

AM20

Notice of automatic end of administration



Companies House

For further information, please
refer to our guidance at
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 Court details

Court name	High Court of Justice																		
Court case number	5	4	7	5	2	0	1	9											

3 Former administrator's name

Full forename(s)	Philip Francis																		
Surname	Duffy																		

4 Former administrator's address

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

AM20

Notice of automatic end of administration

5 Former administrator's name ①

Full forename(s) Sarah Helen

Surname Bell

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

6 Former administrator's address ②

Building name/number The Chancery

Street

Post town 58 Spring Gardens

County/Region Manchester

Postcode M 2 1 E W

Country

② Other administrator
Use this section to tell us about another administrator.

7 Statement of appointment

I was/we were appointed as administrator(s) on:

Date 2 8 0 8 2 0 1 9

8 Appointor/applicant's name

Give the name of the person who made the appointment or the administration application

Full forename(s)

Surname Director

9 Statement of ceasing to act

~~I~~we give notice that ~~my~~our appointment as administrator ceased to have effect on:

Date 2 7 0 8 2 0 2 0

10 Final progress report

A copy of the final progress report is attached.

11 Sign and date

Former administrator's signature

Signature

X  X

Signature date 2 0 0 1 2 0 2 1

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Notice of automatic end of administration



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 M2 1EW

County/Region

Postcode

Country

DX

Telephone +44 (0) 161 827 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 and dated 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

DUFF & PHELPS

Final Progress Report
to Creditors
Llandudno Bay Hotel & Spa
Limited
(In Administration)

20 January 2021

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

Duff & Phelps Ltd.
The Chancery
58 Spring Gardens
Manchester
M2 1EW

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1. Introduction

The Joint Administrators were appointed on 28 August 2019 by the Director of the Company.

This report is the Joint Administrators' Final Progress Report and provides Creditors with a final account of the Administration of the Company together with a summary of the Administration as a whole.

The Joint Administrators' sought approval from the Secured Creditor of the Company for the extension of the Administration for a 12 month period.

Approval for the extension of the 12 month period was received from the Secured Creditor on the 17 June 2020 meaning the Administration was extended to 27 August 2021.

However, it subsequently transpired that the Joint Administrators were required to gain consent from the investors who have agreements for lease but do not hold completed leases, these investors in this category may have liens and could be secured creditors of the Company and their consent had not been obtained and therefore the Administration had automatically come to an end on 27 August 2020.

The Joint Administrators made an application to Court and a subsequent Administration order was obtained on 18 December 2020 with retrospective effect from 28 August 2020.

The final progress report has therefore been prepared in accordance with requirements of Rule 3.55, for the period from 28 February 2020 to 27 August 2020 together with a summary of the Administration as a whole.

The Joint Administrators have also explained the exit route from the Administration and the outcome for each class of Creditors.

You will find other important information in this Final Progress Report such as the costs the Joint Administrators have incurred.

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

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

2. Creditor summary

Summary of Proposals

The purpose of an Administration is to achieve one of the following hierarchical objectives:

- Rescuing the company as a going concern, or
- Achieving 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), or
- Realising property in order to make a distribution to one or more secured or preferential creditors.

The first objective has not been achieved as there have been insufficient funds and assets available to enable the Company to be rescued as a going concern.

The second objective has not been achieved as a better result for the Company's creditors as a whole has not been achieved. This remains dependent on confirmation of the indebtedness to the Secured Creditor and confirmation of the position with the investment funds which will be resolved in the subsequent Administration.

The Joint Administrators were pursuing the third objective as it was anticipated that a distribution would be paid to the Secured Creditor following a sale of the Hotel. A sale of the Hotel was not achieved in the Administration.

There were no major amendments to or deviations from these Proposals although none of the objectives of the Administration have been achieved.

As detailed in section 1, a subsequent Administration Appointment commenced on 28 August 2020 by order of the Court, and it is anticipated that a sale of the Hotel will be completed as part of this Administration. Therefore, it is anticipated that the third objective will be achieved in the subsequent Administration.

Progress to date

The principal asset of the Company is the Hotel located at East Parade, The Promenade, Llandudno LL30 1BE.

Although the freehold of the Hotel is held in the Company, LBHS, an associated company, holds the Hotel's trading assets and managed the operation of the Hotel.

