

Administrator's progress report 2.24B

Name of Company

Pubfolio Limited

Company Number

05275831

In the

High Court of Justice, Chancery Division, Companies Court

(full name of court)

Court case number

7867 of 2010

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

We (a) David Christian Chubb of PricewaterhouseCoopers LLP, Plumtree Court, London, EC4A 4HT and Robert Jonathan Hunt of PricewaterhouseCoopers LLP, Cornwall Court, 19 Cornwall Street, Birmingham, B3 2DT

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

(b) Insert dates

from

to

(b) 28 September 2010

(b) 27 March 2011

Signed


Joint / Administrator(s)

Dated 21/04/11

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

Michael White

Plumtree Court, London EC4A 4HT

Tel 020 7583 5000

DX Number

DX Exchange



AIZC0TQM

A55

30/04/2011

78

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

SATURDAY



**Pubfolio Limited and Goldtry Limited – both in Administration
High Court of Justice, Chancery Division, Companies Court
Case Nos. 7867 and 7866 of 2010**

Joint Administrators' progress report for the six months ended 27 March 2011

21 April 2011

Contents

Section	Pages
1	Joint Administrators' progress report for the six months ended 27 March 2011
2	Statutory and other information
3	Receipts and payments accounts
4	Expenses incurred in the period
5	Statement of creditors' rights
6	Pre-administration costs

1. Joint Administrators' progress report for the six months ended 27 March 2011

Introduction

In accordance with Rule 2.47 of the Insolvency Rules 1986 ("IR86"), the Joint Administrators ("the Administrators") write to provide creditors with details of the progress of the Administrations of Pubfolio Limited and Goldtry Limited ("the Companies") since the Administrators' appointment on 28 September 2010.

The Administrators are required to provide certain statutory information pursuant to Rule 2.47(1)(a) to (d) IR86, which is shown in Section 2.

Background information

When the Administrators were appointed, the position was as follows -

- The Companies owned 253, primarily freehold pub properties located around the UK. Pubfolio Limited owned 219 and Goldtry Limited 34. The Companies had originally held a portfolio of circa 700 pub properties acquired in 2004/5 with the main funding provided by Anglo Irish Bank Corporation Limited ("Anglo").
- The Companies' strategy was to trade the pub properties whilst exploring opportunities to maximise property values and complete piecemeal disposals of these properties in the short to medium term.
- From mid-2007 the Companies began to experience increasingly difficult conditions for achieving disposals, mainly due to the general economic climate, which triggered a downturn in the property market and resulted in prospective purchasers struggling to obtain finance.
- In addition, there were a number of factors affecting the pub sector, including the smoking ban, minimum wage increases and increased beer and spirit duties. These factors, combined with stronger

Pubfolio Limited and Goldtry Limited - both in Administration

competition from supermarkets, resulted in a reduction in the Companies' rental income from their pub portfolios whilst increasing their holding costs as a consequence of an increase in closed pubs

- The cash impact of these challenges resulted in the Companies suffering losses which they were unable to sustain, and neither could they procure additional funding to enable them to continue to operate on a solvent basis.
- In the absence of any viable alternatives, on 28 September 2010 David Chubb and Robert Hunt were appointed Administrators by Anglo.

Initial actions taken by the Administrators and asset realisations

Immediately following their appointment, the Administrators took steps to protect and preserve the Companies' assets.

The pub portfolio

Following a review of the contractual terms of the existing agreement, the outsourced management of the Companies' tenanted pubs was transferred to a new provider which was able to provide beneficial cost savings and more focused asset management.

The Administrators are continuing to hold the tenanted pubs and the remaining closed pubs. The timing of disposals remains under regular review and is dependent upon ongoing trading performance and market conditions.

Other assets

The Administrators have recovered cash at bank of £857,704 and £40,865 for Pubfolio Limited and Goldtry Limited respectively. These monies

1. Joint Administrators' progress report for the six months ended 27 March 2011

include £554,211 of tenants' deposits. In addition, the Administrators have collected debts of £127,137 and £80,026 for Pubfolio Limited and Goldtry Limited respectively.

