

The Insolvency Act 1986

2.17B**Statement of administrators' proposals**

Name of Company Modus (Wigan) Limited	Company number 02976055
In the High Court of Justice, Chancery Division Leeds District Registry	Court case number 1425 of 2009

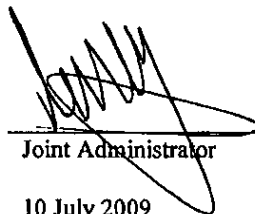
We, Mark Granville Firmin
of KPMG LLP
1 The Embankment
Neville Street
Leeds
West Yorkshire LS1 4DW

and Richard Dixon Fleming
of KPMG LLP
1 The Embankment
Neville Street
Leeds
West Yorkshire LS1 4DW

attach a copy of our proposals in respect of the administration of the above company.

A copy of these proposals was sent to all known creditors on 10 July 2009

Signed


Joint Administrator

Dated

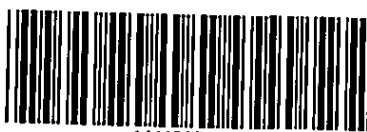
10 July 2009

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 researchers of the public record

KPMG LLP
Arlington Business Park
Theale
Reading RG7 4SD

MONDAY



A28

AU56ZBI7

13/07/2009

115

COMPANIES HOUSE

When you have completed and signed this form, please send it to the Registrar of Companies at:-

Companies House, Crown Way, Cardiff CF14 3UZ DX 33050 Cardiff

Rule 2.37

Creditor's request for a meeting

Name of Company

Modus (Wigan) Limited

Company number

02976055

In the

High Court Leeds District Registry

[full name of court]

Court case number

1425 of 2009

(a) Name and address of
creditor making the request

I

request a meeting of the creditors of

Modus (Wigan) Limited

DO NOT USE

(b) Insert amount of claim

My claim in the administration is

(c) Insert names and
addresses of creditors
concurring with the request
(if any) and their claims in
the administration if the
requesting creditor's claim
is below the required 10%concur with the above request, and I attach copies of their written confirmation of
concurrence.

The purpose of the meeting is

(d) Insert details of the
purpose of the meeting

Signed

Dated 10 July 2009



Modus Properties (Wigan) Limited

and

Modus (Wigan) Limited

(both in Administration)

**Report to Creditors pursuant to
Paragraph 49 of Schedule B1 to the
Insolvency Act 1986**

KPMG LLP

10 July 2009

This report contains 41 pages

mgf/jr/lf

See Notice: About this Proposal. All rights reserved.



Notice: About this Report

These Proposals have been prepared by Mark Granville Firmin and Richard Dixon Fleming, the Administrators of Modus Properties (Wigan) Limited and Modus (Wigan) Limited, solely to comply with their statutory duty under Paragraph 49, Schedule B1 of the Insolvency Act 1986 to lay before creditors a statement of their proposals for achieving the purposes of the administration orders, 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.

These Proposals have not been prepared in contemplation of them being used, and are not suitable to be used, to form any investment decision in relation to the debt of or any financial interests in Modus Properties (Wigan) Limited or Modus (Wigan) Limited.

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

Any person that chooses to rely on these Proposals for any purpose or in any context other than under Paragraph 49, Schedule B1 of the Insolvency Act 1986 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 these Proposals.

Mark Granville Firmin and Richard Dixon Fleming are authorised to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales and the Insolvency Practitioners Association respectively.

The Joint Administrators act as agents for Modus Properties (Wigan) Limited and Modus (Wigan) Limited and contract without personal liability. The appointments of the Joint Administrators are personal to them and, to the fullest extent permitted by law, KPMG LLP does not assume any responsibility and will not accept any liability to any person in respect of these Proposals or the conduct of the administrations.



(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009

Glossary

Joint Administrators	Mark Granville Firmin and Richard Dixon Fleming of KPMG LLP
Administration Orders	The Administration Orders granted in the High Court of Justice, Chancery Division, Leeds District Registry Court case numbers 1377 & 1425 of 2009
the Companies	Modus Properties (Wigan) Limited (company registered number 04191641), and Modus (Wigan) Limited (company registered number 02976055)
MPWL	Modus Properties (Wigan) Limited
MWL	Modus (Wigan) Limited
the Scheme	the Grand Arcade Shopping Centre
the Directors	Brendan Flood James Riddell Simon Fine Richard McGawley
Aviva	Aviva plc
the Report or the Proposals	Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986 dated 8 July 2009
Eversheds	Eversheds LLP
HMRC	HM Revenue & Customs



Contents

1	Introduction	1
2	Background and events leading to the appointment of the Joint Administrators	2
3	Purpose, initial strategy and progress of the Administration	4
4	Receipts and payments	7
5	Costs of realisations	8
6	Statement of affairs	9
7	Estimated outcome for creditors	10
8	Creditors meeting	11
9	Future conduct of the Administration	12
10	Administrators proposals	13
11	Statement concerning the EC Regulations	13
12	Conclusion	13



(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009

Appendices

1. Statutory information
A – Modus Properties (Wigan) Limited
B – Modus (Wigan) Limited
2. Form 2.24 – Abstract of Receipts and Payments as at 7 July 2009
A – Modus Properties (Wigan) Limited
B – Modus (Wigan) Limited
3. Receipts and Payments period account as at 7 July 2009
A – Modus Properties (Wigan) Limited
B – Modus (Wigan) Limited
4. Administrators' Proposals
A – Modus Properties (Wigan) Limited
B – Modus (Wigan) Limited
5. List of creditors
A – Modus Properties (Wigan) Limited
B – Modus (Wigan) Limited



1 Introduction

Mark Granville Firmin and Richard Dixon Fleming of KPMG LLP were appointed Joint Administrators of Modus Properties (Wigan) Limited and Modus (Wigan) Limited on 18 May 2009 by the High Court of Justice, Chancery Division, Leeds District Registry Court upon an application by Aviva plc, the fixed and floating charge holder.

Mark Granville Firmin is authorised to act as an insolvency practitioner by the Institute of Chartered Accountants in England & Wales.

Richard Dixon Fleming is authorised to act as an insolvency practitioner by the Insolvency Practitioners Association.

In accordance with Paragraph 100(2) of Schedule B1 of the Insolvency Act 1986, the functions of the Joint Administrators may be exercised by either or one of them.

In accordance with Paragraph 49 of Schedule B1 to the Insolvency Act 1986 the Joint Administrators set out their Proposals for achieving the purpose of the individual Administrations and for the conduct of individual Administrations which are attached in Appendix 4 of this Report.

The Report also includes certain information required to be provided to creditors in accordance with Rule 2.33 of the Insolvency (Amended) Rules 2003.

The appropriate statutory information in respect of the Individual Companies is set out in Appendix 1.

The individual Receipts and Payments period accounts are included in Appendix 3 to this Report.

Abstracts of Receipts and Payments (Forms 2.24) can be found in Appendix 2.

Please note that all figures contained within this Report, unless otherwise stated, are net of VAT.



2 Background and events leading to the appointment of the Joint Administrators

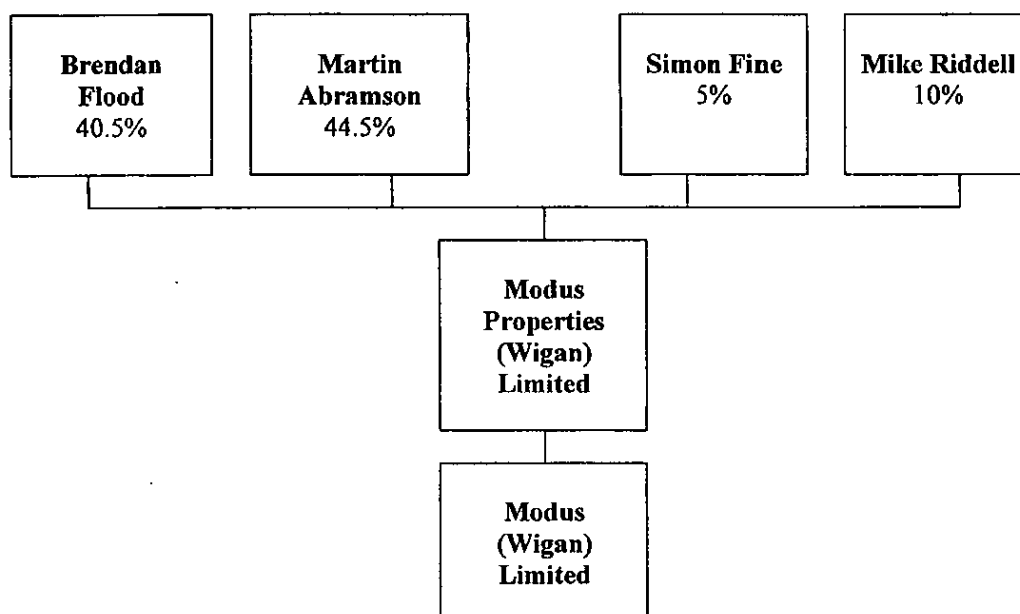
2.1 Background

The Companies were incorporated in April 2001 with the sole purpose to construct and operate the Grand Arcade Shopping Centre in Wigan.

The construction of the Scheme began in early 2005, and the Scheme was officially opened to the public on 22 March 2007.

The Scheme structure at the date of our appointment is detailed below:

Current Structure



MPWL holds the long leasehold of the Scheme and operates the Scheme, whilst MPL holds leases to six units situated on Standishgate adjacent to the Grand Arcade.

The Scheme is a retail-led mixed-use development comprising retail, leisure, residential and community spaces.

The Scheme provides 450,000 sq ft of retail space as well as 900 car parking spaces.



In total, the Scheme comprises 48 units which include, among others, tenants such as Debenhams, Marks & Spencer and Next.

2.2 Events leading to the appointment of the Joint Administrators

The Companies are ultimately owned by four private individuals and as such are not part of the wider Modus Group.

Although, the Scheme is currently circa 95% let to tenants, the opening initial letting position in combination with tenant incentives, such as rent free periods, put a strain on the Companies' cash flow from the initial opening in 2007 and continued throughout the period of trading.

In the past 12 months, the general trading conditions in property market, development and management had continued to deteriorate and impacted negatively upon the Scheme's ability to generate further income.

Further, the Scheme's cash flow has been further stretched as, with retail trading conditions worsening, six tenants entered insolvency proceeds and several tenants had begun to seek to pay rent monthly rather than quarterly.

