



For further information, please  
refer to our guidance at  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

### 1 Company details

Company number	0	8	7	1	6	5	7	1
Company name in full	Llandudno Bay Hotel & Spa Limited							

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

### 2 Administrator's name

Full forename(s)	Philip Francis
Surname	Duffy

### 3 Administrator's address

Building name/number	The Chancery
Street	58 Spring Gardens
Post town	Manchester
County/Region	
Postcode	M 2 1 E W
Country	

### 4 Administrator's name ①

Full forename(s)	Sarah Helen
Surname	Bell

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

### 5 Administrator's address ②

Building name/number	The Chancery
Street	58 Spring Gardens
Post town	Manchester
County/Region	
Postcode	M 2 1 E W
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	<sup>d</sup> 2	<sup>d</sup> 8	<sup>m</sup> 0	<sup>m</sup> 8	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 0
To date	<sup>d</sup> 2	<sup>d</sup> 7	<sup>m</sup> 0	<sup>m</sup> 2	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 1

### 7 Progress report

I attach a copy of the progress report

### 8 Sign and date

Administrator's  
signature

Signature

X 

X

Signature date

<sup>d</sup> 1	<sup>d</sup> 9	<sup>m</sup> 0	<sup>m</sup> 3	<sup>y</sup> 2	<sup>y</sup> 0	<sup>y</sup> 2	<sup>y</sup> 1
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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 Heather Barnes

Company name Duff & Phelps Ltd.

Address The Chancery

58 Spring Gardens

Post town Manchester

County/Region

Postcode M 2 1 E W

Country

DX

Telephone 0161 827 9000

### 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](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.gov.uk/companieshouse)

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# Progress Report to Creditors

19 March 2021

Llandudno Bay Hotel & Spa  
Limited  
(In Administration)

*Joint Administrators' Progress Report for the period from 28 August 2020 to  
27 February 2021*

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## 1. Introduction

The Joint Administrators were appointed on the Appointment Date by order of the Court.

The purpose of this report is to provide creditors with details of the progress of the Administration during the Reporting Period.

The Joint Administrators have also explained their future strategy for the Administration and how likely it is that they will be able to pay each class of creditor. You will find other important information in this Progress Report, such as the costs the Joint Administrators have incurred.

This report should be read in conjunction with the Proposals.

Statutory information relating to the Company is included at Appendix 1, together with the Court case reference number for the Administration appointment.

A glossary of the abbreviations and definitions used throughout this report is attached at Appendix 8.

Please also note that an important legal notice about this Progress Report to Creditors is attached at Appendix 9.

## 2. Creditor summary

This progress report covers the Reporting Period.

### Summary of Proposals

A copy of the Proposals is available on the Creditors' Website, and the approved Proposals are reproduced at Appendix 2. There have been no major amendments to, or deviations from, these Proposals.

The Proposals for achieving the purpose of the Administration, namely realising property in order to make a distribution to one or more Secured or Preferential Creditors, were deemed to have been approved without modification by the Creditors on 2 March 2021.

### Progress to date

The primary work completed during the Reporting Period was relative to the Company's principal asset, being the Hotel. As detailed in the Proposals, the Joint Administrators have accepted an offer for the sale of the Hotel subject to the leases and it is anticipated that this sale will be achieved in the next 1-2 months. An estimated to realise value has not been disclosed in order not to prejudice any future marketing sale negotiations.

The current Administration is to remain open to facilitate the sale of the Hotel, to allow the Joint Administrators to consider the collectability of the intergroup debts, and to conclude their investigations into the affairs of the wider NPD group.

### Outcome for Creditors

In respect of the Secured Creditor, it is anticipated that there will be a distribution available following the sale of the Hotel. The quantum and timeframe of which will become clear upon the sale of the Hotel.

As noted in the Proposals, in the event that an investor holds equitable lien in respect of the Hotel, they may also qualify for a secured distribution should their security hold validity. Any distribution in this regard is dependent upon whether there is a surplus after costs and the intended distribution to Mysing.

There are no known Preferential Creditors of the Company, given that the Company did not employ any staff.

The Joint Administrators expect that there will be insufficient funds to enable a distribution to the Unsecured Creditors of the Company. However, there may be a Prescribed Part for the benefit of the Unsecured Creditors, but the quantum of this is uncertain.

