The Insolvency Act 1986

Administrators' progress report

2.24B

Name of Company

Mercury Inns Group Limited

Company number

04362325

In the

The Royal Courts of Justice

Court case number

21120 of 2009

(a) Insert full name(s) and address(es) of administrator(s) I/We (a) Antony David Nygate of BDO LLP 55 Baker Street, London, W1U 7EU and Tracey Lee Pye of 3 Hardman Street, Spinningfields, Manchester M3 3AT

[full name of court]

administrator(s) of the above company attach a progress report for the period

(b) Insert date

	From	to
(b) 23 1	November 2010	(b) 17 November 2010
Signed	02	<u></u>
Dated	Joint administrator(s)	_)

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

ADHQRP8I
A11 19/11/2010
COMPANIES HOUSE

have completed and signed this form please send it to the Registrar of Companies at

es House, Crown Way, Cardiff, CF14 3UZ

DX 33050 Cardiff



Tel +44 (0)20 7486 5888 Fax +44 (0)20 7935 3944 DX 9025 West End W1 www bdo co.uk 55 Baker Street London W1U 7EU

17 November 2010

Our Ref 7/JBS/ADM965/A6

Please ask for John Strowger DDI 0207 893 2945

TO ALL CREDITORS

Dear Sirs

Mercury Inns Group Limited ("M!G")
Mercury Inns Limited ("MI")
GW1016 Limited ("GW")
All in Administration (the "Companies")

I now supply my final report in respect of these Administrations

1 Receipts & Payments

I enclose, for your information, a summary of my receipts and payments to date for each of the Companies, together with a copy of my abstract receipts and payments account covering the final six month period. The receipts and payments to date show a £nil balance in hand.

The receipts and payments accounts to date are, for the most part, self explanatory. However, I would comment specifically on the following:

1.1 Sale of Freehold and Leasehold Premises

The sale of the Companies' four freehold properties was concluded on 7 May 2010 and the proceeds, totalling £4 018m, have been received in full

A chargeable gain of £134,105 arose in MIG, following the sale of its freehold interest in the Samuel Pepys. However, this gain was offset by utilising capital losses in GW arising from the sale of The Villa. The Companies made a net capital loss, overall.

As reported previously, I closed the Companies' three leasehold sites immediately upon my appointment. A total of £99,431 was received in full from the sale of the fixtures and fittings and stock of site, and the refunding of rent deposits

1.2 Trading

All invoices received from suppliers have been paid

7/J8S/ADM965





As such, the Companies' final trading profits, adjusted for closing stock and before my costs attributable to trading, are as follows:

MIG N/A MI. £11,846 GW. £1,369

Once my costs attributable to trading are included, the Companies made a loss before tax. Therefore, no corporation tax is payable

2 Future of the Companies

The Joint Administrators' proposals were deemed to be accepted on 1 February 2010, pursuant to paragraph 52 of Schedule B1 of the Insolvency Act 1986 (the "Act"), and it was held that the Joint Administrators' should dissolve the Companies under paragraph 84 of Schedule B1 of the Act

Please find attached copies of forms 2 35B, which give notice of the Companies' move from Administration to Dissolution. Upon registration of these notices at Companies House, the Administrations will end and the Companies will be dissolved three months from this date.

3 Prospects for Creditors

4.1 Secured Creditor

As at the date of my appointment, the Companies owed Barclays Bank Plc ("Barclays") £6,386,356 The debt was secured against a debenture held by Barclays over all of the Companies together with individual charges over each of the four freehold premises

Barclays has received total distributions of £3,705,770 under its fixed charge, leaving a shortfall to the bank of £2,680,586.

Creditors will recall that Scottish and Newcastle UK Limited ("S&N") holds a secondary security over the Companies that ranks behind that held by Barclays. Due to the shortfall to Barclays, there will be no distribution to S&N under its security.

4.2 Preferential and Unsecured Creditors

Under the provisions of Section 176A of the Insolvency Act 1986, the Joint Administrators must state the amount of funds available to unsecured creditors in respect of the prescribed part. This provision only applies where the company has granted a floating charge due to a creditor after 15 September 2003. MIG, MI & GW have each granted security to floating charge creditors after this date and therefore the prescribed part will apply

I can confirm that, as advised in each of my previous reports to creditors, the value of the Companies' net property available for distribution to preferential and unsecured creditors is £nil, and therefore there will be no distribution to unsecured creditors



