The Insolvency Act 1986

Administrative Receiver's Report

Pursuant to Section 48(1) of the Insolvency Act 1986 and Rule 3 8(3) of the Insolvency Rules 1986

To the Registrar of Companies

S.48(1)

For (Official	Use
		}
		•

Company Number 4290032

Insert full name of Company

Name of Company

Magnum Leatherhead Nominee 2

Limited

Insert full name and Address I/We Anthony Cliff Spicer 25 Moorgate London EC2R 6AY Henry Anthony Shinners 25 Moorgate London EC2R 6AY

Delete as appropriate

Administrative Receiver(s) of the company attach a copy of my (our) report to creditors and a copy of the statement of affairs of the company

Signed Aug

Date

1/10/12

Presenter's name, address and reference (if any) MAMB927
Magnum Leatherhead Nominee 2
Limited
Anthony Cliff Spicer
Smith & Williamson LLP
25 Moorgate
London
EC2R 6AY

For Official Use

Insolvency Section

Post Room

WEDNESDAY



A26

03/10/2012 COMPANIES HOUSE

#10

Smith & Williamson

Magnum Leatherhead Nominee 1
Limited and Magnum
Leatherhead Nominee 2 Limited
(both in Administrative
Receivership)

Report of the joint administrative receivers pursuant to Section 48 of the Insolvency Act 1986

Contents

-	1	Introduction — The state of the	1
	2	Background information	1
	3	Circumstances giving rise to the appointment of joint administrative receivers 3 1 Circumstances giving rise to the appointment of joint administrative receivers 3 2 Pre-appointment involvement	3 3
	4.	Statement of affairs	3
	5	Receivership strategy	4
	6.	Receipts and payments	4
	7.	Amounts due to the debenture holder	4
	8	Recovery prospects for preferential creditors	4
	9	Recovery prospects for unsecured creditors	5
	10.	Joint administrative receivers' fees and disbursements	5
	11.	Future Activities	5
	Ар	pendix A. Statutory information	6
	Ар	pendix B. Directors' statement of affairs	8
	Ар	pendix C. Receipts and payments	9
	Ар	pendix D. Breakdown of time costs SIP9	10
	Ар	pendix E. Charge out rates Restructuring and Recovery	11
	αA	pendix F. Charge out rates Corporate Tax	12

1. Introduction

Anthony Spicer and Henry Shinners of Smith & Williamson LLP, 25 Moorgate, London EC2R 6AY, were appointed as joint administrative receivers of Magnum Leatherhead Nominee 1 Limited ("Leatherhead 1") and Magnum Leatherhead Nominee 2 Limited ("Leatherhead 2") (together "the Companies") on 16 July 2012

The purpose of this report is to provide creditors with an update and to comply with statutory reporting responsibilities

2. Background information

The Companies were incorporated on 19 September 2001 The Companies owned the land from where the Ramada Leatherhead Hotel ("the Hotel") traded The Hotel's trading activities were conducted through Tenza Guildford Leatherhead Limited ("Opco") Opco entered into administration on 16 July 2012, and is the subject of a separate report available via Companies House The Hotel continues to trade whilst a purchaser is sought.

The Hotel's day to day activities are managed by BDL Management Ltd ("BDL") under a management agreement entered into between BDL and Opco

The Hotel trading through Opco occupied the premises under a ten year (operating) lease. The landloids of the property are the Companies. The freehold of the Hotel's premises is legally and beneficially jointly owned by the Companies. The freehold is subject to a long lease. The beneficial owner of this long lease is Tenza Guildford Leatherhead Limited ("Topco") an Isle of Man registered company (albeit with a similar name to that of the Opco in administration). It is out of this lease that the operating lease was granted to Opco.

