Preferential creditor claims of £190,583 have been paid in full.

Non-preferential creditors

A first and final dividend of 1.65 pence in £ was paid to the unsecured, non-preferential creditors of the Company by virtue of the Prescribed Part in March 2023.

Remaining work

The Joint Administrators will continue to act in accordance with their proposals. This work will include:

- Dealing with statutory reporting and compliance matters;
- Finalising corporation tax and VAT matters, including filing statutory and final returns;
- Finalising the Administration, including payments of all Administration period liabilities; and
- Any other actions required by the Joint Administrators to fulfil the purpose of the Administration.

Next report

We will report to you again at the sooner of the conclusion of the Administration or in six months' time.

Yours faithfully
for the Company



C G J King
Joint Administrator

S J Woodward and C G J King are licensed in the United Kingdom to act as an insolvency practitioner by The Institute of Chartered Accountants in England and Wales.

The affairs, business and property of the Company are being managed by the Joint Administrators, S J Woodward and C G J King, who act as agents of the Company only and without personal liability.

The Joint Administrators may act as data controllers of personal data as defined by the UK General Data Protection Regulation (as incorporated in the Data Protection Act 2018), depending upon the specific processing activities undertaken. Ernst & Young LLP and/or the Company may act as a data processor on the instructions of the Joint Administrators. Personal data will be kept secure and processed only for matters relating to the Joint Administrator's appointment. The Office Holder Data Privacy Notice can be found at www.ey.com/uk/officeholderprivacy

Appendix 1

Information about the proceedings, the Company and the office holders, as required by Rule 18.3(1) of the Insolvency (England and Wales) Rules 2016

Name of court:	High Court of Justice, Chancery Division, Leeds District Registry
Court reference:	1862 of 2008
Registered name of the Company:	York House Construction Limited (in Administration)
Registered office address of the Company:	c/o Ernst & Young LLP 1 Bridgewater Place Water Lane Leeds LS11 50R
Registered number:	03359049
Country of incorporation (for a Company incorporated outside the United Kingdom):	N/A
Date of appointment of the joint administrators:	26 November 2008
Details of any changes of administrator:	In accordance with a Court Order dated 27 June 2022 ("the Order"), Robert Hunter Kelly was replaced by Samuel James Woodward
Full names of the administrators:	Samuel James Woodward and Charles Graham John King
Office holder number(s):	12030 and 8985
Administrators' address(es):	Ernst & Young LLP 1 Bridgewater Place Water Lane Leeds, LS11 50R
Telephone number:	0113 298 2224
Name of alternative person to contact with enquiries about the case:	Ben Leach

Appendix 2

York House Construction Limited (in Administration)

Joint Administrators' Summary of Receipts and Payments from 26 November 2022 to 25 May 2023

<i>Estimated to realise as per Statement of Affairs</i>	<i>Period to 25 November 2022</i>	<i>Period from 26 November 2022 to 25 May 2023</i>	<i>Total</i>
£	£	£	
Receipts			
700,000	534,660	-	534,660
261,422	11,987	-	11,987
337,430	353,243	-	353,243
4,542,935	1,249,237	-	1,249,237
80,000	104,694	-	104,694
-	23,175	-	23,175
-	165	-	165
-	39,664	-	39,664
<u>5,921,787</u>	<u>2,316,827</u>	<u>-</u>	<u>2,316,827</u>
Payments			
	20,626	-	20,626
	345	41	386
	94,521	-	94,521
	39,988	-	39,988
	107,277	-	107,277
	227,431	3,526	230,957
	175,000	32,000	207,000
	29,771	-	29,771
	15,862	-	15,862
	6,828	-	6,828
	4,000	-	4,000
	6,401	1,260	7,661
	1,564	-	1,564
	345	-	345
	12,415	243	12,658
	1,914	-	1,914
	69	-	69
	775	-	775
	5,979	-	5,979
	<u>751,110</u>	<u>37,070</u>	<u>788,180</u>
Net Realisations	1,565,717	(37,070)	1,528,647
Distributions			
<i>Unsecured creditors</i>	-	127,028	127,028
Preferential creditors	190,583	-	190,583
Secured creditor - National Westminster Bank Plc	1,175,000	-	1,175,000
	<u>1,365,583</u>	<u>127,028</u>	<u>1,492,611</u>
Funds in hand			
Cash at Bank	199,905	(171,498)	28,406
Net VAT receivable	229	7,401	7,629
	<u>200,133</u>	<u>(164,098)</u>	<u>36,035</u>

Notes

- Receipts and payments are stated net of VAT.
- The receipts and payments account has been prepared on a cash basis and does not reflect future estimate receipts and payments.