The Joint Administrators instructed the Agents to provide a valuation and marketing advice in respect of the Hotel. The marketing process attracted some interest in the freehold of the Hotel with a view to completing as soon as reasonably practicable.

As detailed in the Joint Administrators' Statement of Proposals, NPD operated an investment scheme where investors were offered the opportunity to purchase rooms in a number of hotels which they operated.

Following the Interim Managers' appointment over NPD, a full review of each of the investment schemes and the Hotels was carried out by the Interim Managers and their legal advisors.

The Joint Administrators have identified 61 investments in the Company of which 52 are registered leases.

The Joint Administrators were liaising with the registered leaseholders in order to negotiate a sale of the Hotel and correspondence was issued to leaseholders during the Reporting Period. The party that has expressed an interest in the Hotel confirmed that any interest would be in a purchase of the unencumbered freehold of the Hotel.

As detailed in Section 1 of this report, the Administration automatically ended on 27 August 2020, and the Joint Administrators made an application to Court and a subsequent Administration order was obtained on 18 December 2020 with retrospective effect from 28 August 2020.

A sale of the Hotel will now be pursued in the subsequent Administration.

Outcome for Creditors

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

This charge remains outstanding at Companies House and based upon information held at the Appointment Date the indebtedness to Mysing is approximately £1.8m subject to accruing interest and charges. However, the Joint Administrators are aware that four other companies within the NPD group have also granted charges to Mysing (Belmont Hotel Limited, The Old Golf House Hotel Limited – both in Administration and Queens Hotel Management Limited and The Old Golf House Management Limited – both in Liquidation).

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

The Joint Administrators sought advice from their solicitors as regards to the validity of the security and it was confirmed that the security is valid.

There have been insufficient realisations to enable a distribution to Mysing in the Administration.

To date Mysing has received the sum of £492,000 from the estate of Woodhouse Family Limited and £650,000 from Gilsland Hall Limited.

At this stage it is anticipated that there will be a distribution available to Mysing from the subsequent Administration which commenced on 28 August 2020 by order of the Court, following a sale of the Hotel. Any distribution will be subject to the principles of subrogation across the NPD Group.

Where an investor has paid substantially or all of the purchase price of a lease but not received a completed lease then they may hold an equitable lien and this is classed as a form of security under the Act.

This matter will be investigated in the subsequent Administration and should this security be valid, any available distributions after costs will be made to these investors following any distribution to Mysing in the subsequent Administration which commenced on 28 August 2020.

The Company does not employ any staff and therefore there are no preferential creditors.

There have been insufficient realisations to enable a distribution to the Unsecured Creditors. This will be reviewed in the subsequent Administration following a sale of the Hotel.

Please note, this report provides Creditors with a final account of the Administration of the Company together with a summary of the Administration as a whole. The Joint Administrators' previous progress reports and the Statement of Proposals issued to the Company's Creditors are available to view at <https://micro.duffandphelps.com/ukrestructuring> and paper copies can be provided free of charge by writing to 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 a final update on the strategy for the Administration and progress made, including a summary of the information provided in previous progress reports.

3.1 Strategy and progress to date

The freehold property comprising the Hotel is held in the Company and all other assets and the trading of the Hotel is operated LBHS.

Following the Appointment Date, the decision was immediately taken by the Joint Administrators to continue to trade the business whilst all options were reviewed. It was believed that if a sale as a going concern could be achieved, realisations would be maximised and creditor claims against the Company would be minimised.

The Hotel was closed on 24 March 2020 in line with Government restrictions introduced due to the COVID-19 pandemic. Following the closure, a full review of the trading position was carried out and following this review, the Joint Administrators took the decision to permanently close the Hotel on 7 May 2020.

The Joint Administrators have been liaising with the registered leaseholders in order to negotiate a sale of the Hotel and correspondence was issued to leaseholders during the Reporting Period. The party that has expressed an interest in the Hotel has confirmed that any interest would be in a purchase of the unencumbered freehold of the Hotel.

A sale of the Hotel will now be pursued in the subsequent Administration and the Joint Administrators appointed by the Court on 8 August 2020 will continue to consult the registered leaseholders and take appropriate legal advice in order to facilitate a sale of the Hotel.

3.2 Asset realisations

A Receipts and Payments account covering the cumulative and final account is attached at Appendix 3.

