

Joint administrators' final progress report from 13 March 2025 to 12 September 2025

J G Chatham Limited - in administration

High Court of Justice Business and Property Courts of England
and Wales Insolvency & companies List (ChD)

CR-2024-LDS-000894

12 September 2025

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Abbreviations and definitions

The following table shows the abbreviations and insolvency terms that may be used in this report:

Abbreviation or definition	Meaning
Joint Administrators	Edward Williams, Timothy Higgins and Mark James Tobias Banfield as Joint Administrators of J G Chatham Limited
BuildZone	Sennocke International Insurance Services Limited trading as Build-Zone, provider of the pre-appointment warranty insurance
Company	J G Chatham Limited
DBT	Department for Business and Trade
DD	Due Diligence
Development	Kitchener Barracks, Dock Road, Chatham, Kent, ME4
Firm/PwC	PricewaterhouseCoopers LLP
Freeths	Freeths LLP
HMRC	HM Revenue & Customs
Homes England / Secured creditor	Homes and Communities Agency (Trading as Homes England) A creditor with security in respect of their debt, in accordance with section 248 IA86
Howden	Howden Insurance Brokers Limited
IA86	Insolvency Act 1986
IR16	Insolvency (England and Wales) Rules 2016
KBML	Kitchener Barracks Management Limited
MAPS	MAPS Solutions Europe Limited, a risk management company
Ordinary preferential creditors	Creditors with claims defined in IA86 as ordinary preferential debts: These include claims for: <ul style="list-style-type: none"> • unpaid wages earned in the four months before the relevant date of the insolvency up to a maximum of £800, holiday pay, unpaid pension contributions in certain circumstances.
The Period	13 March 2025 to 12 September 2025
Phase Four	Phase Four of the Development comprises Blocks D, E, F, G and Zone H, which consists of a mix of buildings either at practical completion (Blocks F and G) or part-completed (Block D and Zone H). Block E was sold in May 2023, prior to administrators' appointment.
Pinsents	Pinsent Masons LLP
Prescribed Part	The amount set aside for Unsecured creditors from floating charge funds in accordance with section 176A IA86 and the Insolvency Act 1986 (Prescribed Part) Order 2003

Proposals	The Joint Administrators' proposals for achieving the purpose of administration dated 5 November 2024, previously circulated to creditors
Purchaser	Primrose Propco 1 Limited
ROT	Retention of Title
Secondary preferential creditors	HMRC in respect of taxes due from employees and customers that are withheld by the business and then paid over in one lump sum periodically to HMRC, such as VAT, PAYE and employees' National Insurance contributions
SIM	Savills Investment Management
SIP	Statement of Insolvency Practice. SIPs are issued to insolvency practitioners under procedures agreed between the insolvency regulatory authorities. SIPs set out principles and key compliance standards with which insolvency practitioners are required to comply
SIP 2	Investigations by Office Holders in Administrations and Insolvent Liquidations and the Submission of Conduct Reports by Office Holders
SIP 9	Statement of Insolvency Practice 9: Payments to insolvency office holders and their associates
TopHat Group / the Group	Wider group, consisting of nine entities as per Appendix A
Unsecured creditors	Creditors who are neither secured nor preferential
Vista	Vista Insurance Brokers Limited

This report has been prepared by Edward Williams, Timothy Higgins and Mark James Tobias Banfield as Joint Administrators of the Company, solely to comply with the Joint Administrators' statutory duty to report to creditors under IR16 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 purpose, or in any other context.

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

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

Any person choosing to rely on this report for any purpose or in any context other than under IR16 do so at their own risk. To the fullest extent permitted by law, the Joint Administrators do not assume any liability in respect of this report to any such person.

Please note you should read this report in conjunction with the Joint Administrators' previous reports issued to the Company's creditors, which can be found at www.pwc.uk/jgchatham. Unless stated otherwise, all amounts in this report and appendices are stated net of VAT.

Edward Williams, Timothy Higgins and Mark James Tobias Banfield have been appointed as Joint Administrators of the Company to manage its affairs, business and property as its agents and act without personal liability. Both are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales. The Joint Administrators are bound by the Insolvency Code of Ethics which can be found at:

<https://www.gov.uk/government/publications/insolvency-practitioner-code-of-ethics>

The Joint Administrators may act as controllers of personal data as defined by UK data protection law depending upon the specific processing activities undertaken. PricewaterhouseCoopers LLP may act as a 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. Further details are available in the privacy statement on the PwC.co.uk website or by contacting the Joint Administrators.

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Key messages

Why we've sent you this report

We're pleased to let you know that our work in the administration of the Company is now complete and so, we set out below our final report.

You can still view our earlier reports on our website at www.pwc.uk/jgchatham. Please get in touch with Helena Perevalova on 0113 289 4000 or at uk_jgchatham_queries@pwc.com if you need the password to access the reports.

How much creditors have received

The following table summarises the final outcome for creditors:

Class of creditor	Previous estimate	Paid
Homes England (Secured creditor)	5%	5%
Ordinary preferential creditors	N/A	N/A
Secondary preferential creditors	N/A	N/A
Unsecured creditors	Nil	Nil

Secured creditor

Homes England's lending to the Company as at the date of administration was £28,502,888 and is secured by debentures dated 22 December 2021 and 24 October 2023. This security gives Homes England fixed and floating charges over all of the Company's assets, including a fixed charge over the Development.

Homes England also provided administration funding in the sum of £1,527,794 (£1,411,911 received as "third party funding" and a further £115,883 as "funding for other costs" as shown in the receipts and payments account at Appendix B), which enabled us to meet the ongoing costs of the Development in anticipation of realising the fixed charge assets. The £1.65m distribution to Homes England shown above is made up of the repayment of any surplus under the funding agreement and a distribution under their fixed charge. On 15 August 2025, we made a first distribution of £1,626,791.27 to Homes England. A further final distribution of £21,824.75 was paid on 12 September 2025, bringing the total recovery for Homes England to £1,648,616.02.

In addition to the above liability to Homes England, the Company is also liable for a secured cross-guarantee of c.£15m, which is part of the Group security arrangement. Should this guarantee be called upon, it would add to the above secured debt. As the administration will shortly come to an end, this would not be recoverable from the Company

Ordinary preferential creditors (mainly employees)

We are not aware of any ordinary preferential creditors as the Company had no known employees at the time of our appointment.

Secondary preferential creditors (HMRC)

We are not aware of any secondary preferential creditors. During our appointment, we have sent relevant insolvency notifications to the HMRC who have not submitted a claim in the administration. In any event, there were insufficient net floating charge realisations to enable a distribution to any preferential creditors of either class.

Unsecured creditors

You might recall from our Proposals that the Prescribed Part applies in this case as there is a floating charge created on or after 15 September 2003.

There were no funds available for a Prescribed Part dividend for the Unsecured creditors because the Company did not have sufficient net property once the costs of realising the floating charge assets had been taken into account. After taking into account these costs of the administration, the Company's net property is nil.