Topco owns all the shares in the Opco, as well as the Companies

The Companies were party to secured credit facilities in respect of which Irish Bank Resolution Corporation Ltd (the "Bank" or "IBRC") was facility agent. Such facilities were secured, amongst other things, by way of fixed and floating charges over all of the Companies' assets. The facilities were provided to a number of companies (including Topco) and this borrowing is supported by, amongst other things, cross guarantees provided by Opco and the Companies (with associated security granted over certain of these companies' assets). On 16 July 2012, and under the terms of the relevant security, the Bank appointed Anthony Spicer and Martin Peters of EIS Advisors Limited as receivers over Topco's interest in the long lease mentioned above and also appointed Anthony Spicer and Henry Shinners as joint administrative receivers of the Companies and joint administrators of Opco

Three other hotels with comparable corporate and lending arrangements were party to the facility agreement with Topco and the Bank Analogous appointments of joint administrators, joint fixed charge receivers and joint administrative receivers were also made on 16 July 2012 These are all summarised below

Name of hotel	Legal entity name	Corporate relationship
Ramada Hemel Hempstead	Quill Hemel Hempstead Ltd	Operating company, in administration
	Magnum Hemel Nominee 1 Ltd	Joint landlord of related premises, a so- called propeo, in administrative receivership
	Magnum Hemel Nommee 2 Ltd	Joint landlord of related premises, a so- called propco, in administrative receivership
-	Quill Hemel Hempstead Ltd (Isle of Man registered)	A so-called topco, receivers appointed over interest in the long lease
Ramada Farnham	Gannon Farnham Guildford Ltd	An operating company, in administration
	Magnum Famham Nominee 1 Ltd	Joint landlord of related premises, a so- called propco, in administrative receivership
	Magnum Farnham Nominee 2 Ltd	Joint landlord of related premises, a so- called propco, in administrative receivership
	Gannon Farnham Guildford Ltd (Isle of Man registered)	A so-called topco, receivers appointed over interest in the long lease
Ramada Guildford	Tenza Guildford Leatherhead Ltd	An operating company, in administration
	Magnum Leatherhead Nominee 1 Ltd	Joint landlord of related premises, a so- called piopco, in administrative receivership
	Magnum Leatherhead Nominee 2 Ltd	Joint landlord of related premises, a so- called propco, in administrative receivership
	Tenza Guildford Leatherhead Ltd (Isle of Man registered)	A so-called topco, receivers appointed over interest in the long lease
Ramada Solihull	Ailsa Solihull Ltd	An operating company, in administration
	Magnum Solihull Nominee 1 Ltd	Joint landlord of related premises, a so- called propco, in administrative receivership
	Magnum Solihull Nominee 2 Ltd	Joint landlord of related premises, a so-

	called propco, in administrative receivership
Ailsa Solihull Ltd (Isle of Man registered)	A so-called topco, receivers appointed over interest in the long lease

Under the terms of the Bank's funding, cross guarantees were provided for all of the Bank's lending across all of these legal entities. These companies are referred to as the Group

Circumstances giving rise to the appointment of joint administrative receivers

31 Circumstances giving rise to the appointment of joint administrative receivers

By letter dated 12 July 2012, the Bank made formal demand on the Companies (and the other borrowers) for repayment in full of all amounts outstanding due under the terms of its facility. As the Companies (and the other borrowers) were unable to repay in full the amounts due, the Bank proceeded to appoint joint administrative receivers over the Companies (and make the various other appointments as listed above)

32 Pre-appointment involvement

On 27 June 2012 we were asked to tender for various insolvency appointments as described above. We submitted a tender on 4 July 2012

As part of the tender process we were provided with various documents, including the copies of the leases and the BDL management agreement. On the basis of these, and in the days preceding 16 July 2012, we started to undertake work in contemplation of our appointment as joint administrative receivers, following discussions with the Bank

4. Statement of affairs

In accordance with Rule 3 3 of the Insolvency Act 1986 the joint administrative receivers served notice on the Companies' directors to submit the statement of affairs

The resulting received statement of affairs is attached at Appendix B. It should be noted that the only asset listed on each statement of affairs (and ascribed an estimate to realise value of £1 00 relates to each Companies' interest in the freehold title to the Hotel site. The Companies granted beneficial interest in a long lease (see Section 2) to Topco and there is estimated to be considerable value associated with this

5. Receivership strategy

The Hotel is continuing to trade whilst the joint administrators of Opco, the joint administrative receivers of the Companies and the joint fixed charge receivers of Topco seek a purchaser Christie & Co ("Christies"), who had been involved prior to 16 July 2012, were retained to continue to market and sell the Hotel

Since then, various expression of interest have been received but a sale has not been concluded. Christies have recommended a new marketing round which is currently in progress

6 Receipts and payments

A receipts and payments accounts for each of the Companies is attached as Appendix C. The main reason that there are no transactions is that the Hotel has not been sold (and the Hotel's trade has been conducted through Opco). In the event of a sale then a receipt will likely be recorded as regard to any freehold title consideration received.

