Rule 2.33

Form 2.17B

2.17B

The Insolvency Act 1986

Statement of administrator's proposals

Name of Company	Company number
Jivecraft Limited	05409645

In the	Court case number
High Court of Justice, Chancery Division, Bristol District Registry (full name of court)	642 of 2009

We

Jeremy Willmont
Moore Stephens LLP
1-3 Snow Hill
London
EC1A 2DH

David Rolph
Moore Stephens LLP
1-3 Snow Hill
London
EC1A 2DH

attach a copy of our proposals in respect of the administration of the above company.

A copy of these proposals was sent to all known creditors on

5 May 2009

Signed J. Willmont

Joint Administrator

Dated 5/5/09

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 researchers of the pu...

Jeremy Willmont
Moore Stephens LLP
1-3 Snow Hill
London
EC1A 2DH

020 7334 9191

DX Number DX Exchange

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

WEDNESDAY

ATL859MW
A20 06/05/2009 337
COMPANIES HOUSE

M

MOORE STEPHENS
CHARTERED ACCOUNTANTS

STRICTLY PRIVATE AND CONFIDENTIAL

To all known potential creditors and members of the Companies

JIVECRAFT LIMITED (IN ADMINISTRATION)
IN THE HIGH COURT OF JUSTICE, CHANCERY DIVISION, BRISTOL DISTRICT REGISTRY
COURT CASE NUMBER 642 OF 2009

LIVINGRITE LIMITED (IN ADMINISTRATION)
IN THE HIGH COURT OF JUSTICE, CHANCERY DIVISION, BRISTOL DISTRICT REGISTRY
COURT CASE NUMBER 643 OF 2009

Joint administrators' proposals and statements pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986 and Rule 2.33 of the Insolvency Rules 1986 as at 5 May 2009

Contents, appendices and contact details

Contents of report

The contacts at Moore Stephens LLP in connection with the Company are:

- Contact details for team
  - Address: Moore Stephens LLP, 1 Snow Hill, London EC1A 2DH
  - Telephone: +44 (0)20 7334 9191
  - Facsimile: +44 (0)20 7651 1822

- Administrator
  - Jeremy Willmont
  - Authorised to act as an insolvency practitioner by the ICAEW
  - E-mail: jeremy.willmont@moorestephens.com

- Administrator
  - David Rolph
  - Authorised to act as an insolvency practitioner by the ICAEW
  - E-mail: david.rolph@moorestephens.com

- Day to day issues and queries
  - Neville Side
  - E-mail: neville.side@moorestephens.com

- Secretary to team
  - Jeanette Biggs
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Glossary of terms and basis of preparation

Glossary of terms

- The following definitions have been used in this report

– "Jivecraft"	Jivecraft Limited (in administration)
– "Livingrite"	Livingrite Limited (in administration)
– "the Companies"	Together Jivecraft and Livingrite
– "the Administrators"	The joint administrators: Jeremy Willmont and David Rolph, both of Moore Stephens LLP
– "the Directors"	The Companies' directors: Simon Pollins and Douglas Lister
– "SIP 9"	Statement of Insolvency Practice 9 as issued by the Association of Business Recovery Professionals and adopted by the regulatory bodies
– "SIP 13"	Statement of Insolvency Practice 13 as issued by the Association of Business Recovery Professionals and adopted by the regulatory bodies
– "SIP 16"	Statement of Insolvency Practice 16 as issued by the Association of Business Recovery Professionals and adopted by the regulatory bodies
– "Registrar"	The Registrar of Companies in England and Wales
– "the Bank"	Bank of Ireland

Basis of preparation

- Other than for any statutory duty owed by the Administrators to creditors, neither the Administrators, their firm, partners, staff, professional advisors or agents accept any liability or assume any duty of care (of whatever nature and howsoever arising) to any party (whether it is an assignee or successor of another or otherwise) in respect of this report.
- In the event that this report is obtained by any person other than creditors or other parties rightfully entitled to received a copy, or is used for any purpose other than in accordance with the statutory purpose for creditors as at the date of this report, any persons using the report do so entirely at their own risk and shall have no right of recourse against the Administrators, Moore Stephens LLP, its partners, staff, professional advisors or agents.

Introduction and background

Introduction

- This report and proposals are prepared pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986 and Rule 2.33 of the Insolvency Rules 1986.
- On 11 March 2009, in accordance with Paragraphs 14 and 18 of Schedule B1 to the Insolvency Act 1986, the Bank filed a Form 2.6B, "Notice of appointment of an administrator by holder of qualifying floating charge", for each of Jivecraft and Livingrite.
- On the filing of the Forms 2.6B on 11 March 2009 Jeremy Willmont and David Rolph (both of Moore Stephens LLP) were appointed as joint administrators of the Companies by the Bank.
- The proceedings for Jivecraft have been filed in the High Court of Justice, Chancery Division, Bristol District Registry, case no. 642 of 2009.
- The proceedings for Livingrite have been filed in the High Court of Justice, Chancery Division, Bristol District Registry, case no. 643 of 2009.
- The Form 2.6B for each of the Companies states that the EC Regulation applies and that the proceedings are the main proceedings as defined in Article 3 of the EC Regulation and that the centre of main interests for both Companies is in England.
- In accordance with Paragraph 100(2) of Schedule B1 to the Insolvency Act 1986, the functions, powers and duties of the Administrators can be exercised by either one of them, acting jointly and severally.
- This report and proposals contains certain information required to be provided to the creditors in accordance with Rule 2.33 of the Insolvency Rules 1986.

History of the Companies

- Livingrite was incorporated on 11 March 2005 under registration number 05390006 and its registered office was at Lanmor House, 370-386 High Road, Wembley, Middlesex HA9 6AX.
- Jivecraft was incorporated on 31 March 2005 under registration number 05409645 and its registered office was also at Lanmor House, 370-386 High Road, Wembley, Middlesex HA9 6AX.
- Both of the Companies had the same directors and company secretary; Simon Pollins and Douglas Lister were the directors of the Companies and Richard Lipman was the company secretary. Neither the directors nor the company secretary held any shares in the Companies.
- The Companies were created to jointly own 22 leasehold properties and hold the properties on trust for two joint venture partners, Urban Exposure Limited and Bravesign Limited.
- Bravesign Limited was a connected party by virtue of the directors of the Companies having an ownership interest in Bravesign Limited. Urban Exposure had no such connected party relationship.
- The 22 properties were purchased by the Companies in 2005 in the Rapier Street development in Ipswich immediately after completion of the development and at a discount on market value.
- The majority of the funding for the purchase of these properties was provided by the Bank.
- Towards the end of 2005 the Companies entered into a "wrap contract" for each of the 22 properties to sell the property at a small premium.