Further, there are no funds available for distribution to non-preferential Unsecured creditors outside of the Prescribed Part.

What you need to do

This report is for your information and you don't need to do anything.

What happens next

The administration ends on 12 September 2025. In line with our Proposals approved by the creditors, we will file a notice of move from administration to dissolution on 12 September 2025. The Company will be dissolved three months after the notice has been registered by the Registrar of Companies.

Dissolution was the most appropriate exit route as the Joint Administrators have realised all available assets and have distributed the surplus fixed charge funds in the administration to the Secured creditor.

Furthermore, the Joint Administrators have no outstanding matters which would warrant the administration to be extended and further costs to be incurred. The Joint Administrators have complied with their statutory obligations and received the relevant clearances to proceed with closure of the administration and subsequent dissolution of the Company.

As resolved by the Secured creditor, we will be discharged from liability in respect of any of our actions as Joint Administrators 14 days after we cease to be Joint Administrators of the Company.

Overview of our work

Why we were appointed

The Company, incorporated in 2014 and a subsidiary of the Group, was intended to deliver modular homes at the Development in Chatham, Kent, for the Group.

In December 2021, Homes England, as the Secured creditor of the Company, agreed to provide a loan facility of up to £26m to support the delivery of the Development. Throughout 2022 and 2023, the Company drew down from this facility in order to continue construction works on blocks D, E, F and G and zone H, which continued until early 2024.

On 21 June 2024, Homes England engaged PwC under a call-off contract (an engagement letter) to provide an options analysis followed by contingency planning support focused on a comparative analysis of the various strategies and their potential outcomes, high level estimates of the costs to complete and plan in the event that the Company entered insolvency. The need for this work to be undertaken was driven by the Group expecting to have a potential cash shortfall in July 2024.

During this time, additional security was arranged at the Development at the cost of the Secured creditor, to protect the Company's assets but the Secured creditor was unable to commit to providing further funding to the Company under the facility. These holding costs would have been required for a considerable period of time when there was no deliverable proposal for the completion of the Development and (given the Development was its sole focus) the project was unlikely to be financially viable. There was also mounting creditor pressure from suppliers who were providing equipment at the Development and were not being paid. The directors of the Company considered their position and concluded on 9 September 2024 that a formal insolvency process was unavoidable, and there was no alternative but to appoint Joint Administrators.

Edward Williams, Timothy Higgins and Mark James Tobias Banfield were appointed as Joint Administrators of the Company on 13 September 2024. Upon our appointment as Joint Administrators, we took immediate steps to secure the Company's assets, assess the financial situation, and begin the process of managing the Company's affairs. As per our Proposals, this included securing the Development and ensuring that additional security measures were in place; conducting a thorough review of the Company's financial position and the status of the Development; informing creditors, employees, and other stakeholders about the insolvency process and our appointment; and evaluating the potential strategies for the completion of the Development and the best course of action to maximise the return to creditors.

Further details about the background to our appointment and the work completed prior to the administration can be found in our Proposals which can be accessed via www.pwc.uk/jgchatham. Please get in touch with Helena Perevalova at uk_jgchatham_queries@pwc.com if you need the password to access any of our reports.

Asset Realisations

ASSETS SUBJECT TO FIXED CHARGE

The Development - Kitchener Barracks, Dock Road, Chatham, Kent, ME4

Our primary strategy in the administration was to sell the key assets of the Company, which is the unsold property within Phase Four of the Development, and the residual freehold interest in the earlier phases (e.g., common areas) where title continued to be owned by the Company.

For information in relation to the Development sale strategy and work completed to facilitate the sale, please refer to our earlier reports available on the website.

The sale of the Development completed on 4 July 2025 to SIM, acting via their vehicle, the Purchaser, for a total consideration of £2,469,000. The Purchaser had been selected as preferred bidder following a structured process, and the site was sold on an "as is" basis following a significant period of due diligence and negotiations.

Although Heads of Terms were agreed in October 2024, the deal took longer to complete than initially anticipated. Delays arose due to the technical complexity of the site, including the need to finalise cost-to-complete assessments, resolve legal title alongside the Purchaser sourcing appropriate warranty cover for the Development. The Purchaser's team underwent significant internal changes midway through the process, with the departure of key personnel responsible for the completion of the sale. This resulted in further delays as the Purchaser needed to restructure its

team. In parallel, their investors were required to approve the revised Development and delivery structure, which required additional time to align stakeholders and secure funding.

Throughout this period, we remained in contact with the Purchaser and their advisers, working to maintain momentum and resolve the outstanding issues. Our team coordinated inputs from technical and legal specialists, progressed the various conditions to completion, and implemented interim measures to protect the site and preserve value.

The transaction completed following satisfaction of all contractual conditions and site ownership formally transferred on the date of completion of 4 July 2025.

Other property related matters

Security

Prior to our appointment, in order to ensure the Development remained protected, MAPS were engaged as security agents and have been providing continuous manned security services since July 2024.

Site Management

Since our appointment, we engaged with the appointed management company for the estate, Residential Management Group, to ensure the continued provision of essential estate services and ongoing site maintenance with minimal disruption. This included services such as communal area upkeep, landscaping, waste management, and general estate management responsibilities.

Transfer of shares in KBML

As part of the broader transaction involving the sale of the Development, the Joint Administrators facilitated the transfer of 100% of the shares in KBML, the dormant site management company, to the Purchaser.

This was necessary because the Purchaser required control of the management company to assume responsibility for estate management and to comply with legal and practical obligations post-completion. Although dormant, KBML held contracts and rights central to the site's operation. Its inclusion in the sale therefore simplified the transaction and ensured a clean operational handover.

To enable this the shares in KBML were first transferred to the Company for nominal consideration by TopHat UK Holdings Limited. Following this, an independent director, Huw Dolphin, was appointed by the Joint Administrators to ensure continuity and compliance during the administration period. Mr Dolphin was appointed to handle statutory duties and liaising with the previous directors to understand the KBML's history and signing documents to ensure that KBML remained statutorily compliant in the transitional period until the appointment of new directors was complete, following the sale of the Development. As part of the completion of the transaction, KBML was sold to the Purchaser, and new directors were appointed. This transfer ensured there were no legacy risks to the administration and allowed the Purchaser to manage the estate going forward without disruption.

Insurance

Following our appointment, we obtained open cover insurance for the Development. On 17 September 2024, our insurance brokers, Howden, completed a health and safety assessment of the Development. Following this, MAPS, on the instructions of the Joint Administrators, carried out the required actions from the health and safety assessment. Subsequently, we took out a full insurance policy with Howden, with cover being in place from 13 September 2024.

Additionally, the Joint Administrators instructed Vista as warranty broker for the purpose of obtaining warranty cover on the remaining buildings (block D and zone H) to be completed on site. Warranty cover was already in place on blocks F and G at the date of appointment, through the pre-existing insurance broker, Howden with the insurance being underwritten by Chubb European Group SE.