7. Amounts due to the debenture holder

The Companies have granted a debenture to Irish Bank Resolution Corporation Ltd ("IBRC") that was registered at Companies House on 14 November 2002

In addition, the Companies have granted a supplemental legal charge to IBRC This was registered at Companies House on 14 September 2011

The Group is subject to a series of cross guarantees and the total debt owed to IBRC is £27,329,839 accordingly to information provided to us. It is therefore anticipated that IBRC will suffer a significant shortfall. In the event of a sale of the Hotel, the majority of the consideration will be derived from the sale of a) the long lease (which is the subject of the separate receivership involving Topco), and b) the trade and assets associated with the Opco. The Bank has security in place relating to both of these items.

8. Recovery prospects for preferential creditors

The Companies did not have employees and accordingly no preferential claims are anticipated

9. Recovery prospects for unsecured creditors

The Companies do not appear to have any unsecured creditors apart from any unsecured element relating to the Bank's debt

10. Joint administrative receivers' fees and disbursements

For the period from 16 July 2012 to 14 September 2012 in relation to Leatherhead 1 the joint administrative receivers and their staff have spent a total of 6 85 hours to a value of £1,636 50, representing an average hourly charge out rate of £238 91

In relation to Leatherhead 2, a total of 5 40 hours to a value of £1,370 50 was spent, representing an average hourly charge out rate of £253 80. The majority of time in both cases relate to case set-up and regulatory compliance

In accordance with Statement of Insolvency Practice 9 ("SIP 9"), we attach a breakdown of our total time costs at Appendix D. The joint administrative receivers have not drawn any fees on account of these costs at this time

Since 1 January 2003, disbursements incurred by insolvency practitioners are reported to creditors in two categories. Category one disbursements are those directly attributable to the administrative receivership and relate to the reimbursement of expenditure properly, as defined by SIP9.

Category two disbursements relate to any expense recharged to the case by the joint administrative receivers' firm

Leatherhead 1 has incurred category 1 disbursements of £47 82 and Leatherhead 2 has incurred category 1 disbursements of £47 82. These are in relation to Companies House searches, statutory advertising and bonding. These category disbursements remain outstanding.

No category two disbutsements have been paid during the course of the administrative receivership

Future Activities

As noted earlier, the Hotel will be marketed for sale. If a creditor has any queries then they should contact me or my team (care of Anjna Kalia on 020 7131 8184)

A C Spicer

Joint Administrative Receiver

Appendix A. Statutory information

Company Name

Magnum Leatherhead Nominee 1 Limited

Company Number

4290037

Date of Incorporation

19 September 2001

Business Activities

Holding Company

Registered Office

25 Moorgate London EC2R 6AY

Company Directors

Stuart Christian

Robert Young

Company Secretary

Equiom Corporate Services Limited

Authorised & issued share capital

Authorised share capital of 1 ordinary shares of £1 each Issued share capital of 1 ordinary shares of £1 each

Shareholder

Tenza Guildford Leatherhead Limited (Isle of Man

Registered)

Company Name

Magnum Leatherhead Nominee 2 Limited

Company Number

4290032

Date of Incorporation .____

19 September 2001. _ _ _

Business Activities

Holding Company

Registeréd Office

25 Moorgate London EC2R 6AY

Company Directors

Stuart Christian Robert Young

Company Secretary

Equiom Corporate Services Limited

Authorised & issued share capital

Authorised share capital of 1 ordinary shares of £1 each Issued share capital of 1 ordinary shares of £1 each

Shareholder

Tenza Guildford Leatherhead Limited (Isle of Man

Registered)