Introduction and background

History of the Companies

- Under the terms of the "wrap contract" the Companies received a small deposit of approximately £1,000 from the purchaser and exchanged contracts on the sale of the property with the completion date not occurring for a further 13 months.
- In the intervening period, the purchaser was entitled to either occupy or let the property and receive the benefits in exchange for the payment of a monthly licence fee to the Companies.
- All 22 properties were sold in this manner and the management of the properties in the period between exchange and completion of contracts was handled by Urban Exposure Limited.
- We understand that the majority of the properties were let by the purchasers.
- When the date of completion arrived, none of the purchasers completed on the contract. We understand that this is because the purchasers were unable to secure the necessary finance to fund the purchase the property.
- However, despite the lack of a purchase, the purchasers continued to let the properties and collect the rents.
- We understand that Urban Exposure Limited allowed this scenario to continue in the hope and expectation that the purchasers would be able to secure the finance necessary to complete on the wrap contract.
- Towards the middle of 2007, some of the purchasers ceased making payments of the monthly licence fees to the Companies. By the end of 2007 the majority, if not all, of the wrap purchasers had ceased making payments.
- We understand that Urban Exposure Limited did not collect these outstanding licence fees, nor did it either enforce completion of the contract or take steps to rescind the contract.

History of the Companies

- As a result of this, in early 2008, Bravesign Limited ended the joint venture agreement with Urban Exposure Limited and took over the management of the properties
- In the termination of the joint venture agreement, Urban Exposure Limited had to give up its rights to any interest that it may have had in the project.
- Steps were then taken to recover the arrears of licence fees and to serve notice on the purchasers that they must complete on the contract or the contract would be rescinded.
- Some payments of the arrears were received but none of the purchasers completed on the contract and steps were commenced to rescind the contracts towards the end of 2008.
- We understand that all of the contracts were eventually rescinded in early 2009 whereupon the interest in the rents being received on the properties reverted back to the Companies.
- We also understand that for some of the properties the service charges, insurance recharges or freehold ground rents had not been paid for as long as two years.
- Following the reversion of the interest in the properties back to the Companies, legal action was taken by the management agents acting on behalf of the owner of the freeholds of the properties to recover the outstanding charges.
- This resulted in the Bank making a payment of these arrears in order to prevent any further action being taken.
- The Bank subsequently took steps to appoint the Administrators on 11 March 2009.

Introduction and background

Companies accounts

- The Companies have always filed dormant accounts with no property related transactions included within those accounts.
- We have not included any extract from these dormant accounts as it will not provide any useful information for the purpose of the Administrators' proposals and statements.
- The Directors have advised that the transactions in relation to the properties owned by the Companies were accounted for by Bravesign Limited.
- As Bravesign Limited is a separate entity that is not included in the administration proceedings, we have not included any extract from the accounts of Bravesign Limited in the Administrators' proposals and statements.

Objectives of the Administrators

- The Administrators must perform their functions in the interests of the creditors as a whole.
- The Administrators must perform their functions with the objective of:
  - The rescue of the Company as a going concern; or
  - 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); or
  - Realising property in order to make a distribution to one or more secured or preferential creditors.
- The Administrators must perform their functions within the first stated objective unless they think that;
  - It is not reasonably practicable to achieve that objective; or
  - The second stated objective would achieve a better result for the Company's creditors as a whole.
- The Administrators may perform their functions within the third stated objective only if;
  - They think that it is not reasonably practicable to achieve either of the other objectives; and
  - They do not unnecessarily harm the interests of the creditors as a whole.
- Due to the poor state of the property market, the rescue of the Company as a going concern was not possible.
- The Administrators are following the second stated objective in realising the assets of the Company with the likely effect of achieving a better result for creditors than if the Company had been placed into liquidation.

Directors' statement of affairs as at 11 March 2009

JIVECRAFT LIMITED AND LIVINGRITE LIMITED SUMMARY OF THE DIRECTORS STATEMENT OF AFFAIRS	Book value £	Estimated to realise value £
Assets subject to a fixed charge:		
Leasehold premises	2,895,006	1,980,000
less: due to Bank of Ireland	(2,171,941)	(2,171,941)
	723,065	(191,941)
Assets subject to a floating charge:	Nil	Nil
Arrears from wrap purchasers	179,129	Nil
Uncharged assets:		
Estimated surplus/(deficiency) for preferential creditors		Nil
Preferential creditors		-
Estimated surplus/(deficiency) as regards preferential creditors		Nil
Estimated prescribed part of net property where applicable (to carry forward)		-
Estimated total assets available for floating charge holders		Nil
Debts secured by floating charges	(191,941)	(191,941)
Estimated surplus/(deficiency) of assets as regards floating charges		(191,941)
Estimated prescribed part of net property where applicable (brought down)	-	-
Total assets available to unsecured creditors		-
Non-preferential unsecured creditors	(871,853)	(871,853)
Estimated surplus/(deficiency) as regards creditors		(1,063,794)
Issued and called up capital	(100)	(100)
Estimated total surplus/(deficiency) as regards members		(1,063,894)

Source: Directors' statement of affairs

General information about a statement of affairs

- Paragraph 47 of Schedule B1 to the Insolvency Act 1986 requires that the Directors, if requested, submit to the Administrators a statement of affairs detailing the particulars of the Company's assets, debts and liabilities.
- The statement of affairs is the Directors' estimate of the realisable value of the assets and liabilities of the Company at the time it was placed into administration.
- A statement of affairs has been submitted by the Directors for each of the Companies; these documents are attached at Appendices B and C for Jivecraft and Livingrite respectively.
- The summary of the statement of affairs shown opposite has been extracted from the documents submitted by the Directors.