Suppliers

We were in contact with suppliers involved with the Development's operations, to ensure we understood any pre-existing arrangements and, where necessary, agreed terms for ongoing supply. The suppliers included scaffolding and the storage provider for the completed modular homes. Due to the strategic importance of a number of suppliers associated with the site, the Joint Administrators paid for ongoing supply and / or settled amounts outstanding at the date of appointment, on commercial terms. Following the sale of the Development, all the final invoices for the services provided have been settled and any agreements entered into were withdrawn.

Continued management and financing of the Company's affairs

As mentioned earlier in this report, funding for the administration was provided by Homes England, issued in variable increments upon Homes England's approval, and was dependent on projected and agreed essential costs of maintaining and securing the Development, in anticipation of a sale. The funding was provided on a non-recourse basis, save where there is a surplus following the full discharge of all amounts payable pursuant to paragraph 99 of Schedule B1 to IA86 and rule 3.50 of IR16, which would require repayment to Homes England. Further, the funding agreement states that, in the event that there were no surplus sums available to repay some or all of the funding, then an amount equal to the sums drawn down by the Company that were not paid back would be added to the secured debt due to Homes England by the Company.

Cash contribution from the Purchaser towards property maintenance costs

Due to the ongoing delays in respect of the completion of the sale of the Development, which were outside of the control of the Joint Administrators, the Purchaser agreed to pay £20,000 per week to meet the ongoing costs of the maintenance of the Development, with a total of £40,000 received. This payment was made in good faith, with the intention of completing the deal, and formed part of the consideration for the sale of the Development and therefore is treated as a fixed charge realisation.

ASSETS SUBJECT TO FLOATING CHARGE

Cash at bank

Following our appointment, we received £8,675 of pre-appointment cash, which had been held in the Company's bank account prior to our appointment. We do not anticipate any further realisations from this source.

Retentions

The Company has received £54,000 and £68,250 (totalling £122,250) from Arthur Homes Limited and Home Group Limited respectively in relation to retention payments.

The £54,000 received from St Arthur Homes represents part of a £108,000 total retention held in connection with remedial works at Block E (32 shared ownership apartments), where some defects remained outstanding. While a small retention balance had initially been expected following completion of these works, the final cost of remedial items has exceeded expectations, and as such, no further retention funds are expected from St Arthur Homes.

No further remediation works were required in respect of the £68,250 payment and therefore no deductions were made.

Intercompany debtors

The directors' Statement of Affairs listed intercompany debtor balances totalling £32,703,419, with an estimated realisable value of nil.

Following our appointment, we carried out a review of the intercompany position and have since engaged with members of the Group finance team to obtain further clarity. The balances largely relate to historical accounting entries recorded prior to administration, the majority of which we understand were either non-cash provisions (i.e. do not represent real money owed to the Company) or items now written off through internal processes.

We have not identified any balances that are likely to be recovered and as such, the estimated to realise value is £nil.

Trade receivables

The directors listed trade receivables of £2,725 in the Statement of Affairs, with an estimated value to realise of nil. Whilst the amounts in question are not material, we made relevant enquiries with management who confirmed that these balances were not recoverable.

VAT refund

The director's Statement of Affairs shows a net book value of £22,166 relating to a VAT refund with an estimated realisable value of nil. The Company has confirmed that the VAT debtor should have been offset against the liability with another VAT Group entity, in line with the correct accounting treatment, as that entity received the refund from HMRC as head of the VAT group. Therefore, no realisations were received from this source.

Warranties

The Company was due a warranty refund of £135,000 from BuildZone in respect of cancelled warranty policies for some of the units on the Development. The premium was originally paid by the Company, but following the sale of the Development the new policy premium was issued to the Purchaser and therefore the original premium is being repaid to the Company.

The total refund of £134,822.45 was received on 15 August 2025 which concludes the realisations in respect of warranty refunds.

Connected party transactions

To date, no assets have been disposed of by the Joint Administrators to a party (person or company) with a connection to the directors, shareholders or the Secured creditor of the Company or their associates and the Joint Administrators are not seeking approval from creditors to make a substantial disposal to a connected person.

Approval of our Proposals

We issued to creditors our Proposals for achieving the purpose of administration dated 5 November 2024.

We said in our Proposals that we thought the Company did not have enough assets to pay a dividend to Unsecured creditors other than from the Prescribed Part.

This meant that we did not have to seek a decision from creditors regarding the approval of our Proposals and our Proposals would be treated as approved if creditors did not request a decision in the required manner. As creditors did not request a decision be sought, our Proposals were treated as approved on 15 November 2024.

We attach a summary of our Proposals at Appendix A.

Investigations and actions

Nothing came to our attention during the administration to suggest that we needed to do any more work in line with our duties under the Company Directors' Disqualification Act 1986 and SIP 2.

Tax and VAT

The Joint Administrators assume responsibility for the Company's corporation tax returns during the period of the administration. We have prepared the final tax returns for the period of our appointment for all relevant accounting periods, for which no liabilities were payable.

Likewise, the Joint Administrators are responsible for submitting the Company's post-appointment VAT returns and we have sought to administer the Company's affairs so as to maximise the recovery of input VAT, for the benefit of creditors.

During the period of the administration, we have submitted a final VAT return for VAT registered companies and have also prepared three VAT returns for the periods ending October 2024, January 2025 and April 2025. Following the sale of the Development, we prepared forms to deregister the Company for VAT purposes. We also submitted a VAT return for VAT deregistered companies to recover any remaining VAT, together with reassignment documents in favour of PwC in respect of our unpaid fees.

Statutory and compliance work

We issued our initial notices to various parties including the Company's creditors on appointment and we also filed our notice of appointment with the Registrar of Companies.

We have corresponded with the Company's directors in relation to the production of the directors' Statement of Affairs, which set out the financial position of the Company at the date of appointment. Following receipt, a copy was subsequently filed at the Registrar of Companies.

In order to ensure adequate books and records are held and maintained, we liaised with the Company's directors, and received any records as required for the administration.

In accordance with our statutory obligations, we issued our Proposals to the Company's creditors on 5 November 2024. The Proposals were deemed approved by creditors on 15 November 2025. We have also performed investigations into the Company's affairs, the directors' conduct and the circumstances that led to the Company's insolvency, and submitted a report to the DBT in accordance with our obligations under the Company Directors Disqualification Act.

We also issued a first progress report, which provided an update on the progress of the administration for the period from 13 September 2024 to 12 March 2025. A copy of the report was filed on the Company's website as well as being sent to the Registrar of Companies.

We additionally issued our remuneration report to seek approval of our fees on 11 August 2025. Our fees and expenses as set out in that remuneration report were subsequently approved by Homes England as Secured creditor on 14 August 2025.

In addition, we have continued to ensure that our case files and systems properly document the strategic considerations and decisions which occurred throughout the appointment, as is required by our regulators and in accordance with best practice. We have also prepared this final report, and completed all closure matters, including a final review of the administration.

Our final receipts and payments account

We set out in Appendix B an account of our final receipts and payments in the Period from 13 March 2025 to 12 September 2025 and for the duration of the administration from 13 September 2024 to 12 September 2025.