Please note, this Progress Report provides Creditors with an account of the progress of the Administration of the Company in the period. The Joint Administrators' Statement of Proposals issued to the Company's Creditors are available to view at the Creditors' Website and paper copies can be provided free of charge by writing to Heather Barnes of Duff & Phelps by post or by email ([heather.barnes@duffandphelps.com](mailto:heather.barnes@duffandphelps.com)). Unless otherwise stated, all amounts in this Progress Report and appendices are stated net of VAT.

## 3. Progress of the Administration

This section provides an update on the Joint Administrators' strategy for the Administration and progress to date.

### 3.1 Asset realisations

Summaries of the most notable avenues of prospective realisation are provided overleaf.

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### 3.1.1 Freehold/Leasehold property

As noted in the Proposals, the Company's principal asset is the Hotel.

An independent valuation of the Hotel was obtained in the Original Administration, and the Joint Administrators have continued to market the Hotel. The Joint Administrators have accepted an offer for the sale of the Hotel subject to the leases and it is anticipated that this sale will be achieved in the next 1-2 months. An estimated to realise value has not been disclosed in order not to prejudice any future marketing sale negotiations.

Once the sale is completed the details of the purchaser will be provided so that investors with head leases can negotiate with that purchaser a commercial settlement of that head lease.

Further updates under this heading will be provided in the next report to creditors.

### 3.1.2 Plant & machinery, fixtures & fittings

As noted in the Proposals, the Company's management accounts show plant & machinery and fixtures & fittings with book values of £67,000 and £45,000 respectively.

These assets form part of the marketed sale package in relation to the Hotel. In the event that that a sale of the Hotel does not come to fruition, these assets will be sold on a piecemeal basis.

### 3.1.3 Intercompany debts

As noted in the Proposals, the total amount owed by associated group companies to the Company totals £1,450,000.

All of the associated companies are in a formal insolvency process and it is uncertain whether any of these debts are recoverable.

### 3.1.4 Investigations

The Former Joint Administrators completed and filed the statutory report during the Original Administration.

As the appointment was made by the Court retrospectively, the three-month period for filing this report had passed. The Joint Administrators contacted the Insolvency Service for confirmation on the position, and it has been confirmed that no further report is required.

The investigations into the wider NPD group remain ongoing and are inclusive of the Company. A further report in this respect may be submitted to the Insolvency Service upon exhaustion of all current avenues of enquiry.

## 3.2 Costs

There have been no realisations or payments made in the Reporting Period. A Receipts and Payments account is attached at Appendix 3 in confirmation of this.



#### 4. Outcome for Creditors

##### 4.1 Secured Creditors

###### Mysing

The Company granted a fixed and floating charge to Mysing on 5 December 2018, which was delivered on 12 December 2018.

The Joint Administrators are however aware that four other companies within the Group, being Belmont Hotel Limited, The Old Golf House Hotel Limited (both in Administration), Queens Hotel Management Limited and The Old Golf House Management Limited (both in Liquidation) have also granted charges to Mysing.

In addition, Mysing holds security in Woodhouse Family Limited and Campus House Limited, both of which are in Administration along with certain estates controlled by CG & Co.

The indebtedness to Mysing as at the Appointment Date of the Original Administration was circa £1.8 million, subject to accruing interest and charges.

To date, Mysing has received distributions in the sums of £492,000 and £650,000 from the estates of Woodhouse Family Limited and Gilsland Hall Limited, also under the control of CG&Co, respectively.

Based on current information, it is expected that a distribution will be available to Mysing following the sale of the Hotel.

The quantum and timeframe of any such distribution is dependent upon the sale of the Hotel, and will also be subject to the principles of subrogation across the NPD Group companies in which it holds security.

###### Investors

As previously reported, the Company operated an investment scheme whereby investors were offered the opportunity to purchase rooms in the Hotel.

In the event that an investor holds an equitable lien in respect of the Hotel, they may also qualify for a secured distribution. Eligibility to receive such a distribution is dependent upon the validity of their security, together with whether there is a surplus after costs and the anticipated distribution to Mysing.

##### 4.2 Preferential Creditors

The Company did not employ any staff. In light of this, the Joint Administrators do not anticipate receipt of any preferential claims.