Approval of the Administrators' proposals

On 19 November 2010 the Administrators circulated to creditors their proposals for achieving the purpose of administration.

The Administrators stated in their proposals that they had formed the view that the Companies have insufficient property to enable a distribution to be made to unsecured creditors other than by virtue of the prescribed part to be set aside in accordance with Section 176A of the Insolvency Act 1986 ("IA86") (see below).

The Administrators' proposals were deemed approved in accordance with Rule 2.33(5) IR86, a meeting of creditors not having been requisitioned by creditors in the prescribed manner.

Receipts and payments account

A receipts and payments account for each of the Companies for the six months to 27 March 2011 is set out in Section 3.

Expenses statement

A statement of the expenses incurred by the Administrators for the period 28 September 2010 to 27 March 2011 is provided at Section 4.

The statement excludes any potential and unpaid tax and VAT liabilities that may be payable as an expense of the Administrators in due course. Amounts payable will depend on the position at the end of the respective tax and VAT accounting periods.

Administrators' remuneration

The basis of the Administrators' remuneration has not yet been fixed. The Administrators are in the process of seeking approval from the secured creditors for their remuneration to be fixed on a time cost basis.

Creditors' rights

A statement of creditors' rights in relation to the Administrators' remuneration and expenses is set out at Section 5.

Pre-Administration costs

Information regarding pre-administration costs previously detailed in the Administrators' proposals are disclosed at Section 6.

The pre-administration costs have yet to be paid and the Administrators are currently seeking the approval from the secured creditors for the payment of these costs.

Outcome for creditors

i) Secured creditors

Anglo holds a debenture conferring fixed and floating first ranking charges over the Companies' assets.

As at the date of the Administrators' appointments the Companies owed circa £67 million (Pubfolio Limited £60m and Goldtry Limited £7m). Based upon present information, Anglo will not be repaid in full and as such there will be no monies available for the subordinated, second ranking secured creditors under their respective securities.

ii) Preferential creditors

There are no preferential creditors as the Companies had no employees.

1. Joint Administrators' progress report for the six months ended 27 March 2011

iii) Unsecured creditors

The prescribed part amount is to be set aside for distribution to unsecured creditors and applies where there are floating charge realisations, net of costs. The prescribed part equates to

- 50% of net property up to £10,000
- 20% of net property in excess of £10,000
- Subject to a maximum amount of £600,000

The amount ultimately available for unsecured creditors will depend on the value of future asset realisations and Administration costs, including taxation. Unsecured creditors will be updated on dividend prospects arising from the prescribed part in future reports

If you have not already submitted your claim, please do so using the form enclosed with this report.

As stated above, it is anticipated that Anglo will not recover its lending in full under its fixed charge. Accordingly, there is no prospect of a distribution being made to unsecured creditors from fixed charge realisations

The Administrators are considering the most appropriate strategy for bringing the Administrations to an end, taking into account dividend prospects, costs and tax implications. Creditors will be advised of the Administrators' decision in due course

Next report

The Administrators' next report to creditors will be circulated at the earlier of the conclusion of the Administrations or in approximately six months' time. Should you have any queries in the meantime, please contact Jennifer Hills on 020 7212 6092



D C Chubb
Joint Administrator of Pubfolio Limited and Goldtry Limited

DC Chubb and RJ Hunt have been appointed as joint administrators of Pubfolio Limited and Goldtry Limited to manage their affairs, business and property as their agents and act without personal liability. Both are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales

2. Statutory and other information

Statutory and other information – Pubfolio Limited

Court details for the Administration:

Full name:

Trading name:

Registered number:

Registered address:

Company directors:

Company secretary:

Shareholdings held by the directors and secretary:

Date of the Administration appointment:

Administrators' names and addresses

Details of any extension(s) to the initial period of appointment:

Changes in office holder:

Appointor's / applicant's name and address:

Objective being pursued by the Administrators.

Division of the Administrators' responsibilities:

Proposed end of the Administration:

Estimated dividend for unsecured creditors:

Estimated values of the prescribed part and the company's net property.