All of the above resulted in a substantial deficit in the service charge account which should have been covered by MPWL as well as the Companies overall ability to meet their obligations towards their creditors.

As a result, in order to recover their debt Gleeds Management Services Limited served a winding-up petition against MPWL on 6 April 2009.

Further, Shepherd Construction Limited, the original building subcontractor, sought repayment of the amounts due under the JVC contract and construction retentions. When MPWL failed to make the payments, Shepherd Construction Limited threatened to issue insolvency proceedings against the Companies.

The Companies' cash flow position became unsustainable and the Directors concluded that the Companies were unable to meet their obligations towards their creditors as they fell due and requested that Aviva, as a qualifying fixed and floating charge holder, appoint administrators.

Accordingly, on 18 May 2009, Mark Granville Firmin and Richard Dixon Fleming of KPMG LLP were appointed Joint Administrators of the Companies.

3 Purpose, initial strategy and progress of the Administration

3.1 Purpose of the Administration

Paragraph 3(1) of Schedule B1 to IA 86 states that the administrator of a company must perform his functions with the objective of:

- (a) rescuing the company as a going concern; or*
- (b) achieving a better result for the company's creditors as a whole than would be likely if the company were wound up; or*
- (c) realising property in order to make a distribution to one or more secured or preferential creditors.*

The objective as set out in Paragraph 3(1)(a) rescuing the company (legal entity) as a going concern is not possible due to the high level of liabilities incurred.

The objective of these Administrations was that set out in Paragraph 3(1)(b) achieving a better result for the company's creditors as a whole than would be likely if the company were wound up.

3.2 Initial strategy and progress of the Administrations

On their appointment, the Joint Administrators immediately:

- reviewed the Scheme's current position;
- entered into negotiations with key stakeholders and suppliers to ensure their ongoing support; and
- agreed initial strategy to continue to trade the Scheme in its current form, with a view to potentially marketing and selling it in the future as a going concern.

The detailed review showed that the Scheme comprises of:

- the main Grand Arcade Shopping Centre held by MPWL on a 250 year leasehold;
- four freehold properties adjacent to the main Grand Arcade, on Standishgate owned by MWL; and
- in addition to the above, 22/24 Standishgate are former retail premises of BHS in Wigan, and these are held by way of a 35 year lease which expires in December 2012. MPWL entered into a deed of indemnity with BHS whereby MPWL agreed to benefit from any future rental income as well as to pay all related costs in respect of 22/24 Standishgate.

The Joint Administrators believe that the Scheme should be marketed for sale as a whole, rather than separate assets / leases owned by the individual companies.



3.2.1 Initial actions

Immediately upon their appointment, the Administrators contacted DTZ and Spectrum, the Scheme's managing agents to discuss any immediate issues and to ensure their support going forward.

DTZ issues, manages and collects rent and service charge demands, whilst Spectrum provides the Scheme with an on-site staff and management.

The Joint Administrators and their representatives visited the Scheme and met the store manager and his staff to ensure that appropriate systems and controls were in place.

Standard procedures implemented by the Joint Administrators included among others the following:

- "trusted" key holders were identified, these are authorised to raise purchase orders to ensure that the Scheme continues to operate as usual;
- meter readings were obtained for electricity, gas and water; and
- all tenants, stakeholders and creditors were immediately identified and notified either by the Joint Administrators, their representatives or the managing agents.

The site was also visited by the Joint Administrators' insurers and Health and Safety specialists to ensure Scheme's compliance with current Health and Safety legislation.

The Joint Administrators are currently reviewing key issues which will directly impact on the value and marketability of the Scheme, such as:

- outstanding book debts and future income stream;
- service charge budget;
- group structure; and
- roles of the managing agents.

These actions are likely enhance value for the Scheme in both the short and long term.

3.2.2 Trading period

Since the date of their appointment, the Joint Administrators finalised and put in place two leases with Deichmann Shoes Limited and Wigan Skills Shop.

The Joint Administrators reviewed and authorised DTZ to issue rent and service charge demands of £2,158,408 and £236,713 in respect of MPWL and MPL respectively.

Further, to ensure business as usual, to date, the Joint Administrators also authorised £25,000 in respect of various service charge costs.



Although authorised by the Joint Administrators, these post-appointment service charge creditors will be paid directly by DTZ from the client service charge account and as such these payments will not form part of the Administration.

The Joint Administrators will account only for their contribution towards the service charge deficit.

3.2.3 Sale of the Scheme

Whilst the Joint Administrators are reviewing the issues mentioned above, a marketing campaign is not being pursued.

However, in anticipation of the future marketing exercise, the Joint Administrators generated in total 102 names of potential interested parties via KPMG LLP internal databases, corporate finance contacts and other known parties as well received 68 direct expressions of interest in acquiring the Scheme; these have all been logged accordingly and will be used when appropriate.

3.2.4 The Scheme

Except for the rental income and book debts, the only asset we are currently aware of is the Scheme.

The Scheme valuation is yet to be completed; however, we are lead to believe that the potential realisation from the sale of the Scheme is unlikely to exceed the amounts due to secured lender.

3.2.5 Book debts

3.2.5.1 MPWL

The book value of MPLW debtors at the date of appointment amounted to £1.41 million. The initial review of the book debts revealed that these consist of both overdue rent and service charge.

To date, we have collected £4,015 in respect of the book debts. We have yet to form an opinion as to the final realisations.

3.2.5.2 MWL

The book value of MWL debtors at the date of appointment amounted to £7,000. The initial review of the book debts revealed that these consist of both overdue rent and service charge.

The Joint Administrators anticipate realising the majority of the arrears of rent.

3.2.6 Cash at bank

At the date of the appointment, DTZ client account held approximately £1,658 in respect of MPWL.



3.2.7 Investigations

As part of the Joint Administrators' statutory duties, investigations will be made into the conduct of the Companies directors in the three years prior to the appointment. The findings of these investigations will be reported in accordance with the Company Directors Disqualification Act 1986. This report will be strictly confidential.

The Joint Administrators have requested information from the directors in the form of a questionnaire.

In addition, the Joint Administrators will investigate whether there are any claims the Company may have against any third parties in respect of transactions at undervalue, preferences, wrongful trading or misfeasance.

The Joint Administrators will pursue any such claims if appropriate after taking independent legal advice.

4 Receipts and payments

Detailed Abstracts Receipts and Payments accounts for each company for the period 18 May 2009 to 7 July 2009 are attached in Appendix 3.

4.1 Receipts

4.1.1 Trading receipts

In the period to 7 July 2009, the Joint Administrators have received a total of £1.58 million (including VAT) of MPWL trading receipts.

These relate to rents demanded for the period from 1 July 2009 to 30 September 2009. In line with our instructions, DTZ are continuing to collect the amounts due, and we anticipate receiving further rents within the next few weeks.

In the same period, we have received rental income of £199,687 in respect of MWL.

4.1.2 Book debts

Please see Section 3.2.5 of this Report regarding the book debt realisations.



4.2 Payments

4.2.1 MPWL other payments

The Joint Administrators incurred £134 in respect of other non-trading costs such as bank charges and mail redirections.

4.2.2 MWL

The Joint Administrators incurred £10 in respect of bank charges.

5 Costs of realisations

5.1 Administrators remuneration

Since 18 May 2009, the Joint Administrators have been engaged in:

- attending and securing the premises of the Scheme;
- completion of the initial actions set out in Section 3.3.1;
- reviewing and assessing trading options and deciding on a sale strategy;
- overseeing ongoing trading;
- negotiating leases for void units;
- dealing with creditor claims and queries;
- liaison with tenants; and
- statutory issues associated with the Administrations.

The statutory provisions relating to remuneration are set out in Rule 2.106 of the Insolvency Rules 1986. Further information is given in the Association of Business Recovery Professionals' publication a Creditors' Guide to Administrators' Fees, a copy of which can be obtained by logging onto the R3 website at http://www.r3.org.uk/uploads/sip/SIP9_v5_April_2007.pdf. However, if you are unable to access this guide and would like a copy, please contact James Roberts on 0113 254 2958.

A breakdown of costs and expenses for each company for each grade of staff will be circulated with the Administrators next report.

The Administrators have instructed KPMG LLP GSS (Health, Safety & Environment), RRG, REAS, Pension, Tax and VAT specialists to carry out assessments of the Company's position. The charge out rates that apply to these departments will be circulated with the Administrators next report.



Please note that all staff who have worked on these assignments, including cashiers and secretarial staff have charged time directly to the individual assignments. However, the cost of staff employed in central administration functions is not charged directly to these assignments but is reflected in the general level of charge out rates.

5.2 Professional fees

We have engaged DLA Piper UK LLP and Eversheds LLP as our legal advisers. The legal fees will be incurred as a result of work on negotiating new leases for the Scheme, in connection with advice on, tenant issues, service charge issues and in support of the Joint Administrators' fulfilling their statutory duties.

We have engaged DTZ as our agents to assist with the asset management of the Scheme, including demanding and collecting rent, and management of the service charge income and payments.

Further, we have also engaged Spectrum as managing agent which provides staff and management to operate the Scheme on day to day basis.

6 Statement of affairs

The Directors were requested to produce a Statement of Affairs for each company.

Despite various reminder letters and extensions given, the Directors have so far failed to provide a Statement of Affairs for either company.

If these are received, we will enclose them in the next report.



7 Estimated outcome for creditors

7.1 Secured Creditors

At the date of our appointment, Aviva was owed approximately £143 million secured by fixed and floating charges over the assets of the Companies.

Bank of Scotland plc is owed approximately £0.5 million secured by a chattel mortgage and debenture.

We currently anticipate that both lenders will suffer a shortfall.

7.2 Preferential creditors

The Joint Administrators do not anticipate there being any preferential creditors' claims as the Companies have no employees.

7.3 Unsecured creditors

As both rental and service charge income are subject to a fixed charge, the Joint Administrators do not anticipate any funds being available for distribution to the unsecured creditors.

7.3.1 MPWL

As stated above, the Directors have failed to provide a Statement of Affairs which would provide an estimate the value of the unsecured creditors. However, the information provided by DTZ shows service charge creditors of £323,500.

We have also been made aware of other related party, shareholder and intra-group creditors of £420,400. However, to date, we have been unable to verify these figures.

