Rule 2.47 | Form 2.24B (CH)

The Insolvency Act 1986

Administrator's progress report 2.24B

Name of Company	Company Number
Castlemore (Temple Quay 2) Limited	03831148

In the	Court case number
High Court of Justice Chancery Division Companies Court (full name of court)	11449 of 2009

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

We (a) Mark Charles Batten of PricewaterhouseCoopers LLP, 7 More London, Riverside, London, SE1 2RT and David Matthew Hammond of PricewaterhouseCoopers LLP, Cornwall Court, 19 Cornwall Street, Birmingham, B3 2DT

administrators of the above company attach a progress report for the period

from (b) 2 March 2012 to (b) 1 September 2012

(b) Insert dates

Signed ____________
Joint Administrator

Dated 17.09.12

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

Natasha Singh	
PricewaterhouseCoopers LLP, Benson House, 33 Wellington Street, Leeds, LS1 4JP	
	Tel 0113 289 4205
DX Number	DX Exchange

WEDNESDAY

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QIQ 19/09/2012 #122
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**

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To: All known creditors
Registrar of Companies
Companies Court, Chancery Division

17 September 2012

Dear Sirs

Castlemore (West Bar) Limited, Castlemore (Temple Quay 2) Limited, Castlemore (Temple Quay 6) Limited, Castlemore (Temple Quay 8) Limited and Castlemore (Temple Quay 9) Limited – all in administration ("the Companies")

Further to the Joint Administrators' ("the Administrators") appointment on 2 March 2009, I write to provide creditors with my seventh progress report on the above administrations in accordance with Rule 2.47 of The Insolvency Rules 1986 ("IR86")

1. Statutory and financial information

I enclose the following for your information:

- Appendix A — Statutory information in relation to the Companies;
- Appendix B — Receipts and payments accounts for the period 2 March 2009 to 1 September 2012;
- Appendix C — Analyses of time costs for the period 2 March 2009 to 1 September 2012; and
- Forms 2.24B — Administrators' progress reports.

2. Purpose of the administrations

The purpose of the administrations, as detailed in the Administrators' proposals ("the Proposals") which were approved by the creditors on 6 May 2009, was to achieve a better result for the Companies' creditors as a whole than would be likely if the Companies were wound up (without first having been in administration)

As detailed in my previous report, the Administrators applied to the court to extend the administration periods of the Companies, by one year to 1 March 2013 for Castlemore (Temple Quay 8) Limited and Castlemore (Temple Quay 9) Limited and by three years to 1 March 2015 for the other Companies.

The court granted these extensions on 20 February 2012.

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3. Assets

At the date of the Administrators' appointment, the Companies' principal assets were the Temple Quay commercial property development in Bristol, and the West Bar commercial property development in Sheffield. These sites are large retail and office complexes with space for retail stores and business premises.

To date, the Administrators have completed the following sales; ND2, ND5 and most recently ND9 (all Castlemore (Temple Quay 2) Limited properties), One Glass Wharf (a Castlemore (Temple Quay 8) Limited property) and ND4 (a Castlemore (Temple Quay 9) Limited property).

As part of the agreement for lease, the Administrators of Castlemore (Temple Quay 8) Limited were required to pay c£14m to Burges Salmon for clauses primarily in respect of both late and non-completion of the ND4 building, a tenant's incentive payment and contributions to fit out works. These amounts are shown as legal settlements in the receipts and payments account.

The Administrators are continuing to negotiate a resolution to disputes arising out of defects at One Glass Wharf, following which closing formalities will be commenced in relation to Castlemore (Temple Quay 8) Limited.

Due to the current property market conditions and the fact that many of the sites are not complete, the Administrators have established and pursued site specific strategies which have been agreed with the secured lender for the remaining properties.

The remaining elements of the Temple Quay site and the West Bar sites require development work and further asset management before the remaining plots can be made available for sale.

The administrations are being funded out of trading receipts, asset realisations and borrowings from Lloyds TSB Bank Plc

4. Outcome for creditors

4.1 Secured creditor

Lloyds TSB Bank plc ("Lloyds") holds fixed and floating charge security over the Companies' assets. At the date of the Administrators' appointment, Lloyds had outstanding lending in excess of £50,000,000.

During the administration period, Lloyds has provided additional funding of £73,626,244 to finance the building and development of the sites owned by the Lloyds Companies Against the total lending, the Administrators have made distributions totalling £100,871,777

It is anticipated that Lloyds will suffer a shortfall in relation to their lending to the Companies.

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4.2 Preferential creditors

There are no preferential creditors in any of the Companies.

4.3 Unsecured creditors

It is unlikely that sufficient realisations will be made to enable a distribution to unsecured creditors other than potentially by way of the Prescribed Part provisions.

However, it is not possible to anticipate the net level of final floating charge realisations at this time. Any sums available to the unsecured creditors cannot therefore be quantified until asset realisations are complete and costs are finalised.

The Prescribed Part is a proportion of the net realisations (after costs of realisation and administration) subject to a floating charge, which is required to be made available to unsecured creditors under Section 176A IA86.

5. Administrators' fees and disbursements

At the first meetings of creditors, it was agreed that the Administrators' remuneration will be calculated based upon time properly spent on the administrations by them and the various grades of their staff according to their firm's usual charge out rates for work of this nature. Disbursements are also to be charged in accordance with the firm's policy, as set out in the Proposals, including category 2 disbursements.

As at 1 September 2012, the Administrators' time costs and disbursements totalled 4,682,626 and £14,043 respectively across the Companies. Against this, £3,198,425 and £8,577 respectively has been drawn, as detailed in the receipts and payments accounts attached at Appendix B

Summaries of the time costs incurred in respect of each of the Companies are shown below, and detailed analyses are attached at Appendix C.