##### 4.3 Unsecured Creditors & Prescribed Part

According to the Joint Administrators' Estimated Financial Position, Unsecured Creditors total £4,429,000 and no claims were received in the Original Administration.

Claims have been received in the Original Administration from investors totalling £1,797,500.

The Joint Administrators expect that there will be insufficient realisations to enable a dividend to be paid to the Unsecured Creditors, other than by virtue of the Prescribed Part, if any. The final value of the Prescribed Part is dependent upon anticipated asset realisations, costs of the Administration and the quantum of creditor claims once adjudicated, if deemed viable to do so. The value of any Prescribed Part is currently uncertain.

## 5. Other matters

### 5.1 **Creditors' Committee**

Creditors may recall that as part of the proposals issued in the Original Administration, creditors were invited to form a Creditors' Committee.

The role of a Creditors' Committee amongst other things (1) to represent the Unsecured Creditors (2) agree the Joint Administrators' remuneration and (3) assist with the Administrators in discharging the Joint Administrators' functions.

The Former Joint Administrators received three nominations for committee members and a committee was duly established on 2 March 2020 consisting of the three members.

The Creditors' Committee did not carry over to the current Administration under the Rules and therefore the Joint Administrators will liaise with the creditors in respect of forming a committee during the Administration period.

Documentation including a Creditors' Committee Nomination form has been made available on the Creditors' Website.

### 5.2 **Joint Administrators' Receipts and Payments** account

A detailed Receipts and Payments account for the period is shown at Appendix 3.

### 5.3 **Creditors' rights**

Further information regarding the remuneration and disbursements of the Joint Administrators, including Creditors' rights to challenge such costs is provided at Appendix 7.

## 6. **Joint Administrators' fees and expenses and pre-Administration costs**

### 6.1 Fees and expenses

#### 6.1.1 Time costs & fees

As noted in the Proposals, the Joint Administrators propose that their remuneration be fixed by reference to the time properly given by them and their staff in attending to matters arising in the Administration, at Duff & Phelps' usual charge-out rates for work of this nature.

The Joint Administrators propose to seek approval of their remuneration from the Secured Creditor. This may include the investors where an investor has paid substantially all of the purchase price of a lease but not received a completed lease, as they may hold an equitable lien, and this is classed as a form of security under the Act.

The Joint Administrators have sought direction from the Solicitors in respect of the extent and validity of these investors' security.

The amount proposed to be drawn in fees by the Joint Administrators over the life of the case, inclusive of the Original Administration, totals £216,393. The total amount estimated effectively acts as a cap on the level of fees to be drawn by the Joint Administrators (although amended estimates can be circulated later, but will be subject to additional approval by the relevant parties). The Joint Administrators intend to seek approval of this sum from Mysing, and may seek approval of the same from investors, subject to the Solicitors' directive.

Total time costs incurred in the Original Administration total £126,583. No fees were drawn in the Original Administration and approval of the Former Joint Administrators' fees is currently being sought from the Court.

Time costs incurred during the Reporting Period total £25,663, representing post-appointment time costs of £12,335, representing 49 hours at an average charge-out rate of £253, and specialist investigation time totalling £13,328, representing 31 hours at an average charge-out rate of £431. In accordance with SIP 9, the Joint Administrators have provided further narrative of their time costs at Appendix 6.

#### 6.1.2 Expenses

The Joint Administrators estimate that the expenses for the whole of the Administration to total approximately £110,012. This estimate may change over the course of the Administration, but creditors will be informed of any variations with associated reasons in the Joint Administrators' progress reports.

Details of the Joint Administrators' expenses incurred throughout the Administration, together with estimated future expenses are provided at Appendix 4.

The Joint Administrators have incurred expenses of £13,241 to date and no expenses were paid during the Original Administration.

Details of how to obtain further information relative to the fees and disbursements of the Joint Administrators are contained in Appendix 7.

#### 6.2 Pre-Administration costs

Pre-Administration costs are fees, charges and expenses incurred by the Joint Administrators or their firm, or another person qualified to act as an insolvency practitioner before the Company entered Administration but with a view to it doing so.

The Joint Administrators have not incurred any pre-Administration costs or expenses.