7.3.2 MWL

The books and records show intra-group creditors and shareholder loans of £3.6 million. Again, to date, we have yet to validate these amounts.

7.4 Prescribed Part

The Prescribed Part provisions of Section 176A of the Insolvency Act 1986 entitle unsecured creditors to a percentage share of realisations from net floating charge assets, after costs of realisation and settlement of preferential claims (if any). The percentage is calculated on a sliding scale up to a maximum amount of £600,000 before costs.

The Prescribed Part which applies to non-preferential, unsecured creditors may apply in this case as the debentures held by the secured creditors were registered after 15 September 2003.



Based on the expected level of realisations and the amounts owed to the secured creditors, there is no prospect of funds being available for unsecured creditors.

If funds do become available for a distribution under the Prescribed Part, the Joint Administrators may apply to the Court for authority to make a distribution to unsecured creditors (under the Prescribed Part) and then take the requisite steps to dissolve the Companies; or if appropriate, to apply to the Court to obtain an order pursuant to Section 176A (5) of the Insolvency Act 1986 that Section 176A(2) of the Insolvency Act 1986 (Prescribed Part for unsecured debts) shall not apply.

8 Creditors meeting

As stated above, we anticipate the secured lenders to suffer a shortfall under both fixed and floating charges and accordingly, we do not anticipate that there will be sufficient funds to enable a distribution to be made to the Companies' unsecured creditors.

Therefore, in accordance with Paragraph 52(1) of Schedule B1 of the Insolvency Act 1986, a meeting of creditors will not be convened unless 10% in value of creditors request it, in the prescribed manner (i.e. on Form 2.21B, enclosed with this Report) within 12 days.

The expenses of summoning and of holding such a meeting shall be paid by the creditor requesting the meeting unless it is resolved at the meeting that the expenses should be payable out of the assets of the individual company.

In the absence of a meeting being called, the individual company Proposals attached in Appendix 4 will be deemed accepted.

9 Future conduct of the Administration

9.1 The Joint Administrators' Actions

It is proposed that the Joint Administrators will continue to manage the affairs, business and property of the Group in order to achieve the purpose of the Administration. This will include:

- dealing with day to day trading issues;
- finalising any outstanding leases;
- if appropriate, marketing the Scheme for sale;
- finalising the Administration, including payment of all Administration liabilities following the trading period;
- finalising the book debt collection;
- making distribution to the secured lender;
- conducting the statutory investigations into the conduct of the Directors and Management of the Company and reporting to the Department of Trade and Industry pursuant to the Company Directors Disqualification Act;
- dealing with unsecured creditors claims; and
- dealing with statutory reporting and compliance obligations.

9.2 End of Administration

Pursuant to paragraph 76(i) of schedule B7, the Administrations will automatically end on 17 May 2010, although it can be extended by application to the Court or creditors. In the event that the purpose of the Administrations cannot be completed by 17 May 2010, the Joint Administrators will either seek an extension of time to complete the Administrations or place the respective company into other insolvency proceedings to enable any remaining issues to be resolved.

If and where appropriate, the Joint Administrators cease to act, they will seek to organise the voluntary or compulsory winding up of the respective company or the approval of a voluntary arrangement under Part I of the Insolvency Act 1986 or the striking off of the respective company from the Register of Companies, whichever is deemed appropriate.



10 Administrators Proposals

Administrators' Proposals in respect of individual companies are stated in Appendix 4 to this Report.

11 Statement concerning the EC Regulations

EC regulations apply and these proceedings will be Main Proceedings as defined in Article 3 of the EC regulations.

As required by the Company Directors Disqualification Act 1986, the Joint Administrators will be preparing a report on the conduct of the Directors. This report will be lodged with the Department for Business, Enterprise & Regulatory Reform but its contents will be confidential.

12 Conclusion

This concludes the Joint Administrators' Proposals to creditors. Should any creditor require further information, please contact my colleague James Roberts on 0113 254 2958.

Mark Firmin
Joint Administrator



(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009

Appendix 1 – Statutory information

1A – Modus Properties (Wigan) Limited

Company Name	Modus Properties (Wigan) Limited	
Date of Incorporation	2 April 2001	
Company number	04191641	
Previous registered office	The Edge Clowes Street Manchester Greater Manchester M3 5NB	
Present registered office	KPMG LLP 1 The Embankment Neville Street Leeds LS1 4DW	
Trading address	Grand Arcade 23 Crompton Street Wigan WN1 1BH	
Called up share capital	1,000 "A" Ordinary £1 Shares 1,000 "B" Ordinary £1 Shares	
Shareholders	Martin A Abramson	45%
	Brendan Flood	40%
	James M Riddell	10%
	Simon D Fine	5%
Company secretary	John Elwyn Davies	
Employees	None	
Previous names	None	



(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009

1B – Modus (Wigan) Limited

Company Name	Modus (Wigan) Limited	
Date of Incorporation	7 October 1994	
Company number	02976055	
Previous registered office	The Edge Clowes Street Manchester Greater Manchester M3 5NB	
Present registered office	KPMG LLP 1 The Embankment Neville Street Leeds LS1 4DW	
Trading address	Grand Arcade 23 Crompton Street Wigan WN1 1BH	
Called up share capital	1,000 Ordinary £1 Shares	
Shareholders	Modus Properties (Wigan) Limited	100%
Company secretary	John Elwyn Davics	
Employees	None	
Previous names	None	



(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009

Appendix 2 - Form 2.24 – Abstract of Receipts and Payments as at 7 July 2009

2A – Modus Properties (Wigan) Limited

RECEIPTS		£
Brought forward from previous Abstract (if Any)		0.00
Leasehold property (2)		1,658.53
Book debts		4,014.56
Rent		1,385,103.16
VAT payable		207,765.47
Carried forward to * continuation sheet / next abstract		1,598,541.72
PAYMENTS		£
Brought forward from previous Abstract (if Any)		0.00
Bank charges & interest		20.00
Service Charge Contribution		114.10
Carried forward to * continuation sheet / next abstract		134.10

* Delete as appropriate

* Delete as appropriate

Note - The receipts and payments must severally be added up at the foot of each sheet and the totals carried forward from one abstract to another without any intermediate balance so that the gross totals shall represent the total amounts received and paid by the administrator since he was appointed.



(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009

2B – Modus (Wigan) Limited

RECEIPTS		£
Brought forward from previous Abstract (if Any)		0.00
Rent		96,125.00
Bank interest, gross		5.63
VAT payable		14,418.75
Carried forward to * continuation sheet / next abstract		110,549.38
PAYMENTS		£
Brought forward from previous Abstract (if Any)		0.00
Bank charges & interest		10.00
Carried forward to * continuation sheet / next abstract		10.00

* Delete as
appropriate

* Delete as
appropriate

Note - The receipts and payments must severally be added up at the foot of each sheet and the totals carried forward from one abstract to another without any intermediate balance so that the gross totals shall represent the total amounts received and paid by the administrator since he was appointed.



(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009

Appendix 3 – Receipts and Payments period account for the period from 18 May 2009 to 7 July 2009

3A – Modus Properties (Wigan) Limited

Modus Properties (Wigan) Limited
(In Administration)
Administrators' Abstract of Receipts & Payments

Statement of Affairs	From 18/05/2009 To 07/07/2009	From 18/05/2009 To 07/07/2009
FIXED CHARGE ASSETS		
Leasehold property (2)	1,658.53	1,658.53
Book debts	4,014.56	4,014.56
Rent	<u>1,385,103.16</u>	<u>1,385,103.16</u>
	1,390,776.25	1,390,776.25
FIXED CHARGE COSTS		
Service Charge Contribution	<u>114.10</u>	<u>114.10</u>
	(114.10)	(114.10)
OTHER REALISATIONS		
Trading Surplus/(Deficit)	<u>(20.00)</u>	<u>(20.00)</u>
	(20.00)	(20.00)
	<u><u>1,390,642.15</u></u>	<u><u>1,390,642.15</u></u>
REPRESENTED BY		
Fixed Charge Current		1,598,407.62
VAT payable		(207,765.47)
		<u><u>1,390,642.15</u></u>

.....
Mark Granville Firmin
Administrator



(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009

3B – Modus (Wigan) Limited

Modus (Wigan) Limited
(In Administration)
Administrators' Abstract of Receipts & Payments

Statement of Affairs	From 18/05/2009 To 07/07/2009	From 18/05/2009 To 07/07/2009
FIXED CHARGE ASSETS		
Rent	96,125.00	96,125.00
Bank interest, gross	<u>5.63</u>	<u>5.63</u>
	96,130.63	96,130.63
OTHER REALISATIONS		
Trading Surplus/(Deficit)	<u>(10.00)</u>	<u>(10.00)</u>
	(10.00)	(10.00)
	<u>96,120.63</u>	<u>96,120.63</u>
REPRESENTED BY		
Fixed charge current		110,539.38
VAT payable		<u>(14,418.75)</u>
		<u>96,120.63</u>

.....
Mark Granville Firmin
Administrator



Appendix 4 – Administrators’ Proposals

4A – Modus Properties (Wigan) Limited

The Joint Administrators propose the following resolutions:

RESOLUTION (1):

- to continue to do all such things reasonably expedient and generally exercise all their powers as Joint Administrators as they, in their discretion, consider desirable in order to maximise realisations from the assets of the Company;
- to investigate and, if appropriate, pursue any claims that the Company may have;
- to seek an extension to the administration period if deemed necessary by the Joint Administrators;
- to seek, if appropriate, permission of the Court to make a distribution to unsecured creditors of Modus Properties (Wigan) Limited pursuant to paragraph 65 of Schedule B1 to the Act and to seek, if appropriate, any other directions from the Court;
- when it is anticipated that no better realisations will be made in the Administration than would be available in a winding up, to take the necessary steps to put the Company into either Creditors’ Voluntary Liquidation or Compulsory Liquidation or Company Voluntary Arrangement as deemed appropriate by the Joint Administrators; in the event the Joint Administrators deem that liquidation is not appropriate because, for example, no dividend will become available to creditors and there are no other outstanding matters that require to be dealt with in a liquidation, then the Joint Administrators shall file the appropriate notices at Companies House and the Company will subsequently be dissolved;
- in the event that Creditors’ Voluntary Liquidation is deemed appropriate, the Joint Administrators be permitted to seek the appointment of Richard Dixon Fleming and Mark Granville Firmin of KPMG LLP as Joint Liquidators of Modus Properties (Wigan) Limited, without any further recourse to creditors and that they may act jointly and severally in their duties. In accordance with paragraph 83(7) and Rule 2.117(3), creditors may nominate a different person as the proposed liquidator, provided that the nomination is made after the receipt of the proposals and before the proposals are approved; and
- Administrators will be discharged of all liability pursuant to Paragraph 98 of Schedule B1 of the Insolvency Act 1986 immediately when their appointment ceases.