Case	Total hours	Total timecost (£)	Total expenses (£)
Castlemore (West Bar) Limited	1,273	395,166	4,400
Castlemore (Temple Quay 2) Limited	4,245	1,609,301	3,984
Castlemore (Temple Quay 6) Limited	2,110	694,144	1,298
Castlemore (Temple Quay 8) Limited	4,349	1,597,148	3,039
Castlemore (Temple Quay 9) Limited	1,261	386,868	1,322
Total	**13,238**	**4,682,626**	**14,043**

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6. Professional Advisors

On this assignment I have used the professional advisors listed below. The basis of any fee arrangement with them is also noted below.

Name of professional advisor	Nature of work	Basis of fee arrangement
CMS Cameron McKenna LLP	Legal advice	Time cost basis
GVA Grimley Limited	Valuation of assets and property management	Fixed fee
Balfour Beatty Plc	Construction / property agents	Time cost basis
Cyrill Sweet Group Plc	Construction / property agents	Time cost basis
DTZ Debenham Tie Leung Limited	Construction / property agents	Time cost basis
Alder King LLP	Property agents	Fixed fee and time costs
GVA Second London Wall Project Management Limited	Property Consultants	Time cost basis
King Sturge International LLP	Property Consultants	Fixed fee
Lambert Smith Hampton Group Limited	Property Consultants	Fixed fee
JLT Limited	Insurance & risk management	Insurance policy costs

A number of the sites are subject to complex legal arrangements and require very specific advice. In addition, these arrangements and the value of certain properties can be impacted by the level of future development of adjacent properties sometimes owned by a different group company and therefore requiring independent legal advice. Advisors have therefore been chosen on a property specific basis subject to the specific requirements arising.

The Administrators' choice was generally based upon their perception of the advisors' experience and ability to perform this type of work, the complexity and nature of the assignment and the basis of the fee arrangement with them. The Administrators have reviewed the fees charged to date to ensure that they are reasonable in the circumstances of the case.

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7. Extension to the Administrators' term of office

As previously reported, the administrations were originally due to expire on 1 March 2010. In order to maximise realisations and achieve the purpose of the administrations, an application to court was made seeking an extension to the period of the administrations At a hearing on 24 February 2010, the administrations were extended to 1 March 2012.

As detailed above, in order to achieve the purpose of the administrations; the Administrators believe that the optimum strategy for the Companies is to continue to manage and develop the various sites. Due to the current state of the property market and the unfinished condition of the Temple Quay properties, the Administrators do not believe that pursuing a sale of the remaining sites at this time would maximise the realisations for creditors.

The Administrators therefore sought further extensions to their term of office in respect of each of the Companies. At a hearing on 20 February 2012, the court granted extensions of three years in respect of each administration, with the exception of Castlemore (Temple Quay 8) Limited and Castlemore (Temple Quay 9) Limited, for which one year extensions were granted.

8. Exit from the administrations

It is currently anticipated that, once the purposes of the administrations have been achieved, and all closing formalities have been completed, the Administrators will file notices under Paragraph 84(1) Schedule B1 IA86 with the Registrar of Companies for each of the Companies, following registration of which the relevant Companies will be dissolved approximately three months later

9. Administrators' discharge from liability

The Administrators will apply to court in order to be discharged from liability in respect of any action of theirs as Administrators.

If you have any queries, please contact my colleague Natasha Singh on 0113 289 4205.

Yours faithfully
for and on behalf of the Companies

Matthew Hammond
Joint Administrator

Enclosures.	Appendix A	Statutory information in relation to the Companies
	Appendix B	Receipts and payments accounts for the period 27 February 2009 to 1 September 2012
	Appendix C	Analyses of time costs for the period 27 February 2009 to 1 September 2012
	Forms 2.24B	Administrators' progress reports

Mark Batten and Matthew Hammond have been appointed as joint administrators of the Companies to manage their affairs, business and property as their agents and without personal liability Both are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England & Wales.

The joint administrators are Data Controllers of personal data as defined by the Data Protection Act 1998. PricewaterhouseCoopers LLP will act as Data Processor on their instructions. Personal data will be kept secure and processed only for matters relating to the administration

