

The Insolvency Act 1986

Administrator's progress report**2.24B**

Name of Company Harlow Startford Limited	Company number 06020898
In the High Court of Justice, Chancery Division, Birmingham District Registry	Court case number 9150 of 2008

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

We (a) Ian J Gould and Edward Brian Hamblin of PKF (UK) LLP New Guild House 45
Great Charles Street Queensway Birmingham B3 2LX

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

	from	to
(b) Insert dates	(b) 9 April 2008	(b) 8 October 2008

Signed

Ian Gould - Joint Administrator

Dated 5 November 2008

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

Kaye O'Reilly PKF (UK) LLP	
New Guild House 45 Great Charles Street	
Queensway Birmingham B3 2LX	
	Tel 0121 609 3242
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

FRIDAY



A22

07/11/2008

420

COMPANIES HOUSE



Accountants &
business advisers

TO:
THE HIGH COURT
THE REGISTRAR OF COMPANIES
ALL KNOWN CREDITORS

Our ref IJG/4012096/2400/KOR/pmf

5 November 2008

Dear Sirs

Harlow Stratford Limited ("the Company") In Administration
High Court No 9150 of 2008

1. Introduction

- 1 1 I write further to my appointment as Joint Administrator of the Company on 9 April 2008
- 1 2 This is my first progress report on the Administration of the Company, prepared and distributed in accordance with Rule 2 47 of the Insolvency Rules 1986 ("the Rules") This report should be read in conjunction with my report dated 2 June 2008 enclosing the Administrator's proposals
- 1 3 A meeting of creditors was not convened, however, the Administrators' Proposals, prepared and distributed in accordance with the provisions of Schedule B1 Paragraph 49 of the Insolvency Act 1986 ("the Act") and Rule 2 33 of the Rules were deemed approved in accordance with Rule 2 33(5) of the Rules because no request for an initial creditors' meeting was received in accordance with Paragraph 52(2) The following resolutions were also approved
 - The Administrators do all such things and generally exercise all of their powers as administrators contained in Schedule 1 of the Insolvency Act 1986, as they in their discretion consider desirable or expedient in order to achieve the purposes of the Administration, to protect and preserve the assets of the Company or maximise the realisation of those assets or for any purpose incidental to these proposals
 - That the Joint Administrators make application to Court to end the Administration pursuant to Paragraph 79 of Schedule B1 of the Insolvency Act 1986, following which, the Joint Administrators request that the Company be compulsorily wound-up and Ian James Gould and Brian James Hamblin (the Joint Administrators) may be appointed Joint Liquidators, if

Direct tel 0121 609 3242 | Direct fax 0121 609 3322

Email kaye.o'reilly@uk.pkf.com | www.pkf.co.uk

PKF (UK) LLP | New Guild House | 45 Great Charles St | Queensway | Birmingham | B3 2LX | DX 712080 Birm 29

Important notice Partners and staff of PKF (UK) LLP acting as administrative receivers or administrators contract without personal liability All insolvency appointment takers of PKF (UK) LLP are authorised by The Institute of Chartered Accountants in England and Wales except R Barclay, W Duncan and B Jackson who are authorised by The Institute of Chartered Accountants of Scotland

PKF (UK) LLP is a limited liability partnership registered in England and Wales with registered number OC310487

A list of members names is open to inspection at Farningdon Place 20 Farningdon Road, London EC1M 3AP the principal place of business and registered office PKF (UK) LLP is authorised and regulated by the Financial Services Authority for investment business activities The PKF International Association is an association of legally independent firms

they so desire, OR,

- That the Joint Administrators, at their sole discretion and at a time they see fit, are empowered to file the necessary returns at Court and with the Registrar of Companies to dissolve the Company pursuant to Paragraph 84 of Schedule B1 of the Insolvency Act 1986, OR,
 - That the Joint Administrators file the necessary returns at Court and with the Registrar of Companies to extend the period of the Administration for a period not exceeding six months pursuant to Paragraph 76 of Schedule B1 of the Insolvency Act 1986
 - In the event that an extension of the Administration is sought under proposal IV above, the Joint Administrators remain empowered to proceed with other actions at the appropriate time under the proposals without further reference to the fixed and floating charge holder
 - That the Joint Administrators shall be remunerated on a time cost basis by reference to PKF (UK) LLP's normal rates for the time spent by them and their staff in attending to matters arising in the Administration
 - That the Joint Administrators be discharged from liability in accordance with Paragraph 98 of Schedule B1 of the Insolvency Act 1986, 28 days after filing their final progress report in the Administration
 - No creditors' committee has been formed
- 1 4 The Joint Administrators anticipate that there will be a distribution to the secured creditor and whilst it is currently estimated that they will receive a return of approximately 70 pence in the pound, this amount should be treated as indicative only. The Joint Administrators are acutely aware of the current state of the market and that there are a substantial number of issues that will need to be resolved in order to achieve a maximum realisation. Therefore the outcome to the secured creditor is totally reliant upon the amounts realised from sale of the properties