### 7. Future Strategy

#### 7.1 Future conduct of the Administration

The Joint Administrators will continue to manage the affairs, the business and the property of the Company in order to achieve the purpose of the Administration. This will include but not be limited to:

- Completing the sale of the Hotel;
- Continuing with the investigations into the former management and third parties as appropriate;
- Distributing funds to the Secured Creditors as appropriate;
- Paying the outstanding costs of the Administration; and
- Dealing with other statutory matters and duties.

## 7.2 Future reporting

The Joint Administrators will provide a further progress report within one month of 28 August 2021 or earlier if the Administration has been completed prior to that time.

If you require further information or assistance, please do not hesitate to contact Heather Barnes.



Philip Duffy  
Joint Administrator

Encs.

The affairs, business and property of the Company are being managed by the Joint Administrators, Philip Duffy and Sarah Bell, who act as agents for the Company and without personal liability. Both are licensed by the Insolvency Practitioners Association.

## Appendix 1 – Statutory Information

### COMPANY INFORMATION

Company and trading name	Llandudno Bay Hotel & Spa Limited	
Date of incorporation	3 October 2013	
Registered Number	08716571	
Company Director(s)	Iain Shelton was appointed by the Interim Managers of NPD in their capacity as shareholders of the Company Gavin Woodhouse (resigned 9 July 2019)	
Company Secretary	None Appointed	
Shareholders	NPD	
Trading address	Llandudno Bay Hotel East Parade The Promenade Llandudno LL30 1BE	
Registered office	Current: c/o Duff and Phelps The Chancery 58 Spring Gardens M2 1EW	Former: Northern Pd Unit D2 Elland Riorges Link Lowfields Business Park Elland HX5 9DG

### ADMINISTRATION INFORMATION

Administration Appointment	The Administration appointment granted in High Court of Justice, Business and Property Courts in Manchester, 4491 of 2020	
Appointor	the Court	
Date of Appointment	28 August 2020	
Joint Administrators	Philip Duffy and Sarah Bell	
Original purpose	Realising property in order to make a distribution to one or more Secured or Preferential creditors	
Functions	The functions of the Joint Administrators are being exercised by them individually or together in accordance with Paragraph 100(2) of Schedule B1	
Current Administration expiry date	27 August 2021	
Prescribed part	The prescribed part is applicable in this case. It has been taken into account when determining the dividend prospects for Unsecured Creditors (Section 4)	
Application of EC Regulations	EC Regulations apply and these proceedings will be the Main Proceedings as defined in Article 3 of the EC Regulations	

## Appendix 2 – Approved Proposals

The following Joint Administrators' Proposals were deemed approved by the creditors on 2 March 2021, being the expiry of the period in which a decision can be requisitioned by creditors:

### General

- To continue to deal with such outstanding matters in relation to the Company as the Joint Administrators consider necessary until such time as the Administration ceases to have effect;
- To do all such other things and generally exercise all of their powers as contained in Schedule 1 of the Act, as they, in their sole and absolute discretion, consider desirable or expedient in order to achieve the purpose of the Administration;
- To investigate and, if appropriate, pursue any claims the Company may have for the benefit of the Company's Creditors; and
- Seek an extension to the Administration period if considered necessary.

### Distributions

- To make distributions to the Secured Creditors where funds allow;
- To make distributions to the Unsecured Creditor from the prescribed part, where applicable.
- To make further distributions to the Unsecured Creditors over and above the prescribed part, if funds become available and apply to court for authority to do so, where applicable.

### End of Administration

That the Joint Administrators might use any or a combination of the following exit route strategies in order to bring the Administration to an end:

- Place the Company into Creditors' Voluntary Liquidation if deemed appropriate. It is proposed that the Joint Administrators, currently Philip Duffy and Sarah Bell of Duff & Phelps would act as Joint Liquidators should the Company be placed into Creditors' Voluntary Liquidation. The Creditors may nominate a different person as the proposed Liquidator, provided the nomination is received at this office prior to the approval of these Proposals. Any action required or authorised under any enactment to be done by the Joint Liquidators is to be done by all or any one or more of them;
- Petition the Court for a winding-up order placing the Company into Compulsory Liquidation if deemed appropriate. It is proposed that the Joint Administrators, currently Philip Duffy and Sarah Bell of Duff & Phelps would act as Joint Liquidators should the Company be placed into Compulsory Liquidation without further recourse to Creditors. Any action required or authorised under any enactment to be done by the Joint Liquidators is to be done by all or any one or more of them;
- Take the necessary steps to give notice of move from Administration to dissolution with the Registrar of Companies because (1) the Company has no remaining property which might permit a distribution to its Creditors, and (2) all outstanding matters have been satisfactorily completed.