Appendix A

Statutory information in relation to the Companies

Full name	Castlemore (West Bar) Limited	Castlemore (Temple Quay 2) Limited	Castlemore (Temple Quay 6) Limited
Court details for the Administration	High Court of Justice Chancery Division London District Registry, Case No 11453 of 2009	High Court of Justice, Chancery Division, London District Registry, Case No 11449 of 2009	High Court of Justice, Chancery Division, London District Registry, Case No 11451 of 2009
Trading name	Castlemore (West Bar) Limited	Castlemore (Temple Quay 2) Limited	Castlemore (Temple Quay 6) Limited
Registered number	5620890	3831148	5899473
Registered address	PricewaterhouseCoopers LLP, Benson House, 33 Wellington Street, Leeds, LS1 4JP	PricewaterhouseCoopers LLP, Benson House 33 Wellington Street, Leeds LS1 4JP	PricewaterhouseCoopers LLP, Benson House, 33 Wellington Street, Leeds LS1 4JP
Company directors	Mr Giuseppe Antonio Credali & Mr John Whateley	Mr Giuseppe Antonio Credali, Mr Eric Stuart Hall & Mr John Grahame Whateley	Mr Giuseppe Antonio Credali, Mr Bradley Roy Critcher & Mr John Whateley
Company secretaries	Mr Giuseppe Antonio Credali & Mr Neil Ramage	Mr Giuseppe Antonio Credali & Mr Neil Ramage	Mr Giuseppe Antonio Credali & Mr Neil Ramage
Shareholdings held by the directors and secretaries	None	None	None
Date of the Administration appointment	2 March 2009	2 March 2009	2 March 2009
Administrators' names and addresses	David Matthew Hammond & Mark Charles Batten of PricewaterhouseCoopers LLP, Cornwall Court, 19 Cornwall Street Birmingham B3 2DT & PricewaterhouseCoopers LLP, 7 More London, Riverside London SE1 2RT	David Matthew Hammond & Mark Charles Batten of PricewaterhouseCoopers LLP Cornwall Court 19 Cornwall Street, Birmingham, B3 2DT & PricewaterhouseCoopers LLP, 7 More London, Riverside, London, SE1 2RT	David Matthew Hammond & Mark Charles Batten of PricewaterhouseCoopers LLP, Cornwall Court, 19 Cornwall Street, Birmingham, B3 2DT & PricewaterhouseCoopers LLP, 7 More London Riverside, London SE1 2RT
Appointor's / applicant's name	Lloyds TSB Bank Plc	Lloyds TSB Bank Plc	Lloyds TSB Bank Plc
Objective being pursued by the Administrators	(b) achieving a better result for the Company's creditors as a whole than would be likely if the Company was wound up (without first being in administration)	(b) achieving a better result for the Company's creditors as a whole than would be likely if the Company was wound up (without first being in administration)	(b) achieving a better result for the Company's creditors as a whole than would be likely if the Company was 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 Administration is in force, any function to be exercised by the persons appointed to act as Administrators may be done by any or all of the persons appointed or any of the persons for the time being holding that office	In relation to paragraph 100(2) Sch B1 IA86, during the period for which the Administration is in force, any function to be exercised by the persons appointed to act as Administrators may be done by any or all of the persons appointed or any of the persons for the time being holding that office	In relation to paragraph 100(2) Sch B1 IA86, during the period for which the Administration is in force, any function to be exercised by the persons appointed to act as Administrators may be done by any or all of the persons appointed or any of the persons for the time being holding that office
Proposed end of the Administration	Dissolution	Dissolution	Dissolution
Estimated dividend for unsecured creditors	Uncertain	Uncertain	Uncertain
Estimated values of the prescribed part and the Company's net property	Uncertain	Uncertain	Uncertain
Whether and why the Administrators intend to apply to court under Section 176A(5) IA86	The Administrators will apply to court under Section 176A95) IA86 for an order not to distribute the Prescribed Part (should it apply) if it is considered that the costs of agreeing claims and paying the dividend will be disproportionate to the benefits	The Administrators will apply to court under Section 176A95) IA86 for an order not to distribute the Prescribed Part (should it apply) if it is considered that the costs of agreeing claims and paying the dividend will be disproportionate to the benefits	The Administrators will apply to court under Section 176A95) IA86 for an order not to distribute the Prescribed Part (should it apply) if it is considered that the costs of agreeing claims and paying the dividend will be disproportionate to the benefits
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	The European Regulation on Insolvency Proceedings applies to this Administration and the proceedings are main proceedings	The European Regulation on Insolvency Proceedings applies to this Administration and the proceedings are main proceedings

Appendix A

Statutory information in relation to the Companies

Full name	Castlemore (Temple Quay 8) Limited	Castlemore (Temple Quay 9) Limited
Court details for the Administration	High Court of Justice, Chancery Division London District Registry Case No 11454 of 2009	High Court of Justice Chancery Division, London District Registry, Case No 11452 of 2009
Trading name	Castlemore (Temple Quay 8) Limited	Castlemore (Temple Quay 9) Limited
Registered number	6307775	6307793
Registered address	PricewaterhouseCoopers LLP Benson House, 33 Wellington Street Leeds, LS1 4JP	PricewaterhouseCoopers LLP, Benson House, 33 Wellington Street, Leeds, LS1 4JP
Company directors	Mr Giuseppe Antonio Credali & Mr John Whateley	Mr Giuseppe Antonio Credali & Mr John Whateley
Company secretaries	Mr Giuseppe Antonio Credali & Mr Neil Ramage	Mr Giuseppe Antonio Credali & Mr Neil Ramage
Shareholdings held by the directors and secretaries	None	None
Date of the Administration appointment	2 March 2009	2 March 2009
Administrators' names and addresses	David Matthew Hammond & Mark Charles Batten of PricewaterhouseCoopers LLP, Cornwall Court, 19 Cornwall Street, Birmingham B3 2DT & PricewaterhouseCoopers LLP, 7 More London, Riverside London, SE1 2RT	David Matthew Hammond & Mark Charles Batten of PricewaterhouseCoopers LLP, Cornwall Court, 19 Cornwall Street, Birmingham, B3 2DT & PricewaterhouseCoopers LLP, 7 More London, Riverside, London, SE1 2RT
Appointor's / applicant's name	Lloyds TSB Bank Plc	Lloyds TSB Bank Plc
Objective being pursued by the Administrators	(b) achieving a better result for the Company's creditors as a whole than would be likely if the Company was wound up (without first being in administration)	(b) achieving a better result for the Company's creditors as a whole than would be likely if the Company was 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 Administration is in force, any function to be exercised by the persons appointed to act as Administrators may be done by any or all of the persons appointed or any of the persons for the time being holding that office	In relation to paragraph 100(2) Sch B1 IA86 during the period for which the Administration is in force, any function to be exercised by the persons appointed to act as Administrators may be done by any or all of the persons appointed or any of the persons for the time being holding that office
Proposed end of the Administration	Dissolution	Dissolution
Estimated dividend for unsecured creditors	Uncertain	Uncertain
Estimated values of the prescribed part and the Company's net property	Uncertain	Uncertain
Whether and why the Administrators intend to apply to court under Section 176A(5) IA86	The Administrators will apply to court under Section 176A95) IA86 for an order not to distribute the Prescribed Part (should it apply) if it is considered that the costs of agreeing claims and paying the dividend will be disproportionate to the benefits	The Administrators will apply to court under Section 176A95) IA86 for an order not to distribute the Prescribed Part (should it apply) if it is considered that the costs of agreeing claims and paying the dividend will be disproportionate to the benefits
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	The European Regulation on Insolvency Proceedings applies to this Administration and the proceedings are main proceedings