1 5 I also enclose the following for your information

Appendix A - Form 2 24B Administrators' progress report
Appendix B - Summary receipts and payments account to 8 October 2008
Appendix C - Estimated outcome statement dated 8 October 2008
Appendix D - Analysis of PKF (UK) LLP's time costs in the Administration 8 October 2008
Appendix E - A schedule of Administrators' charge out rates

2. Rule 2.47 of the Insolvency Rules 1986

2 1 The provisions of the above rule oblige me to provide you with the following information, all of which has been provided previously

- The Administration order was made in the High Court of Justice, Chancery Division, Birmingham District Registry, on 9 April 2008 under the case reference 9050 of 2008
- The Company's registered office is situated at New Guild House, 45 Great Charles Street, Queensway, Birmingham, B3 2LX and its registered number is 2903598
- Brian James Hamblin and I were appointed Joint Administrators of the Company on 9 April 2008 by the qualifying floating chargeholder. Brian James Hamblin and I are required to exercise all of the powers and functions as Administrators of the Company both jointly and severally
- No time extensions have been sought

3. Receipts and Payments Account

3 1 Attached at Appendix A is a summary receipts and payments account covering the period from the date of Administration to 8 October 2008. As you will see there have been no realisations or payments to date.

3 2 Attached at Appendix B is an estimated outcome statement dated 8 October 2008.

4. Asset Realisations

4 1 The Company's only known asset is a site at Harlow Road, London which comprises of 2 freehold properties known as 58 and 70/72 Leyton Road.

4 2 Following our appointment Messrs Colliers CRE ("Colliers") were instructed as agents to provide us with a valuation of the freehold properties and to advise on a strategy for realisation of those properties.

4 3 Messrs Colliers are currently working with the Joint Administrators in order to maximise realisations.

4 4 We are not aware of any other additional assets owned by the Company.

5. Secured Creditor

5 1 The Company had one debenture outstanding at the date of our appointment granting fixed and floating charges in favour of Luminus Properties Limited now known as Almaren Plc. At the date of appointment the sum of £4,640,200 was outstanding to them.

5 2 As previously advised the estimated realisation in respect of the freehold site is £3,500,000 therefore we are predicting a substantial shortfall to Almaren Plc.

6. Preferential Creditors

6 1 There are no preferential claims in the Administration.

7. Non-preferential creditors

7 1 There are no known non-preferential creditors.

8. Administrators Remuneration and Disbursements

8 1 Time costs incurred from the date of Administration to 8 October 2008 amount to £37,590 which represents 141.87 hours at an average hourly rate of £264.96. A detailed analysis of the time costs is attached to this report at Appendix D. A summary of Administrators' charge-out rates is attached at Appendix E.

8 2 I would advise that no fees have been drawn to date by PKF (UK) LLP in respect of these time costs, in accordance with the Administrators' Proposals.

8 3 These amounts are derived by reference to PKF (UK) LLP's normal rates for time properly given by me and my staff in attending to matters arising in this insolvency. Where members of my staff have been employed on this insolvency they have been so based on their experience and abilities in dealing with a case of this nature. Where appropriate, certain staff dealt with a specific area of the Administration due to their specialist skills in that area. I should advise you that our scale rates increase from time to time over the period of the administration of each insolvency.

8.4 A creditors' guide to fees, which provides information regarding creditors' rights in relation to insolvency practitioners' fees, can be obtained by visiting our website. The relevant guide can be accessed through www.pkf.co.uk/cr, then click on the link to "Creditors' guides to fees". A copy of the guide can be provided upon request by contacting this office.

8.5 The estimates for further costs and disbursements to be charged to the estate in concluding the Administration are shown in the estimated outcome statement attached at Appendix C.

8.6 No disbursements charged to the estate to 8 October 2008 as indicated on the attached abstract of receipts and payments account.

9 Closing Remarks

9.1 I trust you find this report sufficiently provides you with an update of the position of the Administration of the Company, however, should you require any further information please do not hesitate to contact Kaye O'Reilly of this office.

Yours faithfully



Ian J Gould
Joint Administrator

Enc

The Insolvency Act 1986

Administrator's progress report**2.24B**

Name of Company Harlow Startford Limited	Company number 06020898
In the High Court of Justice, Chancery Division, Birmingham District Registry	Court case number 9150 of 2008

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

We (a) Ian J Gould and Edward Brian Hamblin of PKF (UK) LLP New Guild House 45
Great Charles Street Queensway Birmingham B3 2LX

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

	from	to
(b) Insert dates	(b) 9 April 2008	(b) 8 October 2008

Signed

Ian Gould - Joint Administrator

Dated 5 November 2008

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

Kaye O'Reilly PKF (UK) LLP	
New Guild House 45 Great Charles Street	
Queensway Birmingham B3 2LX	
	Tel 0121 609 3242
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