4 Statutory Information.

The Joint Administrators are Antony David Nygate of 55 Baker Street, London, W1U 7EU and and Tracey-Lee Pye of 3 Hardman Street, Spinningfields, Manchester M3 3AT and they were appointed in respect of the above Companies on 23 November 2009. Under the provisions of paragraph 100(2) of schedule B1 of the Act, the Administrators carry out their functions jointly and severally and neither Administrator has exclusive power to exercise any function

The Joint Administrators were appointed by Barclays Bank Plc being a Qualifying Floating Charge Holder, pursuant to Paragraph 14 of schedule B1 of the Act

The Companies' registered office is situated at BDO LLP, 55 Baker Street, London and the Administration proceedings are dealt with in the The Royal Courts of Justice The court case numbers and registered numbers are shown below

Company Name	Registered Number	Court Number
MIG	04362325	21120 of 2009
MI	04361891	21119 of 2009
GW	05034544	21117 of 2009

5 Joint Administrators' Remuneration

The creditors have already approved my remuneration on a time costs basis. To date, I have drawn £200,000 in respect of remuneration as shown on the attached receipts and payments accounts. I also attach schedules that summarise the time costs accrued to date and which indicate the work undertaken in that respect. The Joint Administrators will draw no further fees in the Administrations.

Disbursements

Where disbursements are recovered in respect of precise sums expended to third parties there is no necessity for these costs to be authorised. These are known as category 1 disbursements. I therefore report that since my last report the sum of £1,275 has been drawn in respect of category 1 disbursements. Disbursements charged include, statutory advertising, statutory bordereau and printing recharges in respect of statutory reports to creditors.

Some administrators recharge other expenses, for example postage, stationery, photocopying charges, telephone and fax costs, which cannot be economically recorded in respect of each specific case. Such expenses require the approval of creditors before they can be drawn, and these are known as category 2 disbursements. The policy of BDO LLP is not to charge any category 2 disbursements.



Yours faithfully For and on behalf of The Companies

Joint Administrator
Authorised by the Institute of Chartered Accountants in England & Wales

Enc

Mercury Inns Group Limited In Administration

W1U 7EU

Summary of Joint Administrators' Receipts & Payments from 1 June 2010 to 17 November 2010

	Estimate to realise	Movement	
	as per the directors'	in last six month	To date
	Statement of Affairs	period	t t
	£	£	L
RECEIPTS			EDE 122
Leasehold Property	800,000	•	505,132
Goodwill	-	•	1,000
Bank Interest	•	3	13
Charles Russell Receipt	•	•	1,150
Furniture & Equipment	•		6,500
Tax Refund	•		126
Insurance Refund	-	2,300	7,782
Business Rates Refund	•	50	466
	800,000	2,353	522,169
	330,000		
PAYMENTS			
Bank Charges		40	60
Repair & Renewals		•	285
Professional Fees			500
Administrators' Fees		1,028	34,862
Administrators' Expenses		992	992
Legal Fees & Disbursements			5,683
			2,000
Stamp Duty Agents' Fees & Disbursements		-	5,739
Agents rees a visbulsements			
		1,120	50,121
PAYMENTS TO CREDITORS			
Distribution to Barclays Bank Plc Under F	ixed Charge		472,048
Below on the ord			Nil
Balance in Hand			
		1,120	522,169
BDO LLP			AD Nygate & T L Pye
55 Baker Street			Joint Administrators
			17 November 2010
London			•

Summary of Joint Administrators Receipts & Payments from 1 June 2010 to 17 November 2010

	Estimate to realise as per the directors' Statement of Affairs	Movement in last six month period	To date
	E	£	E
RECEIPTS			_
Property	2,050,000		1,664,561
Goodwill		•	2 42
Interest Gross	•	-	1,000
Sundry Receipt		•	3
Information Technology	110,000	_	105,584
Furniture & Equipment Stock	110,000	_	43,963
Book debts			17,211
Cash at Bank		-	1,642
Sales		-	826,011
Business Rates Refunds		•	13,207
Sundry Refunds		•	901
•	2,160,000		2,674,127
•			
PAYMENTS		(2,814)	128,538
Purchases - Wine & Beer Food Purchases		2,216	197,386
Material Purchases		143	148
PAYE & NIC		•	52,760
Hire of Equipment		114	3,549
Repairs & Renewals		11	19,438
Other Direct Costs		•	2,480
Wages		3,672	274,971
Duress creditors		•	21,078
Indirect Labour & Cleaning		210	11,145
Electricity		15,107	25,663
Gas		2,908	26,705
Telephone		(144 <u>)</u>	2,964
Business Rates & Council Tax		3	19,062
Water Rates		322	6,470
Insurance		9,438	20,975 29,460
Professional Fees		4,434	3,313
Hire of Equipment			249
Travel & Accommodation Stationery and Postage			5,498
Waste & Refuse Collections		132	4,784
Fuel & Oil		•	4,431
Sundry Expenses		•	8,683
Security		•	292
Administrators fees		31,983	112,306
Administrators disbursements		233	2,234
Legal Fees & Disbursements		290	47,095
Agents Fees & Disbursements			49,397
Allowance for Stock Rebate			1,074
Licences		201	200
Bank Charges Storage		414 1,992	7,794 1,992
Storage			
		70,866	1,092,134
PAYMENTS TO CREDITORS Distribution to Bandays Bank Plc Under Fixed	Charge	41,597	1,581,993
Balance in Hand			Nit
		112,463	2,674,127
BDO LLP 55 Baker Street London			AD Nygate & T L Pye Joint Administrators 17 November 2010
W1U 7EU			