Appendix B. Directors' statement of affairs

Statement of Affairs

Statement as to affairs of

Magnum Leatherhead Nominee 1 Limited

On the 16 July 2012 the date of the joint administrative receivers' appointment

Statement of truth

I believe that the facts stated in this Statement of Affairs are true

Full name ROBERT ANDREW YOUNG

Signed

Signed

Dated

13/2/15

A - Summary of Assets

kssets	Book	Estimated to
	Value	Realise
ssets subject to fixed charge	£	£
	_NIL	NIL
•		
		1 .
ssets subject to floating charge	£1.00	£1.00
ncharged assets	MIL	NIL
	PIL	70.2
stimated total assets available for preferential creditors	£1.0U	£1.00
Similared that assets available for professional croditors		

Date 22/8/12 DORMANT NOMINEE COMPANY

PLEASE SEE ATTACHED DORMANT

COMPANY ACCOUNTS

(_

			Estimated to realise
			£
Estimated total assets available for preferential		£	1.00
creditors (carried from page A)		~	1.00
Liabilities Preferential creditors:-	£		NIL
Estimated deficiency/surplus as regards preferential creditors		£	
Estimated prescribed part of net property where applicable (to carry forward)	£		NIL
Estimated total assets available for floating charge holders		£	
Debts secured by floating charges	£		ML
Estimated deficiency/surplus of assets after floating charges		£	
Estimated prescribed part of net property where applicable (brought down)	£		NIL
Total assets available to unsecured creditors	1	£	
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£		MIL
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)		£	
Shortfall to floating charge holders (brought down)	£		NIL
Estimated deficiency/surplus as regards creditors	1	^	1
Issued and called up capital	£	£ -+	1.00
Estimated total deficiency/surplus as regards members		£	NIL
Signature 1000 Date 22/8/12	·		

COMPANY CREDITORS

customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the Note: You must include all creditors and identify any creditors under hire-purchase, chattel leasing or conditional sale agreements and company's possession

<u> </u> ≻		18						
Value of security £	MEIN	AS KNOWN TO	aseD					
Date security	CORDANCE	162 2002	D IN ENCLOSED			 	 	
Details of any security held by creditor	FLOMING CHARGE IN ACORDANCE WITH	DETENDED TINDENGER 2002	YOU AND EVRANCE DESCRIBED	DIRECTOR'S QUESTIONNAIRE				
Amount of debt £	FLOAT!	Degen	You AN	DIRECT				
Address (with postcode)	10 DED JENRY LONDON	EC2R 8DM						
Name of creditor or claimant	RESOLUTION	CORPURATION						

Signature

Date 12/8/12

Statement of Affairs

Statement as to affairs of

Magnum Leatherhead Nominee 1 Limited

On the 16 July 2012 the date of the joint administrative receivers' appointment

Statement of truth

I believe that the facts stated in this Statement of Affairs are true

Full name STUART NEIL CHRISTIAN

Signed

Signed

Dated

A – Summary of Assets

Assets	Book Value	Estimated to Realise £
Assets subject to fixed charge	£ N.I.L	NIL
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
•		
	1	1
Assets subject to floating charge	£1.00	£1.00
Uncharged assets		
Oncharged assess	NIL	NIL
	1	
Estimated total assets available for preferential creditors	£1.00	£1.00

Date 22/8/12 DODMAN NOMINEE COMPANY PLEASE SEE ATTACHED DAMANT COMPANY ACCOUNTS

			Estimated to realise
			£
Estimated total assets available for preferential creditors (carried from page A)	 	£	1.00
Liabilities Preferential creditors:-	£		NIL
Estimated deficiency/surplus as regards preferential creditors		£	
Estimated prescribed part of net property where applicable (to carry forward)	£		ML
Estimated total assets available for floating charge holders		£	
Debts secured by floating charges	£		NIL
Estimated deficiency/surplus of assets after floating charges		£	
Estimated prescribed part of net property where applicable (brought down)	£		NIL
Total assets available to unsecured creditors	1	£	
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£		NIL
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)		£	
Shortfall to floating charge holders (brought down)	£		NIL
Estimated deficiency/surplus as regards creditors		£	ı
Issued and called up capital	£	+-	1.00
Estimated total deficiency/surplus as regards members		£	NIL
Signature Date 22 8 12			