Companies House receipt date
barcode

Harlow Stratford Limited
(In Administration)
Joint Administrators' Abstract of Receipts & Payments
To 08/10/2008

S of A £		£	£
(4,640,200 00)	GENERAL FIXED CHARGE	NIL	NIL
	Almaren Plc		
<u>(4,640,200.00)</u>			<u>NIL</u>
REPRESENTED BY			<u>NIL</u>

Harlow Stratford Limited

08 10 08

Estimated outcome statement

	Realised /(Paid) to date £	Estimated future movements £	Estimated final outcome £
Assets specifically pledged			
Freehold property	-	3,500,000	3,500,000
Less Office holder fees and expenses	-	(100,000)	(100,000)
less Agents fees and disbursements	-	(50,000)	(50,000)
Less legal fees and disbursements	-	(60,000)	(60,000)
General rates	-	(10,000)	(10,000)
Insurance	-	(20,000)	(20,000)
Contingency Charges	-	(10,000)	(10,000)
Surplus available to Almaren Plc		3,250,000	3,250,000
Amounts due to Almaren Plc		<u>(4,640,200)</u>	<u>(4,640,200)</u>
Deficit for fixed charge holder	-	<u>(1,390,200)</u>	<u>(1,390,200)</u>

APPENDIX D

ANALYSIS OF PKF (UK) LLP's TIME COSTS IN THE ADMINISTRATION TO 8 October 2008

Time From / To Dates: 09/04/2008-08/10/2008
 Disbursements From / To Dates: 09/04/2008-08/10/2008

WIP Status: WIP, PreBill
 Matter Codes: All matters selected

Client: 4012096 Harlow Stratford Limited

Summary Section (overall summary)

Corporate Recovery Main Phase 1

Grade:

Narrative	Code	Partner / Director	Manager	Supervisor / Senior Administrator	Administrator / Assistant	Total	Hours
Phase Tasks		Amount (£)	Hours	Amount (£)	Hours	Amount (£)	Hours
Partner/Senior Manager Review	CR000	365.25	1.05	762.00	3.00	1,127.25	4.05
Planning & Monitoring	CR002	613.70	1.70	1,651.00	6.50	2,502.70	9.90
Cashiering Function Generally	CR004	0.00	0.00	51.90	0.30	110.70	1.00
Office Holders Tax Liabilities	CR006	72.20	0.20	0.00	0.00	100.20	0.40
CDDA 1986 Work	CR008	0.00	0.00	279.40	1.10	615.40	3.50
Secured Creditors (reporting/accounting for	CR010	685.90	1.90	0.00	0.00	685.90	1.90
Non Preferential Creditors	CR013	0.00	0.00	0.00	0.00	28.00	0.20
Fixed Asset Realisation	CR015	2,400.65	6.65	2,463.80	9.70	4,934.45	16.85
Book Debt Realisations	CR017	72.20	0.20	0.00	0.00	72.20	0.20
Post Appointment Trading	CR019	342.95	0.95	0.00	0.00	342.95	0.95
Insurance & Bonding	CR020	0.00	0.00	431.80	1.70	1,449.10	9.05
Legal Correspondence/Litigation	CR021	1,263.50	3.50	622.30	2.45	1,941.80	6.35
Correspondence with other Office Holders	CR022	0.00	0.00	38.10	0.15	38.10	0.15
General Administration	CR023	1,660.60	4.60	4,000.50	15.75	6,025.10	22.95
Statutory Compliance (including CRO return	CR024	469.30	1.30	1,270.00	5.00	2,387.50	11.25
Investigations	CR033	1,732.80	4.80	2,077.72	8.18	3,810.52	12.98
Liasing with Agents/Solicitors/Other Profess	CR036	4,620.80	12.80	6,550.66	25.79	11,206.46	38.84
Annual/Periodic Reporting/Meeting (ie S48, CR038	CR038	36.10	0.10	0.00	0.00	36.10	0.10
Preparation of Information/Sales Memoranda	CR041	108.30	0.30	0.00	0.00	108.30	0.30
Secretarial	CR044	0.00	0.00	0.00	0.00	67.45	0.95
Total Actual Costs:		14,444.25	40.05	20,199.18	79.62	37,590.18	141.87
TOTAL:		14,444.25	40.05	20,199.18	79.62	37,590.18	141.87

Schedule of Office Holders' Charge-out Rates

The table detailed below sets out the current charge-out rates utilised by PKF (UK) LLP in the Midlands for charging staff time

Partner	£361 per hour
Director	£324 per hour
Senior Manager	£254 per hour
Manager	£173 - £216 per hour
Supervisor	£152 per hour
Administrator	£114 - £140 per hour
Assistants & Support Staff	£38 - £92 per hour

It should be noted that the above rates increase from time to time over the period of the administration of each insolvency case. These rates apply from 7 April 2008