There have been no realisations in the Administration since the Appointment Date.

3.2.1 Freehold property

The principal asset of the Company is the Hotel located at East Parade, The Promenade, Llandudno LL30 1BE.

As detailed in section 3.1, it is anticipated that a sale of the Hotel will be achieved in the subsequent Administration.

3.2.2 Plant & Machinery, Fixtures and Fittings

The management accounts for Llandudno Bay as at March 2019 show plant & machinery with a book value of £67,000.

In addition, the management accounts show fixtures and fittings with a book value of £45,000.

These assets were being marketed as part of the Hotel. As detailed in section 3.1, it is anticipated that a sale of the Hotel will be achieved in the subsequent Administration, however, should such a sale not be achieved these assets will be sold on a breakup basis.

3.2.3 Intercompany debts

As part of the Joint Administrators detailed investigations, a full reconciliation of the intercompany position has been completed. The balance due to the Company from other companies within the NPD group is £1,450,000

All of the associated companies are in formal insolvency processes and the Joint Administrators' lodged respective claims in the estates including relevant claims in the estates controlled by CG & Co.

There have been no realisations in respect of the intercompany debts in the Administration.

The claims submitted will transfer to the subsequent Administration.

3.2.4 Investigations

The Joint Administrators have filed their confidential report with DBEIS regarding the conduct of the Directors of the Company.

Investigations into NPD and all of the associated companies remain ongoing and will be followed up by the subsequent Administrators.

3.3 Costs

A Receipts and Payments account is attached at Appendix 3. There have been no payments made in the Administration since the Appointment Date due to insufficient funds.

Details of the costs that have been accrued but not paid are detailed below:

3.3.1 Agents' fees

The Joint Administrators have incurred agents' fees in respect of the valuation, marketing and sale of the Hotel totalling £2,515.

No agents' fees have been paid in the Administration period. These costs and any future costs incurred will be paid out of the subsequent administration following a sale of the Hotel.

3.3.2 Solicitors' fees

The Joint Administrators have also incurred solicitors' fees totalling £4,905 in respect of the advising on the court applications in respect of the sale of the Hotel, advice on the investment schemes and ongoing investigations and other ad hoc legal fees.

No solicitors' fees have been paid in the Administration period. These costs and any future costs incurred will be paid out of the subsequent administration following a sale of the Hotel.

3.4 Schedule of expenses

The Joint Administrators have detailed the costs incurred during the period, whether paid or unpaid, in the schedule of expenses attached at Appendix 4.

These costs and any future costs incurred will be paid out of the subsequent administration following a sale of the Hotel.

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4. Outcome for Creditors

4.1 Secured Creditors

As summarised in section 2 of this report, the Company granted a fixed and floating charge to Mysing which was created on 5 December 2018 and delivered on 12 December 2018.

This charge remains outstanding at Companies House and based upon information held at the Appointment Dates the indebtedness to Mysing is approximately £1.8m subject to accruing interest and charges. However, the Joint Administrators are aware that four other companies within the NPD group have also granted charges to Mysing (Belmont Hotel Limited, The Old Golf House Hotel Limited – both in Administration and Queens Hotel Management Limited and The Old Golf House Management Limited – both in Liquidation).

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

The Joint Administrators sought advice from their solicitors as regards to the validity of the security and it was confirmed that the security is valid.

There have been insufficient realisations to enable a distribution to Mysing in the Administration.

To date Mysing has received the sum of £492,000 from the estate of Woodhouse Family Limited and £650,000 from Gilsland Hall Limited.

At this stage it is anticipated that there will be a distribution available to Mysing from the subsequent Administration which commenced on 28 August 2020 by order of the Court, following a sale of the Hotel. Any distribution will be subject to the principles of marshalling across the NPD Group.

Where an investor has paid substantially or all of the purchase price of a lease but not received a completed lease then they may hold an equitable lien and this is classed as a form of security under the Act.

This matter will be investigated in the subsequent Administration and should this security be valid, any available distributions after costs will be made to these investors following any distribution to Mysing in the subsequent Administration which commenced on 28 August 2020.

4.2 Preferential creditors

The Company did not employ any staff and therefore there are no Preferential Creditors of the Company.

