Rule 2 47

Form 2 24B(CH)

The Insolvency Act 1986

# Administrators' progress report

# 2.24B

| Name of Company | Company Number |
| --- | --- |
| Propan Properties Limited | 01400735 |

| In the | Court case number |
| --- | --- |
| High Court of Justice, Chancery Division (full name of court) | 10359 of 2009 |

(a) Insert full name(s) and address(es) of administrator(s)

We Colin Michael Trevethyn Haig and Edward Mark Shires of PricewaterhouseCoopers LLP, Plumtree Court, London EC4A 4HT and Karen Lesley Dukes of PricewaterhouseCoopers LLP, First Point, Buckingham Gate, Gatwick RH6 0PP

Joint Administrators of the above company attach a progress report for the period

b) Insert dates

| from | to |
| --- | --- |
| (b) 23 January 2010 | (b) 22 July 2010 |

Signed ______________________
Joint Administrator

Dated 13 August 2010

**Contact Details:**

You do not have to give any contact information in the box opposite but if you do, it will help Companies House to contact you if there is a query on the form The contact information that you give will be visible to searchers of the public record

Jenna Wise
PricewaterhouseCoopers LLP, Plumtree Court, London
EC4A 4HT

Tel 0207 213 2164

| DX Number | DX Exchange |
| --- | --- |
| | |

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you have completed and signed this form please send it to the Registrar of ...anies at

...panies House, Crown Way, Cardiff, CF14 3UZ DX 33050
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PricewaterhouseCoopers

**Propan Properties Limited – in Administration**

**Joint Administrators' progress report for the period 23 January 2010 to 22 July 2010**

**13 August 2010**

# Contents

# 1. Joint Administrators' progress report for the period 23 January 2010 to 22 July 2010

### Introduction

This is the third progress report to creditors by the Joint Administrators (the "Administrators") of Propan Properties Limited ("Propan" or the "Company")

Creditors will have received the Administrators' proposals dated 17 March 2009, which were approved in accordance with Rule 2 33(5) of the Insolvency Rules 1986  Creditors will also have received the Administrators' first progress report dated 18 August 2009 and second progress report dated 16 February 2010

This report provides an update on the work that the Administrators have undertaken and the progress made since our appointment, with particular focus on the progress made in the six months to 22 July 2010

### Objectives for the Administration

The Joint Administrators are pursuing the objective of achieving a better result for the creditors of Propan as a whole than would be likely if Propan were wound up (without first being in Administration)

### Sale of property

A further £131k has been realised in property sales since 23 January 2010

### Outstanding matters

- **Sale of property** – Whilst the bulk of the Isle of Wight development site sale was completed in December 2009, a legal issue arose regarding the transfer of certain plots within the development and the work to resolve this is ongoing

  There is one realisable property remaining to be sold  This is expected to take place within the next month

- **Final utility bills** – Following the transfer of properties, all utility services are being transferred or cancelled and the final accounts settled

- **Tax** – Tax computations relating to the Company's pre-administration period have been submitted to HM Revenue & Customs ("HMRC") in order to try to recover corporation tax paid in respect of the 36 month period prior to the appointment date  We have received some initial queries from HMRC with which we are currently dealing

  Tax computations relating to the post-appointment period are being prepared  Once the final tax returns have been submitted to HMRC, we will liaise with HMRC and seek their agreement of the tax computations in order that the Administration can be brought to an end

### Receipts and payments account

An account of the Joint Administrators receipts and payments for the period 23 January 2009 to 22 July 2010, showing movements for the six months covered by this report, is set out in Section 3

### Outcome for unsecured creditors

It is presently anticipated that the secured creditor, Royal Bank of Scotland PLC ("RBS"), will suffer a shortfall

There will not be sufficient funds to enable a dividend to be paid to unsecured creditors

### Exit from Administration

The Administrators are considering the most appropriate strategy for bringing the Administration to an end, taking into consideration cost and tax implications  Creditors will be advised of the Administrators' decision in due course

# 1. Joint Administrators' progress report for the period 23 January 2010 to 22 July 2010

**Administrators' remuneration**

The Administrators' remuneration has been approved by the secured creditor, RBS, in accordance with Rule 2 106 (5A) of the Rules Remuneration totalling £115,639 plus VAT (£132,985 gross) has been drawn to date, in respect of the time costs and disbursements up to 11 December 2009 This comprises 431 hours at an average hourly rate of £268 30

**Extension of the period of Administration**

Further to an application made by the Administrators, the High Court made an Order extending the period of the Administration to 23 January 2011

Signed

CMT Haig
Joint Administrator
Propan Properties Limited

*CMT Haig, EM Shires and KL Dukes have been appointed as Joint Administrators of Propan Properties Limited to manage its affairs, business and property as agents and without personal liability CMT Haig, EM Shires and KL Dukes are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales*