(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009

RESOLUTION (2):

- the Joint Administrators be authorised to draw fees on account from the assets of Modus Properties (Wigan) Limited from time to time during the period of the administration based on time properly spent at KPMG LLP charge out rates that reflect the complexity of the assignment. Also, that the Joint Administrators be authorised to draw disbursements from time to time to include category two disbursements;
- that any costs incurred by KPMG LLP prior to appointment, but for the sole purpose of assisting and advising the Company in respect of the appointment process, be authorised on the same basis as above; and
- that any costs of KPMG LLP in respect of REAS, RRG, Tax, VAT, Pensions, Health & Safety and Forensic advice provided to the Joint Administrators be based upon time costs and shall be paid out of the assets of Modus Properties (Wigan) Limited.



4B – Modus (Wigan) Limited

The Joint Administrators propose the following resolutions:

RESOLUTION (1):

- to continue to do all such things reasonably expedient and generally exercise all their powers as Joint Administrators as they, in their discretion, consider desirable in order to maximise realisations from the assets of the Company;
- to investigate and, if appropriate, pursue any claims that the Company may have;
- to seek an extension to the administration period if deemed necessary by the Joint Administrators;
- to seek, if appropriate, permission of the Court to make a distribution to unsecured creditors of Modus (Wigan) Limited pursuant to paragraph 65 of Schedule B1 to the Act and to seek, if appropriate, any other directions from the Court;
- when it is anticipated that no better realisations will be made in the Administration than would be available in a winding up, to take the necessary steps to put the Company into either Creditors' Voluntary Liquidation or Compulsory Liquidation or Company Voluntary Arrangement as deemed appropriate by the Joint Administrators; in the event the Joint Administrators deem that liquidation is not appropriate because, for example, no dividend will become available to creditors and there are no other outstanding matters that require to be dealt with in a liquidation, then the Joint Administrators shall file the appropriate notices at Companies House and the Company will subsequently be dissolved;
- in the event that Creditors' Voluntary Liquidation is deemed appropriate, the Joint Administrators be permitted to seek the appointment of Richard Dixon Fleming and Mark Granville Firmin of KPMG LLP as Joint Liquidators of Modus (Wigan) Limited, without any further recourse to creditors and that they may act jointly and severally in their duties. In accordance with paragraph 83(7) and Rule 2.117(3), creditors may nominate a different person as the proposed liquidator, provided that the nomination is made after the receipt of the proposals and before the proposals are approved; and
- Administrators will be discharged of all liability pursuant to Paragraph 98 of Schedule B1 of the Insolvency Act 1986 immediately when their appointment ceases.



(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009

RESOLUTION (2):

- the Joint Administrators be authorised to draw fees on account from the assets of Modus (Wigan) Limited from time to time during the period of the administration based on time properly spent at KPMG LLP charge out rates that reflect the complexity of the assignment. Also, that the Joint Administrators be authorised to draw disbursements from time to time to include category two disbursements;
- that any costs incurred by KPMG LLP prior to appointment, but for the sole purpose of assisting and advising the Company in respect of the appointment process, be authorised on the same basis as above; and
- that any costs of KPMG LLP in respect of REAS, RRG, Tax, VAT, Pensions, Health & Safety and Forensic advice provided to the Joint Administrators be based upon time costs and shall be paid out of the assets of Modus (Wigan) Limited.



(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009

RESOLUTION (2):

- the Joint Administrators be authorised to draw fees on account from the assets of Modus (Wigan) Limited from time to time during the period of the administration based on time properly spent at KPMG LLP charge out rates that reflect the complexity of the assignment. Also, that the Joint Administrators be authorised to draw disbursements from time to time to include category two disbursements;
- that any costs incurred by KPMG LLP prior to appointment, but for the sole purpose of assisting and advising the Company in respect of the appointment process, be authorised on the same basis as above; and
- that any costs of KPMG LLP in respect of REAS, RRG, Tax, VAT, Pensions, Health & Safety and Forensic advice provided to the Joint Administrators be based upon time costs and shall be paid out of the assets of Modus (Wigan) Limited.

Appendix 5 – List of creditors

5A – Modus Properties (Wigan) Limited

KPMG LLP
Modus Properties (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CA00	Active Communication Company Ltd	International House, Cray Avenue, Orpington, Kent, BR5 3RY	0.00
CA01	ADS Research Solutions	3 Chambers Valley Rd, Chapelown, Sheffield, S35 2YP	0.00
CA02	Allingham Stuart Framers Ltd	Unit 16, Chadkirk Business Park, Vale Rd off Otterspool Rd, Romiley, Stockport, Cheshire, SK6 3NE	0.00
CA03	Appleyard & Trew	Oriel Court, Ashfield Road, Sale, Cheshire, M33 7DF	0.00
CA04	Applique Apparel Limited	108 Tib Street, Manchester, M4 1LR	0.00
CA05	Aradia Group Ltd	Estates Division, Torre Rd, Leeds, LS9 7DN	0.00
CA06	Ashlea Ltd	Scotland Rd, Camforth, Lancashire, LA5 9RE	0.00
CA07	Alyn Nicholls & Associates	140 Denby Lane, Upper Denby, Huddersfield, HD8 8UN	0.00
CA08	ADT Fire & Security (Manchester)	PO Box 352, Manchester	0.00
CA09	APCOA	Wellington House, 4-10, Cowley Road, Oxford, Middlesex	0.00
CA0A	Aylesbury Vale District Council	Revenues Division, PO Box 356, Aylesbury	0.00
CA0B	Allianz Cornhill Engineering	, Haslemere Road, Liphook	0.00
CA0C	Armourpost Ltd	, Unit 14, Saltmeadows Road, East Gateshead Industrial Estate, Gateshead	0.00
CA0D	Active Communication Company Ltd	International House, Cray Avenue, Orpington	0.00
CB00	Bank Fashion Ltd	Unit 8 Bridge St Mills, Union St, Macclesfield, Cheshire, SK11 6QG	0.00
CB01	BB's Coffee & Muffins Ltd	6th Floor, Conmarket Square, Denmark St, Limerick, Ireland	0.00
CB02	ECSC Association of Shopping Centre Managers	C/o Paul Chambers, Management Office, Lower Precinct Shopping Centre, Coventry, CV1 1NQ	0.00
CB03	British Gas Business	PO Box 254, Camberley, Surrey, GU15 3WA	0.00
CB04	BHS Limited	Accounts Receivable, Arndale House, The Mall, Arndale, Luton, Beds, LU1 2TG	0.00
CB05	Birstall Fabrications Limited	Unit 4A - 4B, Victoria Mills, Bradford Road, Batley, WF17 8LL	0.00
CB06	Blakeley's Waste Management Ltd	Junction Works, Bickershaw Lane, Abram, Near Wigan, Lancs, WN2 5TB	0.00
CB07	Blue Panda Ltd	Magrolia House, 21a Stour Rd, Christchurch, Dorset, BH23 1PL	0.00
CB08	Boston Networks Ltd	52/62 Brind St, Glasgow, G51 1DG	0.00
CB09	Bowden & Dolphin Ltd	16-36 Cherrywood Rd, Bordesley Green, Birmingham, B9 4UD	0.00
CB0A	British Gas Trading Limited	1600 Parkway Court, Oxford Business Park South, Garsington Road, Oxford, OX4 2JY	0.00
CB0B	Brushwood Design Ltd	8/9 Barnstable Street, South Molton, North Devon, EX36 3BQ	0.00
CB0C	British Telecommunications PLC	BT Telephone Payment Centre, Durham, DH98 1BT	0.00
CB0D	Butterfield Signs Limited	174 Sunbridge Road, Bradford, BD1 2RZ	0.00
CB0E	Brooke Edgley Specialist Technical Serv	Brooke House, Morton Street, Middleton, Manchester	0.00
CB0F	Birecroft Insurance Services Ltd	, Grosvenor Gardens, London	0.00
CB0G	Blakeley's	Junction Works, Bickershaw Lane, Abram, Wigan	0.00



(both in Administration)

Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986

KPMG LLP

10 July 2009

KPMG LLP
Modus Properties (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CB0H	Blue Diamond Communications Ltd	New Chester Road, Brumborough, Wirral	0.00
CB0I	BCSC Association of Shopping Centre Managers	C/o Centre Management Office, Kings Walk Shopping Centre, 43 Clarence Street, Gloucester	0.00
CB0J	BCSC	Market Place, Bedale	0.00
CB0K	Brunbeat Creative Ltd	Jordan Street, Manchester	0.00
CB0L	Bicroft Insurance Services Ltd	Grosvenor Gardens, London	0.00
CB0M	Bank of Scotland		0.00
CC00	The Contributions Agency	Longbenton, NEWCASTLE-UPON-TYNE, NE98 1YX	0.00
CC01	C & G Platforms Ltd	PO Box 14, Mirfield, West Yorkshire, WF14 8XH	0.00
CC02	CACI Limited	Kenington Village, Avenmore Rd, London, W14 8TS	0.00
CC03	Capitus Ltd	Bank House, The Square, Alvechurch, Birmingham, B48 7LA	0.00
CC04	Carbon Creative Limited	19 Liverpool Street, Manchester, M5 4LY	0.00
CC05	Carillion Specialist Services Ltd	Finance Dept, Westlink House, 981 Great West Rd, Brentford, Middlesex, TW8 9DN	0.00
CC06	Carer Synergy	Redhill Rd, Hay Mills, Birmingham, West Midlands, B25 8EY	0.00
CC07	Catwalk Model Management Ltd	Top Floor, 67 St Pauls Street, Leeds, West Yorkshire, LS1 2TE	0.00
CC08	Chancellors Associates	35a London Rd, Stockton Heath, Warrington, Cheshire, WA4 6SG	0.00
CC09	Chanden Bridge Ltd	West View Cottage, Main Road, Eastham, Keighley, BD20 7SS	0.00
CC0A	Chisholm Hunter Ltd	CH Ltd, 146 Argyle St, Glasgow, G2 8BL	0.00
CC0B	Clean Solutions Ltd	Unit 1 Avery Trading Estate, Kenwood Rd (off Sirion Rd), Reddish, Stockport, SK5 6PH	0.00
CC0C	Cobbetts	Ship Canal House, King Street, Manchester, M2 4WB	0.00
CC0D	Coverpoint Catering Consultancy Ltd	Three Blandy House, King Street, Maidenhead, Berkshire, SL6 1DZ	0.00
CC0E	Craig Associates	21 Seymour Terrace, Seymour Street, Liverpool, L3 5PE	0.00
CC0F	Creatif	Unit 27a, Morelands Trading Estate, Bristol Rd, Gloucester, GL1 5RZ	0.00
CC0G	Crossways Environmental Services Ltd	Melham House, Melham Lane, Chesterfield, S41 7LG	0.00
CC0H	CT Construction & Labour Ltd	16 The Pyke, Rothley, Leics, LE7 7LY	0.00
CC0I	Close Invoice Finance Ltd	Central Processing Unit, PO Box 5115, Hove, BN52 9EH	0.00
CC0J	C & G Platforms Ltd	PO Box 14, Mirfield	0.00
CC0K	Corproctex Apparel Ltd	Unit 2 Cuthbert Business Centre, Ashton Old Road, Manchester	0.00
CC0L	Charlon Clothing Ltd	Great George Street, Wigan	0.00
CC0M	City Electrical Factors Ltd (North West)	North West Division, Station Road, Kenilworth	0.00
CC0N	Clean Solutions Ltd	Unit 1 Avery Trading Estate, Kenwood Road Off Station Road, Reddish, Stockport	0.00
CC0O	Criminal Records Services	Hulme Road, Leigh, Wigan	0.00
CC0Q	Daleside Shopfitters Ltd	Daleside House, Park Rd East, Calverton, Nottingham, NG14 6LL	0.00



(both in Administration)

Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986

KPMG LLP

10 July 2009

KPMG LLP
Modus Properties (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CD01	Dart Office Supplies	Stockpit Rd, Knowsley Industrial Park, Liverpool, L33 7TQ	0.00
CD02	David Barrow	8 Wilton Ave, Wigan, WN6 7HD	0.00
CD03	Dawney Day Property Finance Ltd	24 Grosvenor Gardens, London, SW1W 0DH	0.00
CD04	Davney Day Insurance Services Ltd	8 / 10 Grosvenor Gardens, London, SW1W 0DH	0.00
CD05	Debenhams Properties Limited	Bedford House, Park Street, Taunton, TA1 4DB	0.00
CD06	Design Business Interiors	The Glass Building, Corporation St, Wigan, WN3 5BU	0.00
CD07	DLA	101 Barbicelli Square, Manchester, M2 3DL	0.00
CD08	Domitila Paz-Riley	22 Alma Close, Fazakerley, L10 4YS	0.00
CD09	Donaldsons LLP	48 Warwick Street, London, W1B 5NL	0.00
CD0A	Drumbeat Creative	3 Jordan St, Manchester, M15 4PY	0.00
CD0B	DS Emotion	31 The Cattle, Leeds, LS2 7EY	0.00
CD0C	Debenhams Tie Leung	30 Throgmorton St, London, EC2N 2BQ	0.00
CD0D	DTZ	6th Floor, 120 Edmund St, Birmingham, B3 2ED	0.00
CD0E	DTZ	2 The Embankment, Sovereign St, Leeds, LS1 4BP	0.00
CD0F	DWP LLP	Centurion House, 129 Deansgate, Manchester, M3 3AA	0.00
CD0G	David Fountain Designs	The Design Studio, 70 Belmont Avenue, Wickford, Essex, SS12 0HG	0.00
CD0H	Design Business Interiors	The Glass Building, Corporation Street, Wigan	0.00
CE00	EC Harris LLP	PO Box 307, 5th Floor, Royal Exchange, Manchester, M60 3NT	0.00
CE01	Ecoleen Services Ltd	Ecoleen House, 3 Northgate Street, Bury St. Edmunds, IP33 1HQ	0.00
CE02	Economy Gas	PO Box 232, Altrincham, WA15 7FR	0.00
CE03	Elements Creative Consultants Ltd	Willow Brook, 4a Benham Place, Standish, Greater Manchester, WN6 0NB	0.00
CE04	Elite Landscapes Ltd	Cancellia House, 1 Hamilton Gardens, Burnham, Bucks, SL1 7AA	0.00
CE05	Emp Retail Ltd	Wentworth House, Wentworth St, Peterborough, PE1 1DS	0.00
CE06	Energize Learning & Development	Oak House, 15 Hodford Rd, London, NW11 8NL	0.00
CE07	ECON	PO Box 8610, Nottingham, NG1 9AH	0.00
CE08	Euler Hermes Guarantee PLC	Surety House, Lyons Crescent, Tonbridge, Kent, TN9 1EN	0.00
CE09	Eversheds	115 Colmore Row, Birmingham, B3 3AL	0.00
CE0A	EC Harris LLP	PO Box 307, 5th Floor, Royal Exchange, Manchester, M60 3NT	0.00
CE0B	Ecolab Ltd	Chancery House, St Nicholas Way, Sutton, Surrey	0.00
CE0C	BCY Group	Barley Castle Lane, Appleton Thorn, Warrington	0.00
CF00	Fatih Footwear	Faith House, 40-48 Chase Rd, Park Royal, London, NW10 6PX	0.00
CF01	Falconer Chester Hall Ltd	12 Temple St, Liverpool, L2 5RH	0.00



(both in Administration)

Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986

KPMG LLP

10 July 2009

KPMG LLP
Modus Properties (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CF02	Fripp Sandeman & Partners Limited	20 Manor Court Yard, Hughtenden Avenue, High Wycombe, HP13 5RE	0.00
CF03	FP Mailing (Northwest) Ltd	Southerly 7 Waterford Business Park, Bury	0.00
CF04	FP Teleset	Lakeside House, Quesior, Powdermill Lane, Dartford	0.00
CG00	Glenigan Ltd	SSC Sales Ledger, Wentworth House, Wentworth Street, Peterborough, PE1 1DS	0.00
CG01	George Formby Statue Fund	FAO: Andrew Gatherer, Treasurer, 52 Windrush Dr, Hinckley, Leicestershire, LE10 0NY	0.00
CG02	GF Holding Contractors	St Andrews Court, Lees Lane, Mottram, St Andrew, Macclesfield, SK10 4LJ	0.00
CG03	GF Group Limited	Gooder Lane, Brighouse, HD6 1HB	0.00
CG04	Gillman Jones	Suite A, St Mary's Studios, St Mary's Road, Bowdon, Altrincham, WA14 2PL	0.00
CG05	Gleeds	Cardinal House, St Mary's Parsonage, Manchester, M3 2LY	0.00
CG06	GL Heam	20 Soho Square, London, W1D 3QW	0.00
CG07	GMI Design Limited	2-6 Northburgh St, London, W1F 8WW	0.00
CG08	Good Business	165 Wardour St, London, W1F 8WW	0.00
CG09	Graham Sumner Illustrator	25 Fern Close, Flint, Flintshire, CH6 5TR	0.00
CG0A	Grant Thornton	Heron House, Albert Square, Manchester, M60 8GT	0.00
CG0B	GVA Grimey LLP	Yorkshire Chambers, 11/2118 Pilgrim St, Newcastle upon Tyne, NE1 6LL	0.00
CF00	HM Revenue and Customs	Taxes Information, Distribution Office, Ty Glas Road, Llanishen, Cardiff CF4 5ZG	0.00
CH01	H & M Hennes Ltd	2nd Floor, Holden House, 57 Radcliffe Place, London, W1T 1HE	0.00
CH02	Halogen Limited	14 St Christopher's Place, London, W1U 1NH	0.00
CH03	Hartbrights	Lellex House, Loughley Lane, Sharston, Manchester, M22 4SY	0.00
CH04	Haycock & Todd Limited	Strathmore, Church Street, Royston, Barnsley, S71 4QZ	0.00
CH05	Heurion Ludlow Schmidt	Identity Consultants, 12 Hobart Place, London, SW1W 0HH	0.00
CH06	Hepworth Acoustics	5 Bankside, Crossfield St, Warrington, WA1 1UP	0.00
CH07	Heron Marketing Services Ltd	Unit 5, 234 Almond Brook Rd, Standish, Lancashire, WN6 0SS	0.00
CH08	Higher Walton Glass Ltd	Kittlingbourne Brow, Higher Walton, Preston, Lancs, PR5 4DN	0.00
CH09	Hitchcock Wright & Partners	Castle Chambers, 43 Castle Street, Liverpool, L2 9SH	0.00
CH0A	HMV UK Ltd	Fao Corporate Accounts, Film House, 142 Wardour St, London, W1F 8LN	0.00
CH0B	Hub Technology Management	Suite 8 Europa House, Barcroft St, Bury, Lancs, BL9 5BT	0.00
CH0C	Hurley Menswear Limited	135 Houghton Lane, Swinton, Manchester, M27 0BU	0.00
CH0D	Hurley Menswear Ltd	135 Houghton Lane, Swinton, Manchester, M27 0BU	0.00
CH0E	Hylflex Liquid Systems	Annisco House, 101 Powke Lane, Cradley Heath, B64 5PX	0.00
CH0F	Howard Molloy	3 Hunters Court, Stalybridge, SK15 2JH	0.00
CH0G	Heron Marketing Services Ltd	Unit 5, Almond Brook Road, Standish, Wigan	0.00

09 July 2009 11:09

IPS SQL Ver. 6.00

Page 4 of 11

KPMG LLP
Modius Properties (Wigan) Limited
B - Company Creditors

See Notice: About this Report. All rights reserved.