4.3 Unsecured Creditors

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

Claims have been received from investors totaling £1,797,500. Claims from all investors listed on Company's records have not been received and investigations into the investments will be continued in the subsequent Administration.

There have been insufficient realisations in the Administration to enable a dividend to the Unsecured Creditors.

At this stage it is uncertain whether there will be a distribution available to Unsecured Creditors from the subsequent Administration following a sale of the Hotel

5. Other matters

5.1 Creditors' Committee

Creditors may recall that as part of the proposal's creditors were invited to form a creditors committee.

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

The 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 will not carry over to the subsequent Administration appointment under the Rules, and therefore, the subsequent Joint Administrators will liaise with the creditors in respect of forming a committee in the subsequent Administration.

5.2 Joint Administrators' Receipts and Payments account

A detailed Receipts and Payments account for the period is shown in 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, Statement of Creditors Rights.

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

6.1 Fees and expenses

6.1.1 Time costs

It was proposed that the Joint Administrators fee basis was based on time costs and remuneration will be drawn on the basis of time properly given by the Joint Administrators and their staff in accordance with the fee estimate provided in the Joint Administrators' Proposals and Duff & Phelps Ltd's usual charge-out rates for work of this nature.

It was reported in the Progress Report for the period 8 August 2019 to 7 February 2020 that approval of the Joint Administrators Fee Estimates being £67,800, would be sought from the Creditors' Committee.

Following a review of the time costs incurred and the estimated future time costs, an updated fee estimate in the sum of £216,393 was issued.

The Joint Administrators sought approval of 75% of the updated fee estimate with the balance of the 25% to be voted on by creditors at the end of the Administration should sufficient funds be available.

The relevant fee approvals were not provided in the Administration period.

As part of the subsequent Administration appointment, the Solicitors are in the process of making an application to the Court for approval of the basis of the remuneration for this administration and for the subsequent administration.

Once funds have been received from the sale of the Hotel in the subsequent Administration, fees will be drawn in line with the relevant approvals and the funds available.

Time has been charged in six-minute units. Details of the time charged for the Reporting Period are attached at Appendix 5.

Time costs incurred in the Reporting Period total £59,808, which represents £24,786 of post appointment time representing 91 hours at an average hourly rate of £271 and £35,022 of specialist investigations time representing 91 hours at an average hourly rate of £384.

Time costs incurred since the appointment date total £125,385 which represents £41,606 of post appointment time representing 161 hours at an average hourly rate of £258 and £83,779 of specialist investigations time representing 215 hours at an average hourly rate of £389.

In accordance with SIP 9, the Joint Administrators have provided further narrative detail of the time costs incurred at Appendix 6.

6.1.2 Fees

No fees have been drawn in the Administration.

6.1.3 Expenses

Details of the expenses incurred during the Administration are attached at Appendix 4. No expenses have been paid in the Administration.

6.1.3 Disbursements

Details of the disbursements incurred during the Administration are attached at Appendix 5. No disbursements have been paid in the Administration.

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.

Pre-Administration costs			
	Paid (£)	Unpaid (£)	Total (£)
Duff & Phelps Ltd's fees	0.00	4,980	4,980
Legal fees	0.00	650	650
Total	0.00	5,630	5,630

Details of the Pre-Administration costs were reported in the Joint Administrators' Proposals.

The Pre-Administration costs were not approved in the Administration and there has been insufficient realisations to pay any Pre-Administration costs.

As part of the subsequent Administration appointment the Solicitors are in the process of making an application to the Court for approval of the Pre-Appointment fees which, if approved, will be drawn from the subsequent Administration.

7. Conclusion of the Administration

On 27 August 2020, the Administration came to an automatic end.

The Joint Administrators have filed a copy of this final Progress Report with the Court and Registrar of Companies together with the requisite notice.

The Joint Administrators ceased to act on 27 August 2020 and were discharged from liability in respect of any actions as Joint Administrators.

The Joint Administrators made an application to Court and a subsequent Administration order was obtained on 18 December 2020 with retrospective effect from 28 August 2020.

The final progress report has therefore been prepared in accordance with requirements of Rule 3.55, for the period from 28 February 2020 to 27 August 2020 together with a summary of the Administration as a whole.

