



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



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

15 December 2020

Ref: RHK/CGJK/TH/BL/SA/D16.4

Direct line: 0113 236 4427
Direct fax: 0113 298 2206

Email: sallen7@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 May 2020 to 25 November 2020 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 since previous report dated 23 June 2020

Debtors litigation

As previously advised, we have been notified by the liquidator of one of the Company’s debtors (“the Insolvent Debtor”) of ongoing litigation which they are pursuing. As a result of the litigation, we understand that realisations may be earned by the Insolvent Debtor which would enable a distribution to the Company. The liquidator of the insolvent debtor is continuing to progress this matter and we shall provide further updates in this regard at the time of our next progress report.

Unsecured creditor adjudication

We are continuing to invite and adjudicate non-preferential creditor claims. We invite those creditors who wish to make an unsecured claim against the Company, to complete and return a Proof of Debt form (which is available on the Company’s website: https://www.ey.com/en_uk/ey-york-house-construction-administration) and provide us with the relevant supporting documentation, marked for the attention of Sam Allen to the address at the top of this letter.

Irrespective of the ongoing litigation above, it is our intention to make a first distribution to creditors during 2021 and therefore we encourage creditors to submit their claims as soon as possible. A notice of intended dividend will be issued in 2021.

Extension of Administration

As noted in the progress report dated 20 December 2019, pursuant to paragraph 76 of Schedule B1 of the Insolvency Act 1986, the Administration was extended to 25 November 2021, by order of the court.

The two year extension was specifically for the purpose of accommodating the potential for further material debtor realisations as set out above.

Receipts and Payments Account

A summary of our receipts and payments for the period from 26 May 2020 to 25 November 2020 is attached at Appendix 2. It does not reflect estimated future realisations or costs.

Investigations

During the period of this report, no further investigations have been conducted and there are no updates to those matters previously reported.

Joint Administrators' Remuneration and Expenses

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/en/technical/insolvency/creditors-guides> 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 started 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 £28,430 plus VAT. Of this sum, £nil has been drawn. The time costs can be summarised as follows:

Company	Time costs incurred (£)	Fees drawn (£)	Time costs outstanding (£)
York House	28,430	-	28,430
Total	28,430		28,430

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

Joint administrators' expenses

During the period covered by this report, we have incurred expenses totalling £Nil.

Distributions to creditors

Secured creditors

As previously advised, at the date of our appointment the Bank's indebtedness totalled £1,383,000, including the potential exposure of c.£205,000 in respect of a guarantee bond on the Donisthorpe Hall contract. This amount is subject to accruing interest and charges.

Given the level of realisations to date it remains unlikely the Bank will be repaid in full. The Bank's ultimate recovery will be dependent upon:

- ▶ The extent of any payment in relation to the Bond; and
- ▶ The level of realisations generated from the Liquidation of the Company's subsidiary and guarantor company, YHC Developments Limited.

To date, we have distributed £1,175,000 to the Bank under its fixed and floating charges.

Preferential creditors

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

Non-preferential creditors

To date we have received non-preferential, unsecured claims totalling c.£3.6m. This is significantly less than the £10.3m illustrated in the directors' statement of affairs.

At present there are insufficient funds available to allow a distribution to be made to non-preferential creditors other than by virtue of the Prescribed Part.

Remaining work

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

- Dealing with statutory reporting and compliance issues;
- Dealing with corporation tax and VAT matters, including filing statutory returns;
- Liaising with the liquidator of the Insolvent debtor;
- Make a final distribution to the secured creditor; and
- Adjudicating unsecured creditor claims and distributing the Prescribed Part to unsecured creditors
- Any other actions required to be undertaken by the Joint Administrators to fulfil the purpose of the Administration.

Next report

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

Yours faithfully
for the Company



C G J King
Joint Administrator

R H Kelly is licensed in the United Kingdom to act as an insolvency practitioner by the Institute of Chartered Accountants of Scotland and C G J King is 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, R H Kelly 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 General Data Protection Regulation 2016/679, 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 Administrators' 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
Date of appointment of the joint administrators:	26 November 2008
Details of any changes of administrator:	None
Full names of the administrators:	R H Kelly and C G J King
Office holder number(s):	8582 and 8985
Administrators' address(es):	Ernst & Young LLP 1 Bridgewater Place Water Lane Leeds LS11 50R
Telephone number:	0113 236 4427
Name of alternative person to contact with enquiries about the case:	Sam Allen

York House Construction Limited (in Administration)

Joint Administrators' Summary of Receipts and Payments from 26 May 2020 to 25 November 2020

YORK HOUSE CONSTRUCTION LIMITED (IN ADMINISTRATION)

<i>Estimated to realise as per</i>		<i>Period to</i>	<i>Period from 26</i>	
<i>Statement of Affairs</i>		<i>25 May 2020</i>	<i>May 2020 to</i>	<i>Total</i>
£		£	£	
Receipts				
700,000	Property	534,660	-	534,660
261,422	Book Debts	11,987	-	11,987
337,430	Plant & machinery	353,243	-	353,243
4,542,935	Contract novations & final account settlements	1,249,237	-	1,249,237
80,000	Return of pre appointment duplicate payment	104,694	-	104,694
-	Rental income	23,175	-	23,175
-	Cash at date of appointment	165	-	165
-	Bank Interest	39,465	123	39,588
<u>5,921,787</u>		<u>2,316,628</u>	<u>123</u>	<u>2,316,750</u>
Payments				
	Wages & salaries	20,726	-	20,726
	Bank charges	343	-	343
	Consultancy fees	94,521	-	94,521
	Rent	39,988	-	39,988
	Agents fees	107,277	-	107,277
	Legal fees	223,003	-	223,003
	Administrators Fees	175,000	-	175,000
	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	-	6,401
	Utilities	1,564	-	1,564
	Mileage charges	345	-	345
	Storage charges	8,372	-	8,372
	Specific bond and public notices	1,811	-	1,811
	Sundry expenses	25	-	25
	Property expenses	775	-	775
	Corporation Tax	5,979	-	5,979
		<u>742,590</u>	<u>-</u>	<u>742,590</u>
	Net Realisations	1,574,038	123	1,574,160
Distributions				
	Preferential creditors	190,583	-	190,583
	Secured creditor - National Westminster Bank Plc	1,175,000	-	1,175,000
		<u>1,365,583</u>	<u>-</u>	<u>1,365,583</u>
Funds in hand				
	Cash at Bank	207,558	123	207,681
	Net VAT receivable	896	-	896
		<u>208,455</u>	<u>123</u>	<u>208,577</u>

