

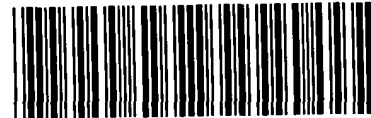
AM02

Notice of statement of affairs in administration



Companies House

THURSDAY



A9G7ABID

A22

22/10/2020

#89

COMPANIES HOUSE

1 Company details

Company number 02287644

Company name in full PROPERTY PORTFOLIO (NO 17) LIMITED

→ Filling in this form
Please complete in typescript or in
bold black capitals.

2 Administrator's name

Full forename(s) Zelf

Surname Hussain

3 Administrator's address

Building name/number PricewaterhouseCoopers LLP

Street 7 More London

Riverside

Post town London

County/Region London

Postcode SE12RT

Country

4 Administrator's name

Full forename(s) Peter David

Surname Dickens

① Other administrator
Use this section to tell us about
another administrator.

5 Administrator's address

Building name/number PricewaterhouseCoopers LLP

Street 1 Hardman Square

Post town Manchester

County/Region

Postcode M33EB

Country

② Other administrator
Use this section to tell us about
another administrator.

AM02

Notice of statement of affairs in administration

6

Attachment

I have attached a copy of:



Statement of affairs



Statement of concurrence

7

Date of the statement of affairs

Date

d

d

m

m

y

y

y

y

8

Date of the statement of concurrence (if applicable)

Date

d

d

m

m

y

y

y

y

9

Sign and date

Administrator's
Signature

Signature



Signature date

d

d

m

m

y

y

y

y

AM02

Notice of statement of affairs in administration



Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name	Sian Barraclough
Company name	PricewaterhouseCoopers LLP
Address	Level 8, Central Square, 29 Wellington Street
Post town	Leeds
County/Region	
Postcode	L S 1 4 D L
Country	United Kingdom
DX	
Telephone	



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed and dated the form.



Important information

All information on this form will appear on the public record.



Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.



Further information

For further information please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse

Continuation page

Name and address of insolvency practitioner

✓ **What this form is for**
Use this continuation page to tell us about another insolvency practitioner where more than 2 are already jointly appointed. Attach this to the relevant form. ^①
Use extra copies to tell us of additional insolvency practitioners.

✗ **What this form is NOT for**
You can't use this continuation page to tell us about an appointment, resignation, removal or vacation of office.

→ **Filling in this form**
Please complete in typescript or in bold black capitals.
All fields are mandatory unless specified or indicated by *

1 Appointment type

Tick to show the nature of the appointment:

- ☒ Administrator
- ☐ Administrative receiver
- ☐ Receiver
- ☐ Manager
- ☐ Nominee
- ☐ Supervisor
- ☐ Liquidator
- ☐ Provisional liquidator

^① You can use this continuation page with the following forms:

- VAM1, VAM2, VAM3, VAM4, VAM6, VAM7
- CVA1, CVA3, CVA4
- AM02, AM03, AM04, AM05, AM06, AM07, AM08, AM09, AM10, AM12, AM13, AM14, AM19, AM20, AM21, AM22, AM23, AM24, AM25
- REC1, REC2, REC3
- LIQ02, LIQ03, LIQ05, LIQ13, LIQ14,
- WU07, WU15
- COM1, COM2, COM3, COM4
- NDISC

2 Insolvency practitioner's name

Full forename(s) Yulia

Surname Marshall

3 Insolvency practitioner's address

Building name/number PricewaterhouseCoopers LLP

Street 7 More London

Riverside

Post town London

County/Region

Postcode S E 1 2 R T

Country United Kingdom

Statement of affairs

Name of company
Property Portfolio (No 15) Limited
Registered office address
3rd Floor, The Globe Centre,
1 St James Square,
Accrington,
Lancashire
BB5 0RE

Company number

00884341

In the
High Court of Justice Business and
Property Courts of England and Wales
Insolvency Companies List

Court case number
CR-2020 2925

Insert date the company
entered into administration

The particulars and other information shown in this statement of affairs
and any continuation sheets give a full and complete statement of the
company's affairs as at

Date 30/06/2020

Statement of truth

I believe that the facts in this statement of affairs are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Full name Gordon Forsyth

Signed

Dated



01/08/20

A – Summary of assets

[illegible]

Boyd

01/08/20

B – Summary of liabilities

		Estimated realisable value £
Estimated total assets available for preferential creditors (carried from page A)		
Preferential creditors:	Estimated to rank	
	£	
Estimated deficiency / surplus as regards preferential creditors	£	-
Estimated prescribed part where applicable (to carry forward)	£	
Estimated total assets available for floating charges	£	-
Debts secured by floating charges	£	
Estimated deficiency / surplus after floating charges	£	-
Estimated prescribed part of net property where applicable (brought down)	£	
Total assets available to unsecured creditors	£	-
Unsecured non preferential claims (excluding any shortfall to floating charge holders)	£(4,563,872)	(4,563,872)
Estimated deficiency / surplus as regards non preferential creditors (excluding any shortfall to floating charge holders)	£	(4,563,872)
Shortfall to floating charge holders (brought down)	£	
Estimated deficiency / surplus as regards creditors	£	(4,563,872)
Issued and called up share capital	£(100,000)	(100,000)
Estimated total deficiency / surplus as regards members	£	(4,663,872)