Whether and why the Administrators intend to apply to court under Section 176A(5) IA86

The European Regulation on Insolvency Proceedings (Council Regulation(EC) No. 1346/2000 of 29 May 2000):

High Court of Justice, Chancery Division, Companies Court

Case Number 7867 of 2010

Pubfolio Limited

Pubfolio Limited

05275831

12 Plumtree Court, London, EC4A 4HT

Richard Hatter, Simons Pollins, Clive Rayden and Paul Rayden

John Green

None

28 September 2010

DC Chubb of PricewaterhouseCoopers LLP, Plumtree Court, London EC4A

4HT and RJ Hunt of PricewaterhouseCoopers LLP, Cornwall Court, 19

Cornwall Street, Birmingham, B3 2DT

None

None

Anglo Irish Bank Corporation Limited, 10 Old Jewry, London EC2R 8DN

Achieving a better result for the Company's creditors as a whole than would be likely if the Company were wound up (without first being in Administration in relation to paragraph 100(2) Sch B1 IA86, during the period for which the Administration is in force, any act required or authorised under any enactment to be done by the joint administrators may be done by all or any one or more persons for the time being holding that office

Creditors' voluntary liquidation or dissolution

Uncertain

Uncertain

No

The European Regulation on Insolvency Proceedings applies to this Administration and the proceedings are main proceedings

2. Statutory and other information

Statutory and other information – Goldtry Limited

Court details for the Administration:

Full name:

Trading name:

Registered number:

Registered address.

Company directors

Company secretary:

Shareholdings held by the directors and secretary.

Date of the Administration appointment:

Administrators' names and addresses:

Details of any extension(s) to the initial period of appointment

Changes in office holder

Appointor's / applicant's name and address:

Objective being pursued by the Administrators.

Division of the Administrators' responsibilities

Proposed end of the Administration:

Estimated dividend for unsecured creditors:

Estimated values of the prescribed part and the company's net property:

Whether and why the Administrators intend to apply to court under

Section 176A(5) IA86:

The European Regulation on Insolvency Proceedings (Council Regulation(EC) No 1346/2000 of 29 May 2000):

High Court of Justice, Chancery Division, Companies Court
Case Number 7866 of 2010

Goldtry Limited

Goldtry Limited

05065802

12 Plumtree Court, London, EC4A 4HT

Richard Hatter, Clive Rayden and Paul Rayden

John Green

Clive Rayden and Paul Rayden

28 September 2010

DC Chubb of PricewaterhouseCoopers LLP, Plumtree Court, London EC4A

4HT and RJ Hunt of PricewaterhouseCoopers LLP, Cornwall Court, 19

Cornwall Street, Birmingham, B3 2DT

None

None

Anglo Irish Bank Corporation Limited, 10 Old Jewry, London EC2R 8DN

Achieving a better result for the Company's creditors as a whole than would be likely if the Company were wound up (without first being in Administration in relation to paragraph 100(2) Sch B1 IA86, during the period for which the Administration is in force, any act required or authorised under any enactment to be done by the joint administrators may be done by all or any one or more persons for the time being holding that office

Creditors' voluntary liquidation or dissolution

Uncertain

No

The European Regulation on Insolvency Proceedings applies to this Administration and the proceedings are main proceedings

3. Receipts and payments account

Pubfolio Limited - In Administration
Abstract of the Administrators' receipts and payments for the period from 28 September 2010 to 27 March 2011

	Note	Fixed Charge £	Floating Charge £	Total £
Receipts				
Leasehold property		35,303	-	35,303
Pub income	1	1,135,729	447,946	1,583,675
Cash at bank	2	-	303,494	303,494
Debtors/sundry refunds		-	127,137	127,137
Bank interest		165	70	235
VAT payable		208,964	82,868	291,832
Total receipts		1,380,161	961,515	2,341,676
Payments				
Rent		78,717	-	78,717
Stock		-	447,946	447,946
Duress payment		-	73,463	73,463
Lease/hire charges		8,195	11,194	19,389
Licenses		-	2,370	2,370
Insurance/security		96,496	-	96,496
Utilities		1,168	-	1,168
Repairs/maintenance		38,203	-	38,203
Legal fees		6,211	35,145	41,356
Statutory advertising		-	74	74
VAT recoverable		29,777	102,424	132,201
Total payments		258,767	672,616	931,383
Distributions				
Anglo		367,344	-	367,344
Cash in Hand				
	3	754,050	288,899	1,042,949