Notes

- Receipts and payments are stated net of VAT.

York House Construction Limited (in Administration)

Summary of Joint administrators' time-cost from 26 May 2020 to 25 November 2020

	Staff Grade						Total Hours	Time Cost (£)	Average Hourly Rate (£)
	Partner	Director	Senior Manager	Manager	Executive	Analyst			
Accounting & Administration	-	-	-	-	0.6	1.4	2.0	512	256
Bank & Statutory Reporting	-	1.0	-	2.0	-	-	3.0	1,755	585
Creditors	-	-	6.0	-	14.0	-	20.0	9,470	474
Debtors	-	2.5	9.0	-	4.0	-	15.5	9,923	640
Other Assets	-	-	4.0	-	-	-	4.0	2,580	645
Other Matters	-	-	2.0	-	-	-	2.0	1,220	610
Statutory Duties	-	-	-	-	6.0	2.0	8.0	1,610	201
VAT & Taxation	-	-	2.0	-	-	-	2.0	1,360	680
Total Hours	-	3.5	23.0	2.0	24.6	3.4	56.5		
Time Costs (£)	0	3,068	15,360	950	8,508	544		28,430	
Average Hourly Rate (£)	-	876	668	475	346	160		503	

Summary of Joint administrators' time-cost from 26 May 2008 to 25 November 2020

	Staff Grade						Total Hours	Time Cost (£)	Average Hourly Rate (£)
	Partner	Director	Senior Manager	Manager	Executive	Analyst			
Accounting & Administration	-	4.5	0.7	31.6	73.3	236.0	346.1	62,666	181
Bank & Statutory Reporting	1.0	63.8	40.8	48.3	130.9	131.0	415.8	117,423	282
Creditors	1.0	10.0	37.2	2.7	231.5	387.9	670.3	134,998	201
Creditors (Mandatory)	-	-	-	-	-	1.0	1.0	270	270
Debtors	1.0	107.7	227.7	28.0	153.0	66.7	584.1	189,698	325
Employee Matters	-	4.7	-	3.0	87.5	38.0	133.2	26,189	197
General	10.1	14.5	7.4	3.1	15.4	49.1	99.6	24,910	250
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	-	23.5	24.0	-	65.2	24,175	371
Other Assets	-	2.0	4.0	1.3	7.5	29.0	43.8	8,981	205
Other Matters	-	1.0	8.6	30.5	36.8	38.0	114.9	29,225	254
Property	-	5.5	3.3	4.0	4.6	46.0	63.4	11,353	179
Retention of Title	-	6.9	1.6	-	8.1	54.3	70.9	11,368	160
Statutory Duties	-	5.3	11.6	31.5	61.5	50.8	160.7	40,871	254
VAT & Taxation	0.4	3.9	18.6	16.4	95.5	118.8	253.6	66,140	261
Prescribed Part	-	-	-	-	-	14.5	14.5	3,045	210
Total Hours	17.5	257.3	363.4	223.9	979.7	1,319.5	3,161.3		
Time Costs (£)	9,781	127,878	144,172	89,604	221,405	181,532		774,371	
Average Hourly Rate (£)	559	497	397	400	226	138		245	

York House Construction Limited (in Administration)

Summary of Joint administrators' expenses incurred

	Paid as at 25 May 2020	Paid in Period	Total to 25 November 2020
<u>Payments made from the estate which are not disbursements (see note 1 and 2 at the end of this table)</u>			
Wages & salaries	20,726	-	20,726
Bank charges	343	-	343
Consultancy fees	94,521	-	94,521
Rent	39,988	-	39,988
Agents fees	107,277	-	107,277
Legal fees	223,003	-	223,003
Administrators Fees	175,000	-	175,000
Administrators Disbursements	29,771	-	29,771
ATE insurance costs	15,862	-	15,862
Insurance	6,828	-	6,828
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Stationery and postage	6,401	-	6,401
Utilities	1,564	-	1,564
Mileage charges	345	-	345
Storage charges	8,372	-	8,372
Specific bond and public notices	1,811	-	1,811
Sundry expenses	25	-	25
Property expenses	775	-	775
Corporation Tax	5,979	-	5,979
Totals	742,590	-	742,590
<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
Totals	30,758	-	30,758

Notes

- 1 Statement of Insolvency Practice 9 (SIP 9) defines expenses as amounts properly payable from the insolvency estate which are not otherwise categorised as office holders' remuneration or distributions to creditors.
- 2 SIP 9 defines disbursements as a type of expense which is met by, and reimbursed to, an office holder in connection with an insolvency appointment. Disbursements fall into two categories: Category 1 and Category 2.
 - Category 1 disbursements are payments to independent third parties where there is specific expenditure directly referable to the appointment
 - Category 2 disbursements are expenses which are directly referable to the appointment but not a payment to an independent third party. They may include shared and allocated costs.