01/08/20

B - Company creditors

Note: You must include all creditors, other than employees, former employees and consumer creditors claiming amounts paid in advance of the supply of goods or services ("consumer deposit creditors"), and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and creditors claiming retention of title over property in the company's possession.

Include in this schedule the number of employees and former employees and the total of the debts owed to them and the number of consumer deposit creditors and the total of the debts owed to them. Full details of their claims must be set out in separate schedules. The employee and consumer deposit creditor schedules are **NOT** delivered to the Registrar of Companies.

If more convenient, a list of the company's creditors may be attached to this page as long as it contains all the same information as in this table.

[illegible]

01/08/20


B - Company creditors

Note: You must include all creditors, other than employees, former employees and consumer creditors claiming amounts paid in advance of the supply of goods or services ("consumer deposit creditors"), and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and creditors claiming retention of title over property in the company's possession.

Include in this schedule the number of employees and former employees and the total of the debts owed to them and the number of consumer deposit creditors and the total of the debts owed to them. Full details of their must be set out in separate schedules. The employee and consumer deposit creditor schedules are **NOT** delivered to the Registrar of Companies.

If more convenient, a list of the company's creditors may be attached to this page as long as it contains all the same information as in this table.

Name of creditor or claimant	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
Total number of creditors (see separate schedules)		Total debt			
Employees and former employees		NIL			
Consumer deposit creditors		NIL			

 01/08/20

C - Company shareholders

If more convenient, a list of the company's shareholders may be attached to this page

Number	Name of shareholder	Address (with postcode)	Type of shares held	Nominal value of shares £	Number of shares held	Amount per share called up £	Total amount called up £
	Property Portfolio (No 1) Ltd	3rd Floor, The Globe Centre, 1 St James Square, Accrington, Lancashire BB5 0RE	Ordinary		100,000	1.00	100,000.00
						TOTAL £	100,000.00



01/08/20

Entity**Name of Creditor**

BBC Pension Trust Ltd
BL Retail Investments Ltd
BL Retail Investments Ltd
BNP Paribas Secrities Svcs Trsts Threadneedle Prop Trust
BNPPSSSTC Ltd &BNPPSSSTC Jrsy Tst for Blackrock UK Prop Fund
British Airways Pension Trustees Ltd
British Overseas Bank Nomin Ltd & WGTC Nominees Ltd
CBRE UK Property Fund LP
CD10 Properties Ltd
Church Commissioners for England
CORBO Ltd
The Crown Estate Commission
Eskmuir Securities Ltd
Meantime Trustee 1 & 2 for The Forge Retail Park Unt Trst
Grt Western (Gen.Part 2006) & Great Western (Nom. 2006)
Hastings Borough Council
Havon Ltd c/o UBS Global Asset Mngmnt UK
Kames Capital UK Active Val II Nominee 1 Ltd & 2 Ltd
Kelvin Properties Ltd
Kent County Council Superannuation Fund
LS (Winchester) Ltd
M7 Real Estate Investment Partners VI Commercial Ltd
Wirral Borough Council for Merseyside Pension Fund
MJM Damolly Ltd was Metric Property Investment
Newport Holdings Ltd
Northern Ireland Local Govt Superannuation Commitee NILGOSC
Paisley View Ltd
Peel Land & Property Investments plc
Reassure Ltd
The Royal London Mutual Insurance Society Ltd
RREEF UK Retail Property Fund
South Tyneside Council
Standard Life Assurance Ltd
Sturry Road Holdings Ltd
Team Valley S.A.R.L.
Threadneedle Pensions Ltd
Threadneedle Property Unit Trust
Tollgate Centre Colchester Ltd
Triangle 3 Ltd
Trustees of the Harry Corry Self Administ'd Benefit Scheme
UBS Triton Nominee 1 & UBS Triton Nominee 2
Wesleyan Assurance Society
Wessex Gate Ltd
Zurich Assurance Ltd