As no sale of the Hotel was completed during the Administration, none of the hierarchical purposes of the Administration have been achieved. It is anticipated that the purpose will be achieved in the subsequent Administration with retrospective effect from 28 August 2020.

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



Philip Duffy
Joint Administrator

Enc.

The affairs, business and property of the Company are being managed by the Joint Administrators, Philip Francis Duffy and Sarah Helen 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)	Ian Shelton Gavin Woodhouse (resigned 9 July 2019)	
Company Secretary	None appointed	
Shareholders	NPD	
Trading address	Llandudno Bay Hotel East Parade The Promenade Llandudno	
Registered office	Current: Duff & Phelps The Chancery 58 Spring Gardens Manchester M2 1EW	Former: Unit D2 Elland Riorges Link Lowfields Business Park Elland

ADMINISTRATION INFORMATION

Administration Appointment	The Administration appointment granted in High Court of Justice, Business and Property Courts in Manchester 005475 of 2019	
Appointor	Directors	
Date of Appointment	28 August 2019	
Joint Administrators	Philip Francis Duffy and Sarah Helen Bell	
Original purpose	Achieving 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)	
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 2020	
Prescribed part	The prescribed part is applicable in this case.	
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 in respect of the Company were deemed approved by the creditors on 1 November 2019, being the expiry of the period in which a decision can be requisitioned by creditors:

- That the Joint Administrators continue the Administration to deal with such outstanding matters in relation to the Company as the Joint Administrators consider necessary until such time as the Administration cease to have effect.
- That the Joint Administrators 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.
- That the Joint Administrators, once all outstanding matters have been satisfactorily completed, take the necessary steps to give notice under Paragraph 84 of Schedule B1 of the Act to the Registrar of Companies to the effect that the Company has no remaining property which might permit a distribution to its creditors, at which stage the Administration will cease.
- That the Joint Administrators, where they consider that there are funds available to be distributed to the unsecured creditors (other than under the Prescribed Part) take the necessary steps to put the Company into either creditors' voluntary liquidation or into compulsory liquidation as they deem 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. In accordance with Paragraph 83(7) of Schedule B1 to the Act and Rule 3.60(6)(b) of the Rules 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. In the absence of such nomination, the Joint Administrators will be appointed Joint Liquidators and in accordance with Section 231 of the Act any act 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.

Appendix 3 – Receipts and Payments account

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

Statement of Affairs £	From 28/02/2020 To 27/08/2020 £	From 28/08/2019 To 27/08/2020 £
ASSET REALISATIONS		
Bank Interest Gross	1.32	1.32
	<u>1.32</u>	<u>1.32</u>
	1.32	1.32
REPRESENTED BY		
Floating/main current account		1.32
		<u>1.32</u>

Note:

Appendix 4 – Schedule of expenses

A summary of expenses incurred during the Administration is set out below:

Schedule of Expenses	Incurred and paid in the period (£)	Incurred since the Appointment Date and not yet paid (£)
Expenses		
Agents – Sanderson Weatherall		2,515
Legal fees Hewlett Swanson		4,905
Insurance Insolvency Risk Services		29,802
Total		37,222

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

The following disbursements have been incurred during the Administration Period

SIP 9 - Disbursements	Category 1		Category 2		Totals (£)
	Paid (£)	Unpaid (£)	Paid (£)	Unpaid (£)	
Bond premium		225			225
Mileage/travel				200	200
Statutory Advertising		90			90
Total	0	110	0	24	515

Please note that this table includes expenses incurred by Duff & Phelps Ltd and is therefore unlikely to reconcile with the disbursements shown in the Schedule of Expenses.