Appendix 3 – Receipts and Payments Account

**Llandudno Bay Hotel & Spa Limited  
(In Administration)  
Joint Administrators' Summary of Receipts & Payments**

<b>Statement of Affairs £</b>	<b>From 28/08/2020 To 27/02/2021 £</b>	<b>From 28/08/2020 To 27/02/2021 £</b>
	<b>NIL</b>	<b>NIL</b>
REPRESENTED BY		<b>NIL</b>

Note:



#### Appendix 4 – Schedule of Expenses

A summary of expenses incurred during the life of the case is provided overleaf, together with a breakdown of estimated future costs.

Llandudno Bay Hotel & Spa Limited  
 Joint Administrators' Estimated Expenses for the Administration

Company	Activity	Fee Basis	Incurred to Date £	Estimated Fee £	Total £
<b>Professional Advisors</b>					
Hewlett Swanson	Solicitors - Assisting with the Joint Administrators' appointment, advice on the sale of the Hotel and other legal matters	Time Costs	3,045	25,000	28,045
Insolvency Risk Services	Insurer - Insurance over the Hotel	Set Rate	7,541	3,771	11,312
Sanderson Weatherall	Valuation Agent; assisting with the valuation of the Company's assets, advice on marketing of the Hotel	Time Costs, Disbursements & % of Realisation	1,750	37,000	38,750
TBC	Property Holding Costs	Time Costs	-	30,000	30,000
<b>Other</b>					
AON UK Limited	Bond Premium	Set Rate	225	-	225
Barclays Bank	Bank Charges	Set Rate	-	500	500
Courts Advertising Limited	Statutory Advertising	Fixed Fee	255	-	255
Duff & Phelps Ltd	Disbursements	As Incurred	425	500	925
Total Estimated Expenses			<u>13,241</u>	<u>96,771</u>	<u>110,012</u>

The Joint Administrators choice of professional advisors was based on their perception of the experience and ability of the respective firms/individuals to perform their work, the complexity and nature of the assignment and basis of their fee.

The above costs exclude VAT.

#### Appendix 5 – Analysis of Time Charged and Expenses Incurred

Refer to the table overleaf for a detailed breakdown on the Joint Administrators' time and cost summary in accordance with SIP 9.

No disbursements have been incurred during the Reporting Period.

108927 LLANDUDNO BAY HOTEL & SPA LIMITED  
 ANALYSIS OF TIME COSTS FOR THE PERIOD 28/08/2020 to 27/02/2021

ADM-Admin. - Post Appt.

Classification of Work Function	Hours					Total Hours	Time Cost £	Avg Hourly Rate £
	Managing Director	Manager	Senior	Assistant	Support			
Administration and Planning								
Case Review & Case Diary Management	0.00	0.25	0.00	0.00	0.00	0.25	97.50	390.00
Cashiering & Accounting	0.00	0.30	0.00	4.85	0.00	5.15	955.50	185.53
IPS Set Up & Maintenance	0.00	0.00	0.00	3.15	0.00	3.15	472.50	150.00
Statutory Matters (Mtg, Rpts & Notices)	0.00	0.00	0.00	8.75	0.00	8.75	1,597.50	182.57
Strategy Planning & Control	1.00	0.00	0.00	3.00	0.00	4.00	1,360.00	340.00
Tax Compliance & Planning	0.00	0.10	0.00	0.65	0.00	0.75	146.50	195.33
Creditors								
Communications With Creditors / Employees	0.00	0.00	0.00	15.95	0.00	15.95	3,962.50	248.43
Creditors' Committee	0.00	0.00	0.00	0.20	0.00	0.20	50.00	250.00
Secured Creditors	0.00	0.00	0.00	0.80	0.00	0.80	200.00	250.00
Realisation of Assets								
Book Debts	0.00	0.00	0.00	0.40	0.00	0.40	76.00	190.00
Freehold & Leasehold Property	0.00	0.00	0.00	0.75	0.00	0.75	187.50	250.00
Sale of Business	0.00	0.00	0.00	1.60	0.00	1.60	400.00	250.00
Trading								
Trading - Accounting	0.00	0.00	0.00	0.70	0.00	0.70	175.00	250.00
<b>Total Hours:</b>	<b>1.00</b>	<b>0.65</b>	<b>0.00</b>	<b>40.80</b>	<b>0.00</b>	<b>42.45</b>		<b>228.04</b>
<b>Total Fees Claimed:</b>	<b>650.00</b>	<b>289.50</b>	<b>0.00</b>	<b>8,741.00</b>	<b>0.00</b>		<b>9,680.50</b>	