## 2. Statutory Information

| | |
|---|---|
| **Court details for the Administration:** | High Court of Justice, Chancery Division, Companies Court, Court number 10359 of 2009 |
| **Full name:** | Propan Properties Limited |
| **Trading name:** | Propan Properties Limited |
| **Registered number:** | 01400735 |
| **Registered address:** | 12 Plumtree Court, London EC4A 4HT |
| **Company directors:** | Carl Stephen Turpin, George Robert Boot (both now resigned) |
| **Company secretary:** | George Robert Boot (resigned) |
| **Shareholdings held by the directors and secretary:** | None |
| **Date of the Administration appointment:** | 23 January 2009 |
| **Administrators' names and addresses:** | CMT Haig and EM Shires of PricewaterhouseCoopers LLP, Plumtree Court, London EC4A 4HT and KL Dukes of PricewaterhouseCoopers LLP, First Point, Buckingham Gate, Gatwick, RH6 0PP |
| **Appointor's / applicant's name and address:** | The Royal Bank of Scotland PLC, Global Restructuring Group, 10th Floor, 280 Bishopsgate, London EC2M 4RB |
| **Objective being pursued by the Administrators:** | 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) |
| **Division of the Administrators' responsibilities:** | In relation to paragraph 100(2) Sch B1 IA86, during the period for which the Company is in Administration any act required or authorised under any enactment to be done by the Administrators may be done by all or any of the persons for the time being holding that office |
| **Details of any extensions of the initial period of appointment:** | The Court has granted an extension of the Administration to 23 January 2011 |
| **Proposed end of the Administration:** | Dissolution or compulsory liquidation |
| **Estimated dividend for unsecured creditors:** | Nil |
| ***Estimated values of the prescribed part and the company's net property:*** | Nil |
| **Whether and why the Administrators intend to apply to court under Section 176A(5) IA86:** | N/A |
| **The European Regulation on Insolvency Proceedings (Council Regulation(EC) No. 1346/2000 of 29 May 2000):** | The European Regulation on Insolvency Proceedings applies to this Administration and the proceedings are main proceedings |

## Receipts and payments account for the period 23 January 2009 to 22 July 2010

**Abstract of the Joint Administrators' receipts and payments**

| | Fixed charge realisations account as at 22 July 2010 £ | Floating charge realisations account as at 22 July 2010 £ | Total as at 22 July 2010 £ | Total as at 22 Jan 2010 £ | Movement 23 Jan 2010 – 22 July 2010 £ |
|---|---|---|---|---|---|
| **Receipts** | | | | | |
| Interest received gross | 3,055 | 0 | 3,055 | 98 | 2,957 |
| Freehold property | 2,184,302 | 0 | 2,184,302 | 2,053,242 | 131,060 |
| Ground rent | 6,058 | 0 | 6,058 | 60 | 5,998 |
| Refunds | 3,019 | 885 | 3,904 | 2,482 | 1,422 |
| Property cost reimbursement | 14,023 | 0 | 14,023 | 0 | 14,023 |
| Rental income | 18,471 | 0 | 18,471 | 14,329 | 4,142 |
| Service Charge | 7,701 | 0 | 7,701 | 0 | 7,701 |
| **Total Receipts** | **2,236,629** | **885** | **2,237,514** | **2,070,211** | **167,303** |
| **Payments** | | | | | |
| Agents' Fees | 38,454 | 0 | 38,454 | 0 | 38,454 |
| Bank charges | 126 | 0 | 126 | 0 | 126 |
| Administrators' fees | 132,210 | 775 | 132,985 | 112,694 | 20,291 |
| Administrators' disbursements | 778 | 0 | 778 | 778 | 0 |
| Distribution to Bank | 934,000 | 0 | 934,000 | 27,000 | 907,000 |
| Insurance | 24,970 | 0 | 24,970 | 24,970 | 0 |
| Property costs | 18,660 | 0 | 18,660 | 18,660 | 0 |
| Lease/hire charges | 15,046 | 0 | 15,046 | 15,046 | 0 |
| Legal fees | 189,826 | 0 | 189,826 | 90,687 | 99,139 |
| Rent & Rental Refunds | 1,188 | 0 | 1,188 | 1,188 | 0 |
| Repairs & maintenance | 1,639 | 0 | 1,639 | 1,639 | 0 |
| Security | 187,309 | 0 | 187,309 | 187,309 | 0 |
| Statutory advertising | 0 | 110 | 110 | 110 | 0 |
| Subcontractors costs | 149,765 | 0 | 149,765 | 149,765 | 0 |
| Telephone & fax | 714 | 0 | 714 | 714 | 0 |
| Utilities | 18,696 | 0 | 18,696 | 18,452 | 244 |
| Zurich Insurance | 20,094 | 0 | 20,094 | 20,094 | 0 |
| **Total Payments** | **1,733,475** | **885** | **1,734,360** | **669,106** | **1,065,254** |
| **Cash in hand/(Net movement)** | **503,154** | **-** | **503,154** | **1,401,105** | **(897,951)** |