108927 LLANDUDNO BAY HOTEL & SPA LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 28/02/2020 to 27/08/2020

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	3.65	0.00	3.90	950.00	243.59
Cashiering & accounting	0.00	0.00	0.00	3.45	0.00	3.45	529.50	153.48
Statutory matters (Meetings & Reports & Notices)	0.00	2.50	1.95	12.35	0.00	16.80	4,448.00	264.76
Strategy planning & control	0.50	0.00	0.00	3.40	0.00	3.90	1,101.00	282.31
Creditors								
Communications with Creditors / Employees	0.00	1.45	0.80	19.85	0.00	22.10	5,150.00	233.03
Creditors committee	0.00	0.00	5.60	15.40	0.00	21.00	5,453.00	259.67
Non Pref Creditors / Employee claims handling	0.00	0.00	0.00	0.50	0.00	0.50	125.00	250.00
Secured Creditors	0.00	0.00	4.30	0.00	0.00	4.30	1,892.00	440.00
Realisation of Assets								
Freehold and Leasehold Property	0.00	0.00	2.90	0.70	0.00	3.60	1,441.00	400.28
Sale of business	0.00	0.00	5.90	0.50	0.00	6.40	2,671.00	417.34
Trading								
Trading - Accounting	0.00	0.00	0.00	5.50	0.00	5.50	1,025.00	186.36
Total Hours:	0.50	4.20	21.45	65.30	0.00	91.45		271.03
Total Fees Claimed: £	325.00	1,638.00	9,355.50	13,467.00	0.00		24,785.50	

Category 2 Disbursements:

108927 LLANDUDNO BAY HOTEL & SPA LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 28/02/2020 to 27/08/2020

Investigations

Classification of Work Function	Hours					Total Hours	Time Cost £	Avg Hourly Rate £
	Managing Director	Manager	Senior	Assistant	Support			
	0.00	42.45	0.25	0.00	48.40	91.10	35,022.21	384.44
Total Hours:	0.00	42.45	0.25	0.00	48.40	91.10		384.44
Total Fees Claimed: £	0.00	22,602.71	77.50	0.00	12,342.00		35,022.21	

Category 2 Disbursements:

108927 LLANDUDNO BAY HOTEL & SPA LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 28/08/2019 to 27/08/2020

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	0.50	1.25	0.00	7.95	0.00	9.70	2,338.50	241.08
Cashiering & accounting	0.00	0.10	0.00	6.30	0.00	6.40	1,145.00	178.91
Dealings with Directors and Management	0.00	0.00	0.00	4.00	0.00	4.00	720.00	180.00
IPS set up & maintenance	0.00	0.00	0.00	1.20	0.00	1.20	138.00	115.00
Insurance	0.00	0.00	0.00	0.50	0.00	0.50	117.50	235.00
Statutory matters (Meetings & Reports & Notices)	0.00	6.25	1.95	24.10	0.00	32.30	7,466.25	231.15
Strategy planning & control	0.80	0.00	5.80	5.35	0.00	11.95	3,802.75	318.22
Tax Compliance / Planning	0.00	0.00	0.00	1.20	0.00	1.20	227.00	189.17
Creditors								
Communications with Creditors / Employees	0.80	1.45	0.80	34.55	0.00	37.60	8,437.75	224.41
Creditors committee	0.00	0.00	5.60	15.65	0.00	21.25	5,498.00	258.73
Non Pref Creditors / Employee claims handling	0.00	0.00	0.00	0.50	0.00	0.50	125.00	250.00
Secured Creditors	0.00	0.00	5.70	0.00	0.00	5.70	2,406.00	422.11
Investigations								
CDDA & reports & Communication	0.00	0.00	0.00	0.60	0.00	0.60	133.50	222.50
Financial review and investigations (S238/239 etc)	0.00	0.00	2.25	2.95	0.00	5.20	1,066.75	205.14
Realisation of Assets								
Freehold and Leasehold Property	0.00	3.00	3.80	1.50	0.00	8.30	3,150.00	379.52
Sale of business	0.00	0.00	8.90	0.50	0.00	9.40	3,809.00	405.21
Trading								
Trading - Accounting	0.00	0.00	0.00	5.50	0.00	5.50	1,025.00	186.36
Total Hours:	2.10	12.05	34.80	112.35	0.00	161.30		257.94
Total Fees Claimed: £	1,173.00	4,397.25	14,276.00	21,759.75	0.00		41,606.00	

Category 2 Disbursements:

108927 LLANDUDNO BAY HOTEL & SPA LIMITED

ANALYSIS OF TIME COSTS FOR THE PERIOD 28/08/2019 to 27/08/2020

Investigations

Classification of Work Function	Hours					Total Hours	Time Cost £	Avg Hourly Rate £
	Managing Director	Manager	Senior	Assistant	Support			
	0.00	102.50	14.20	2.35	96.40	215.45	83,778.65	388.85
Total Hours:	0.00	102.50	14.20	2.35	96.40	215.45		388.85
Total Fees Claimed: £	0.00	53,700.87	4,852.00	643.78	24,582.00		83,778.65	