Administrators' comments on the statement of affairs

- The assets and liabilities of the Companies are owned jointly by them and therefore the statement of affairs for each of the Companies is identical.
- The values attributed to each of the assets and liabilities in the statements of affairs submitted by the Directors for each of the Companies are the full values of the assets and liabilities (rather than splitting the values 50:50 between the Companies).
- Based upon the Directors' estimate of the realisable value of the leasehold property as at the date of the administration, there are significant deficits on the Company's charged assets.
- The Directors do not believe that there is any realisable value in the arrears owing from the wrap purchasers.

Directors' statement of affairs as at 11 March 2009

Administrators' comments on the statement of affairs

- Although the Directors have not shown the arrears from the wrap purchasers as being subject to the fixed charge of the Bank, it is likely that these realisations from this source will be subject to the Bank's fixed charge.
- The Directors' statement of affairs does not take into account either the costs involved in realising the Companies' assets or the costs of the administration.
- The Companies did not have any employees and therefore there are no preferential creditors.
- In accordance with Section 176A of the Insolvency Act 1986, an administrator is required to make a prescribed part of the Company's net property available for the satisfaction of unsecured debts.
- The Company's net property is defined as those assets that would otherwise be available for the satisfaction of claims of holders of debentures secured by, or holders of, any floating charge created by the Company.
- The prescribed part should be equal to 50 per cent of the first £10,000 of the net property and 20 per cent of any net property in excess of the first £10,000 (subject to a maximum prescribed part of £600,000).
- The Directors have not included an estimate of the prescribed part in their statements of affairs as they do not believe that there will be any net property available from the realisation of the Companies' assets.
- Should there be any realisations made from the arrears owed by the wrap purchasers and should these realisations prove not to be subject to the Bank's fixed charge then it is possible that a prescribed part will be set aside for the benefit of the unsecured creditors.

Administrators' comments on the statement of affairs

- Based upon the Directors' statement of affairs, there will not be sufficient realisations to enable any dividends to be paid to the unsecured creditors of the Companies.
- However should the property market improve such that the realisations made from the sale of the Companies leasehold properties, together with any realisations from the wrap purchaser arrears, is sufficient to enable the debt owed to the Bank to be settled in full, then it is possible that the Administrators may also be able to make a distribution to the unsecured creditors.

Management of the affairs and business of the Companies

Management of existing letting agreements

- The legacy of the letting of the properties by the wrap purchasers was such that, as at the date of the Administrators' appointment, the Companies had three letting agents managing the 22 properties owned by the Companies.
- Following the rescission of the wrap contracts, the Companies had taken over the existing tenancy agreements with those tenants still in occupation and had continued to use the same letting agents as those instructed by the different wrap purchasers.
- In order to provide an efficient platform on which to gather information about the properties, the tenants, the rental income and the costs associated with each of the properties, the Administrators have maintained this arrangement with the three letting agents still acting on behalf of the Companies.
- We have gathered up to date information about the occupancy status, tenancy agreement and monthly rent being charged on each property from the letting agents.
- We have also sought information from the owners of the freehold and the managers acting on behalf of the freeholder regarding the ongoing costs accruing on each of the properties in respect of service charges, parking space rent, freehold ground rents and recharges of insurance premiums to ascertain the net rental income for each of the properties based upon the current levels of occupancy and rent.
- We have also considered an estimate of the likely costs of maintaining the properties in a suitable condition for letting and the general costs of repairs for the properties in order to estimate the likely net income from the properties.

Management of existing letting agreements

- Following this information gathering exercise, the Administrators considered that at the current levels of occupancy and rent, the properties would generate the following receipts and payments on a monthly basis:

– Rental income	£9,620
– Service charges	£1,810
– Insurance premiums recharged	£483
– Freehold ground rents (and parking)	£328
– Estimated repairs and maintenance	£500

- Based upon these figures, the Administrators expect to receive a net income from the letting of the properties of £6,499 and have therefore decided to continue to let the properties.
- The Administrators will continue to communicate with the letting agents about the levels of occupancy and will continue to monitor the collection of the rents by the letting agents. The net rental income is now being paid into the administration bank account by the letting agents.

Sale of the leasehold properties

- At present, none of the Companies' properties are marketed for sale. However it is the Administrators intention to sell these properties over the course of the next few years.
- It is expected that the sale of all 22 properties will take some time as placing all of the properties on the market in a short space of time will have a detrimental effect on the value of the properties.

Management of the affairs and business of the Companies

Sale of the leasehold properties

- Current indications suggest that the market value of each of the properties for a private sale is approximately £85,000.
- The Administrators intend to instruct local estate agents to market a couple of the vacant properties in order to get a clearer picture of the market value and the levels of interest in private sales.
- If this proves successful then the Administrators hope to sell all of the properties in this manner over a period of approximately two years.
- If the average sale price of a property was £85,000, the properties would generate realisations of £1,870,000. This would be insufficient to satisfy the debt owed to the Bank under its fixed charge.

Arrears owed by the wrap purchasers

- According to the Directors' statement of affairs, the wrap purchasers owe the Companies £179,129 for outstanding monthly licence fees for the period until rescission of the wrap contracts.
- The Directors have not attributed any realisable value to these debts.
- We are currently reviewing our options for bringing action to recover these debts.

Administrators' time costs and disbursements incurred to date

- An analysis of the Administrators' time costs and disbursements incurred to date is provided at Appendix E.
- The majority of the time spent by the Administrators and their staff to date has been incurred in three areas:

Administrators' time costs and disbursements incurred to date

- Carrying out the statutory duties required of administrators following their appointment and collecting and reviewing the Companies' books and records
- Gathering information regarding the assets of the Companies and, in particular, information regarding the rental status of each of the Companies' properties and planning the administration strategy.
- Corresponding with the creditors of the Companies and negotiating a repayment plan for the outstanding liabilities that attach to the Companies' properties.

Receipts and payments to 1 May 2009

- A abstract of the Administrators' receipts and payments account for each of the Companies is shown below.
- Transactions to date have been minimal and are self explanatory.