Notes

- 1 The split of pub income between fixed & floating is subject to a full reconciliation
- 2 Tenants' deposits are held separately
- 3 Held on interest bearing accounts with Barclays Bank plc

3. Receipts and payments account

Goldtry Limited - In Administration
Abstract of the Administrators' receipts and payments for the period from 28 September 2010 to 27 March 2011

	Note	Fixed Charge £	Floating Charge £	Total £
Receipts				
Pub income	1	184,338	4,563	188,901
Cash at bank		-	40,865	40,865
Debtors/sundry refunds		-	80,026	80,026
Bank interest		18	20	38
VAT payable		34,176	799	34,975
Total receipts		218,532	126,273	344,805
Payments				
Stock		-	4,563	4,563
Lease/hire charges		837	1,355	2,192
Insurance/security		22,499	-	22,499
Repairs/maintenance		9,084	-	9,084
Legal fees		-	9,294	9,294
Statutory advertising		-	74	74
VAT recoverable		5,921	1,764	7,685
Total payments		38,341	17,050	55,391
Distributions				
Anglo		44,125	-	44,125
Cash in Hand	2	136,066	109,223	245,289

Notes

1 The split of pub income between fixed & floating is subject to a full reconciliation

2 Held on interest bearing accounts with Barclays Bank plc

4. Expenses incurred in the period

Pubfolio Limited - In Administration

	Fixed Charge £	Floating Charge £	Total £
Expenses paid			
Rent	78,717	-	78,717
Stock	-	447,946	447,946
Duress payment	-	73,463	73,463
Lease/hire charges	8,195	11,194	19,389
Licenses	-	2,370	2,370
Insurance/security	96,496	-	96,496
Utilities	1,168	-	1,168
Repairs/maintenance	38,203	-	38,203
Legal fees	6,211	35,145	41,356
Statutory advertising	-	74	74
VAT recoverable	29,777	102,424	132,201
Total	258,767	672,616	931,383
Expenses incurred but not yet paid			
Administrators' Pre-appointment time costs	-	8,863	8,863
Administrators' Post-appointment time costs	68,318	66,278	134,596
Agents Fees	572,521	-	572,521
Legal Fees	70,339	-	70,339
Insurance	103,224	-	103,224
Total	814,402	75,141	889,543
Total expenses	1,073,169	747,757	1,820,926

Pubfolio Limited and Goldtry Limited - both in Administration

4. Expenses incurred in the period

Goldtry Limited - In Administration

	Fixed Charge £	Floating Charge £	Total £
Expenses paid			
Stock	-	4,563	4,563
Lease/hire charges	837	1,355	2,192
Insurance/security	22,499	-	22,499
Repairs/maintenance	9,084	-	9,084
Legal fees	-	9,294	9,294
Statutory advertising	-	74	74
VAT recoverable	5,921	1,764	7,685
Total	38,341	17,050	55,391
Expenses incurred but not yet paid			
Administrators' Pre-appointment time costs	-	8,862	8,862
Administrators' Post-appointment time costs	20,997	46,770	67,767
Agents Fees	89,269	-	89,269
Legal Fees	19,999	-	19,999
Insurance	-	-	-
Total	130,265	55,632	185,897
Total expenses	168,606	72,682	241,288

Pubfolio Limited and Goldtry Limited - both in Administration

5. Statement of creditors' rights

The IFR86 provide for creditors to request further information and challenge the Administrators' remuneration and expenses. The relevant provisions are as follows -