COMPANY CREDITORS

customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the Note: You must include all creditors and identify any creditors under hire-purchase, chattel leasing or conditional sale agreements and company's possession

		>_				 		
Value of security £	MITH	2 AS KNOWN	N ENCLOSED					
Date security given	ORDANCE	48CK 200	٦			 	 	
Details of any security held by creditor	FLOATING CHARGE IN ACCURDANCE	DATED 7 NOVEMBER 2002	FURMER DESCRIBED	OVESTIONNAIRE				
Amount Details of debt	FLOATING	DERENTURE	TO YOU AND	Director's				-
Address (with postcode)	10 OLD JEWRY, LONDON							
Name of creditor or claimant	RESOLUTION 10							

Date 22/8/12

Statement of Affairs

Statement as to affairs of

Magnum Leatherhead Nominee 2 Limited

On the 16 July 2012 the date of the joint administrative receivers' appointment

HEIL CHRISTIAN

Statement of truth

I believe that the facts stated in this Statement of Affairs are true

Signed .

Signed .

Dated

22/8/12 ...

A – Summary of Assets

Assets	Book Value	Estimated to Realise
Assets subject to fixed charge.	£	£
	NIL_	NIL_
	į	
Assets subject to floating charge	£1.00	£1.00
Tablea desject to hearing the p		
Uncharged assets		Z. 1
	NIL	NIL
Estimated total assets available for preferential creditors	£1.00	£1.00

Date 22/8/12 DORMANT NOMINEE COMPANY PLEASE SEE ATTACHED DOLMANT COMPANY ACCOUNTS

A1 - Summary of Liabilities

			Estimated to realise
			£
Estimated total assets available for preferential creditors (carried from page A)		£	1.00
Liabilities Preferential creditors:-	£		NIL
Estimated deficiency/surplus as regards preferential creditors	L	£	
Estimated prescribed part of net property where applicable (to carry forward)	£		NIL
Estimated total assets available for floating charge holders		£	
Debts secured by floating charges	£		NIL
Estimated deficiency/surplus of assets after floating charges	1	£	
Estimated prescribed part of net property where applicable (brought down)	£		NIL
Total assets available to unsecured creditors]	£	
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£		NIL
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	£	£	
Shortfall to floating charge holders (brought down)			NIL
Estimated deficiency/surplus as regards creditors		£	I
Issued and called up capital	£	+-	100
Estimated total deficiency/surplus as regards members		£	NIL
Signature Date 27 K/12			

COMPANY CREDITORS

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customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the Note: You must include all creditors and identify any creditors under hire-purchase, chattel leasing or conditional sale agreements and company's possession

DEGENTRE DATED 7 NOVEMBER 2002. AS KNOWN TO YOU AND EVERTIONINAIRE DIRECTOR'S OVESTIONINAIRE
DEGENTURE DATED 7 NOVEMBER 2002. AS KNOWN TO YOU AND FURTHER DETRIBED IN ENCLOSED DIRECTOR'S OVERTIONMAIRE
To YOU AND FURTHER DESCRIBED IN ENCLOSED DIRECTOR'S OVESTIONINAIZE

Date

Signature

Date 22 | 8 | 11_

Statement of Affairs

Statement as to affairs of

Magnum Leatherhead Nominee 2 Limited

On the 16 July 2012 the date of the joint administrative receivers' appointment

Statement of truth

I believe that the facts stated in this Statement of Affairs are true

Full name_ROBERT ANDREW YOUNG

Signed

Signed

Dated

13/8/12

Assets	Book Value	Estimated t Realise
Assets subject to fixed charge	£	£
		NIL
Assets subject to floating charge	£1.00	£1.00
Uncharged assets	NIL	NIL
Determent a testal assess available for professional analytics	£1.00	£1.00
Estimated total assets available for preferential creditors		