Key	Name	Address	£
CH0H	Hill Dickinson	50 Fountain Street, Manchester, M2 2AS	0.00
CI00	HM Revenue & Customs	Debt Management, Insolvency Claims Handling Unit, Room BP9202, Warkworth House, Benton Park View, Longbenton, Newcastle Upon Tyne, NE98 1ZZ.	0.00
CI01	I.C. Surveys	9 Pendle Street East, Salford, Cheshire, Lancashire, BB7 9EQ	0.00
CI02	Inclusive Access (UK) Limited	Canvish Enterprise Centre, Bransley Street, Birkentland, Wirtal, CH41 8BY	0.00
CI03	Integral UK Ltd	Broadcote Business Centre, Ashburton Rd West, Trafford Park, Manchester, M17 1RW	0.00
CI04	Introspect IT Solutions Ltd	Unit 1, Pilsworth Ind Est, Pilsworth, Bury, BL9 8RE	0.00
CI05	Introspect IT Solutions (Netmonkeys)	, Turner Street, Northern Quarter, Manchester	0.00
CI06	J & P Moorcroft Ltd	Painting & Decorating Contractor, 46 Valley Rd, Penrington, WIGAN, WN5 9HN	0.00
CI07	J & R Decor	Rod Wilkinson, Painting Contractors, 9 Dahlia Close, Rochdale, OL12 6NT	0.00
CI08	Jackson Crits	7/8 Market Place, London, W1W 8AG	0.00
CI09	Jane Norman Ltd	3 Tenterden St, Hanover Sq, London, W1S 1TD	0.00
CI10	Jefferson Air Photography	Hawarden Airport, Chester, CH4 0GZ	0.00
CI11	Jim Varney Photography Ltd	49 Newbiggin, Malton, North Yorkshire, YO17 7JB	0.00
CI12	JJB Sports PLC	Martland Park, Challenge Way, Wigan, Lancashire, WN5 0LD	0.00
CI13	Jane Norman Limited	3 Tenterden Street, Hanover Square, London, W1S 1TD	0.00
CI14	J C Rathbone Holdings Limited	14 Brunton Place, London, W1J 6LX	0.00
CI15	Jones & Son Pest Control Supplies Ltd	Unit 4 Sabre Buildings, Sabre Close, Heathfield Industrial Estate, Newton Abbot Unit 16 Atlantic Business Centre, Atlantic Street, Altrincham, Cheshire, WA14 5NQ	0.00
CI16	K & R Badges	Station Place, Fox Lane, North Chertsey, Surrey, KT16 9HW	0.00
CI17	Kone Plc	Bath Mills, Albert Street, Lockwood, Huddersfield	0.00
CI18	KD Decoratives Ltd	Yorkshire Chambers, 112 - 118 Pilgrim Street, Newcastle upon Tyne, NE1 6LL	0.00
CI19	Lamb & Edge	Saddlers House, Gutter Lane, Cheapside, London, EC2V 6ER	0.00
CI20	Lambert Smith Hampton	Oivers Place, Fulwood, Preston, PR2 9ZA	0.00
CI21	Lancashire Evening Post Ltd	Martland Mill, Wigan, WN5 0LX	0.00
CI22	Lancashire Publications Ltd	17 Parkside Lane Industrial Est, Leeds, LS11 5TD	0.00
CI23	Lanes Group Plc	Swallowfield Way, Hayes, Middlesex, UB3 1DQ	0.00
CI24	La Senza Ltd	Kestrel Business Park, Private Rd No2, Colwick, Nottingham, NG4 2JR	0.00
CI25	LCCR Contracts Ltd	Riverside, Manchester, M3 5AA	0.00
CI26	Leach Rhodes Walker	Small Back Room, 88 Cambridge Road, London, SE5 0BG	0.00
CI27	Lecan Vision	Chelsea House, Westgate, London, W5 1DR	0.00
CI28	Lewis (Avr) Ltd	Unit 4, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT	0.00
CI29	Loomland (Manchester) Ltd		0.00



(both in Administration)

Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986

KPMG LLP

10 July 2009

KPMG LLP
Modus (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CN01	NICHOLS SIMMONS	30 KING STREET, MANCHESTER, M2 6AZ	0.00
CN02	NIWEL OLDHAM CONSTRUCTION LTD.	WEYBROOK HOUSE, WEYBROOK ROAD, LEVENSHULME, MANCHESTER, M19 2RH	0.00
CN03	Npower Limited	PO Box 209, MBA Payment Processing Centre, Wetherby Road, Seacroft, Leeds, LS14 3WX	0.00
CP00	Pinsents	3 Colmore Circus, Birmingham, B4 6BH	0.00
CP01	PRESTON BOROUGH COUNCIL	10/12 KENNEDY STREET, MANCHESTER, M2 4BY	0.00
CR00	RN HUMPHREYS ASSOCIATES	LANCASTER HOUSE, ACKHURST ROAD, CHORLEY, LANC., PR7 1NH	0.00
CR01	RUTTLE CONTRACTING LTD.	Shepherd House, Southmoor Rd, Manchester, M23 9GH	0.00
CS00	Shepherd Construction Ltd	Cranbrook House, 39 Rodney Street, Liverpool, L1 9EN	0.00
CS01	Smith Young Partnership Limited		0.00
CS02	Socpen Trustees		0.00
CS03	Spring & Company Ltd	213 Chestergate, Stockport, Cheshire, SK3 0AN	0.00
CS04	STRATA SURVEYS	STRATA HOUSE, HOLMES CHAPEL ROAD, MIDDLEWICH, CHESHIRE, CW10 0JB	0.00
CS05	S Y Moorhouse Wright Limited	20 St Ann's Square, Manchester, M2 7HG	0.00
CT00	THE ROYAL BANK OF SCOTLAND	PO BOX 356, 38 MOSLEY STREET, MANCHESTER, M60 2BB	0.00
CT01	TA SWEEPERS	12 ARLEY STREET, CHORLEY, LANCASHIRE, PR7 1SP	0.00
CU00	Unknown		0.00
CU01	United Utilities Water Plc	PO Box 50, Warrington, WARS 1AQ	0.00
CW00	WACKS CALLER	STEAM PACKET HOUSE, 76 CROSS STREET, MANCHESTER, M2 4JU	0.00
CW01	WHITE YOUNG	ARNDALE COURT, HEADINGLEY, LEEDS, WEST YORKSHIRE, LS6 2LJ	0.00
CW02	WH Smith UK Retail		0.00
CW03	WICKES PROPERTIES LTD.	KNIGHTON HOUSE, 56 MORTIMER STREET, LONDON, WIN 8PR	0.00
CW04	Wigan Borough Council	PO Box 100, Moore Street East, Whalley, Wigan, WN1 3DS	0.00
S2 Entries Totalling			0.00

Signature _____

Page 2 of 2

IPS SQL Ver. 6.00

09 July 2009 11:07



(both in Administration)

Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986

KPMG LLP

10 July 2009

5B - Modus (Wigan) Limited

KPMG LLP
Modus (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CA00	ALBURY CONSTRUCTION LTD.	THE POTATO STORE, OSBORNE COURT, OLNEY, BEDFORDSHIRE, MK46 4LA	0.00
CB00	BROWN SMITH BAKER	117 HEADROW, LEEDS, LS1 5X	0.00
CC00	The Contributions Agency	Loughborough, NEWCASTLE-UPON-TYNE, NE98 1YX	0.00
CC01	Chesterton Plc	Embassy House, Queens Avenue, Clifton, Bristol, BS8 1SB	0.00
CC02	CLEANSWEEP	48 SOUTH MEADOW LANE, PRESTON	0.00
CC03	CLIVE HURT PLANT HIRE LTD.	UNIT 31, TALBOT ROAD, LEYLAND, LANCASHIRE, PR3 1ZJ	0.00
CC04	COMMISSION FOR NEW TOWNS	GLEN HOUSE, STAG PLACE, VICTORIA, LONDON, SW1E 5AJ	0.00
CD00	Dawson Day Insurance Services Ltd	8 - 10 Grosvenor Gardens, London, SW1W 0DH	0.00
CD01	Dawson Day Property Finance Ltd	7 Beeston Place, London, SW1W 0JJ	0.00
CD02	DE LEUW CHADWICK	THOMAS TREGOLD HOUSE, 231 LONDON ROAD, BISHOPS STORTFORD, HERTS, CM23 3LA	0.00
CD03	Drumbeat Creative	Dacie House, 37 Ducie Street, Manchester, M1 2JW	0.00
CE00	Economy Gas Ltd	PO Box 232, Altrincham, WA15 7FR	0.00
CE01	Everheds LLP	115 Colmore Row, Birmingham, B3 3AL	0.00
CE02	Grant Thornton UK LLP	Heron House, Albert Square, Manchester, M60 8GT	0.00
CF00	GRIFFITHS & ARMOUR	DRURY HOUSE, 19 WATER STREET, LIVERPOOL, L2 0RL	0.00
CF01	HM Revenue & Customs	Debt Management, Enforcement & Insolvency, Durrington Bridge House, Barrington Road, Woking, BN12 4SE	0.00
CF02	JB Sports PLC	Challenge Way, Marldam park, Wigan, Lancashire, WN5 0LD	0.00
CF03	JOHN J. BYRNE	2 BIRTWELL WALK, LOWER CRUMPSALL, MANCHESTER, M8 6UT	0.00
CF04	JL MANSON & PARTNERS LTD.	FINANCE HOUSE, 55 MOSLEY STREET, MANCHESTER, M2 3HY	0.00
CF05	LANCASHIRE COUNTY COUNCIL	PO BOX 100, COUNTY HALL, PRESTON, PR1 0LD	0.00
CF06	Lopian Gross Barnet & Co	6th Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LG	0.00
CF07	Lunson Mitchell	Retail Property Consultants, 33 Cork St, London, W1S 3NQ	0.00
CF08	M & K INTERNATIONAL RBS	CREGNEISH, 2 RINGLEY PARK, WHITEFIELD, MANCHESTER, M45 7NT	0.00
CF09	M. MOORE PLANT HIRE	31 SILTON STREET, MOSTON, MANCHESTER, M9	0.00
CF10	MOBAC SITE SERVICES LTD.	GREEN LANE, GARSTANG, PRESTON, PR3 1PP	0.00
CF11	Modus Estates Ltd	De Quincey House, 86 Cross Street, Manchester, M2 4LA	0.00
CF12	Modus Property Services Ltd	The Edge, Clowes St, Manchester, M3 5NA	0.00
CF13	MOTT MACDONALD LTD.	ST. ANNE HOUSE, 20-26 WELLESLEY ROAD, CROYDON, CR9 2UL	0.00
CF14	M. PORTER & ASSOCIATES	METCALFE HOUSE, 26a KIRKGATE, RIPON, NORTH YORKSHIRE, HG4 1PB	0.00
CF15	Nicholas Robinson & Partners		0.00