Our expenses

We set out in Appendix C a statement of the final expenses that we incurred to the date covered by this report.

Our fees

We set out in Appendix D an update on our remuneration which covers our fees, and other related matters. In addition to the above, Appendix C covers our expenses and disbursements.

Pre-administration costs

You can find in Appendix E information about the approval of the unpaid pre-administration costs previously detailed in our Proposals.

Creditors' rights

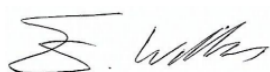
Creditors have the right to ask for more information within 21 days of receiving this report as set out in Rule 18.9 IR16. Any request must be in writing. Creditors can also challenge fees and expenses within eight weeks of receiving this report as set out in Rule 18.34 IR16. This information can also be found in the guide to fees at:

<https://www.icaew.com/-/media/corporate/files/regulations/insolvency/creditors-guides/2007/a-creditors-guide-to-administrators-fees-1-apr-2007.ashx?la=en>

You can also get a copy free of charge by telephoning Helena Perevalova on 0113 289 4000.

If you've got any questions, please get in touch with Helena Perevalova on 0113 289 4000 or at uk_jgchatham_queries@pwc.com.

Yours faithfully
For and on behalf of the Company



Edward Williams
Joint Administrator

Appendices

Appendix A: Summary of our Proposals

In our Proposals dated 5 November 2024, we confirmed the following:

Objective of the administration

The Company entered administration on 13 September 2024. The purpose of the administration was to achieve a better result for creditors as a whole than would have been likely if the Company had been wound up immediately. It had not been possible to rescue the Company as a going concern, and therefore the administrators focused on realising the Company's assets to maximise returns to creditors.

We did not seek a decision from the creditors to approve our Proposals as we did not think that the Company had enough assets to pay a dividend to Unsecured creditors other than from the Prescribed Part (per paragraph 52(1)(b) Sch B1 IA86).

Trading and employees

We did not trade the business following our appointment. The Company itself did not employ any staff, as employees involved in the Development had been employed by other companies within the wider TopHat Group. Accordingly, there had been no employee claims at the date of administration.

Assets subject to fixed charge

Development

The primary strategy in the administration was to sell the Company's key asset, comprising the unsold property in Phase Four of the Development and the residual freehold interest in earlier phases. Efforts were made to pursue offers from potential buyers interested in buying the Development as-is or upon completion. The strategies explored were:

- 1) A sale of the Development in its condition at the date of appointment was considered, with potential buyers expected to undertake due diligence to assess costs and funding required for completion. The outcome of this process was likely to inform the value of the Development on both a completed and non-completed basis; and
- 2) The option to complete the build of the Development and sell the finished units during administration was also considered. This strategy involved higher development costs over time and resulted in a longer administration period.

A sale of the Development in its condition at the date of our appointment was considered to be the best way to maximise the return to creditors and was our preferred strategy for realising the Company's assets.

Assets subject to floating charge

Assets subject to floating charge included cash at bank, retention payments due from third parties, intercompany debtors, and trade receivables. Upon appointment, we secured £8,675 in pre-appointment cash and were pursuing the release of retention payments totalling £176,250, subject to completion of remedial works and legal confirmation. Intercompany debtors and trade receivables were reviewed, with initial assessments indicating no material realisable value, though further enquiries were planned to confirm this position.

The VAT refund listed in the Statement of Affairs was also investigated, with initial advice suggesting no entitlement due to the company's VAT group status.

Secured creditor

Homes England was the Secured creditor, with lending to the company totaling £28,502,888 at the date of administration, secured by debentures granting fixed and floating charges over all Company assets, including a fixed charge over the Development. We engaged with Homes England prior to and following our appointment to secure funding for the administration, ensuring the continued protection and maintenance of the Development. This funding was provided on a without recourse basis, except in the event of a surplus upon completion of the administration.

As at the date of our Proposals, we did not expect that Homes England's debt would be repaid in full, with recoveries dependent on the value achieved from the realisation of the Development.

Ordinary preferential creditors (mainly employees)

We were not aware of any ordinary preferential creditors as the Company had no known employees at the time of our appointment.

Secondary preferential creditors (HMRC)

We were not aware of any secondary preferential creditor claims, such as those relating to certain HMRC debts, as at the date of our Proposals. This position was based on information provided by the Company.

Unsecured creditors

Based on the information provided to us in the director's Statement of Affairs, we did not expect there to be sufficient funds to enable a distribution to the Unsecured creditors, either via the Prescribed Part or otherwise. The Prescribed Part, which is a statutory fund set aside from floating charge realisations for Unsecured creditors, was not expected to be available due to insufficient net property after the deduction of costs. Further, we did not think there would be any dividend over and above the Prescribed Part for Unsecured creditors based on the information available to us at that time.

Anticipated exit route

In our Proposals we said that considering we were not expecting any dividend for Unsecured creditors (via the Prescribed Part or otherwise), once we had finished our work we would file notices with the Registrar of Companies and the Company would be dissolved three months later. In the event that there were matters that should be conducted in a liquidation rather than in the administration because of the additional powers afforded to a liquidator under IA86, we said we might instead apply for a court order ending the administration and for the Company to be wound up.

In the event that funds did become available for Unsecured creditors via the Prescribed Part, once we had paid the Prescribed Part and finished our work we would file a notice with the Registrar of Companies and the Company would be dissolved 3 months later. If there were matters that should be conducted in a liquidation rather than in the administration because of the additional powers afforded to liquidators under IA86, we might have instead applied for a court order ending the administration and for the Company to be wound up.

At the time of completing the Proposals we notified the creditors that depending on the strategy of asset realisations, if we were unable to sell the Development "as is" and follow the route of full or partial buildout, it was likely that we would require an extension of administration beyond the 12 months.

Appendix B: Receipts and payments

J G CHATHAM LIMITED (In Administration)