	Jivecraft £	Livingrite £	Total £
RECEIPTS:			
Post Administration Rental Income	3,943.16	3,943.16	7,886.32
Pre- administration Rental Income	3,153.18	3,153.17	6,306.35
	7,096.34	7,096.33	**14,192.67**
PAYMENTS:			
Management Fees	529.48	529.48	1,022.96
Non Recoverable VAT	79.42	79.42	158.84
Maintenance Expenditure	161.25	161.25	322.50
Insurance	146.19	146.19	292.38
Service Charges	547.83	547.82	1,095.65
Payments to Ransom Creditors	231.34	231.34	462.68
	1,695.51	1,695.50	**3,391.01**
Balances in Hand	5,400.83	5,400.83	**10,801.66**

The Administrators' proposals in respect of Jivecraft

Administrators' proposals pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986 in respect of Jivecraft

- That the Administrators continue to manage the letting of the properties jointly owned by Jivecraft and collect the net rental income from the letting agents;
- That the Administrators take steps to enable them to properly consider the costs and benefits involved in pursuing the wrap purchasers for the arrears owed by them to Jivecraft;
- That the Administrators arrange the sales of the leasehold properties as and when they consider appropriate and continue to do all such things that are reasonably expedient and to generally exercise all of their powers as Administrators in order to maximise realisations from the assets of Jivecraft;
- That following the realisation of the assets, or at such earlier time as the Administrators, in their sole discretion, consider appropriate, and provided the Administrators think that a distribution will be made to the non-preferential unsecured creditors, Jivecraft be placed into creditors' voluntary liquidation;
- That when the Jivecraft is placed into creditors' voluntary liquidation, the Administrators be appointed as liquidators of Jivecraft pursuant to Rule 2.117 of the Insolvency Rules 1986;
- That if the Administrators consider that creditors' voluntary liquidation is inappropriate for whatever reason, the Administrators move Jivecraft straight to dissolution under Paragraph 84 of Schedule B1 to the Insolvency Act 1986;
- That, if the Administrators deem it appropriate for the Administrators period of office to be extended for a period not exceeding six months, the Administrators will seek the consent of the creditors for an extension to the administration in accordance with Paragraph 76 of Schedule B1 to the Insolvency Act 1986;

Administrators' proposals pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986 in respect of Jivecraft

- That in the event that no creditors' committee is formed, the remuneration of the Administrators be fixed with reference to the time properly spent by the Administrators and their staff in attending to matters arising in the administration, pursuant to Rule 2.106 of the Insolvency Rules 1986, and that they be authorised to draw such remuneration on account from the assets of Jivecraft from time to time as they consider appropriate;
- That in the event that no creditors' committee is formed, the Administrators be authorised to draw such disbursements on account from the assets of Jivecraft from time to time as they consider appropriate including internal costs as defined by SIP 9 as category 2 disbursements; and
- That the Administrators be given their release upon the filing of either form 2.34B or form 2.35B with the Registrar, whichever is applicable.

The Administrators' proposals in respect of Livingrite

Administrators' proposals pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986 in respect of Livingrite

- That the Administrators continue to manage the letting of the properties jointly owned by Livingrite and collect the net rental income from the letting agents;
- That the Administrators take steps to enable them to properly consider the costs and benefits involved in pursuing the wrap purchasers for the arrears owed by them to Livingrite;
- That the Administrators arrange the sales of the leasehold properties as and when they consider appropriate and continue to do all such things that are reasonably expedient and to generally exercise all of their powers as Administrators in order to maximise realisations from the assets of Livingrite;
- That following the realisation of the assets, or at such earlier time as the Administrators, in their sole discretion, consider appropriate, and provided the Administrators think that a distribution will be made to the non-preferential unsecured creditors, Livingrite be placed into creditors' voluntary liquidation;
- That when the Livingrite is placed into creditors' voluntary liquidation, the Administrators be appointed as liquidators of Livingrite pursuant to Rule 2.117 of the Insolvency Rules 1986;
- That if the Administrators consider that creditors' voluntary liquidation is inappropriate for whatever reason, the Administrators move Livingrite straight to dissolution under Paragraph 84 of Schedule B1 to the Insolvency Act 1986;
- That, if the Administrators deem it appropriate for the Administrators period of office to be extended for a period not exceeding six months, the Administrators will seek the consent of the creditors for an extension to the administration in accordance with Paragraph 76 of Schedule B1 to the Insolvency Act 1986;

Administrators' proposals pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986 in respect of Livingrite

- That in the event that no creditors' committee is formed, the remuneration of the Administrators be fixed with reference to the time properly spent by the Administrators and their staff in attending to matters arising in the administration, pursuant to Rule 2.106 of the Insolvency Rules 1986, and that they be authorised to draw such remuneration on account from the assets of Livingrite from time to time as they consider appropriate;
- That in the event that no creditors' committee is formed, the Administrators be authorised to draw such disbursements on account from the assets of Livingrite from time to time as they consider appropriate including internal costs as defined by SIP 9 as category 2 disbursements; and
- That the Administrators be given their release upon the filing of either form 2.34B or form 2.35B with the Registrar, whichever is applicable.

Commentary on the Administrators' proposals and the creditors' meetings

Commentary on the Administrators' proposals

- The Administrators consider that the second purpose of the administration, achieving a better result for creditors as a whole than would be likely if it were wound up, may be achieved. If this purpose cannot be achieved then the Administrators consider that the third purpose of the administration will be achieved.
- The Administrators will continue to collect the net income from the letting of the properties and will exercise their powers in realising all remaining assets of the Companies.
- The Administrators believe that, if and when sufficient realisations have been obtained, it will be appropriate for both Jivecraft and Livingrite to be placed into a creditors' voluntary liquidation in order that funds may be distributed to the respective creditors as soon as possible after the funds have been received.
- In the event that there are insufficient funds to enable a distribution to be made to the unsecured creditors and the administrators consider it appropriate then the Administrators will take steps to dissolve the Companies in accordance with Paragraph 84 of Schedule B1 to the Insolvency Act 1986.
- In accordance with Paragraph 83(7) of Schedule B1 to the Insolvency Act 1986 and Rule 2.117(3) of the Insolvency Rules 1986, creditors may nominate a different insolvency practitioner as the proposed liquidator of the Companies, provided that the nomination is made after the receipt of the proposals and before the proposals are approved.
- SIP 9's "A creditors' guide to administrators' fees" gives details about the bases upon which an administrator may be remunerated. This can be obtained by applying to the Administrators in writing or via the Moore Stephens LLP website (http://www.moorestephens.co.uk/websites/UK/uk.nsf/files/crguideliquidatorew.pdf/$File/crguideliquidatorew.pdf)

Creditors' meetings

- In accordance with Paragraph 51 of Schedule B1 to the Insolvency Act 1986, the initial meeting of the creditors of Jivecraft and the initial meeting of the creditors of Livingrite will be held concurrently commencing at 11.00am on 19 May 2009 at 1 Snow Hill, London EC1A 2DH. The notices convening the creditors' meetings together with proxy forms and proof of debt forms are enclosed at Appendix F and G.