108634 LLANDUDNO BAY HOTEL & SPA LIMITED  
 ANALYSIS OF TIME COSTS FOR THE PERIOD 28/08/2020 to 27/02/2021

ADM-Admin. - Post Appt.

Classification of Work Function	Hours					Total Hours	Time Cost £	Avg Hourly Rate £
	Managing Director	Manager	Senior	Assistant	Support			
Administration and Planning								
Statutory Matters (Mtg, Rpts & Notices)	0.00	0.20	0.00	0.00	0.00	0.20	102.00	510.00
Strategy Planning & Control	0.00	4.00	0.00	2.05	0.00	6.05	2,552.50	421.90
<b>Total Hours:</b>	<b>0.00</b>	<b>4.20</b>	<b>0.00</b>	<b>2.05</b>	<b>0.00</b>	<b>6.25</b>		<b>424.72</b>
<b>Total Fees Claimed:</b>	<b>0.00</b>	<b>2,142.00</b>	<b>0.00</b>	<b>512.50</b>	<b>0.00</b>		<b>2,654.50</b>	

108927 LLANDUDNO BAY HOTEL & SPA LIMITED  
 ANALYSIS OF TIME COSTS FOR THE PERIOD 28/08/2020 to 27/02/2021

Investigations

Classification of Work Function	Hours					Total Hours	Time Cost £	Avg Hourly Rate £
	Managing Director	Manager	Senior	Assistant	Support			
	0.00	14.70	2.00	14.20	0.00	30.90	13,328.00	431.33
<b>Total Hours:</b>	<b>0.00</b>	<b>14.70</b>	<b>2.00</b>	<b>14.20</b>	<b>0.00</b>	<b>30.90</b>		<b>431.33</b>
<b>Total Fees Claimed:</b>	<b>0.00</b>	<b>8,967.00</b>	<b>740.00</b>	<b>3,621.00</b>	<b>0.00</b>		<b>13,328.00</b>	

## Appendix 6 – Narrative of Work Carried Out For the Period to 27 February 2021

The key areas of work have been:

### **SIP 9 narrative for the period 28 August 2020 to 27 February 2021**

- |                             |   |
|-----------------------------|---|
| Administration and planning | <ul style="list-style-type: none"><li>• Monitoring and reviewing the Administration strategy;</li><li>• Briefing staff on the Administration strategy and matters in relation to workstreams;</li><li>• Regular case management and reviewing of process including regular team update meetings and calls;</li><li>• Meeting with management to review and update strategy and monitor progress;</li><li>• Reviewing and authorising junior staff correspondence and other work;</li><li>• Reviewing matters affecting the outcome of the Administration;</li><li>• Allocating and managing staff/ case resourcing and budgeting exercises and reviews;</li><li>• Liaising with the Solicitors with respect to the validity of the investors' prospective security; and</li><li>• Complying with internal filing and information recording practices, including documenting strategy decisions.</li></ul> |
| Creditors                   | <ul style="list-style-type: none"><li>• Updating the list of Unsecured Creditors;</li><li>• Responding to enquiries from Creditors regarding the Administration and submission of their claims; and</li><li>• Reviewing completed forms submitted by Creditors, recording claim amounts and maintaining claim records.</li></ul>  |
| Investigations              | <ul style="list-style-type: none"><li>• Managing and reviewing the Company books and records;</li><li>• Investigating the affairs of the Company to identify any actions available to the Company against third parties in respect of antecedent transactions or other litigation;</li><li>• Obtaining records from third parties;</li><li>• Conducting interviews with counterparties and officeholders;</li><li>• Reviewing pre-appointment transactions; and</li><li>• Documenting investigations.</li></ul>   |
| Statutory and compliance    | <ul style="list-style-type: none"><li>• Ensuring compliance with all statutory obligations within the relevant timescales;</li><li>• Uploading information to the Creditors' Portal;</li><li>• Drafting and publishing progress reports;</li><li>• Reviewing time costs to date and producing analysis of time incurred which is compliant with SIP 9;</li><li>• Monitoring the fees estimate;</li><li>• Monitoring the expenses estimate; and</li><li>• Dealing with the Court application.</li></ul>  |
| Cashiering                  | <ul style="list-style-type: none"><li>• Renewing bonding and complying with statutory requirements.</li></ul>   |
| Tax                         | <ul style="list-style-type: none"><li>• Analysing and considering the tax effects of asset sales;</li><li>• Working on tax returns relating to the periods affected by the Administrator;</li><li>• Reviewing the Company's duty position to ensure compliance with duty requirements; and</li><li>• Dealing with post appointment tax compliance.</li></ul>  |