Rule 2.48A Creditors' request for further information

(1) If—

- (a) within 21 days of receipt of a progress report under Rule 2.47—
 - (i) a secured creditor, or
 - (ii) an unsecured creditor with the concurrence of at least 5% in value of the unsecured creditors (including the creditor in question), or
- (b) with the permission of the court upon an application made within that period of 21 days, any unsecured creditor,

makes a request in writing to the administrator for further information about remuneration or expenses (other than pre-administration costs) set out in a statement required by Rule 2.47(1)(db) or (dc), the administrator must, within 14 days of receipt of the request, comply with paragraph (2)

(2) The administrator complies with this paragraph by either—

- (a) providing all of the information asked for, or
- (b) so far as the administrator considers that—
 - (i) the time or cost of preparation of the information would be excessive, or
 - (ii) disclosure of the information would be prejudicial to the conduct of the administration or might reasonably be expected to lead to violence against any person, or
 - (iii) the administrator is subject to an obligation of confidentiality in respect of the information, giving reasons for not providing all of the information

(3) Any creditor, who need not be the same as the creditor who requested further information under paragraph (1), may apply to the court within 21 days of—

- (a) the giving by the administrator of reasons for not providing all of the information asked for, or
- (b) the expiry of the 14 days provided for in paragraph (1),

and the court may make such order as it thinks just

(4) Without prejudice to the generality of paragraph (3), the order of the court under that paragraph may extend the period of 8 weeks provided for in Rule 2.109(1B) by such further period as the court thinks just

5. Statement of creditors' rights

Rule 2.109 Creditors' claim that remuneration is or other expenses are excessive

(1) Any secured creditor, or any unsecured creditor with either the concurrence of at least 10% in value of the unsecured creditors (including that creditor) or the permission of the court, may apply to the court for one or more of the orders in paragraph (4)

(1A) Application may be made on the grounds that—

- (a) the remuneration charged by the administrator,
- (b) the basis fixed for the administrator's remuneration under Rule 2.106, or
- (c) expenses incurred by the administrator,

is or are, in all the circumstances, excessive or, in the case of an application under sub-paragraph (b), inappropriate

(1B) The application must, subject to any order of the court under Rule 2.48A(4), be made no later than 8 weeks after receipt by the applicant of the progress report which first reports the charging of the remuneration or the incurring of the expenses in question ("the relevant report")

(2) The court may, if it thinks that no sufficient cause is shown for a reduction, dismiss it without a hearing but it shall not do so without giving the applicant at least 5 business days' notice, upon receipt of which the applicant may require the court to list the application for a without notice hearing. If the application is not dismissed, the court shall fix a venue for it to be heard, and give notice to the applicant accordingly

(3) The applicant shall, at least 14 days before the hearing, send to the administrator a notice stating the venue and accompanied by a copy of the application, and of any evidence which the applicant intends to adduce in support of it

(4) If the court considers the application to be well-founded, it must make one or more of the following orders—

- (a) an order reducing the amount of remuneration which the administrator was entitled to charge,
- (b) an order fixing the basis of remuneration at a reduced rate or amount,
- (c) an order changing the basis of remuneration,
- (d) an order that some or all of the remuneration or expenses in question be treated as not being expenses of the administration,
- (e) an order that the administrator or the administrator's personal representative pay to the company the amount of the excess of remuneration or expenses or such part of the excess as the court may specify,

and may make any other order that it thinks just, but an order under sub-paragraph (b) or (c) may be made only in respect of periods after the period covered by the relevant report

(5) Unless the court orders otherwise, the costs of the application shall be paid by the applicant, and are not payable as an expense of the administration

6. Pre-Administration costs

The following are costs (excluding VAT) incurred prior to the appointments of Administrators but with a view to the Companies entering Administration. It is proposed that the unpaid costs will be paid as expenses of the Administrations, subject to approval from the secured creditors.

	Unpaid amount (£)	Paid amount (£)	Payment made by (if applicable)
Fees charged by the Administrators – based upon time costs incurred at the Administrators' normal scale rates	17,724 50	Nil	n/a
Expenses incurred by the Administrators	Nil	Nil	n/a
Fees charged by other persons qualified to act as an insolvency practitioner	Nil	Nil	n/a
Expenses charged by other persons qualified to act as an insolvency practitioner	Nil	Nil	n/a
Total	17,724 50	-	-