This concludes the Administrators' report and proposals.

J. Willmont

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Jeremy Willmont

Joint Administrator of Jivecraft Limited and Livingrite Limited

Appendix A – Statutory information

Name	Jivecraft Limited
Company number	05409645
Date of incorporation	31 March 2005
Registered office	1 Snow Hill London EC1A 2DH Formerly: Lanmor House 370-386 High Road Wembley Middlesex HA9 6AX
Trading address	Lanmor House 370-386 High Road Wembley Middlesex HA9 6AX
Previous names	None
Authorised share capital	£100
Issued share capital	£100

Principal shareholders	SGI Limited (100%)
Directors (at the date of administration)	Simon Joseph Pollins Douglas Robert Lister
Secretary	Richard Marc Lipman
Auditors	Landau Morley LLP
Nature of business and SIC code	7011 – Development and sale of real estate

Source: Companies House search

Appendix A – Statutory information (continued)

Name	Livingrite Limited
Company number	05390006
Date of incorporation	11 March 2005
Registered office	1 Snow Hill London EC1A 2DH Formerly: Lanmor House 370-386 High Road Wembley Middlesex HA9 6AX
Trading address	Lanmor House 370-386 High Road Wembley Middlesex HA9 6AX
Previous names	None
Authorised share capital	£100
Issued share capital	£100

Principal shareholders	SGI Limited (100%)
Directors (at the date of administration)	Simon Joseph Pollins Douglas Robert Lister
Secretary	Richard Marc Lipman
Auditors	Landau Morley LLP
Nature of business and SIC code	7011 – Development and sale of real estate

Source: Companies House search

Appendix B – Directors' statement of affairs of Jivecraft

Rule 2.29

Form 2.14B

Statement of affairs

Name of Company Jivecraft Limited	Company number 05409645
In the High Court of Justice Chancery Division Bristol District Registry [full name of court]	Court case number 642 of 2009

(a) Insert name and address of registered office of the company

Statement as to the affairs of (a) Jivecraft Ltd

(b) Insert date

on the (b) 11/3 2009 , the date that the company entered administration.

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above named company as at (b) 11/3/09 the date that the company entered administration.

Full name DOUGLAS ROBERT LISTER

Signed [signature]

Dated 3/4/09.

MSADM4020

A – Summary of Assets

Assets	Book Value £	Estimated to Realise £
Assets subject to fixed charge:		
22 Flats at Rapier Street, Ipswich	£2,895,006	£1,980,000
Assets subject to floating charge:		
Arrears from property buyers	179,129	—
Uncharged assets: None		
Estimated total assets available for preferential creditors	3,074,135	1,980,000

Signature [signature] Date 3/4/09

MSADM4020

A1 – Summary of Liabilities

		Estimated to realise £
Estimated total assets available for preferential Creditors (carried from page A)		£ 1,980,00
Liabilities	£	
Preferential creditors:- Bank of Ireland	2,171,941	2,171,94
Estimated deficiency/surplus as regards preferential creditors		£ (191,94
Estimated prescribed part of net property where applicable (to carry forward)	£ —	—
Estimated total assets available for floating charge holders		£ —
Debts secured by floating charges	£ —	—
Estimated deficiency/surplus of assets after floating charges		£
Estimated prescribed part of net property where applicable (brought down)	£ —	—
Total assets available to unsecured creditors		£ (191,94
Unsecured non-preferential claims Estimated deficiency after floating charge where applicable (brought down)	£	~~[illegible]~~ 871,85
Estimated deficiency/surplus as regards creditors		£ ~~([illegible]~~ (1,063,79
Issued and called up capital	£	100
Estimated total deficiency/surplus as regards members		£ ~~[illegible]~~ 1,063,79

Signature [signature] Date 3/4/09

MSADM4020

COMPANY CREDITORS

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

Name of creditor or Claimant	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
Bank of Ireland	Bow Bells House 1 Bread Street London EC4	2,171,944	First charge over properties	2005	1,980,000
Encore Estate Management	Azont House 2a Rock Road Cambridge CB1 7UF	43,709			
Freehold Managers Plc	P.O. Box 2098 London SE1 1WY	12,599			
Bravesign Ltd.	18 Cavendish Square London W1G 0PJ	815,705			

Signature ____________ Date 3/4/09

MSADM4020

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. of shares held	Nominal Value	Details of Shares held
SGI Ltd	18 Cavendish Sq W1	100	£100	Ordinary
	TOTALS	100	£100	

Signature [signature] Date 3/4/09

MSADM4020

Appendix C – Directors' statement of affairs of Livingrite

Rule 2.29

Form 2.14B

Statement of affairs

Name of Company	Company number
Livingrite Limited	05390006
In the High Court of Justice Chancery Division Bristol District Registry [full name of court]	Court case number 643 of 2009

(a) Insert name and address of registered office of the company

Statement as to the affairs of (a) Livingrite Ltd

(b) Insert date

on the (b) 11/3/ 2009 , the date that the company entered administration.

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs of the above named company as at (b) 11/3/ the date that the company entered administration.