Appendix B

Castlemore (West Bar) Limited - in administration

Receipts and payments account for the period 2 March 2009 to 1 September 2012

Fixed charge

	Estimated per directors' sworn statement of affairs	2 March 2009 to 1 March 2012	2 March 2012 to 1 September 2012	Total
Receipts	£	£	£	£
Funding from secured creditor	-	445,165 09	-	445,165 09
	-	445,165 09	-	445,165 09
Payments				
Bank charges		(753 67)	(194 50)	(948 17)
Management charges		(66,830 25)	-	(66,830 25)
Insurance		(2,971 88)	(899 91)	(3,871 79)
Interest on overdraft		-	(2,256 53)	(2,256 53)
Agents' fees		(1,297 78)	-	(1,297 78)
Funding from secured creditor repaid		-	(445,165 09)	(445,165 09)
Security costs		(5,895 00)	(1,310 00)	(7,205 00)
Repairs & maintenance		(3,140 00)	(240 00)	(3,380 00)
Office holder's fees		(307,446 70)	-	(307,446 70)
Office holder's disbursements		(2,883 61)	-	(2,883 61)
Legal fees		(6,995 26)	(7,584 45)	(14,579 71)
		(398,214 15)	(457,650 48)	(855,864 63)
Net fixed charge realisations		46,950.94	(457,650.48)	(410,699.54)

Floating charge

	Estimated per directors' sworn statement of affairs	2 March 2009 to 1 March 2012	2 March 2012 to 1 September 2012	Total
Receipts	£	£	£	£
Refunds	54,000	49,057 50	-	49,057 50
	54,000	49,057 50	-	49,057 50
Payments				
		-	-	-
		-	-	-
Net floating charge realisations		49,057 50	-	49,057 50
Vat control account		(3,249 20)	1,526 91	(1,722 29)
Total Balance in hand		92,759 24	(456,123 57)	(363,364.33)

Appendix B

Castlemore (Temple Quay 2) Limited - in administration

Receipts and payments account for the period 2 March 2009 to 1 September 2012

Fixed charge

	Estimated per directors' sworn statement of affairs	2 March 2009 to 1 March 2012	2 March 2012 to 1 September 2012	Total
Receipts	£	£	£	£
Service charges	-	245,868 95	29,413 86	275,282 81
Freehold Property	4,150,000	8,020,000 00	1,676,680 00	9,696,680 00
Other income	-	-	38,000 00	38,000 00
Interest received gross	-	20 55	-	20 55
Insurance claims and refunds	-	5,221 18	-	5,221 18
Funding from secured creditor	-	15,216,452 73	132,612 19	15,349,064 92
	4,150,000	23,487,563 41	1,876,706 05	25,364,269 46
Payments				
Consultancy fees		(90,410 00)	(341 49)	(90,751 49)
Shares in subsidiaries		(171 00)	-	(171 00)
Repairs & maintenance		(48,737 50)	(40,700 00)	(89,437 50)
Funding from secured creditor repaid		(13,383,304 83)	-	(13,383,304 83)
Management charges		(78,208 41)	-	(78,208 41)
Inter company debts		(47,088 00)	(15,600 00)	(62,688 00)
Insurance		(43,512 76)	9,310 58	(34,202 18)
Agents' fees		(364,754 41)	(62,925 75)	(427,680 16)
Cleaning and site clearance		(28,496 20)	(3,592 09)	(32,088 29)
Utilities		(9,662 36)	(415.45)	(10,077 81)
Bank charges		(1,801 09)	(1,101 87)	(2,902 96)
Professional fees		-	-	-
Legal fees		(623,463 18)	(132,505 01)	(755,968 19)
Office holder's fees		(970,939 07)	-	(970,939 07)
Office holder's disbursements		(2,639 60)	-	(2,408 12)
Surveyor's fees		(65,432 87)	-	(65,432 87)
Subcontractors		(7,266,474 53)	(195,461 46)	(7,461,935 99)
Service charges		(194,719 16)	(24,336 27)	(219,055 43)
Security costs		(24,566 30)	(2,938 41)	(27,504 71)
		(15 332,119 85)	(470,607 22)	(23,714,757 01)
Net fixed charge realisations		8,155,443 56	1,406,098 83	1,649,512 45

Floating charge

	Estimated per directors' sworn statement of affairs	2 March 2009 to 1 March 2012	2 March 2012 to 1 September 2012	Total
Receipts	£	£	£	£
Pre appointment VAT refund	49,284	23,844 99	-	23,844 99
Contribution from debtor	-	593,224 00	-	593,224 00
Refunds	33,260	8,846 38	-	8,846 38
Book debts	19,866	11,301 91	-	11,301 91
Cash at bank	110,574	110,649 48	-	110,649 48
Third party funds		6,450 00	(6,450 00)	-
	212,984	754 316 76	(6 450 00)	747,866 76
Payments				
Bank charges		(231 48)	-	(231 48)
Insurance		-	-	-
		(231 48)	-	(231 48)
Net floating charge realisations		754,085 28	(6 450 00)	747,635 28
Vat control account		(108,624 83)	96,890 51	(11,734 32)
Total Balance in hand		888 642 59	1 496 539 34	2,385,413 41

Appendix B

Castlemore (Temple Quay 6) Limited - in administration

Receipts and payments account for the period 2 March 2009 to 1 September 2012

Fixed charge

	Estimated per directors' sworn statement of affairs	2 March 2009 to 1 March 2012	2 March 2012 to 1 September 2012	Total
Receipts	£	£	£	£
Funding from secured creditor	-	1,590,780 24	128,970 72	1,719,750 96
Rental income	-	-	50,143 50	50,143 50
Service charges	-	792 331 27	190,041 31	982,372 58
Insurance recharge	-	2,644 53	2,689 61	5,334 14
	-	2,385,756 04	371,845 14	2,757,601 18
Payments				
Service charges		(727,681 46)	(231,069 68)	(958,751 14)
Repairs & maintenance		(284,543 56)	(202,390 90)	(486,934.46)
Management charges		(77,961 15)	(10,201 33)	(88,162 48)
Agents' fees		(128,961 89)	(20,708 35)	(149,670 24)
Security Costs		(78,571 54)	(30,404 77)	(108,976 31)
Cleaning and site clearance		(19,076 95)	(19,492 82)	(38,569 77)
Duress payments		-	-	-
Utilities		(250,127 42)	(69,569 88)	(319,697 30)
Interest on overdraft		-	(9,968 08)	(9,968 08)
Bank charges		(617 10)	(349 58)	(966 68)
Insurance		(45,675 49)	(16,257 25)	(61,932 74)
Legal fees		(49,193 02)	(19,971 92)	(69,164 94)
Office holder's fees		(351,595 77)	-	(351,595 77)
Office holder's disbursements		(257 99)	-	(257 99)
Funding from secured creditor repaid		(105,257 66)	(1,614,493 30)	(1,719,750 96)
Surveyors' fees		(7,181 60)	-	(7,181 60)
Subcontractors		(136,108 97)	-	(136,108 97)
Telephone & fax		(2,337 33)	(668 07)	(3,005.40)
Consultancy fees		(1,350 00)	-	(1,350 00)
		(2 266 498 90)	(2,245,545 93)	(4 512,044 83)
Net fixed charge realisations		119,257 14	(1,873,700 79)	(1,754,443 65)