Appendix 3

York House Construction Limited (in Administration)

Joint Administrators' Time-Costs from 26 November 2022 to 25 May 2023

	Staff Grade						Total Hours	Time Cost (£)	Average Hourly Rate (£)
	Partner	Director	Senior Manager	Manager	Executive	Analyst			
Accounting & Administration	-	0.2	-	12.2	31.2	4.0	47.6	21,135	444
Bank & Statutory Reporting	1.0	-	2.0	2.8	0.5	-	6.3	4,886	775
Creditors	1.0	3.4	-	11.5	1.1	11.2	28.2	16,189	574
Creditors (Mandatory)	0.5	-	-	-	16.1	-	16.6	5,647	340
Employee Matters	-	0.2	-	-	0.5	-	0.7	388	554
Out of scope	-	3.0	-	-	-	-	3.0	2,595	865
VAT & Taxation	-	-	-	1.8	2.0	3.0	6.8	2,748	404
Prescribed Part	8.0	15.0	-	6.0	-	-	29.0	26,135	901
Total Hours	10.5	21.8	2.0	34.3	51.4	18.2	138.2		
Time Costs (£)	12,075	19,940	1,730	22,638	17,976	5,362		79,721	
Average Hourly Rate (£)	1,150	915	865	660	350	295		577	

Joint Administrators' Time-Costs from 26 May 2008 to 25 May 2023

	Staff Grade						Total Hours	Time Cost (£)	Average Hourly Rate (£)
	Partner	Director	Senior Manager	Senior Executive	Executive	Analyst			
Accounting & Administration	-	4.7	2.2	43.8	120.5	252.2	423.4	94,464	223
Bank & Statutory Reporting	2.0	67.8	52.3	54.6	137.9	151.5	466.1	140,921	302
Creditors	2.0	21.9	45.7	14.2	260.4	448.1	792.3	187,766	237
Creditors (Mandatory)	0.5	-	-	-	39.8	41.5	81.8	22,812	279
Debtors	1.0	107.7	231.7	28.0	153.0	66.7	588.1	192,418	327
Employee Matters	-	6.3	-	3.0	88.9	40.5	138.7	28,788	208
General	10.4	14.5	7.4	3.1	15.6	51.6	102.6	25,880	252
Immediate Tasks	-	4.5	-	-	-	45.4	49.9	6,689	134
Investigation & CDDA	4.0	5.3	1.9	-	50.1	13.0	74.3	16,372	220
Legal Issues	-	17.7	1.5	23.5	24.0	-	66.7	25,195	378
Other Assets	-	2.0	4.0	1.3	7.5	29.0	43.8	8,981	205
Other Matters	-	5.0	8.6	30.5	36.8	38.0	118.9	32,505	273
Out of scope	-	3.3	-	0.3	-	4.4	8.0	4,115	514
Property	-	5.5	3.3	4.0	4.6	47.0	64.4	11,588	180
Retention of Title	-	6.9	1.6	-	8.1	54.3	70.9	11,368	160
Statutory Duties	-	13.3	14.6	31.5	65.0	50.8	175.2	51,649	295
VAT & Taxation	0.4	4.4	18.6	19.5	107.4	185.1	335.4	90,229	269
Prescribed Part	8.0	31.6	6.0	6.0	-	89.2	140.8	69,366	493
Decision Analytics	-	-	-	1.0	-	2.0	3.0	990	330
Total Hours	28.3	322.4	399.4	264.3	1,119.6	1,610.3	3,744.3		
Time Costs (£)	22,159	190,247	172,249	115,454	269,276	257,200		1,022,091	
Average Hourly Rate (£)	783	590	431	437	241	160			

Appendix 4

York House Construction Limited (in Administration)

Summary of joint administrators' expenses incurred

	Paid as at 25 November 2022	Paid in Period	Outstanding	Total to 25 May 2023
<u>Payments made from the estate which are not disbursements (see note 1 and 2 at the end of this table)</u>				
Wages & salaries	20,626	-	-	20,626
Bank charges	345	41	-	386
Consultancy fees	94,521	-	-	94,521
Rent	39,988	-	-	39,988
Agents fees	107,277	-	-	107,277
Legal fees	227,431	3,526	-	230,957
Administrators Fees	175,000	32,000	-	207,000
Administrators Disbursements	29,771	-	-	29,771
ATE insurance costs	15,862	-	-	15,862
Insurance	6,828	-	-	6,828
Retention of title settlements	4,000	-	-	4,000
Stationery and postage	6,401	1,260	-	7,661
Utilities	1,564	-	-	1,564
Mileage charges	345	-	-	345
Storage charges	12,415	243	-	12,658
Specific bond and public notices	1,914	-	-	1,914
Sundry expenses	69	-	-	69
Property expenses	775	-	-	775
Corporation Tax	5,979	-	-	5,979
Total	<u>751,110</u>	<u>37,070</u>	<u>-</u>	<u>788,180</u>
<u>Category 1 disbursements</u>				
Postage	17,150	-	-	17,150
Photocopying	11,356	-	-	11,356
Courier	169	-	-	169
Sustenance	94	-	-	94
Taxi Fares	58	-	-	58
<u>Category 2 disbursements</u>				
Mileage	1,931	-	-	1,931
Total	<u>30,758</u>	<u>-</u>	<u>-</u>	<u>30,758</u>

Notes

- 1 Statement of Insolvency Practice No.9 defines expenses as any payments from the insolvency estate which are neither an office holder's remuneration or a distribution to a creditor or member.
- 2 Expenses are divided into those that do not need approval before they are charged to the estate (Category 1) and those that do require prior approval (Category 2):
 - Category 1 expenses are payments to persons providing the service to which the expense relates who are not an associate of the office holder
 - Category 2 expenses are payments to associates or which have an element of shared costs.