Full name DOUGLAS ROBERT LISTER

Signed [signature]

Dated 3/4/09

MSADM4020

A – Summary of Assets

Assets	Book Value £	Estimated to Realise £
Assets subject to fixed charge:		
22 Flats at Rapier Street Ipswich	2,895,006	1,980,000
Assets subject to floating charge:		
Arrears from property buyers	179,129	-
Uncharged assets:		
None		
Estimated total assets available for preferential creditors	3,074,135	1,980,000

Signature [signature] Date 3/4/09

MSADM4020

A1 – Summary of Liabilities

		Estimated to realise £
Estimated total assets available for preferential Creditors (carried from page A)	£	1,980,00
Liabilities Preferential creditors:- Bank of Ireland	£ 2,171,941	2,171,94
Estimated deficiency/surplus as regards preferential creditors	£	
Estimated prescribed part of net property where applicable (to carry forward)	£	(191,94
Estimated total assets available for floating charge holders	£	
Debts secured by floating charges	£ –	–
Estimated deficiency/surplus of assets after floating charges	£	
Estimated prescribed part of net property where applicable (brought down)	£ –	–
Total assets available to unsecured creditors	£	~~Abc~~ (191,94
Unsecured non-preferential claims Estimated deficiency after floating charge where applicable (brought down)	£	~~[illegible]~~ 871,85
Estimated deficiency/surplus as regards creditors	£	~~([illegible]~~ (1,063,79
Issued and called up capital	£	100
Estimated total deficiency/surplus as regards members	£	~~[illegible]~~ 1,063,79

Signature [signature] Date 3/4/09

COMPANY CREDITORS

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

Name of creditor or Claimant	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
Bank of Ireland	Bow Bells House 1 Bread Street London EC4	2,171,941	First charge over properties	2005	1,980,000 -
Encore Estate Management	Accent House, 2a Rock Road, Cambridge CB1 7UF	43,509			
Freehold Managers PLC	P.O. Box 2098, London SE1 1WY	12,599			
Bravelign Ltd	18 Cavendish Square, London W1G 0PJ	815,745			

Signature

Date 3/4/09

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. of shares held	Nominal Value	Details of Shares held
SCI Ltd	18 Cavendish Square W1	100	£100 -	Ordinary
	TOTALS	100	£100 -	

Signature _______________ Date 3/4/09

MSADM4020

Appendix D – Moore Stephens LLP charge out rates
Corporate Appointments – London office

Charge out rates

Grade	Hourly rate
Partner	£335 - £500
Manager	£220 - £335
Administrator	£85 - £180
Support staff	£65 - £113

Disbursement rates

Type	Rate
Printing / photocopying	£0.15 per sheet
Fax	£0.40 per sheet
Colour photocopying	£2.50 per sheet
Storage	£3.90 per box per quarter (min £30 per quarter)
Room hire	£30 - £50 per hour
Registered office fee	£120 per annum
IPS software charge	£25 per quarter (max £200)

Appendix E – Administrators' time costs and disbursements

Summary of combined time costs for Jivecraft and Livingrite for the period 11 March 2009 to 1 May 2009

JIVECRAFT LIMITED AND LIVINGRITE LIMITED	Partner	Manager	Support	Total		Average rate
CLASSIFICATION OF WORK	Hours	Hours	Hours	Hours	£	£/hour
Administration and compliance	2.20	22.10	14.65	38.95	7,304.45	187.53
Asset realisation	4.70	23.30	-	28.00	7,241.00	258.61
Creditors	1.95	35.00	-	36.95	8,577.50	232.14
Investigations	-	0.70	-	0.70	154.00	-
Specific issues	-	0.40	-	0.40	88.00	220.00
Trading	-	6.60	-	6.60	1,452.00	
Total hours	8.85	88.10	14.65	111.60	24,816.95	222.37
Total £	3,992.50	19,382.00	1,442.45			

Summary of disbursements incurred for Jivecraft and Livingrite for the period from 11 March 2009 to 1 May 2009

JIVECRAFT LIMITED AND LIVINGRITE LIMITED	
Disbursements incurred for the period from 11 March 2009 to 30 April 2009	£
Summary of category 1 disbursements	
Advertising	388.35
Company searches	14.00
Postage	3.51
Telephone	3.23
Travel	19.60
	428.69
Summary of category 2 disbursements	
Photocopying/Printing	202.05
	202.05
Total disbursements	630.74

Appendix F – Notice, proxy form, proof of debt form and map for use in relation to the creditors' meeting of Jivecraft

Form 2.20B

Rule 2.35

Notice of a meeting of Creditors

Name of Company	Company number
Jivecraft Limited	05409645

In the	Court case number
High Court of Justice, Chancery Division, Bristol District Registry (full name of court)	642 of 2009

Notice is hereby given by

Jeremy Willmont
Moore Stephens LLP
1-3 Snow Hill
London
EC1A 2DH

David Rolph
Moore Stephens LLP
1-3 Snow Hill
London
EC1A 2DH

that a meeting of creditors of

Jivecraft Limited , 1 Snow Hill, London, EC1A 2DH

is to be held at 1 Snow Hill, London, EC1A 2DH

on 19 May 2009 at 11:00am

The meeting is an initial creditors' meeting under paragraph 51 of Schedule B1 to the Insolvency Act 1986 ('the schedule').

I invite you to attend the above meeting.

A proxy form is enclosed which should be completed and returned to me by the date of the meeting if you cannot attend and wish to be represented.

In order to be entitled to vote under Rule 2.38 at the meeting you must give to me, not later than 12.00 hours on the business day before the day fixed for the meeting, details in writing of your claim.

Signed J. Willmont

Joint Administrator

Dated 5/5/09

A copy of the proposals is attached.