Floating charge

	Estimated per directors' sworn statement of affairs	2 March 2009 to 1 March 2012	2 March 2012 to 1 September 2012	Total
Receipts	£	£	£	£
Pre appointment VAT refund	14,493	14 421 64	-	14,421 64
	14,493	14 421 64	-	14 421 64
Payments				
		-	-	-
		-	-	-
Net floating charge realisations		14,421 64	-	14,421 64
Vat control account		(34,000 10)	(16,252 39)	(50,252 49)
Total Balance in hand		99,678 68	(1,889,953.18)	(1,790,274 50)

Appendix B

Castlemore (Temple Quay 8) Limited - in administration

Receipts and payments account for the period 2 March 2009 to 1 September 2012

Fixed charge trading account

	Estimated per directors' sworn statement of affairs	2 March 2009 to 1 March 2012	2 March 2012 to 1 September 2012	Total
Receipts	£	£	£	£
Funding from secured creditor	-	54,661,126 20		54,661,126 20
Freehold property	21,900,000	76,070 448 00	490,000 00	76,560,448 00
Stamp duty contribution	-	1,360,515 00		1,360,515 00
Rental income	-	4,172,258 58		4,172,258 58
Service charges	-	1,194,106 59		1,194,106 59
Interest received gross	-	13,297 56	733 89	14,031 45
Insurance recharge	-	141,735 00	-	141,735 00
	21,900,000	137,613,486 93	490,733 89	138,104,220 82
Payments				
Funding from secured creditor repaid		(54,661,126 20)	-	(54,661,126 20)
Agents' fees		(1,495,657 15)	(64,131 11)	(1,559,788 26)
Management charges		(275,124 12)		(275,124 12)
Stamp duty		(701,128 00)	-	(701,128 00)
Surveyors' fees		(156,742 23)		(156,742 23)
Subcontractors		(33,939,550 80)	(372,760 46)	(34,312,311 26)
Utilities		(548,887 69)	-	(548,887 69)
Bank charges		(5,647 28)	(535 48)	(6,182 76)
Consultancy fees		(750 00)		(750 00)
Insurance		(560,883 84)	-	(560,883 84)
Legal fees		(676,883 07)	(30,187 67)	(707,070 74)
Legal settlement		(14,791,624 41)	-	(14,791,624 41)
Office holder's fees		(1,239,782 89)	-	(1,239,782 89)
Office holder's disbursements		(2,238 18)	-	(2,238 18)
Office costs		(21,477 10)	-	(21,477 10)
Security costs		(155,403 12)	-	(155,403 12)
Cleaning and site clearance		(111,357 47)	-	(111,357 47)
Repairs and maintenance		(158,527 93)	-	(158,527 93)
Advertising (non-statutory) expenses		(1,264 33)	-	(1,264 33)
Professional fees		(14,250 00)	-	(14,250 00)
Telephone, fax etc		(11,458 59)	-	(11,458 59)
Transport & carriage		(316 70)	-	(316 70)
Service charges		(469,097 87)	-	(469,097 87)
		(109,999,178 97)	(467,614 72)	(110,466,793 69)
Fixed charge Trading surplus / (deficit)		27,614,307 96	23,119 17	27,637,427 13

Floating charge

	Estimated per directors' sworn statement of affairs	2 March 2009 to 1 March 2012	2 March 2012 to 1 September 2012	Total
Receipts	£	£	£	£
Pre appointment VAT refund	601,548	360,361 50	-	360,361 50
	601 548	360,361 50	-	360 361 50
Payments				
Third party funds		(103,557 21)	-	(103,557 21)
		(103 557 21)	-	(103 557 21)
Net floating charge realisations		256,804 29	-	256,804 29
Vat control account		(55,742 15)	49,410 19	(6,331 96)
Distribution to chargeholder		(27,010,051 66)	(152,378 50)	(27,162,430 16)
Total Balance in hand		805,318 44	(79,849 14)	725,469 30

Appendix B

Castlemore (Temple Quay 9) Limited - in administration

Receipts and payments account for the period 2 March 2009 to 1 September 2012

Fixed charge

	Estimated per directors' sworn statement of affairs	2 March 2009 to 1 March 2012	2 March 2012 to 1 September 2012	Total
Receipts	£	£	£	£
Freehold property	1,000,000	4,100,000 00	-	4,100,000 00
Interest received gross	-	96 08	-	96 08
Funding from secured creditor	-	1,451,136 78	-	1,451,136 78
Service charges	-	12,465 01	-	12,465 01
	1,000,000	5,563,697 87	-	5,563,697 87
Payments				
Management charges		(85,544 70)	-	(85,544 70)
Insurance		(3,380 90)	-	(3,380 90)
Legal fees		(261,443 36)	-	(261,443 36)
Office holder's fees		(328,661 29)	7,917 76	(320,743 53)
Office holder's disbursements		(558 02)	-	(558 02)
Third party funds		-		-
Agents' fees		(197,496 79)	-	(197,496 79)
Surveyors' Fees		(9,331 60)	-	(9,331 60)
Subcontractors		(672,722 62)	-	(672,722 62)
Utilities		(346 62)	-	(346 62)
Transport and carriage		(8 79)	-	(8 79)
Consultancy fees		(450 00)	-	(450 00)
Funding from secured creditor repaid	-	1,451,137	-	(1,451,136 78)
Bank charges		(475 06)	-	(475 06)
Service charges		(21,185 21)	-	(21,185 21)
		(3,032,741 74)	7,917 76	(3,024,823 98)
Net fixed charge realisations		2,530,956 13	7,917 76	2,538,873 89