DURMANT

PLEASE SEE ATTACHED

COMPANY ACCOUNTS

A1 – Summary of Liabilities

			Estimated to realise
			£
Estimated total assets available for preferential creditors (carried from page A)		£	1.00
Liabilities Preferential creditors -	£		NIL
Estimated deficiency/surplus as regards preferential creditors		£	
Estimated prescribed part of net property where applicable (to carry forward)	£		ML
Estimated total assets available for floating charge holders		£	
Debts secured by floating charges	£		NIL
Estimated deficiency/surplus of assets after floating charges		£	
Estimated prescribed part of net property where applicable (brought down)	£		NIL
Total assets available to unsecured creditors	İ	£	
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£		NIL
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	£	£	
Shortfall to floating charge holders (brought down)			NIL
Estimated deficiency/surplus as regards creditors		£	i .
Issued and called up capital	£		1.00
Estimated total deficiency/surplus as regards members		£	NIL
			<u>.</u>

COMPANY CREDITORS

customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the Note: You must include all creditors and identify any creditors under hire-purchase, chattel leasing or conditional sale agreements and company's possession

Name of creditor or claimant	Address (with postcode)	Amount of debt	Details of any security held by Date security Value of security creditor
RESOUTION	10 OLD JENRY, LONDON	FLOAT	- FLOOTING CHAPCIE IN ACCORDANCE WITH
CORPORATION	EC2R 80N	Desen	DESENTURE DATED 7 NOVEMBER 2002 AS KNOWN
		TO YOU AND	AND FURTHER DESCRIPTED IN THE ENCLOSED
		DIRECTOR S	R'S QUESTIANNAIRE

Signature_

COMPANY CREDITORS

customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the Note: You must include all creditors and identify any creditors under hire-purchase, chattel leasing or conditional sale agreements and company's possession

Value of security £	And As Known	PURNEL DECRISED IN ME ENCLOSED				
Date security given	DANCE 1	ISED IN		 	 	 -
Details of any security held by creditor	DERENTILE DATE T NOVEMBER 1002 AS KNOWN]	R'S QUESTIONNAIRE			-
Amount of debt	DEREY	TO YOU AND	DIRECTUR S			
Address (with postcode)	10 OLD JEMRY LONDON					
Name of creditor or claimant	RESOUTION CORPORATION	j				

Signature

Date 23/8/12

Appendix C Receipts and payments

	Magnum Leatherhead Nominee 1 Limited (In Administrative Receivership)	
	Income and Expenditure Account 16 July 2012 to 1 October 2012	,
INCOME		Total (£)
		0 00
EXPENDITURE		
Dellaces		0 00
Balance		0 00
MADE UP AS FOLLOWS		
		0 00
	Marrier Leatharband Naminga 2 Limited	
	Magnum Leatherhead Nominee 2 Limited (In Administrative Receivership)	
	Income and Expenditure Account 16 July 2012 to 1 October 2012	
INCOME		Total (£)
		0 00
EXPENDITURE		
		0 00
Balance		0 00
MADE UP AS FOLLOWS		
		0 00

Appendix D. Breakdown of time costs SIP9

Magnum Leatherhead Nominee 1 Limited Breakdown of time spent by Smith & Williamson LLP employees from 16 July 2012 to 14 September 2012

Hours

Classification of work function	Partner	Associate Director	Senior Administrator/ Administrator		Totai hours	Time cost	Average hourly rate
Administration & planning Case planning, administrative set up, Appointment notification, Maintenance of records, statutory reporting	0 25	0 70	4 20	1 10	6 25	£1 366 50	£218 64
Corporate Tax	0 60	0.00	0 00	0.00	0 60	£270 00	£450 00
Totals	0 85	0 70	4 20	1 10	6 85	£1,636 50	£238 91
Pre-appointment	0 20	0.00	0 75	0 00	0 95	£226 75	£238 68

Magnum Leatherhead Nominee 2 Limited Breakdown of time spent by Smith & Williamson LLP employees for the period ended 14 September 2012

Hours

Classification of work function	Partner	Associate Director	Senior Administrator/ Administrator		Total hours	Time cost	Average hourly rate
Administration & planning Case planning, administrative set-up, Appointment notification, Maintenance of records, statutory reporting	0 25	0 70	1 70	2 00	4 65	£1 010 50	£217 31
Corporate Tax	075	0 00	0 00	0 00	0 75	£360 00	£480 00
Totals	1 00	0 70	1 70	2 00	5 40	1,370 50	£253 80
Pre-appointment	0 20	0 00	0 00	2 20	2 40	£440 00	£183 33