Joint Administrators' Funding and Fixed Charge Account

Statement of Affairs	Notes	From 13/09/2024 To 12/03/2025	From 13/03/2025 To 09/09/2025	From 13/09/2024 To 12/09/2025
£		£	£	£
Funding for trade				
Third party funding	1,2	1,284,116.67	127,794.65	1,411,911.32
Contribution to the Development costs from the Purchaser	2	-	40,000.00	40,000.00
Bank interest received on the fixed charge funds	3	-	9,584.46	9,584.46
TOTAL		1,284,116.67	177,379.11	1,461,495.78
Fixed charge receipts				
Freehold Land & Property		-	2,469,000.00	2,469,000.00
TOTAL		-	2,469,000.00	2,469,000.00
EXPENDITURE				
Development expenses				
Maintenance services		227,099.08	199,642.73	426,741.81
Storage costs		106,091.00	41,846.76	147,937.76
Wrapping costs		15,488.00	-	15,488.00
Insurance		72,816.80	45,736.32	118,553.12
Security		308,137.00	179,461.50	487,598.50
Commercial settlement payments		105,000.00	-	105,000.00
Heat & Light		-	13,377.94	13,377.94
Business rates		-	7,102.54	7,102.54
Legal fees and expenses (Trowers and Hamlin LLP)	4	3,500.00	-	3,500.00
Legal fees and expenses (Shakespeare Martineau LLP)	4	17,048.00	-	17,048.00
Legal fees and expenses (Pinsent Masons LLP)		-	73,938.75	73,938.75
Agents' Fees and Disbs-Property and Assets - Arcadis		78,782.00	40,000.00	118,782.00
Agents' Fees and Disbs-Property and Assets - Knight Frank LLP		-	22,500.00	22,500.00
Agents' Fees and Disbs-Property and Assets - Huw Dolphin		-	6,000.00	6,000.00
Fixed charge irrecoverable VAT		-	2,784.59	2,784.59
Expenditure subject to fixed charge				
Bank charges		-	15.00	15.00
Joint administrators fixed fee in relation to fixed charge assets		-	715,511.75	715,511.75
TOTAL PAYMENTS		933,961.88	1,347,917.88	2,281,879.76
SURPLUS/(DEFICIT)		350,154.79	1,298,461.23	1,648,616.02
FIXED CHARGE CREDITORS				
Distribution to Homes England		-	1,648,616.02	1,648,616.02
TOTAL		-	1,648,616.02	1,648,616.02
FUNDING FOR OTHER COSTS				
Funding for other costs	5	115,883.33	-	115,883.33
Security costs	5	(115,883.33)	-	(115,883.33)
TOTAL		-	-	-

Joint Administrators' Summary of Receipts & Payments

Statement of Affairs	Notes	From 13/09/2024	From 13/03/2025	From 13/09/2024
		To 12/03/2025	To 09/09/2025	To 12/09/2025
£		£	£	£
Assets subject to floating charge				
Bank interest received on the floating charge funds	3	1,983.63	5,118.13	7,101.76
Insurance claims and refunds		-	134,822.45	134,822.45
VAT receivable			-	-
8,776.00 Cash in hand		8,675.01	-	8,675.01
176,250.00 Retentions	6	122,250.00	-	122,250.00
TOTAL RECEIPTS		132,908.64	139,940.58	272,849.22
Expenditure subject to floating charge				
Irrecoverable VAT		300.00	-	300.00
Legal fees and expenses (Freeths)	7	1,500.00	-	1,500.00
Legal fees and expenses (Shakespeare Martineau LLP)	4	3,000.00	-	3,000.00
Statutory advertising		99.00	-	99.00
Pre-appointment legal fees and expenses (Freeths)		-	5,348.17	5,348.17
Joint administrators post appointment fees		-	260,488.25	260,488.25
Joint administrators post appointment expenses		-	2,113.80	2,113.80
TOTAL PAYMENTS		4,899.00	267,950.22	272,849.22
NET FLOATING CHARGE REALISATIONS		128,009.64	(128,009.64)	-
185,026.00 TOTAL		478,164.43	(478,164.43)	-
REPRESENTED BY				
VAT control account		196,025.62	(196,025.62)	-
Barclays Bank Plc		282,138.81	(282,138.81)	-
Barclays Bank Plc - Fixed Charge Account		-	-	-
TOTAL		478,164.43	(478,164.43)	-

Notes to the R&P

1. We have combined the funding and fixed charge accounts because, as explained earlier in this report, any surplus would be repayable to Homes England and any deficit in respect of the repayment of the funding agreement would be added to the principal sum. Therefore, it did not seem appropriate or necessary to split out expenses incurred here between the funding received and the fixed charge realisation funds.
2. Total funding of £1.6m was received but this was split between funding of trade, and funding for other costs as agreed with the Secured creditor. This also included a contribution of £20,000 per week from the Purchaser as contribution to ongoing maintenance costs due to the delays in completion of the sale of the Development. The total received in respect of the contribution to costs is £40,000.
3. During the Period we also completed a reconciliation of the funds received in relation to the bank account interest and split out the funds between the fixed and floating charge assets. We also made relevant transfers between the accounts.
4. We have completed a reconciliation of the funds paid to legal advisors and have made adjustments to the figures brought forward. The total balance paid to legal advisors for the period from 13 September 2024 to 12 March 2025 remains the same.
5. The security costs shown under the heading "funding for other costs" of £115,883 relate to costs incurred prior to our appointment, which the Secured creditor had agreed to pay.
6. The director's Statement of Affairs showed the estimated realisations of £176,250 in respect of the retention refunds. We have realised a total of £122,250 which is less than initially anticipated due to remediation works that required to be done to the Development.
7. We made a payment of £1,500 to Freeths in respect of legal advice on transferring the shares of a management company in the Group relating to the site (KBML). This was paid from floating charge funds as commercially, it was important for us to gain control of that entity to facilitate the management and subsequent sale of the Development. Given that it was TopHat Industries Limited receiving the advice, Freeths were not able to address the invoice to the Company and therefore the VAT is irrecoverable. TopHat Industries Limited is a sister company of the Company, both companies being 100% owned by TopHat UK Holdings Limited.
8. Since our Proposals were issued, the Joint Administrators have received a final security review from our legal advisors. Our understanding remains unchanged in respect of whether the assets are subject to fixed or floating charge security.

Appendix C: Expenses

Expenses are amounts properly payable by us as Joint Administrators but exclude our fees and distributions to creditors. These include disbursements which are expenses met by and reimbursed to an office holder in connection with an insolvency appointment.

Expenses fall into two categories:

Expense	SIP 9 definition
Category 1	Payments to persons providing the service to which the expense relates who are not an associate of the office holder.
Category 2	Payments to our firm or our associates or which have an element of shared costs (for example, photocopying and mileage disbursements, or costs shared between different insolvent estates).

We don't need approval from creditors to draw Category 1 expenses as these have all been provided by third parties but we do need approval to draw Category 2 expenses. The body of creditors who approve our fees (in this case the Secured creditor) also has the responsibility for agreeing the basis for payment of Category 2 expenses.

The rate for services provided by the Joint Administrators' own firm (Category 2 expenses) may periodically rise (for example to cover annual inflationary cost increases) over the period of the administration. All other disbursements to be charged at cost.

The following table provides a breakdown of the Category 2 expenses incurred in the Period, together with details of the Category 1 expenses that have been incurred as disbursements by PwC and will be recharged to the case.

Category	Provided by	Basis of cost	Costs incurred (£)
2	PwC	Photocopying/printing - up to 10 pence per side copied, only charged for circulars to creditors and other bulk copying.	16.07
2	PwC	For Petrol/ diesel/ hybrid at a maximum of 64 pence per mile (up to 2,000cc) or 80 pence per mile (over 2,000cc); For fully electric at a maximum of 72 pence per mile; and For a bicycle at a maximum of 12 pence per mile	72.62
1	PwC	Travel, accommodation and subsistence	1,330.15
1	PwC	Bonding	225.00
1	PwC	Other IT	42.48
1	PwC	Postage and courier services	679.31
Total for the Period			1,711.63
Brought forward from previous period			1,448.00
TOTAL			3,159.63

The expense policy set out above has been approved by the Secured creditor.