Rule 8.1 | Insolvency Act 1986 | Form 8.2

Proxy (Administration)

JIVECRAFT LIMITED ("THE COMPANY")

Name of Creditor ______________________

Address ______________________

Please insert name of person (who must be 18 or over) or the Chairman of the Meeting . If you wish to provide for alternative proxy holders in the circumstances that your first choice is unable to attend please state the name(s) of the alternatives as well

Name of Proxy Holder

1 ______________________

2 ______________________

3 ______________________

Please delete words in brackets if the proxy holder is only to vote as directed i.e. he has no discretion

I appoint the above person to be my/the creditor's proxy holder at the meeting of creditors to be held on 19 May 2009, or at any adjournment of that meeting. The proxy holder is to propose or vote as instructed below (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

1. That the joint administrators' proposals be approved as circulated.
   FOR/AGAINST

2. That the remuneration of the joint administrators be fixed by reference to the time properly given by the joint administrators and their staff in attending to matters arising in the administration in accordance with Rule 2.106(2)(b) of the Insolvency Rules 1986.
   FOR/AGAINST

3. That the joint administrators be authorised to draw their firm's internal costs and expenses in dealing with the estate, including photocopying, printing, facsimile, storage, room hire, registered office fee and IPS software charge, as and when funds permit.
   FOR/AGAINST

4. For the appointment of ______________________

   of ______________________

   representing ______________________

as a member of the creditors' committee

This form must be signed

Signature ______________ **Date** ______________

Name in CAPITAL LETTERS ______________________

Only to be completed if the creditor has not signed in person

Position with creditor or relationship to creditor or other authority for signature

____

____

Remember: there may be resolutions on the other side of this form

MSADMjoint4104

JIVECRAFT LIMITED (IN LIQUIDATION)

I/we: *(name of Company/Individual)*	
of: *(full postal address)*	

claim that the above named company is indebted to me/us in the sum of:

Amount of claim:	£....................................

for: *(describe goods/service)*	
Account reference:	

listed below (or as shown by the attached account), for which I/we have received no satisfaction or security except for the following:

Summary of Account

Date	Invoice No.	Goods/Services	Amount

SIGNATURE:

NAME:

POSITION HELD:

DATE:

THIS FORM SHOULD BE RETURNED BY: 18 May 2009

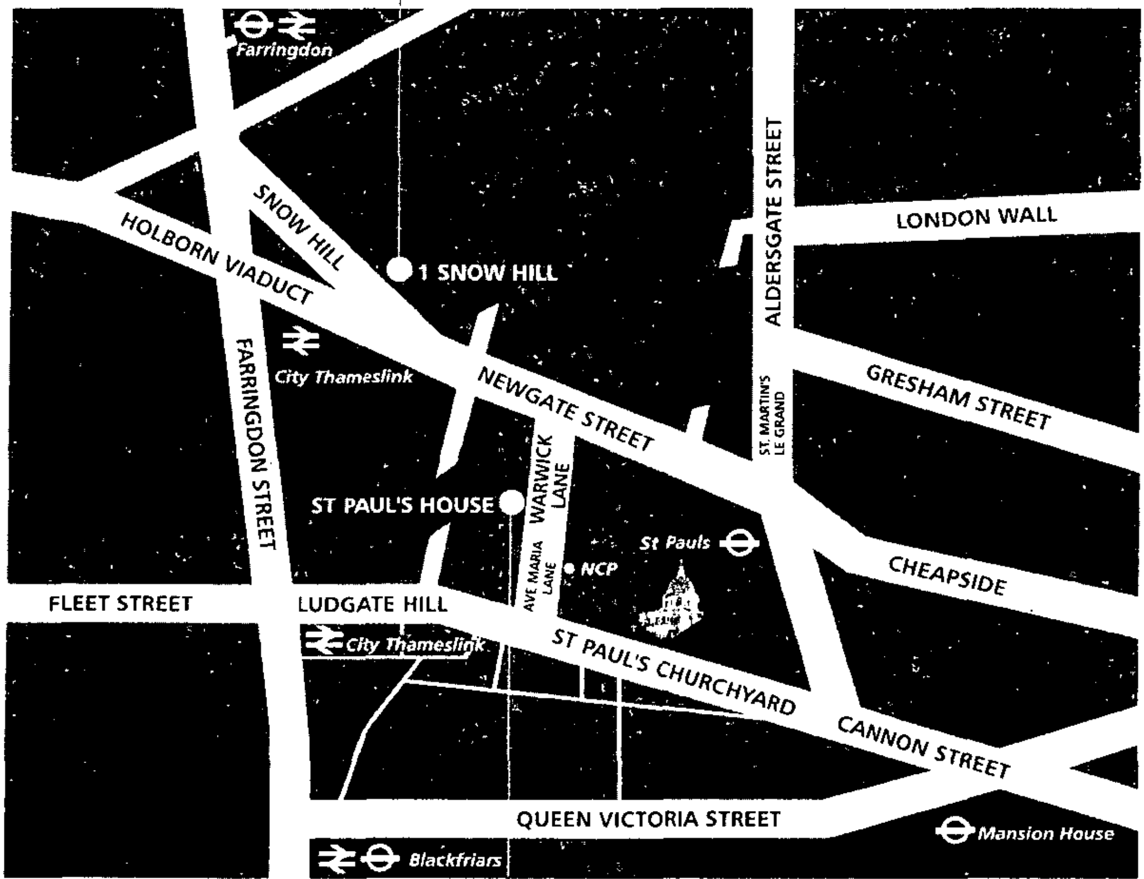
TO: Moore Stephens LLP, 1-3 Snow Hill, London, EC1A 2DH.

MSADMjoint4106

MOORE STEPHENS

CHARTERED ACCOUNTANTS

Moore Stephens LLP
1 Snow Hill, London EC1A 2DH
Telephone: +44 (0)20 7334 9191 Fax: +44 (0)20 7528 9934



Moore Stephens LLP
St Paul's House, Warwick Lane, London EC4M 7BP
Telephone: +44 (0)20 7334 9191 Fax: +44 (0)20 7248 3408

Appendix G – Notice, proxy form, proof of debt form and map for use in relation to the creditors' meeting of Livingrite

Form 2.20B

Rule 2.35

Notice of a meeting of Creditors

Name of Company	Company number
Livingrite Limited	05390006

In the	Court case number
High Court of Justice, Chancery Division, Bristol District Registry (full name of court)	643 of 2009

Notice is hereby given by

Jeremy Willmont Moore Stephens LLP 1-3 Snow Hill London EC1A 2DH	David Rolph Moore Stephens LLP 1-3 Snow Hill London EC1A 2DH

that a meeting of creditors of

Livingrite Limited, 1-3 Snow Hill, London EC1A 2DH

is to be held at 1 Snow Hill, London EC1A 2DH

on 19 May 2009 at 11.00am

The meeting is an initial creditors' meeting under paragraph 51 of Schedule B1 to the Insolvency Act 1986 ('the schedule').

I invite you to attend the above meeting.

A proxy form is enclosed which should be completed and returned to me by the date of the meeting if you cannot attend and wish to be represented.