Floating charge

	Estimated per directors' sworn statement of affairs	2 March 2009 to 1 March 2012	2 March 2012 to 1 September 2012	Total
Receipts	£	£		
Pre appointment VAT refund	14,493	1,877 85	-	1,877 85
Book debt		6,776 00	-	6,776 00
	14,493	8,653 85	-	8,653 85
Payments				
Office holders' fees		-	(7,917 76)	(7,917 76)
Bank charges		(261 03)	-	(261 03)
		(261 03)	(7,917 76)	(8,178 79)
Net floating charge realisations		8,392 82	(7,917 76)	475 06
Vat control account		-	-	-
Distribution to chargeholder Note 1		(2,048,863 22)	-	(2,048,863 22)
Total Balance in hand		490,485.73	-	490,485 73

Analysis of time costs for the period to 1 September 2012

Castlemore (West Bar) Limited - in administration

Classification of work	Partner / Director (Hrs)	Senior Manager (Hrs)	Manager (Hrs)	Senior Associate (Hrs)	Associate (Hrs)	Support (Hrs)	Total hours (Hrs)	Time cost (£)	Average hourly rate (£/hr)
Strategy and planning	85 00	62 95	21 03	4 65	3 48	1 45	178 56	81,482 57	456 33
Accounting and treasury	-	14 71	38 65	11 70	26 48	5 35	96 89	22,506 62	232 29
Statutory and other compliance	0 70	22 55	42 08	99 91	22 16	1 10	188 50	45,398 59	240 84
Investigations	-	-	-	1 55	0 15	-	1 70	323 00	190 00
Sale of business	-	-	-	-	-	1 50	1 50	105 20	70 13
Freehold/leasehold property	-	288 63	118 42	5 16	3 09	0 20	415 50	139,305 89	335 27
Reporting	0 75	22 30	62 64	0 88	7 20	-	93 77	26,791 75	285 72
Creditor/liabilities	0 50	0 50	-	0 50	1 50	1 60	4 60	801 00	174 13
Tax/VAT	13 16	66 28	28 23	60 31	15 58	-	183 56	59,051 60	321 70
Trading	-	4 80	17 05	18 15	68 02	-	108 02	19,399 54	179 59
Total to date	**100 11**	**482 72**	**328.10**	**202.81**	**147 66**	**11.20**	**1,272 60**	**395,165 76**	**310 52**

Current charge out rates (with effect from 1 July 2012)	Administrators' staff	Specialist (max)
Grade	***£/hr***	***£/hr***
Partner	755	1,030
Director	660	1,015
Senior manager	510	872
Manager	430	604
Senior Associate	358	370
Associate	225	221
Support Staff	112	130

The Administrators' fees are to be fixed by reference to the time properly given by the Administrators and their staff in attending to matters arising in the administration, including time given by them to such matters before the administration commenced It is the Administrators' policy to delegate tasks in the administration to appropriate members of staff considering their level of experience and any requisite specialist knowledge, supervised accordingly, so as to maximise the cost effectiveness of the work performed Matters of particular complexity or significance requiring more exceptional responsibility are dealt with by senior staff or the Administrators themselves

Specialist departments within PricewaterhouseCoopers LLP, such as Tax, VAT, Property and Pensions, do sometimes charge a small number of hours, should we require their expert advice Their rates do vary, however, the figures shown give an indication of the maximum rate per hour In common with all professional firms, the scale rates used by the Administrators may periodically rise (for example to cover annual inflationary cost increases) over the period of the administration Any material amendments to these rates will be advised to the creditors in the next statutory report This also applies to the disbursements policy shown below

The Administrators' policy for charging for disbursements is.	Costs to date (£)
Photocopying is charged at 5p per sheet for creditors and bulk copying	258 40
Mileage is charged at a maximum of 63p per mile (up to 2000cc) or 80p per mile (over 2000cc)	1,210 38
All other disbursements are charged at cost	2,930 75
Total	**4,399 53**

Analysis of time costs for the period to 1 September 2012

Castlemore (Temple Quay 2) Limited - in administration

Classification of work	Partner / Director (Hrs)	Senior Manager (Hrs)	Manager (Hrs)	Senior Associate (Hrs)	Associate (Hrs)	Support (Hrs)	Total hours (Hrs)	Time cost (£)	Average hourly rate (£/hr)
Strategy and planning	114 00	4 65	53 63	9 25	59 53	-	241 06	102,292 32	424 34
Accounting and treasury	-	52 25	124 20	24 74	79 53	5 20	285 92	71,075 31	248 58
Statutory and other compliance	0 20	30 05	36 13	104 71	22 45	2 15	195 69	47,053 84	240 45
Investigations	-	-	-	0 40	0 15	-	0 55	81 50	148 18
Sale of business	-	1 25	7 95	-	13 50	1 55	24 25	5,394 90	222 47
Other Assets	-	-	0 75	-	-	-	0 75	206 25	275 00
Freehold/leasehold property	35 80	1,294 84	791 00	257 71	2 69	0 50	2,382 54	975,040 62	409 24
Reporting	0 45	19 70	69 74	0 88	14 95	-	105 72	30,825 46	291 58
Creditor/liabilities	0 50	-	-	1 40	4 00	2 80	8 70	1,250 20	143 70
Tax/VAT	89 65	286 67	137 79	271 86	51 02	-	836 99	349,590 23	417 68
Trading	-	0 70	4 45	53 90	103 82	-	162 87	26,416 75	162 20
Trading	-	0 20	-	-	-	-	0 20	73 30	366 50
Total to date	240.60	1,690.31	1,225.64	724 85	351.64	12 20	4,245 24	1,609,300 68	379.08