The table below provides details of all the expenses incurred in the administration.

	Brought forward from preceding period (£)	Incurred in the Period (£)	Cumulative (£)	Total (£)	Initial estimate (£)	Variance (£)
Property related expenses						
Development expenses - maintenance services	239,304.96	204,104.36	443,409.32	443,409.32	443,409.32	-
Development expenses - storage costs	110,334.00	37,603.76	147,937.76	147,937.76	147,937.76	-
Development expenses - wrapping costs	15,488.00	-	15,488.00	15,488.00	15,488.00	-
Heat and light	-	13,377.94	13,377.94	13,377.94	19,877.94	-
Insurance	72,817.00	45,736.32	118,553.32	118,553.32	118,553.12	(0.20)
Security (MAPS)	368,883.00	118,715.50	487,598.50	487,598.50	487,598.50	-
Commercial settlement payments	105,000.00	-	105,000.00	105,000.00	105,000.00	-
Third party costs as agreed with funder	115,883.33	-	115,883.33	115,883.33	115,883.33	-
Agents' fees and disbursements (Arcadis)	118,782.00	-	118,782.00	118,782.00	118,782.00	-
Agents' fees and disbursements (Knight Frank)	22,500.00	-	22,500.00	22,500.00	22,500.00	-
Legal fees and disbursements (Pinsent Masons)	19,716.00	54,805.05	74,521.05	74,521.05	74,521.05	-
Legal fees and expenses (Shakespeare Martineau LLP)	17,048.00	-	17,048.00	17,048.00	17,048.00	-
Legal fees and expenses (Towers and Hamlin LLP)	3,500.00	-	3,500.00	3,500.00	3,500.00	-
KBML interim director fees *	-	6,000.00	6,000.00	6,000.00	6,000.00	-
Irrecoverable VAT in respect of property expenses	-	2,784.59	2,784.59	2,784.59	2,784.59	-
Finance and bank charges	-	15.00	15.00	15.00	-	(15.00)
Corporation tax paid on bank interest accrued on fixed and funding bank account	-	-	-	-	2,399.92	2,399.92
Total property related expenses	1,209,256.29	483,142.52	1,692,398.81	1,692,398.81	1,701,283.53	2,384.72
Administration expenses						
Statutory advertising	99.00	-	99.00	99.00	99.00	-
Pre-appointment legal fees and expenses (Freeths)	5,273.17	-	5,273.17	5,273.17	5,273.17	-
Post-appointment fees and expenses (Freeths)	1,500.00	-	1,500.00	1,500.00	1,500.00	-
Post-appointment legal fees and expenses (Shakespeare Martineau LLP)	3,000.00	-	3,000.00	3,000.00	3,000.00	-
Joint Administrators' disbursements	1,448.00	1,711.63	3,159.63	3,159.63	3,150.88	(8.75)
Irrecoverable VAT	300.00	-	300.00	300.00	300.00	-

Corporation tax paid on bank interest accrued on floating fund bank account	-	-	-	-	1,692.83	1,692.83
Total administration expenses	11,620.17	1,711.63	13,331.80	13,331.80	15,015.88	1,684.08
Total	1,220,876.46	484,854.15	1,705,730.61	1,705,730.61	1,716,299.41	4,068.80

The table should be read in conjunction with the receipts and payments account at Appendix B, which shows expenses actually paid during the period and the total paid for the administration as a whole.

Although we have not exceeded the estimate provided to all creditors overall, we have slightly exceeded the estimate in respect of our disbursements due to a negligible under calculation of these costs, and also in respect of bank charges due to no figure for such expenses being included in our estimate.

* Following the sale of the shares of KBML we appointed an interim director, Huw Dolphin, to comply with statutory requirements.

Appendix D: Remuneration update

Our fees were approved on a fixed fee basis by the Secured creditor on 14 August 2025. We've drawn fees of £976,000.00 in line with the approval given, as shown on the enclosed receipts and payments account.

Our agreed fixed fee is £976,000.00 plus VAT which is made up as follows:

- A fixed asset realisation fee of £715,511.75 plus VAT which will be drawn from the fixed charge realisations; and
- A fixed fee of up to £260,488.25 plus VAT for the work completed in relation to the floating charge assets and will be drawn from floating charge realisations

We set out later in this appendix details of our work, subcontracted work and payments to associates.

Our work in the Period

Whilst this is not an exhaustive list, in the following table we provide more detail on the key areas of work

Work undertaken	Why the work was necessary	What, if any, financial benefit the work provided to creditors OR whether it was required by statute
Administration		
Accounting and treasury: <ul style="list-style-type: none"> Dealing with receipts, payments, and journals (including those not relating to the Development); Sanction-screening of third party bank accounts before release of payments; Carrying out bank reconciliations; Corresponding with banks regarding fund transfers and sweeping funds into the administration account; and Updating estimated outcome statements following final payments to suppliers. Strategy and planning: <ul style="list-style-type: none"> Preparing fee budgets and monitoring cost; and Holding team meetings not relating to the Development and discussions regarding status of administration. Closure procedures: <ul style="list-style-type: none"> Completing checklists and diary management system; Closing down internal systems; Closure planning, including the completion of closure checklists and timeline of tasks requiring completion prior to closure; Preparation and filing of our final progress report and notice of move to dissolution with the creditors, court and Registrar of Companies; and Closure of bank accounts. 	<ul style="list-style-type: none"> Undertaking statutory accounting duties Proper stewardship of funds on behalf of the creditors 	<ul style="list-style-type: none"> Work is required by statute and for the proper management of the case and potential return to the creditors
Assets		
Sale of the Development <ul style="list-style-type: none"> Handled utility matters, including taking meter readings and correspondence with utility providers; Held regular team calls and internal meetings specifically relating to the Development to discuss progress, priorities, strategy, and review offers received; 	<ul style="list-style-type: none"> To ensure the maximum realisation for the creditors of the Company and to protect the assets in their current form. 	<ul style="list-style-type: none"> Maximises return to creditors

-
- Managed supplier communications regarding service arrangements, payments, and terminations;
 - Coordinated with property management companies and managed site security, scaffolding, and health and safety actions;
 - Addressed ongoing site matters such as drainage, electrical isolation, fire sprinklers, void charges, and insurance requirements;
 - Coordinated with due diligence advisers, reviewed and commented on heads of terms, due diligence instructions, and engagement letters;
 - Held calls and meetings with lawyers to discuss the Development and the related security review;
 - Liaised with potential purchasers and solicitors throughout the transaction process;
 - Carried out title searches and secured relevant property records; and
 - Reviewed and executed the Sale and Purchase Agreement and related documents.
-

Warranty refunds

- Review and management of warranties, including those provided by Vista and BuildZone;
 - Liaising with Vista regarding warranty refunds and claims, assessment and documentation of warranty requirements;
 - Addressing and resolving queries related to warranties, including cladding, scaffolding, modules, and lifts;
 - Coordination with site management and property managers to ensure warranty obligations are met and documented;
 - Communication with residents and other stakeholders regarding warranty coverage and claims processes;
 - Ongoing monitoring and updating of warranty status as part of the overall site and asset management strategy;
 - Liaising with Vista regarding the repayment of the BuildZone refund; and
 - Monitoring bank the account for receipt of the BuildZone refund.
-