In order to be entitled to vote under Rule 2.38 at the meeting you must give to me, not later than 12.00 hours on the business day before the day fixed for the meeting, details in writing of your claim.

Signed J. Willmont

Joint Administrator

Dated 5/5/09

A copy of the proposals is attached.

Rule 8.1 | Insolvency Act 1986 | Form 8.2

Proxy (Administration)

LIVINGRITE LIMITED ("THE COMPANY")

Name of Creditor ______________________________

Address ______________________________

Please insert name of person (who must be 18 or over) or the Chairman of the Meeting . If you wish to provide for alternative proxy holders in the circumstances that your first choice is unable to attend please state the name(s) of the alternatives as well

Name of Proxy Holder

1 ______________________________

2 ______________________________

3 ______________________________

Please delete words in brackets if the proxy holder is only to vote as directed i.e. he has no discretion

I appoint the above person to be my/the creditor's proxy holder at the meeting of creditors to be held on 19 May 2009, or at any adjournment of that meeting. The proxy holder is to propose or vote as instructed below (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

1. That the joint administrators' proposals be approved as circulated.
   FOR/AGAINST

2. That the remuneration of the joint administrators be fixed by reference to the time properly given by the joint administrators and their staff in attending to matters arising in the administration in accordance with Rule 2.106(2)(b) of the Insolvency Rules 1986.
   FOR/AGAINST

3. That the joint administrators be authorised to draw their firm's internal costs and expenses in dealing with the estate, including photocopying, printing, facsimile, storage, room hire, registered office fee and IPS software charge, as and when funds permit.
   FOR/AGAINST

4. For the appointment of
   ____
   of
   ____
   representing ______________________________

as a member of the creditors' committee

This form must be signed

Signature ______________________________ **Date** ______________

Name in CAPITAL LETTERS ______________________________

Only to be completed if the creditor has not signed in person

Position with creditor or relationship to creditor or other authority for signature

____

____

Remember: there may be resolutions on the other side of this form

LIVINGRITE LIMITED (IN LIQUIDATION)

I/we: *(name of Company/Individual)*	
of: *(full postal address)*	

claim that the above named company is indebted to me/us in the sum of:

Amount of claim:	£..

for: *(describe goods/service)*	
Account reference:	

listed below (or as shown by the attached account), for which I/we have received no satisfaction or security except for the following:

Summary of Account

Date	Invoice No.	Goods/Services	Amount

SIGNATURE:

NAME:

POSITION HELD:

DATE:

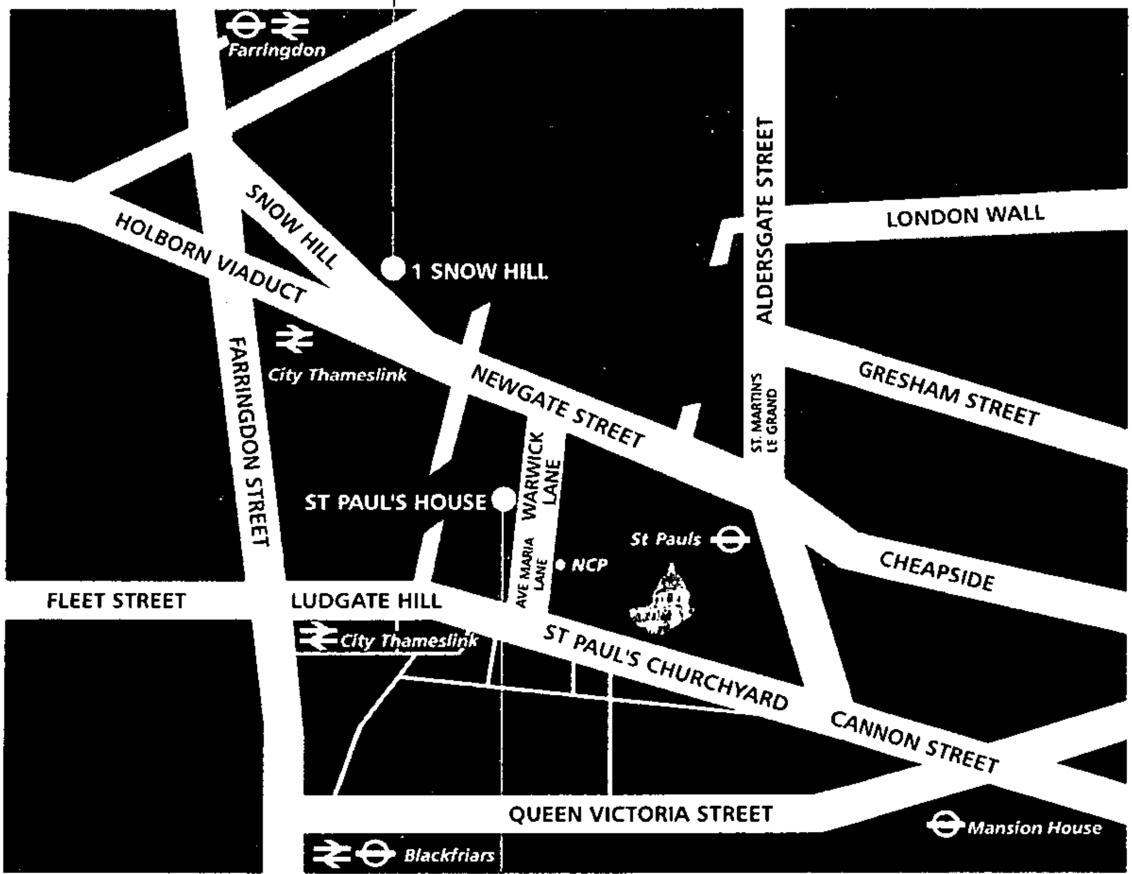
THIS FORM SHOULD BE RETURNED BY: 18 May 2009

TO: Moore Stephens LLP, 1-3 Snow Hill, London, EC1A 2DH.

MSADMjoint4106

MOORE STEPHENS
CHARTERED ACCOUNTANTS

Moore Stephens LLP
1 Snow Hill, London EC1A 2DH
Telephone: +44 (0)20 7334 9191 Fax: +44 (0)20 7528 9934



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