Current charge out rates (with effect from 1 July 2012)	Administrators' staff	Specialist (max)
Grade	*£/hr*	*£/hr*
Partner	755	1,030
Director	660	1,015
Senior manager	510	872
Manager	430	604
Senior Associate	358	370
Associate	225	221
Support Staff	112	130

The Administrators' fees are to be fixed by reference to the time properly given by the Administrators and their staff in attending to matters arising in the administration, including time given by them to such matters before the administration commenced It is the Administrators' policy to delegate tasks in the administration to appropriate members of staff considering their level of experience and any requisite specialist knowledge, supervised accordingly, so as to maximise the cost effectiveness of the work performed Matters of particular complexity or significance requiring more exceptional responsibility are dealt with by senior staff or the Administrators themselves

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The Administrators' policy for charging for disbursements is	Costs to date (£)
Photocopying is charged at 5p per sheet for creditors and bulk copying	53 66
Mileage is charged at a maximum of 63p per mile (up to 2000cc) or 80p per mile (over 2000cc)	411 11
All other disbursements are charged at cost	3,518 98
Total	3,983 75

Analysis of time costs for the period to 1 September 2012

Appendix C

Castlemore (Temple Quay 6) Limited - in administration

Classification of work	Partner / Director (Hrs)	Senior Manager (Hrs)	Manager (Hrs)	Senior Associate (Hrs)	Associate (Hrs)	Support (Hrs)	Total hours (Hrs)	Time cost (£)	Average hourly rate (£/hr)
Strategy and planning	43 65	4 40	23 53	4 65	38 58	-	114 81	38,845 56	338 35
Accounting and treasury	-	24 91	79 65	13 84	34 63	3 45	156 48	39,469 80	252 24
Statutory and other compliance	0 20	25 15	32 13	90 11	19 35	0 20	167 14	40,237 14	240 74
Investigations	-	-	-	1 55	0 15	-	1 70	323 00	190 00
Sale of business	-	-	7 95	-	4 00	0 80	12 75	3,737 60	293 15
Freehold/leasehold property	-	520 07	298 80	347 96	48 77	1 00	1,216 60	456,629 90	375 33
Reporting	0 45	14 70	59 09	0 87	8 95	-	84 06	24,400 20	290 27
Creditor/liabilities	0 50	-	-	0 40	4 00	0 80	5 70	887 40	155 68
Tax/VAT	3 06	67 81	40 79	66 94	16 66	-	195 26	61,307 32	313 98
Trading	-	12 20	5 00	39 90	98 37	-	155 47	28,306 00	182 07
Total to date	47 86	669 24	546 94	566.22	273.46	6 25	2,109 97	694,143.92	328 98

Current charge out rates (with effect from 1 July 2012)	Administrators' staff	Specialist (max)
Grade	*£/hr*	*£/hr*
Partner	755	1,030
Director	660	1,015
Senior manager	510	872
Manager	430	604
Senior Associate	358	370
Associate	225	221
Support Staff	112	130

The Administrators' fees are to be fixed by reference to the time properly given by the Administrators and their staff in attending to matters arising in the administration, including time given by them to such matters before the administration commenced It is the Administrators' policy to delegate tasks in the administration to appropriate members of staff considering their level of experience and any requisite specialist knowledge, supervised accordingly, so as to maximise the cost effectiveness of the work performed Matters of particular complexity or significance requiring more exceptional responsibility are dealt with by senior staff or the Administrators themselves

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The Administrators' policy for charging for disbursements is:	Costs to date (£)
Photocopying is charged at 5p per sheet for creditors and bulk copying	14 40
Mileage is charged at a maximum of 63p per mile (up to 2000cc) or 80p per mile (over 2000cc)	435 70
All other disbursements are charged at cost	847 44
Total	1,297 54

Analysis of time costs for the period to 1 September 2012

Appendix C

Castlemore (Temple Quay 8) Limited - in administration

Classification of work	Partner / Director (Hrs)	Senior Manager (Hrs)	Manager (Hrs)	Senior Associate (Hrs)	Associate (Hrs)	Support (Hrs)	Total hours (Hrs)	Time cost (£)	Average hourly rate (£/hr)
Strategy and planning	97 80	6 10	58 23	5 55	69 08	-	236 76	89,638 42	378 60
Accounting and treasury	-	40 50	129 80	106 14	93 93	9 60	379 97	82,754 26	217 79
Statutory and other compliance	3 70	27 75	41 01	84 26	26 45	2 10	185 27	44,889 44	242 29
Investigations	-	-	-	2 30	0 15	-	2 45	480 50	196 12
Sale of business	-	6 00	87 70	-	4 80	0 80	99 30	28,958 85	291 63
Freehold/leasehold property	-	1,052 09	1,093 30	166 31	2 06	0 50	2,314 26	932,935 14	403 12
Reporting	0 45	11 20	75 39	0 87	8 95	-	96 86	27,662 70	285 59
Creditor/liabilities	0 50	-	-	0 40	4 00	1 80	6 70	956 40	142 75
Tax/VAT	159 95	261 76	112 24	268 44	42 11	-	844 50	361,647 85	428 24
Trading	-	0 95	4 95	34 65	142 32	-	182 87	27,224 13	148 87
Total to date	262 40	1,406 35	1,602 62	668 92	393 85	14 80	4,348 94	1,597,147 69	367 25

Current charge out rates (with effect from 1 July 2012)	Administrators' staff	Specialist (max)
Grade	*£/hr*	*£/hr*
Partner	755	1,030
Director	660	1,015
Senior manager	510	872
Manager	430	604
Senior Associate	358	370
Associate	225	221
Support Staff	112	130

The Administrators' fees are to be fixed by reference to the time properly given by the Administrators and their staff in attending to matters arising in the administration, including time given by them to such matters before the administration commenced It is the Administrators policy to delegate tasks in the administration to appropriate members of staff considering their level of experience and any requisite specialist knowledge supervised accordingly so as to maximise the cost effectiveness of the work performed Matters of particular complexity or significance requiring more exceptional responsibility are dealt with by senior staff or the Administrators themselves