- Work is required by statute and for the proper management of the case

- To provide creditors with information requested
-

Insurance

- Management of insurance documentation, including reviewing and updating insurance policies, certificates, and related correspondence; and
 - Ongoing monitoring and updating of insurance status as part of the overall site and asset management strategy, including post-transaction planning to ensure insurance remains in place over the Development.
-

- Work is required by statute and for the proper management of the case

- Required by statute
-

Creditors		
Creditor enquiries <ul style="list-style-type: none"> Receiving and following up creditor enquiries via telephone, email and post; and Reviewing and preparing correspondence to creditors and their representative. 	<ul style="list-style-type: none"> Work is required by statute and for the proper management of the case 	<ul style="list-style-type: none"> Required by statute
Secured creditor <ul style="list-style-type: none"> Calls and meetings with Homes England to discuss transaction progress, site strategy, and funding requirements; Preparation and review of alternative sale strategies and recommendations for Homes England's consideration; Responding to Homes England queries; and Updating Homes England on the latest cash flow forecasts for the Company ahead of submitting funding requests to ensure that the administration can continue to function. 		
Statutory and compliance		
<ul style="list-style-type: none"> Preparing and circulating to creditors a remuneration report giving details of the work we expect to carry out during the case and the expenses that are likely to be incurred; Conducting case reviews after the first month, then every six months; Preparing and issuing first progress report to creditors and the Registrar; Sending job files to storage; Dealing with records in storage; Filing of documents; and Updating checklists and diary management system. 	<ul style="list-style-type: none"> Work is required by statute and for the proper management of the case 	<ul style="list-style-type: none"> Required by statute
Strategy and Planning		
<ul style="list-style-type: none"> Preparing fee budgets and monitoring cost; and Holding team meetings not relating to the Development and discussions regarding status of administration. 	<ul style="list-style-type: none"> To ensure proper management of the administration 	<ul style="list-style-type: none"> Required by statute
Tax and VAT		
Tax	<ul style="list-style-type: none"> Work is required by statute 	<ul style="list-style-type: none"> Required by statute

-
- Preparing tax computations;
 - Paying the corporation tax liability ahead of the statutory deadline; and
 - Continue to liaise with HMRC.

VAT

- Preparing VAT returns on quarterly basis;
 - Deregistering for VAT;
 - Submitting the VAT 426 following deregistration from VAT; and
 - Continue to liaise with HMRC.
-

Our previous work

As this progress report is the first to be issued following the approval of the basis of our fees, below are details of work carried out by the Joint Administrators in previous periods.

Work undertaken	Why the work was necessary	What, if any, financial benefit the work provided to creditors OR whether it was required by statute
Administration		
Accounting and treasury <ul style="list-style-type: none"> Opening and closing bank accounts; Dealing with receipts, payments, and journals (including those not relating to the Development); Sanction-screening of third party bank accounts before release of payments; Carrying out bank reconciliations; Corresponding with banks regarding fund transfers and sweeping funds into the administration account; and Updating estimated outcome statements following final payments to suppliers. Strategy and planning <ul style="list-style-type: none"> Completing tasks relating to job acceptance; Preparing fee budgets and monitoring cost; and Holding team meetings and discussions regarding the status of administration and strategy in regards to asset sales, VAT and tax matters, investigations and estimated outcome for stakeholders 	<ul style="list-style-type: none"> Work is required by statute and for the proper management of the case and potential return to the creditors 	<ul style="list-style-type: none"> Ensuring good stewardship of funds held on behalf of creditors
Assets		
Sale of the Development: <ul style="list-style-type: none"> Secured possession of the Development; Engaged valuation specialists to perform a detailed valuation and coordinated with valuers to establish the Development's underlying value; Prepared sale marketing materials, including information memorandum, teaser documents, and interested parties lists; Instructed engineering and design consultants to advise on costs to complete the Development, including reviewing due diligence processes and costs to complete by the preferred bidder as part of the sale transaction; 	<ul style="list-style-type: none"> To ensure the maximum realisation for the creditors of the Company and to protect the assets in their current form. 	<ul style="list-style-type: none"> Required by statute

-
- Liaised with the potential purchaser through calls and meetings to progress negotiations and discuss key strategic transaction details;
 - Arranged for health and safety inspections to be carried out and ensured completion of required action points to protect the site;
 - Arranged and managed insurance policies, including warranty cover for remaining blocks and restructuring/resolution insurance;
 - Instructed Vista as brokers for obtaining warranty cover for the remaining blocks to be completed on site;
 - Arranged Allied World Restructuring and Resolution insurance policy through broker, with cover being in place with effect from appointment;
 - Engaged with the estate management company to ensure continuation of service provision and site maintenance;
 - Held meetings and corresponded with residents and local council to address site issues and maintain site condition, including handling queries and drafting communications;
 - Engaged security providers for 24-hour site security;
 - Inspected and secured offsite storage of remaining modular units for site use;
 - Liaised with lift provider, including maintenance of lifts and securing the remaining lifts (to be incorporated into Development) by providing an undertaking for the outstanding costs;
 - Dealt with ROT claims for third party assets on site that emerged throughout the administration and needed to be dealt with; and
 - Conducted site familiarisation, asset assessment, and coordinated property management issues as they arose.

Retention refunds:

- Collation and transmission of documents to lawyers as part of the retentions review process;
- Ongoing discussions and emails regarding retentions with Home Group and St Arthur Homes;
- Review of sales agreements and retention clauses, and preparation of related documentation;
- Coordination with legal advisors on legal considerations around retentions; and
- Monitoring the bank accounts and confirming receipt of the retention refunds.

Warranty refunds:

- Review and management of warranties, including those provided by Vista and BuildZone; and
-

- Liaising with Vista regarding warranty refunds and claims, assessment and documentation of warranty requirements.

Insurance:

- Coordination with insurance brokers regarding site insurance requirements, including arranging and reviewing insurance coverage for the Development and ongoing site activities;
- Reviewing insurance policies;
- Addressing insurance requirements for site security, including reviewing and instructing on health and safety actions needed for insurance compliance; and
- Review and assessment of insurance implications for ongoing site maintenance, including electrical isolation, void charges, and fire safety measures.

Third party assets:

- Reviewing leasing documents; and
- Dealt with ROT claims for third-party assets on site.

Other assets:

- Completing a sweep of pre-appointment bank accounts and collecting cash held in the accounts at the date of the appointment; and
- Reviewing records and making enquiries with the management team in relation to the pre-appointment VAT refunds and any debtors due.

Creditors

Creditor enquiries

- Setting up a dedicated website for delivery of initial and ongoing communications and reports;
- Receiving and following up creditor enquiries via telephone, email and post; and
- Reviewing and preparing correspondence to creditors and their representatives.