## Appendix 7 – **Statement of Creditors'** Rights

Rule numbers refer to Insolvency (England & Wales) Rules 2016 (as amended)

Section or paragraph numbers refer to Insolvency Act 1986

If you require a copy of any relevant rule or section, please contact Heather Barnes at [Heather.Barnes@duffandphelps.com](mailto:Heather.Barnes@duffandphelps.com).

Information for Creditors on remuneration and disbursements of Administrators

Information regarding the fees and disbursements of Administrators, including details of the Duff & Phelps' disbursements policy and hourly charge out rates for each grade of staff that may undertake work on this case, is in a document called "Administration: A Creditor's Guide to Insolvency Practitioner Fees". This can be viewed and downloaded from the Duff & Phelps' website at:

<https://www.duffandphelps.co.uk/services/disputes-and-investigations/restructuring/corporate-restructuring/creditor-guides-and-employee-fact-sheets>.

(Click on 'Administrations' under the heading 'Creditor Guides')

Should you require a copy, please contact this office.

### **Creditors' requests for further information**

If you would like to request more information about the Joint Administrators' remuneration and disbursements disclosed in this progress report, you must do so in writing within 21 days of receiving this progress report.

Requests from Unsecured Creditors must be made with the concurrence of at least 5% in value of Unsecured Creditors (including, the Unsecured Creditor making the request) or with the permission of the Court.

### **Creditors' right to challenge our remuneration and expenses**

If you wish to challenge the basis of the Joint Administrators' remuneration, the remuneration charged, or the expenses incurred during the period covered by this progress report, you must do so by making an application to Court within eight weeks of receiving this progress report.

Applications by Unsecured Creditors (including the Unsecured Creditors making the challenge) or with the permission of the Court.

The full text of the relevant rules can be provided on request by writing to Heather Barnes at Duff & Phelps, The Chancery, 58 Spring Gardens, Manchester, M2 1EW.

Appendix 8 – Definitions

Word or Phrase	Definition
the Act	The Insolvency Act 1986 (as amended)
the Appointment Date	28 August 2020, being the date of appointment of the Joint Administrators
Category 2 Disbursements	The Joint Administrators' internal costs and expenses in dealing with the Administration
the Company	Llandudno Bay Hotel & Spa Limited (In Administration) (Company Number: 08716571)
the Creditors' Website	<a href="https://micro.duffandphelps.com/ukrestructuring">https://micro.duffandphelps.com/ukrestructuring</a>
DBEIS	Department for Business, Energy & Industrial Strategy
the Director	Iain Shelton is currently the sole director of the Company. Gavin Woodhouse was removed as Director of the Company and Ian Shelton was appointed by the Interim Managers of NPD in their capacity as shareholders of the Company
Duff & Phelps	Duff & Phelps Ltd, The Chancery, 58 Spring Gardens, Manchester, M2 1EW
EC Regulation	EC Regulation on Insolvency Proceedings 2000
the Hotel	Llandudno Bay Hotel & Spa Limited, East Parade, The Promenade, Llandudno, LL30 1BE
Interim Managers	Philip Duffy and Sarah Bell of Duff & Phelps Ltd, The Chancery, 58 Spring Gardens, Manchester, M2 1EW appointed Interim Managers of NPD on 7 July 2019 and Giant on 12 July 2019 by order of the Court
the Joint Administrators / the Former Joint Administrators	Philip Duffy and Sarah Bell of Duff & Phelps
NPD	Northern Powerhouse Developments Limited (Company number: 09940469) – in Administration
Mysing/the Secured Creditor	Mysing Capital Limited, holder of a fixed and floating charge over the Company
the Original Administration	28 August 2019 to 27 August 2020, being the period of the initial Administration
the Reporting Period	The period from 28 August 2020 to 27 February 2021
the Prescribed Part	Pursuant to Section 176A of the Act, where a floating charge is created after 15 September 2003, a designated amount of the Company's net property (floating charge assets less costs of realisation) shall be made available to Unsecured Creditors
the Proposals	The Joint Administrators' Report to Creditors and Statement of Proposals dated 17 February 2021