Summary of Joint Administrators' Receipts & Payments from 1 June 2010 to 17 November 2010

	Estimate to realise as per the directors'	Movement in last six month	
	Statement of Affairs	period	To date
	£	£	:
RECEIPTS			
Property	1,900,000	•	1,710,000
Furniture & Equipment	•	•	64,997
Goodwill	-	•	1
Information Technology		•	1
Stock		-	13,000
Work in Progress		-	1
Book debts	•	•	12,944
Cash at Bank		•	571
Sales		•	424,388
Business Rates Refund	•	-	2,976
Interest Gross	-	9	80
interest of oss			
	1,900,000	9	2,228,959
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
PAYMENTS			
Purchases - Wine & Beer		301	41,507
Food Purchases		501	76,456
rood Purchases Material Purchases		•	1,044
		·	38,942
PAYE & NIC		2 240	44,291
Duress creditors		3,210	
Hire of Equipment		178	9,448
Repairs & Renewals			9,952
Other Direct Costs			3,927
Wages		800	163,852
Indirect Labour & Cleaning			8,917
Electricity		14,587	14,587
Gas		-	13,955
Telephone		791	1,849
Business Rates & Council Tax		(74)	8,700
Water Rates			3,531
nsurance		-	746
Professional Fees		1,385	9,797
Equipment		.,	3,390
Fravel & Accommodation			129
			4,931
stationery and Postage		_	1,042
Waste & Refuse Collections		271	7,041
undry Expenses			52,831
Administrators fees		3,521	782
Administrators' Disbursements		50	7 62 10,177
egal Fees & Disbs		•	•
Agents' Fees & Disbs		-	36,279
Bank Charges		83	3,916
torage		5,213	5,213
		30,316	577,232
AYMENTS TO CREDITORS			
istribution to Barclays Bank Plc Under Fixed Charge		•	1,651,727
alance in Hand			มีเห
		30,316	2,228,959
DO LLP 5 Baker Street			AD Nygate & T L Pye Joint Administrators
ondon			17 November 2010
Y1U 7EU			

Mercury inns Group Limited - In Administration

Summary of Time Charged and Rates Applicable for the Period From 23 November 2009 to 17 November 2010

	PAR	PARTNER	HAN	MANAGER	HASSISTANT	ASSISTANT MANAGER	SENIOR EXECUTIVE	CECUTIVE	EXECUTINE	IIVE	OTHER STAFF	STAFF	GRAND TOTAL	TOTAL	AV RATE
Description	Hours	J	Hours	Ţ	Hours	J	Hours	7	Hours	,	Hours	ľ	Hours	1	J
8 Steps on Appointment							9 1 6	1 835 00					9 16	1,815 00	200 13
C. Marring and Stategy				374 00									- 28	00 4/1	37.88
D General Administration			- F	1,687 80			10 05	2 401 50	•	1 660 10	2,13	11 00	26 63	5 948 10	***************************************
E. Assets Realisation/Dealing			44 95	17,988 05			06 91	3 879 10					a 19	21,847 15	137 01
F Trading Related Mattern	12.50	8 042.50	11 00	5 478 00			3 45	1 156 00					29 15	14 896 50	31.63
G Employee Matters			0.0	113 70			0 7 0	168 00	10 25	1 127 50			11 25	1 409 20	1227
H, Creditor Cabra			_				2.65	635 ta					2,65	6.35 10	3 62
l Reporting	3 00	1,935 00	11	4,948 20			24 65	5 916 00	3 80	330 00			42.45	13 129 20	309 29
J Distribution and Closure			8	0 4/1			1 00	242 50					7 00	621 50	310 75
K. Work				1									1 00	611 00	00 444 00
	16.50	10, 898 50	22 80	30,473 75	00.0	00 P	10 to	07 564 91	6477	OF BLOOF			•		
*Time charged to work was spent with respect to asset realisation negotlations	t with respect i	to asset realisation	n negotlations									Net Total	16 581	61 419 73	12 str
												Other Disbursements	afc S	12.21	-