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The Administrators' policy for charging for disbursements is	Costs to date (£)
Photocopying is charged at 5p per sheet for creditors and bulk copying	199 86
Mileage is charged at a maximum of 63p per mile (up to 2000cc) or 80p per mile (over 2000cc)	493 23
All other disbursements are charged at cost	2,345 57
Total	3,038.66

Analysis of time costs for the period to 1 September 2012

Appendix C

Castlemore (Temple Quay 9) Limited - in administration

Classification of work	Partner / Director (Hrs)	Senior Manager (Hrs)	Manager (Hrs)	Senior Associate (Hrs)	Associate (Hrs)	Support (Hrs)	Total hours (Hrs)	Time cost (£)	Average hourly rate (£/hr)
Strategy and planning	41 25	4 40	22 83	5 90	36 93	0 40	111 71	37,316 49	334 05
Accounting and treasury	-	11 20	72 95	13 75	29 73	3 05	130 68	31,581 61	241 67
Statutory and other compliance	1 20	26 05	34 73	46 86	19 95	0 20	128 99	32,949 59	255 44
Investigations	-	-	-	1 55	0 15	-	1 70	323 00	190 00
Sale of business	-	-	7 95	-	4 80	0 70	13 45	3,830 80	284 82
Freehold/leasehold property	-	186 69	238 45	16 46	3 22	-	444 82	169,087 45	380 13
Reporting	0 45	9 20	63 34	4 37	8 45	-	85 81	24,389 95	284 23
Creditor/liabilities	0 50	-	-	0 40	4 00	0 70	5 60	880 20	157 18
Tax/VAT	10 16	54 66	42 84	75 04	22 96	-	205 66	65,551 49	318 74
Trading	-	-	8 40	31 65	92 42	-	132 47	20,957 50	158 21
Total to date	53 56	292 20	491 49	195 98	222 61	5 05	1,260 89	386,868 08	306 82

Current charge out rates (with effect from 1 July 2012)	Administrators' staff	Specialist (max)
Grade	**£/hr**	**£/hr**
Partner	755	1,030
Director	660	1,015
Senior manager	510	872
Manager	430	604
Senior Associate	358	370
Associate	225	221
Support Staff	112	130

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The Administrators' policy for charging for disbursements is	Costs to date (£)
Photocopying is charged at 5p per sheet for creditors and bulk copying	112 64
Mileage is charged at a maximum of 63p per mile (up to 2000cc) or 80p per mile (over 2000cc)	430 07
All other disbursements are charged at cost	779 60
Total	1,322 31

Rule 2 47

Form 2 24B (CH)

The Insolvency Act 1986

Administrator's progress report

2.24B

Name of Company	Company Number
Castlemore (West Bar) Limited	05620890

In the	Court case number
High Court of Justice Chancery Division Companies Court (full name of court)	11453 of 2009

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

We (a) Mark Charles Batten of PricewaterhouseCoopers LLP, 7 More London, Riverside, London, SE1 2RT and David Matthew Hammond of PricewaterhouseCoopers LLP, Cornwall Court, 19 Cornwall Street, Birmingham, B3 2DT

administrators of the above company attach a progress report for the period

from (b) 2 March 2012 to (b) 1 September 2012

(b) Insert dates

Signed ______________
Joint Administrator

Dated 17.09.12

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

Natasha Singh	
PricewaterhouseCoopers LLP, Benson House, 33 Wellington Street, Leeds, LS1 4JP	
DX Number	DX Number

Companies House receipt date barcode

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 2.47

Form 2.24B (CH)

The Insolvency Act 1986

Administrator's progress report

2.24B

Name of Company	Company Number
Castlemore (Temple Quay 6) Limited	05899473

In the	Court case number
High Court of Justice Chancery Division Companies Court (full name of court)	11451 of 2009

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

We (a) Mark Charles Batten of PricewaterhouseCoopers LLP, 7 More London, Riverside, London, SE1 2RT and David Matthew Hammond of PricewaterhouseCoopers LLP, Cornwall Court, 19 Cornwall Street, Birmingham, B3 2DT

administrators of the above company attach a progress report for the period

from (b) 2 March 2012 to (b) 1 September 2012

(b) Insert dates

Signed ____________________
Joint Administrator

Dated 17.9.12

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

Natasha Singh	
PricewaterhouseCoopers LLP, Benson House, 33 Wellington Street, Leeds, LS1 4JP	
DX Number	DX Number

Companies House receipt date barcode

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Rule 2 47

The Insolvency Act 1986

Form 2.24B (CH)

Administrator's progress report

2.24B

Name of Company	Company Number
Castlemore (Temple Quay 8) Limited	06307775

In the	Court case number
High Court of Justice Chancery Division Companies Court (full name of court)	11454 of 2009

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

We (a) Mark Charles Batten of PricewaterhouseCoopers LLP, 7 More London, Riverside, London, SE1 2RT and David Matthew Hammond of PricewaterhouseCoopers LLP, Cornwall Court, 19 Cornwall Street, Birmingham, B3 2DT

administrators of the above company attach a progress report for the period

from	to
(b) 2 March 2012	(b) 1 September 2012

(b) Insert dates

Signed ______________________

Joint Administrator

Dated 17.09.12

Contact Details:

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Rule 2.47

Form 2 24B (CH)

The Insolvency Act 1986

Administrator's progress report

2.24B

Name of Company	Company Number
Castlemore (Temple Quay 9) Limited	06307793

In the	Court case number
High Court of Justice Chancery Division Companies Court (full name of court)	11452 of 2009

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

We (a) Mark Charles Batten of PricewaterhouseCoopers LLP, 7 More London, Riverside, London, SE1 2RT and David Matthew Hammond of PricewaterhouseCoopers LLP, Cornwall Court, 19 Cornwall Street, Birmingham, B3 2DT

administrators of the above company attach a progress report for the period

from (b) 2 March 2012 to (b) 1 September 2012

(b) Insert dates

Signed ______________________
Joint Administrator

Dated 17.9.12

Contact Details:

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Natasha Singh	
PricewaterhouseCoopers LLP, Benson House, 33 Wellington Street, Leeds, LS1 4JP	
DX Number	DX Number

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