Category 2 Disbursements:

Appendix 6 – Narrative of work carried out for the Administration period

The key areas of work have been:

SIP 9 narrative for the Administration

- | | |
|-----------------------------|---|
| Administration and planning | <ul style="list-style-type: none">• Monitoring and reviewing the Administration strategy;• Briefing staff on the Administration strategy and matters in relation to workstreams;• Regular case management and reviewing of process including regular team update meetings and calls;• Meeting with management to review and update strategy and monitor progress;• Reviewing and authorising junior staff correspondence and other work;• Dealing with queries arising during the appointment;• Reviewing matters affecting the outcome of the Administration;• Allocating and managing staff/ case resourcing and budgeting exercises and reviews;• Liaising with legal advisors regarding various instructions, including agreeing content of engagement letters; and• Complying with internal filing and information recording practices, including documenting strategy decisions. |
| Creditors | <ul style="list-style-type: none">• Updating the list of Unsecured Creditors;• Responding to enquiries from Creditors regarding the Administration and submission of their claims;• Reviewing completed forms submitted by Creditors, recording claim amounts and maintaining claim records; and• Drafting progress statutory progress reports.• Providing written and oral updates to the Secured Lenders regarding the progress of the Administration and cases strategy;• Filing notice of the extension of the Administration; and• Preparing the final report and statutory documents in respect of the end of the Administration |
| Investigations | <ul style="list-style-type: none">• Managing and reviewing the Company books and records;• 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;• Obtaining records from third parties;• Conducting interviews with counterparties and officeholders;• Enquiring with counterparties who has raised disputes against the Company;• Reviewing pre-appointment transactions; and• Documenting investigations. |
| Statutory and compliance | <ul style="list-style-type: none">• Ensuring compliance with all statutory obligations within the relevant timescales;• Uploading information to the Creditors' Portal/Website;• Drafting and publishing progress reports;• Running decision procedures;• Reviewing time costs to date and producing analysis of time incurred which is compliant with SIP 9; |

- Monitoring the fees estimate; and
 - Monitoring the expenses estimate.
- Cashiering
- Preparing statutory receipts and payments accounts;
 - Renewing bonding and complying with statutory requirements;
- Tax
- Analysing and considering the tax effects of asset sales;
 - Working on tax returns relating to the periods affected by the Administrator;
 - Analysing VAT related transactions; reviewing the Company's duty position to ensure compliance with duty requirements; and
 - Dealing with post appointment tax compliance.

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.

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 "A Creditors' Guide to Administrators' Fees". This can be viewed and downloaded from the Joint Administrators' website at:

<https://www.duffandphelps.co.uk/services/restructuring/corporate-restructuring-and-debt-advisory/Creditor-guides-and-employee-fact-sheets>

(click on the document 'Administration (appointment from 1 October 2015)'. 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 remuneration 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 The Chancery, 58 Spring Gardens, Manchester, M2 1EW.

Appendix 8 – Definitions

Word or Phrase	Definition
the Act	The Insolvency Act 1986 (as amended)
the Agents	Sanderson Weatherall, independent agents who were instructed to value and sell the assets of the Companies
the Appointment Date	The date of the Joint Administrators appointment being 28 August 2019
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
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 Iain 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
HMRC	HM Revenue and Customs
the Hotel	Llandudno Bay Hotel & Spa Limited, East Parade The Promenade LL30 1BE
Interim Managers	Philip Francis Duffy and Sarah Helen 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	Philip Duffy and Sarah Bell of Duff & Phelps
LBHS	LBHS Management Limited – in Liquidation. The Company which operated the trading of the Hotel
Mysing/Secured Creditor	Mysing Capital Limited, holder of a fixed and floating charges over the assets of Llandudno Bay
NPD	Northern Powerhouse Developments Limited (Company Number: 09940469) – in Administration
the Reporting Period	The period from 28 February 2020 to 27 August 2020
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 non-preferential unsecured
creditors

Appendix 9 – Notice about this report

This report has been prepared by Philip Francis Duffy and Sarah Helen Bell, the Joint Administrators of the Company, solely to comply with their statutory duty to report to Creditors under the Insolvency Rules (England and Wales) 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 Rules (England and Wales) 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.