26, 557, 38

Billed Grand Total

Mercury Inns - In Administration

Summary of Time Charged and Rates Applicable for the Period From 23 November 2009 to 17 November 2010

	PARTNER	.NER	KYY	MANAGER	ASSISTANT MANAGER	MANAGER	SEMIOR EXECUTIVE	ECUTIVE	EXEC	EXECUTIVE	OTHER	OTHER STAFF	GRAND TOTAL	TOTAL	AV SATE
Description	Hours		Hours	_	Hours	L.	Hours	3	Hours	ų	Hours	7	Hours	1	_
B. Steps on Appelntment			. <u>.</u>				473	2 332 00				•	*	7 332.00	23.42
C. Plarenting and Stategy			05 41	8 437 50			22.35	5,164 00					\$	14 301 50	24.22
D General Administration			21 15	1,243 60			44 45	10 738 70	21 80	3 765 80	13 50	1,189 00.	101 40	01 559 10	32 912
E. Assets Resilsation/Dealing	98	6 127 50	78 65	29 808 35			43 30	10 375 20					131 45	46,311 05	352.34
F Trading Related Matters			00 E	1,137 00		•	153 13	36 682 65	0 20	122 50			154 63	37 942 15	142 24
G Employee Matters			6	113 70		~	=	2 847 95	\$ \$	4 850 50			\$ 13	7 842.15	127 62
H. Creditor Claims				377 00			22,30	5,349 95					0. 23	5 728 95	245 68
l. Reporting			27.50	1 527 50			28 80	4 912.00	27.0	17.50			37.05	15 522.00	284 21
J. Distribution and Cleaure			190	387 00	• 20	2,489 00	23 50	3,730 00					34 00	8 626 00	253 71
K. Work*	5 70	3,714 30	47 00	19,084 00			4.77	1 201 00	3.5	772 50	1 30	132 00	64 23	20 903 80	323 30
	15 20	1,841 80	194 10	72,617 65	9 50	2,489 00	364 72	87,573 45	77 55	9,623 80	15 00	1,321 00			

"Time allocated to work was charged in respect of time properly spent dealing with creditor enquiries, drafting and reviewing creditor resports and correspondence, and the Joint Administrators staff attending the Campanys premises upon appointment

103 446 70 271 37 2 233 82 114 539 53 77,140 97

\$74.07

Net Total

Other Disbursements

Grand Total

Billed

25 895 45

Grand Total

GW 1016 Limited - In Administration

Summary of Time Charged and Rates Applicable for the Period From 23 November 2009 to 17 November 2010

	PARTNER		MAH	MAHAGER	ASSISTANT MANAGER	MANAGER	SENIOR EXECUTIVE	XECUTIVE	EXEC	EXECUTIVE	OTHER STAFF	STAFF	GRAND	GRAND TOTAL	AV BATE
Description	Hours	3	Hours	J	Hours	ľ	Haurs	I	Hours	f	Hours	7	Hours	J.	3
B Steps on Appointment							4 43	1 060 00				^	4 42	1 060 090	23. 12.
C Planning and Stategy			00.1	379 00									8	379 00	171
D General Administration			\$4 9	2,951 70	9	262 00	26 20	6 185 80	15 85	2 796 95	1.75	242 50	54 65	12,438 95	
E. Assets Realisation/Dealing		·	45 20	18 320 80			14 90	3 544 15		 ;			60 10	21 864 95	363 41.
f Trading Related Hatters	_				05.0	131 00	117.37	28,081 95	0 30	122 50			118.37	26,335 05	20.92
G Employee Mallers			0 30	113 73			1 43	348 00	2.00	220 00			3 75	6.81.70	1
H. Creditor Cishns		_	1 00	374 00			7.45	1 786 45					3 45	2 165 45	256 27
1 Reporting			10 23	3 884 75		_	28 20	6 768 00					38 45	10,652 75	277 05
J. Distribution and Closury							2 00	482 50					2 00	482 50	241.25
K. Work							2.78						2.78	9446.00	74 67
	00 0	8	09 99	26,028 95	1 50	393 00	204 77	48,922.45	18 35	3 139 45	2.75	242 50			1
'Time allocated to work was chorged in respect of time properly spent dealing with creditor enquiries and drafting	orged in respect o	f time properly :	spent dealing with	creditor enquiries :		creditor reports						Net Total	293.97	70 726 35	247 60
												Other Disbursements	2	782 49	
												Billed		53 613 39	