09 July 2009 11:07

IPS SQL Ver. 6.00

Page 1 of 2



KPMG LLP
Modus Properties (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CW0M	Wigan & Leigh College	PO Box No.18, Railway Road, Leigh, Wigan	0.00
CW0N	Wigan Council	Finance & IT Department, Data Control Section, Council Tax Offices, Moore Street East, Whalley, Wigan	0.00
CW0O	Wigan MBC		0.00
CZ00	Zatman & Co	1 The Cottages, Deva Centre, Trinity Way, Manchester, M3 7BE	0.00
CZ01	Zen Internet Ltd	Moss Bridge Rd, Rochdale, OL16 5EA	0.00
CZ02	Zenith Marketing	10 Darlow Drive, Stratford, CV37 9DG	0.00
CZ03	Zunni Limited	Unit 104, 23 New Mount St, Manchester, M4 4DE	0.00
325 Entries Totalling			0.00

Signature _____

(both in Administration)
Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986
KPMG LLP
10 July 2009



(both in Administration)

Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986

KPMG LLP

10 July 2009

KPMG LLP
Modus Properties (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CTUJ	Tushingham Moore	Acresfield, St Ann's Square, Manchester, MZ 7HA	0.00
CTUK	The Works Retail Ltd	Midpoint Park, Minworth, Sutton Coldfield, West Midlands, B76 1RN	0.00
CTUL	The College of Estate Management (Reading)	The Accountant, Whiteknights, Reading	0.00
CU00	United Utilities	PO Box 450, Warrington, WA55 1WA	0.00
CU01	University of Manchester	John Owens Building, Oxford Road, Manchester, M13 9PL	0.00
CU02	United Utilities Water Plc	PO Box 450, Talbot Road, Warrington	0.00
CV00	Viking Direct	PO Box 279, Leicester, LE3 1YU	0.00
CV01	Vincent's Shopfitters	Prory Works, Newton Street, Newton St Faith, Norwich, NR10 3AD	0.00
CV02	Virtual Plant Ltd	10-12 Cecil Rd, Hale, Cheshire, WA15 9PA	0.00
CV03	Viking Direct Ltd	PO Box 279, Leicester	0.00
CW00	Waterman Burrow Crocker Limited	Dippen Hall, Eastbourne Road, Blindley Heath, Lingfield, RH7 6TX	0.00
CW01	Waterman Civils Ltd	Dippen Hall, Eastbourne Rd, Blindley Heath, Lingfield, Surrey, RH7 6TX	0.00
CW02	Waterman Structures Limited	Accounts Dept, Pickfords Wharf, Clink Street, London, SE1 9DG	0.00
CW03	Waterman BBT Limited	Bradshaw House, 31 Waterloo Lane, Bramley, Leeds, LS13 2JB	0.00
CW04	Waterstones	Royal House, Princess Gate, Solihull, West Midlands, B91 3QQ	0.00
CW05	Welding Engineers (Hertford) Ltd	Unit 1 Lower Rd, Great Ansell, Wars, Hertfordshire, SG12 9TA	0.00
CW06	Wetok Ltd	Unit 4 Easter Court, Europe Boulevard, Gemini Business Park, Warrington, Cheshire, WA5 7ZB	0.00
CW07	WH Smith UK Retail	Greenbridge Road, Swindon, Wiltshire, SN3 3LD	0.00
CW08	Wigan Borough Council	The Central Collecting Office, Civic Centre, Millgate, Wigan, WN1 1DD	0.00
CW09	Wigan Borough Partnership Limited	Wigan Investment Centre, Waterside Drive, Wigan, WN3 5BA	0.00
CW0A	Wilkinson Hardware Stores Ltd	JK House, PO Box 20, Roebuck Way, Manton Wood, Workson, Notts, S80 3YY	0.00
CW0B	William Highnam Florist	13/21 Wholesale Market, Manus Bridge, Wigan, WN3 6XE	0.00
CW0C	William Reed Publishing Ltd	Broadfield Park, Crawley, West Sussex, RH11 9RT	0.00
CW0D	Wilton Cobley Limited	201A Henegage Road, Grimsby, North East Lincolnshire, DN32 9JW	0.00
CW0E	Winning Moves UK Ltd	7 Praed Street, London, W2 1NJ	0.00
CW0F	Wigber Walton Glass Ltd	, Kittlingbourne Brow, Higher Walton, Preston	0.00
CW0G	Wilplan Training Ltd	Unit 6-8 Almond Brook Centre, 234A, Almond Brook Road, Standish, Wigan	0.00
CW0H	Websters	Baker Street Chambers, Baker Street, London	0.00
CW0I	Westgrove Cleaning Services Ltd	, Lakeside Drive, Centre Park, Warrington	0.00
CW0J	Wenok Ltd	Unit 4 Easter Court, Europa Boulevard, Gemini Retail Park, Warrington	0.00
CW0K	Wigan Leisure & Culture Enterprises Ltd	Robin Park Headquarters, The Indoor Sports Centre, Loire Drive, Robin Park	0.00
CW0L	Wigan Council	Business Rates, Council Tax Office, PO Box 100, Moore Street East, Whalley, Wigan	0.00



(both in Administration)

Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986

KPMG LLP

10 July 2009

KPMG LLP
Modus Properties (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CS0L	Swans Travel Ltd	Stanley House, Broadgate, Broadway Business Park, Chadderton, Oldham, OL9 9XA	0.00
CS0M	SY Moorhouse Wright Limited	20 St Ann's Square, Manchester, M2 7HG	0.00
CS0N	Studiotech (UK) Ltd	Bridge House, Ashton Road, Bredbury	0.00
CS0O	Spectrum Investment Management Ltd	The Edge, Clowes Street, Manchester	0.00
CS0P	St John Supplies	PO Box 707B, Friend Street, London	0.00
CS0Q	S2 Partnership Ltd	Avenue Business Park, Elsworth, Cambridge	0.00
CS0R	Screwfix Direct Ltd	Mead Avenue, Houndstone Business Park, Yeovil	0.00
CS0S	Signs & Labels Ltd (T/a Safety Shop)	Douglas Bruce House, Cornie Way, Bredbury Industrial Park, Stockport	0.00
CS0T	Sheppertaintment Ltd	The Edge, Clowes Street, Manchester	0.00
CS0U	Sitelink Communications Ltd	Bridgewater Road, Herburn Industrial Estate, Washington	0.00
CS0V	Snailworld Imports Ltd	Harland Drive, Edgware, Middlesex	0.00
CS0W	Swan Signs Ltd	Lloyds TSB Commercial Finance, PO Box 100, Banbury	0.00
CS0X	St John Ambulance	St John House, Broadfield Close, Sheffield	0.00
CT00	The Bag N Box Man Ltd	Unit 1 West Street, Shutford, Banbury, Oxfordshire, OX15 6PH	0.00
CT01	The Body Shop PLC	Watersmead, Littlehampton, West Sussex, BN17 6LS	0.00
CT02	The Boots Company Plc	Boots, The Chemist Ltd, Accounting Dept, 1 Thame Rd West, Nottingham, NG90 1BS	0.00
CT03	The Carbon Neutral Company	Bravington House, 2 Bravington Walk, Regents Qtr, Kings Cross, London, N1 9AF	0.00
CT04	The Image Group	Barton Hall, Hardy Street, Peel Green, Manchester, M30 7NB	0.00
CT05	The John David Group Plc	Hollinsbrook Way, Pilsworth, Bury, Lancashire, BL9 8RR	0.00
CT06	The Performing Right Society	PO Box 4575, Worthing, BN11 9AR	0.00
CT07	Taylor Brothers Installations (Bolton) Ltd	247 Crompton Way, Bolton, BL2 2RY	0.00
CT08	Technical Refurbishment Ltd	Unit 7, Guinness Rd Trading Estate, Trafford Park, Manchester, M17 1SB	0.00
CT09	Tenos Limited	4th Floor McLaren House, Lancasterian Office Centre, Salford, Manchester, M32 0FP	0.00
CT0A	Thomas and Adamson	10 Wemyss Place, Edinburgh, EH3 6DL	0.00
CT0B	Timpson	187 Princess Road, Moss Side, Manchester, M14 4RL	0.00
CT0C	TK Maxx	50 Clarendon Rd, Wainford, Herts, WD17 1TX	0.00
CT0D	T Kondos Associates Inc	333 West 39th St, Suite 202, New York, NY 10018	0.00
CT0E	Total Gas & Power	Bridge Gate, 55-57 High St, Redhill, RH1 1RX	0.00
CT0F	Touchvision	6 The Riverside, Farnham, Surrey, GU9 7SS	0.00
CT0G	Town Centre Bars Limited	Brook House, Barnsley Road, Dodworth, Barnsley, S75 3JT	0.00
CT0H	Town Centre Parking	3rd Floor, 47 Beak St, London, W1F 9SE	0.00
CT0I	TTS Interiors Ltd	Unit 2C, Sedgley Buildings, Durham St, Droylsden, Manchester, M43 6FA	0.00



(both in Administration)

Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986

KPMG LLP

10 July 2009

KPMG LLP
Modus Properties (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CQ00	Quality Hotel Wigan	Riverway, Wigan, Greater Manchester, WN1 3SS	0.00
CR00	Ray Cliff Consulting	81 Halsbury Rd, Bristol, BS6 7ST	0.00
CR01	Ralph Capper Interiors Ltd	10a Little Peter St, Knott Mill, Manchester, M15 4PS	0.00
CR02	Redcastle Ltd	Estates Division, Torre Rd, Leeds, LS9 7DN	0.00
CR03	Red-M	Graylands, Langhurswood Rd, Horsham, West Sussex, RH12 4QD	0.00
CR04	Robinson Insurance Services Limited	8th Floor, India Buildings, Water Street, Liverpool, L2 0XP	0.00
CR05	Rok Build North Ltd	Laser House, Waterfront Quay, Manchester, M50 3XW	0.00
CR06	RS Components Ltd	PO Box 99, Corby, Northamptonshire, NN17 9RS	0.00
CR07	Radar Promotions Ltd	, City Forum, 250 City Road, London	0.00
CR08	error	Couching House, Couching Street, Watlington	0.00
CR09	RCT Analytics	60 Newman St, London, W1T 3DA	0.00
CS00	Safe	Ariel House, 74A Charlotte St, London, W1T 4QJ	0.00
CS01	Savell Bird & Axon	25 Finsbury Circus, London, EC2M 7EE	0.00
CS02	Savills Commercial Ltd	Unit A7 Charter Business Park, Watery Lane, Kemsing, Sevenoaks, Kent, TN15 6PW	0.00
CS03	Scheidt & Bachman (UK) Ltd	DR74VD - Accounts Dept, Mead Avenue, Houndstone Business Park, Yeovil, BA22 8RT	0.00
CS04	Screwfix Direct Ltd	Fao: Pam Thorpe, Frederick House, Fulford Rd, York, YO10 4EA	0.00
CS05	Shepherd Construction Limited		0.00
CS06	Shoppertainment Limited		0.00
CS07	Sky Business		0.00
CS08	SBR Design Consultants Limited	88 Cambervell Road, London, SE5 0EG	0.00
CS09	Sol Acoustics	Albion Wharf, Albion St, Manchester, M1 5LN	0.00
CS0A	Spring and Company Limited	213 Chestergate, Stockport, SK3 0AN	0.00
CS0B	Standish Media Services Ltd	Suite 116 The Standish Centre, Cross Street, Standish, Greater Manchester, WN6 0HQ	0.00
CS0C	Static Models	23 Roscoe Lane, Liverpool, L1 9JD	0.00
CS0D	Stead & Simpson	Fosse Way, Syston, Leicestershire, LE17 1PG	0.00
CS0E	Stephensons Solicitors	Wigan Investment Centre, Waterside Drive, Wigan, WN3 5BA	0.00
CS0F	St John Ambulance-Supplies	St John House, 5 Broadfield Close, Sheffield, S8 0NX	0.00
CS0G	Stretwise Sports Ltd	Unit B, The Grandstand, Leacroft Rd, Birchwood, Warrington, WA3 6PJ	0.00
CS0H	Studio Liddell Ltd	Suite 5 Deansgate Quay, 388 Deansgate, Manchester, M3 4LB	0.00
CS0I	Studiotech (UK) Limited	Bridge House, Ashdon Rd, Bredbury, Cheshire, SK6 2QN	0.00
CS0J	Summit Studios	31 Spinners Way, Moorside, Oldham, OL4 2QN	0.00
CS0K	Sun Stileid Window Film Ltd	23 Marshall Grove, Great Barr, Birmingham, B44 8HP	0.00



(both in Administration)

Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986

KPMG LLP

10 July 2009

KPMG LLP
Modus Properties (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CN08	North Western Cleaning (Manchester) Limited	69 Stockport Road, Denton, Manchester, M34 6DD	0.00
CN09	Npower Ltd	PO Box 209, MBA Payment Processing Centre, Wetherby Road, Scarcroft, Leeds	0.00
CN0A	Npower Yorkshire Ltd	, Wetherby Road, Scarcroft, Leeds	0.00
CN0B	Npower Commercial Gas	Payment Processing Centre, PO Box 236, Wetherby Road, Scarcroft, Leeds	0.00
CN0C	Northern & Central Electrical Wigan Ltd	Unit 1A, Cricket Street, Business Park, Wigan	0.00
CN0D	Network Digital Solutions Ltd	Unit 1 Pilsworth Industrial Estate, Pilsworth Way, Bury	0.00
CN0E	Newey & Eyre	Yardley Court, 11-12, Frederick Road, Edgbaston, Birmingham	0.00
CN0F	North West Turf	Mickering Farm, Mickering Lane, Aughton, Nr Ormskirk	0.00
CN0G	Nick Philbin Ltd	Glass Bottle Collection & Recycling, the Glass Building, Corporation Street, Wigan	0.00
CO00	O2	PO Box 3226, 260 Bath Rd, Slough, Berkshire, SL1 4WE	0.00
CO01	Office & Reception Planters Ltd	24 Hubbway House, Hubbway Business Park, Basington Ind Est, Cramlington, NE23 8AD	0.00
CO02	Opcon	Hornbeam House, Hornbeam Park, Hookstone Road, Harrogate, HG2 8QT	0.00
CO03	Opus Network Services Ltd	Telecom House, 123 Wickenden Rd, Sevenoaks, Kent, TN13 3NR	0.00
CO04	Oxford Archaeology North	Storey Institute, Meeting House Lane, Lancaster, LA1 1TF	0.00
CO05	Oxford Archaeology	Janus House, Osney Mead, Oxford, OX2 0ES	0.00
CO06	one zero two four Wishfin	Orrill Lodge, Orrill Rd, Orrell, Wigan, WN5 8FH	0.00
CO07	Opus Network Services Ltd	Telecom House, Wickenden Road, Sevenoaks	0.00
CP00	Pakawaste	Rough Hey Rd, Preston, PR2 5AR	0.00
CP01	PanaExos Ltd	7 Hollybush Road, North Walsham, Norfolk, NR28 9XT	0.00
CP02	Phil Whitaker Design Ltd	Unit F, Freeth St, Meadow Lane, Nottingham, NG2 3GT	0.00
CP03	PHS Group PLC	Western Ind Est, Caspberry, CF83 1XH	0.00
CP04	PICAS UK Limited	Hercules House, 4 George Street, Gosport, Hampshire, PO12 4SY	0.00
CP05	Pinsent Curtis Biddle	3 Colmore Circus, Birmingham, B4 6BH	0.00
CP06	Plowman Craven	141 Lower Lutton Rd, Harpenden, Hertfordshire, AL5 5EQ	0.00
CP07	Podmores Building Maintenance Ltd	Haydock St, Warrington, Cheshire, WA2 7UW	0.00
CP08	Pozzani Design Group	Woodville House, 2 Woodville Road, Altrincham, WA14 2FH	0.00
CP09	PP Building Services	267 Bradley Lane, Sandbach, Wigan, WN6 0XP	0.00
CP0A	Primrose Electrical Ltd	Unit 3b Cricket St Business Park, Cricket St, Wigan, Lancs, WN6 7TP	0.00
CP0B	Pakawaste Ltd	, Rough Hey Road, Grimsargh, Preston	0.00
CP0C	Primrose Electrical Ltd	Cricket Street Business Park, Unit 3b, Cricket Street, Wigan	0.00
CP0D	PHS Group Plc	Western Industrial Estate, Caspberry	0.00
CP0E	Podmores Building Maintenance Ltd	, Haydock Street, Warrington	0.00

09 July 2009 11:09

IPS SQL Ver. 6.00

Page 7 of 11



(both in Administration)

Report to Creditors pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986

KPMG LLP

10 July 2009

KPMG LLP
Modus Properties (Wigan) Limited
B - Company Creditors

Key	Name	Address	£
CL0B	Lopian Gross Barnett & Co	6th Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LG	0.00
CL0C	Lunson Mitchenall	33 Cork Street, London, W1S 3NQ	0.00
CL0D	Lewis (Ayr) Limited	Chelsea House, Westgate, London, W5 1DR	0.00
CL0E	Lancashire Cleaning	Sandy Lane, Orrell, Wigan	0.00
CM00	Mr Daniel Bell	10 Florist St, Shaw Heath, Stockport, 8DX	0.00
CM01	M4 UK Ltd	The Fold Yard, York Riding School, Wigginton Road, York, YO32 2RH	0.00
CM02	M A Abramson	39 Shazar Street, Herzliya Pithach 46743, Israel	0.00
CM03	Mace Ltd	Albion House, 64 Pratt Street, London, NW1 0LF	0.00
CM04	Manchester City Council	Corporate Services Dept, PO Box 314, Town Hall, Manchester, M60 2JR	0.00
CM05	Marcus Moore Catering Ltd	Suite 100, The Standish Centre, Cross St, Standish, Wigan, WN6 0HQ	0.00
CM06	Mathews & Goodman	Dorland House, 14/16 Regent Street, London, SW1 Y4 PH	0.00
CM07	Maysand Ltd	No.1 Salmon Fields Business Village, Royton, Oldham, Lancashire, OL2 6HT	0.00
CM08	Modus Ventures Limited	De Quincey House, 86 Cross Street, Manchester, M2 4LA	0.00
CM09	Modus Asset Management Ltd	The Edge, Cloves St, Manchester, M3 5NA	0.00
CM0A	Monkhouse Partnership	4 Stanford Road, Bowdon, Altrincham, W14 2JU	0.00
CM0B	Monsoon Accessorize Ltd	Monsoon Building, 179 Harrow Rd, London, W2 6NB	0.00
CM0C	MTM Presentations	37 Hightower, Ringley Wood, Radcliffe, Manchester, M26 1YN	0.00
CM0D	Mucho Cocoa Ltd	41 Bridgeman Terrace, Wigan, WN1 1TT	0.00
CM0E	Multiplex Fire Protection	Unit 2, Westbrook Rd, Manchester, M17 1AY	0.00
CM0F	Modus Urban Regeneration Ltd	The Edge, Cloves Street, Manchester, M3 5NA	0.00
CM0G	M Y Diamond	3 The Abour, Middleton, Ilkley, LS29 0EY	0.00
CM0H	MITIE Engineering Maintenance Ltd	Aspect House, Sturt Road, Frimley Green, Surrey	0.00
CM0I	Millennium Hygiene Ltd	Unit 20 Leighton Business Park, Station Road, Little Hooles, Preston	0.00
CM0J	Multiplex Fire Protection	Unit 32 Westbrook Trading Estate, Westbrook Road, Trafford Park, Manchester	0.00
CM0K	N Dauod	135 Ormskirk Rd, Wigan, WN5 9DP	0.00
CM0L	Nemontkeys Ltd	51 Turner Street, Northern Quarter, Manchester, M4 1DN	0.00
CM0M	Network Digital Solutions Ltd	Unit 1, Pilsworth Industrial Estate, Pilsworth Way, Bury, Lancashire, BL9 8RE	0.00
CM0N	Newsco Insider Ltd	Boulton House, 17-21 Charlton Street, Manchester, M1 3HY	0.00
CM0O	Next Group Plc	Banking Department, Desford Rd, Enderby, Leicestershire, LE19 4AT	0.00
CM0P	Npower	Payment Processing Centre, PO Box 18, Kingswinford, West Midlands, DY6 8BL	0.00
CM0Q	Npower Commercial Gas Ltd	Concom Limited, Wesley House, 5 Wesley St, Castleford, WF10 1JG	0.00
CM0R	NRN Design Ltd	51 Turner St, Northern Quarter, Manchester, M4 1DN	0.00