Appendix E. Charge out rates Restructuring and Recovery

Smith & Williamson LLP Restructuring & Recovery

Charge out rates listed by staff classification

Director 440-500

Associate Director 335-420

Senior Manager 275-325

Manager 265-310

Assistant Manager 235-250

Administrator 140-200

Assistants and support staff 65-250

Appendix F. Charge out rates Corporate Tax

Smith & Williamson LLP Corporate Tax

Charge out rates listed by staff classification

Director 435-520

Associate Director 340 - 350

Senior Manager 285

Manager 235

Assistant Manager 180

Senior 155

Notice of meeting of creditors

Magnum Leatherhead Nomineel Limited Magnum Leatherhead Nominee 2 Limited (in Administrative Receivership)("the Companies")

NOTICE IS HEREBY_GIVEN, pursuant of Section 48 of the Insolvency Act 1986, that a meeting of the creditors of the Companies will be held at the offices of Smith & Williamson LLP, 25 Moorgate, London, EC2R 6AY on 15 October 2012 at 11 00am for the purpose of having the attached report laid before them, hearing any explanation that may be given by the Joint Administrative Receivers and for the election of a Creditors Committee should the general body of the creditors require it.

Creditors whose claims are wholly secured are not entitled to attend or be represented at the meeting. A person is entitled to vote at the meeting only if he has given to the joint administrative receivers, not later than 12 00pm on the business date before the above day fixed for the meeting, details in writing of the debt that he claims to be due to him from the company. A creditor entitled to attend and vote at the above meeting may appoint a proxy or proxies to attend and vote instead of him.

DATED this 1 October 2012

Anthony Spicer & Henry Shinners

Joint Administrative Receivers

Insolvency Act 1986 (Rule 8 1) Proxy (Administrative Receivership)

Magnum Leatherhead Nominee 1 Limited (In Administrative Receivership)

Please give full name and address for Name of creditor Address Please insert name of person (who must be 18 or over) or the "Chairman of the meeting" Name of Proxy-holder Please note that if you nominate the Chairman of the meeting to be your proxy-holder, he will be the Joint Administrative Receiver or his representative If you wish to provide for 2 alternative proxy-holders in the circumstance that your first choice is unavailable to attend, please state the name(s) of the alternatives as I appoint the above person to be my proxy-holder at the meeting of Please delete words in brackets if the proxymembers to be held on 15 October 2012 or at any adjournment of that holder is only to vote as directed (i e has no meeting The proxy-holder is to propose or vote as instructed below discretion) (and in respect of any resolution for which no specific instruction is given, may vote or abstain at his/her discretion) Voting instructions for resolutions For the appointment of of as a member of the Creditors' Committee Signature Date This form must be signed Name in CAPITAL **LETTERS** Only to be completed if the creditor has not Position with or

relation to creditor

signed in person

Insolvency Act 1986 (Rule 8 1) Proxy (Administrative Receivership)

Magnum Leatherhead Nominee 2 Limited (In Administrative Receivership)

communication.	Name of creditor	r	
	Address		_
			_
Please insert name of person (who must be 18 or over) or the "Chairman of the meeting"	Name of Proxy-h	nolder	_
Please note that if you nominate the Chairman of the meeting to be your proxy-holder, he will be the Joint Administrative Receiver or	1.		_
his representative If you wish to provide for alternative proxy-holders in the circumstance	2		
that your first choice is unavailable to attend, please state the name(s) of the alternatives as well	3		
Please delete words in brackets if the proxy- holder is only to vote as directed (i e has no discretion)	members to be he meeting. The pro (and in respect of given, may vote o	ve person to be my proxy-holder at the meeting of ld on 15 October 2012 or at any adjournment of that exy-holder is to propose or vote as instructed below any resolution for which no specific instruction is or abstain at his/her discretion)	
	For the appointme		
	of		_
		as a member of the Creditors' Committee	_
This form must be si	gned	Signature	Date
	2	Name in CAPITAL LETTERS	
Only to be complete signed in person	l if the creditor has not	Position with or	