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the Rules	The Insolvency (England & Wales) Rules 2016 (as amended)
SIP 9	Statement of Insolvency Practice 9 – Industry best practice for Insolvency Practitioners in relation to disclosure of remuneration and disbursements
the Solicitors	Hewlett Swanson, instructed to provide legal advice with respect to the sale of the Hotel and other ad hoc matters

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## Appendix 9 – Notice About This Report

This report has been prepared by Philip Duffy and Sarah Bell, the Joint Administrators of the Company, solely to comply with their statutory duty to report to Creditors under the Insolvency (England and Wales) Rules 2016 on the progress of the Administration, and for no other purpose. It is not suitable to be relied upon by any other person, or for any other purposes, or in any other context.

This report has not been prepared in contemplation of it being used, and is not suitable to be used, to inform any investment decision in relation to the debt of any financial interest in the Company or any other company in the same group.

Any estimated outcomes for Creditors included in this report are illustrative only and cannot be relied upon as guidance as to the actual outcomes for Creditors.

Any person that chooses to rely on this report for any purpose or in any context other than under the Insolvency (England and Wales) Rules 2016 does so at their own risk. To the fullest extent permitted by law, the Joint Administrators do not assume any responsibility and will not accept any liability in respect of this report to any such person.

Philip Francis Duffy and Sarah Helen Bell are authorised to act as insolvency practitioners by the Insolvency Practitioners Association.

The Joint Administrators are bound by the Insolvency Code of Ethics.

The Joint Administrators act as agents for the Company and contract without personal liability. The appointments of the Joint Administrators are personal to them and, to the fullest extent permitted by law, Duff & Phelps Ltd. does not assume any responsibility and will not accept any liability to any person in respect of this Progress Report or the conduct of the Administration.

Appendix 10 – Proof of Debt Form

Rule 14.4  
 IR 2016

**PROOF OF DEBT - GENERAL FORM**

<b>Llandudno Bay Hotel &amp; Spa Limited - in Administration Company Registration No. 08716571</b>	
Date of Administration: 28 August 2020	
1.	Name of Creditor (If a company please also give company registration number and if non-UK, country of registration)
2.	Address of Creditor for correspondence
	Contact telephone number of creditor
	Email address of creditor
REF	
3.	Total amount of claim, including any Value Added Tax, as at the date of administration, less any payments made after this date in relation to the claim, any deduction under R14.20 of the Insolvency (England & Wales) Rules 2016 and any adjustment by way of set-off in accordance with R14.24 and R14.25
4.	Details of any documents by reference to which the debt can be substantiated (please attach)
5.	If amount in 3 above includes outstanding uncapitalised interest please state amount
£	
6.	Particulars of how and when debt incurred (If you need more space append a continuation sheet to this form)
7.	Particulars of any security held, the value of the security, and the date it was given
8.	Particulars of any reservation of title claimed, in respect of goods supplied to which the claim relates
9.	Signature of creditor or person authorised to act on his behalf
	Name in BLOCK LETTERS
	DATE
	Are you the sole member of the creditor?
	YES / NO
	Position with or in relation to creditor _____
	Address of person signing (if different from 2 above) _____
Admitted to vote for £	
Admitted for dividend for £	
Date	Date
Administrator	Administrator