- Work is required by statute and for the proper management of the case

- Required by statute

Secured creditor

- Notifying Secured creditor of appointment;
- Preparing reports to Secured creditor;
- Calls and meetings with Secured creditor to discuss transaction progress, site strategy, and funding requirements;
- Preparation and review of alternative sale strategies and recommendations for Secured creditor's consideration;
- Responding to Secured creditor's queries; and

- Work is required by statute and for the proper management of the case

- Required by statute

- Updating Secured creditor on the latest cash flow forecasts for the Company ahead of submitting funding requests to ensure that the administration can continue to function.

Unsecured claims

- Receiving proofs of debt and maintaining a register.

- Receiving proofs of debt and maintaining register

- Required by statute

Investigations

Conducting investigations

- Collecting and reviewing Company books and records;
- Reviewing the statutory accounts, comparing them to the Statement of Affairs and liaising with the management in relation to queries;
- Preparing investigation file and lodging findings with the DBT; and
- Reviewing specific transactions and liaising with directors regarding certain transactions.

- Work is required by statute and for the proper management of the case

- Required by statute

Statutory and compliance

- Preparing and issuing all necessary initial letters and notices regarding the administration and our appointment;
- Writing to the Company's directors to request the statement of affairs of the Company;
- Drafting and reviewing our Proposals to creditors including preparing receipts and payments accounts and statutory information;
- Circulating notice of the Proposals to creditors, members and the Registrar of Companies;
- Preparing decision notice and associated documentation;
- Preparing and sending notices of approval of the Proposals to the creditors and Registrar;
- Conducting case reviews after the first month and then every six months thereafter;
- Filing of documents; and
- Updating checklists and the diary management system.

- Work is required by statute and for the proper management of the case

- Required by statute

Tax and VAT

Tax

- Gathering information for the initial tax review;
- Carrying out tax review and making subsequent enquiries;
- Closing down the Construction Industry Scheme; and
- Continue to liaise with HMRC.

VAT

- Gathering information for the initial VAT review;
 - Carrying out VAT review and subsequent enquiries;
 - Preparing VAT returns on quarterly basis; and
 - Continue to liaise with HMRC.
-

- Work is required by statute

- Work is required by statute

Payments to associates

No payments have been made to associates or any party who could reasonably be perceived as an associate during the period of this report. Relevant parties have been chosen due to their specific area of expertise or technical knowledge and payments to those parties based on standard commercial terms.

Our relationships

We have no business or personal relationships with the parties who approve our fees or who provide services to the administration where the relationship could give rise to a conflict of interest.

Details of subcontracted work

Nothing has been done by subcontractors or will be subcontracted out which we or our staff would normally do.

Legal and other professional firms

We instructed the following professionals on this case:

Service provided	Name of firm/organisation	Reason selected	Basis of fees
<p>Conducting a formal land title and security review</p> <p>The work completed included but was not limited to:</p> <ul style="list-style-type: none">• Analysis and completion of a comprehensive review of the security, title, inter-creditor, and transactional documents (including the sale contract, deed of priority, guarantees, retention provisions, and Companies House filings); and• Providing advice in relation to the priority, enforcement and floating-charge asset matters arising from the security structure.	Shakespeare Martineau LLP	Appointed to conduct the security review, as an alternative to Pinsents (see below), who have previously provided similar services to Homes England. This ensured an independent legal review.	<ul style="list-style-type: none">• Time and materials
<p>Legal advice in relation to the appointment of the Joint Administrators, validity of security, advice in relation to various contracts and agreements, sale of assets and general legal advice.</p> <ul style="list-style-type: none">• Sale agreement and general conveyance, reviewing and negotiating the main terms, drafted and submitted related legal documents;• Provided advice on due diligence requirements, reviewed retentions contracts;• Reviewed funding agreement and provided advice on repayment of Homes England funding; and• Provided support in relation to the share transfers,	Pinsent Masons LLP	Engaged for their specialist expertise in restructuring and insolvency and their detailed knowledge of the Company's background. Their appointment provides continuity and cost efficiency in advising the administration.	<ul style="list-style-type: none">• Time and materials, plus disbursements

<p>appointing directors, updating company records, planning and taking control of KBML.</p>			
<p>To provide security and facilities management specialists to cover the Development until the point of sale</p> <p>Key holding, vacant property inspections, bringing vacant properties up to insurance compliant standard, alarm monitoring, allowing access to site and various ad hoc tasks.</p>	<p>MAPS Solutions Europe Limited</p>	<p>Instructed to provide security and facilities management for the site during administration and asset realisation. They have proven experience in handling large-scale assignments of this nature.</p>	<ul style="list-style-type: none"> • Time and materials, plus disbursements
<p>Knight Frank provided a detailed valuation and assessment of an indicative reinstatement value for insurance purposes.</p>	<p>Knight Frank</p>	<p>Selected for their strong market presence in the residential market , competitive pricing, and broad valuation expertise. As a larger firm, they are well-placed to meet all scope requirements and have prior experience working with Homes England.</p>	<ul style="list-style-type: none"> • Fixed fee, plus disbursements
<p>Engagement with the potential purchasers during the due diligence process, review of technical reports and documentation, review of sub-contracts as well as the design team package pricing invitations. Review together with challenge of methods and assumptions on various costs.</p>	<p>Arcadis</p>	<p>Appointed following a competitive selection process based on alignment with project requirements, competitive fee proposal and demonstrated experience in similar roles.</p>	<ul style="list-style-type: none"> • Fixed fee, plus disbursements

We require all third party professionals to submit time costs analyses and narrative in support of invoices rendered.

We undertook the following steps to review professional firms' costs:

- Reviewed amounts charged against the description of work undertaken and the circumstances of the case;
- Sought further breakdown of costs and detail of work undertaken where necessary;
- Comparisons with upfront fee estimates;
- Review of disbursements claimed; and
- Ongoing dialogues with regards to the work being performed.

Appendix E: Pre-administration costs

The following costs incurred before our appointment with a view to the Company going into administration:

Nature of costs	Amount (£)
Fees charged by the Administrators-in-waiting	42,773.75
Expenses incurred by the Administrators-in-waiting:	
Pre-appointment legal fees (Freeths)	5,273.17
Pre-appointment legal disbursements (Freeths)	75.00
Total	48,121.92

We decided not to seek approval for payment of the unpaid pre-appointment costs detailed in our Proposals.

Appendix F: Other information

Court details for the administration:	High Court of Justice Business and Property Courts of England and Wales Insolvency & companies List (ChD) CR-2024-LDS-000894
Company's registered name:	J G Chatham Limited
Trading name:	J G Chatham Limited
Registered number:	09036204
Date of the Joint Administrators' appointment:	13 September 2024
Joint Administrators' names, addresses and contact details:	Edward Williams, Timothy Higgins and Mark James Tobias Banfield PwC LLP, Central Square, 29 Wellington Street, Leeds, LS1 4DL Tel: 0113 289 4000
Extensions to the initial period of appointment:	Not applicable