Property Portfolio (No 15) Ltd**Address**

Property & Asset Management, 6th Floor, Eagle Building, 215 Bothwell Street, Glasgow, Lanarkshire, G2 7EZ
2nd Floor, 2 Kingdom Street, Paddington Central, W2 6BD
2nd Floor, 2 Kingdom Street, Paddington Central, London, W2 6BD
55 Colmore Row, Birmingham, West Midlands, B3 3AA
Rivergate House, 70 Redcliffe Street, Bristol, Avon, BS1 6AL
Belvedere, 12 Booth Street, Manchester, Greater Manchester, M2 4AW
180 Great Portland Street, London, W1W 5QZ
1st Floor, Pacific House, 70 Wellington Street, Glasgow, Lanarkshire, G2 6UA
33 Margaret Street, London, W1G 0JD
180 Great Portland Street, London, W1W 5QZ
Imperial House, Donegall Square East, Belfast, Ulster, BT1 5HD
Belvedere, 12 Booth Street, Manchester, Greater Manchester, M2 4AW
City Point, 29 King Street, Leeds, West Yorkshire, LS1 2HL
4th Floor Exchange Tower, 19 Canning Street, Edinburgh, Midlothian, EH3 8EG
40 Berkeley Square, Bristol, Avon, BS8 1HU
PO Box 176, Hastings, East Sussex, TN34 1PY
Belvedere, 12 Booth Street, Manchester, Greater Manchester, M2 4AW
Belvedere, 12 Booth Street, Manchester, Greater Manchester, M2 4AW
1st Floor, 41 Royal Avenue, Belfast, Ulster, BT1 1FD
3 - 5 Swallow Place, London, W1A 4NA
Belvedere, 12 Booth Street, Manchester, Greater Manchester, M2 4AW
Walmar House, 6th Floor, 296 Regent Street, London, W1B 3AP
1st Floor, Pacific House, Wellington Street, Glasgow, Lanarkshire, G2 6UA
Imperial House, Donegall Square East, Belfast, Ulster, BT1 5HD
3rd floor, 9 White Lion Street, London, N1 9PD
c/o Jones Lang La Salle, 40 Bank Street, Canary Wharf, London, E14 5EG
163 West George Street, Glasgow, Lanarkshire, G2 2JJ
Peel Dome, The Trafford Centre, Manchester, Greater Manchester, M17 8PL
Pacific House, 70 Wellington Street, Glasgow, Lanarkshire, G2 6UA
40 Bank Street, Canary Wharf, London, E14 5EG
Management Treasury Dept, Belvedere, 12 Booth Street, Manchester, Greater Manchester, M2 4AW
Belvedere, 12 Booth Street, Manchester, Greater Manchester, M2 4AW
1 George Street, Edinburgh, Midlothian, EH2 2LL
c/o Roger Etchells & Company, The Old Bank, Kilwardby Street, Ashby-de-la-Zouch, Leicestershire, LE65 2FR
PO Box 8790, Birmingham, West Midlands, B1 2JJ
4th Floor, Station Road, Swindon, Wiltshire, SN1 1DA
Threadneedle Portfolio Svs Ltd, 78 Cannon Street, London, EC4N 6AG
2 Kingdom Street, Paddington Central, London, W2 6BD
4th Floor Exchange Tower, 19 Canning Street, Edinburgh, Midlothian, EH3 8EG
25 Talbot Street, Belfast, Ulster, BT1 2LD
Belvedere, 12 Booth Street, Manchester, Greater Manchester, M2 4AW
326 High Street, Harborne, Birmingham, West Midlands, B17 9PU
Pacific House, 1st Floor, 70 Wellington Stree, Glasgow, Lanarkshire, G2 6UA
The Grange, Bishops Cleeve, Cheltenham, Gloucestershire, GL52 8XX

Balance Security

-70,875.00 Unsecured
-59,369.97 Unsecured
-70,462.80 Unsecured
-97,335.00 Unsecured
-213,450.00 Unsecured
-56,758.61 Unsecured
-76,800.00 Unsecured
-164,400.00 Unsecured
-124,800.00 Unsecured
-142,140.00 Unsecured
-39,900.00 Unsecured
-171,300.00 Unsecured
-76,920.00 Unsecured
-60,750.00 Unsecured
-156,296.40 Unsecured
-48,900.00 Unsecured
-78,421.20 Unsecured
-76,800.00 Unsecured
-41,051.53 Unsecured
-125,025.00 Unsecured
-51,480.00 Unsecured
-58,497.00 Unsecured
-38,550.00 Unsecured
-42,150.00 Unsecured
-70,500.00 Unsecured
-153,675.60 Unsecured
-162,696.60 Unsecured
-49,160.00 Unsecured
-141,174.00 Unsecured
-148,950.00 Unsecured
-231,732.00 Unsecured
-114,164.40 Unsecured
-11,305.49 Unsecured
-96,000.00 Unsecured
-284,092.20 Unsecured
-148,452.00 Unsecured
-58,800.00 Unsecured
-150,203.74 Unsecured
-23,298.04 Unsecured
-69,138.00 Unsecured
-76,741.64 Unsecured
-165,000.00 Unsecured
-158,100.00 Unsecured
-108,256.20 Unsecured