

The Insolvency Act 1986

Administrator's progress report

Name of Company

Stopgate Properties Limited

Company number

04175681

In the High Court of Justice, Chancery Division
Manchester District Registry

(full name of court)

Court case number

3101 of 2007

(a) Insert full
name(s) and
address(es) of
administrator(s)We (a)
Leslie Ross
Grant Thornton UK LLP
Royal Liver Building
Liverpool
L3 1PSDavid M Riley
Grant Thornton UK LLP
Royal Liver Building
Liverpool
L3 1PS

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

From

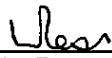
To

(b) Insert date

(b) 11 September 2007

(b) 6 September 2010

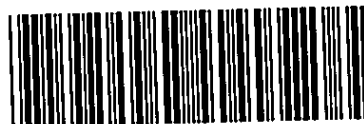
Signed


Leslie Ross, Joint Administrator (IP No 7244)

Dated

6 September 2010

TUESDAY



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07/09/2010

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COMPANIES HOUSE



Grant Thornton

Our Ref LR/S00451/DKJ/7

To the Creditors

Recovery and Reorganisation

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Liverpool L3 1PS

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6 September 2010

Dear Sirs

Stopgate Properties Limited - In Administration
High Court of Justice
Manchester District Registry
Chancery Division
Number 3101 of 2007

1 Introduction

- 1.1 Following the appointment of myself and David Ruley as joint administrators of the above company by Yorkshire Bank plc on 11 September 2007, I am now in a position to present a final progress report in this matter
- 1.2 I enclose Form 2.24B together with an account of my receipts and payments (Appendix A) for the period ended 6 September 2010 in accordance with Rule 2.47 of the Insolvency Rules 1986
- 1.3 In accordance with paragraph 100 (2) of Schedule B1 to the Insolvency Act 1986 the functions of the administrators are to be exercised by any or all of them

2 Statutory information

- 2.1 The company's statutory details are as follows

Registered number	4175681
Registered office	Grant Thornton UK LLP Royal Liver Building Liverpool L3 1PS
Former trading address	Alexandra House Hanson Road Liverpool L9 7BP


3 Summary of administrators' proposals

- 3 1 As outlined in my proposals dated 31 October 2007 a refinancing of the existing property portfolio could not be achieved and consequently there was no prospect of rescuing the company as a going concern
- 3 2 I therefore pursued the objective of achieving a better result for the company's creditors as a whole than would be likely if the company were wound up, or realising property in order to make a distribution to the secured or preferential creditors

4 Report and outcome

- 4 1 All realisations have now been completed and are itemised in my receipts and payments account at Appendix A
- 4 2 The amount due to the secured creditor at the date of my appointment was £2,896,776 secured by fixed charges over the company's properties and a floating charge dated 26 January 2006
- 4 3 There is no prescribed part of floating charge assets available to be set aside for the benefit of unsecured creditors under Section 176A of the Insolvency Act 1986, as the company's net property is less than the prescribed minimum
- 4 4 After costs the secured creditor has recovered £1,336,549 and has suffered a shortfall of £1,560,227
- 4 5 There is no dividend to unsecured creditors and the company will be dissolved in accordance with paragraph 84(6) of Schedule B1 to the Insolvency Act 1986
- 4 6 In accordance with Statement of Insolvency Practice (SIP 9), I attach as Appendix B a summary of my time costs to 6 September 2010 by grade of staff and type of work. This shows total time costs of £542,273, representing 2,232 hours at an average of £242.91 per hour. Details of any matters which have had a significant impact on the time costs are included in the appendix, together with details of any disbursements charged during the period under review
- 4 7 As there is no return to unsecured creditors, the joint administrators' remuneration and disbursements has been agreed with the secured creditor in accordance with Rule 2.106(5A) of the Insolvency (Amendment) Rules 2005. The secured creditor has approved administrators' fees of £300,000 which I have drawn

Yours faithfully
for and on behalf of Stopgate Properties Limited


Leslie Ross
Joint Administrator

APPENDIX A

STOPGATE PROPERTIES LIMITED IN ADMINISTRATION

JOINT ADMINISTRATORS' RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD FROM 11 SEPTEMBER 2007 TO 6 SEPTEMBER 2010

RECEIPTS	£
Book debts	10,374
Commercial properties	425,000
Long leasehold properties	1,695,500
Rent and electricity recharges	55,272
VAT refund	55,175
Insurance claims	135,017
Cash at bank	6,403
	<u>2,382,741</u>
 PAYMENTS	
Administration expenses	444,762
Completion costs - long leasehold properties	63,463
Legal fees	300,000
Administrators' fees	2,929
Administrators' disbursements	60,464
Security and site clearance	90,366
Insurance	38,858
Utilities	30,175
Agents fees and marketing	14,976
Bank charges and interest	200
Statutory notices	1,336,549
Yorkshire Bank plc	<u>2,382,741</u>
 Balance at bank	<u>0</u>

Time and charge-out summaries

Classification of Work Function	Partner Hours	Manager Hours	Other Senior Professional Hours	Assistant and Support Staff Hours	Total Hours	Time Cost £	Average Hourly Rate £
Admin & Planning	24 65	286 55	126 59	205 20	642 99	126,085	196 09
Investigations	32 50	23 50	0 00	8 75	64 75	19,098	294 95
Realisation of Assets	171 92	211 50	113 25	12 00	508 67	140,419	276 05
Trading	0 00	775 50	34 50	3 50	813 50	203,659	250 35
Creditors	45 95	118 50	1 50	36 50	202 45	53,012	261 85
Case specific matters (specify)							
Total hours and cost	275 02	1,415 55	275 84	265 95	2,232 36	542,273	242 91
Total fees claimed						<u>£300,000</u>	

Disbursements

Disbursements charged for the period from 11 September 2007 to 6 September 2010 total £2,929 and relate to the practitioners insolvency bond, mileage charged at the standard rate and courier charges

Introduction

The following information is provided in connection with the Joint Administrators remuneration and disbursements in accordance with SIP 9

Explanation of Grant Thornton UK LLP charging and disbursement recovery policies

Time costs

All partners and staff are charged out at hourly rates appropriate to their grade, as shown on the attached schedule. Details of the hourly charge-out rates are made available to creditors or committees at the time of fixing the basis of our fees. Support staff (ie secretaries, cashiers and filing clerks) are charged to the case for the time they work on it

	To 30 June 2008 £	To 30 June 2009 £	To 30 June 2010 £	From 1 July 2010
Partners	375	390	410	425
Manager up to	330	335	355	365
Administrators up to	175	195	205	210
Assistants and support staff up to	110	135	145	150

Disbursements

Out of pocket expenses are charged at cost. Mileage is charged at standard rates which comply with HM Revenue and Customs limits or AA recommended rates. Where a room is booked at a Grant Thornton UK LLP office for a meeting of creditors or of a creditors' meeting, a charge of £65 is made. Storage of records directly relating to a case at £8 per annum per box and confidential destruction at £2.20 per box. VAT is added to disbursement charges as necessary.