

The Insolvency Act 1986

**Administrator's progress report**Name of Company  
Stopgate Properties LimitedCompany number  
4175681In the High Court of Justice  
Manchester District Registry  
Chancery Division

(full name of court)

Court case number  
3101 of 2007(a) Insert full name(s) and  
address(es) of  
administrator(s)We (a) Leslie Ross and David Michael Riley of Grant Thornton UK LLP, 1st Floor, Royal Liver Building  
Liverpool L3 1PS joint administrator of the above company attach a progress report for the period

from

to

(b) Insert dates

(b) 11 September 2007

(b) 25 February 2009

Signed



Joint Administrator (IP No 7244)

Dated 25 February 2009

**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

Dave Jones	
Grant Thornton UK LLP, 1st Floor, Royal Liver Building Liverpool L3 1PS	
Ref LR/DJ/S00451/7	Tel 0151 224 7248
DX Number	DX Exchange



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02/04/2009

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COMPANIES HOUSE

If 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

THURSDAY



Our Ref LR/S00451/9/DJ  
Your Ref 04175681

Registrar of Companies  
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**Recovery and Reorganisation**

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1 April 2009

Dear Sir

**Stopgate Properties Limited - In Administration**

I enclose a copy of Form 2.24B with attached progress report to the creditors.

On 10 March 2009 I submitted Form 2.31B notifying that the administration had been extended by the Court until 10 March 2010.

The Court further ordered that pursuant to Rule 2.47(5) of the Insolvency Rules 1986 (Rules) the content of the progress report due in respect of the period ending 10 March 2009 shall be the same as that drawn pursuant to Rule 2.112(1) of the Rules and dated 25 February 2009 provided that the Joint Administrators shall write to creditors to inform them of this order and of any material change between 25 February 2009 and 10 March 2009.

I confirm that I have written to the creditors in accordance with the Court order.

Yours faithfully  
for and on behalf of Stopgate Properties Limited

Leslie Ross  
Joint Administrator

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The affairs, business and property of Stopgate Properties Limited are being managed by Leslie Ross and David Riley, appointed as joint administrators on 11 September 2007.

Leslie Ross and David Riley are insolvency practitioners by the Insolvency Practitioners Association.

**Chartered Accountants**

Member firm within Grant Thornton International Ltd

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02/04/2009

COMPANIES HOUSE

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Our Ref LR/S00451/DKJ/7

To the Creditors

25 February 2009

Dear Sirs

**Stopgate Properties Limited - In Administration**

**High Court of Justice  
Manchester District Registry  
Chancery Division**

**Number 3101 of 2007**

## **1 INTRODUCTION**

- 1.1. Following the appointment of myself and David Riley as joint administrators of the above company by Yorkshire Bank plc on 11 September 2007, I now report on the progress of the administration to date.
- 1.2. I enclose Form 2.24B together with an account of my receipts and payments for the period ended 25 February 2009 in accordance with Rule 2.47 of the Insolvency Rules 1986.
- 1.3. In accordance with paragraph 100 (2) of Schedule B1 to the Insolvency Act 1986 the functions of the administrators are to be exercised by any or all of them.

### **Recovery and Reorganisation**

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## **2 STATUTORY INFORMATION**

### **2.1 The company's statutory details are as follows:**

registered number	4175681
registered office	Grant Thornton UK LLP 1st Floor Royal Liver Building Liverpool L3 1PS
former trading address	Alexandra House Hanson Road Liverpool L9 7BP

## **3 PROGRESS REPORT**

- 3.1. A refinancing of the existing property portfolio could not be achieved and consequently there was no prospect of rescuing the company as a going concern.
- 3.2. I am therefore continuing with a sale of the apartments at The Focus Building together with the remaining apartments at Victoria Street which I consider will achieve a better result for the company's creditors as a whole than would be likely if the company were wound up, or realising property in order to make a distribution to one or more secured or preferential creditors.
- 3.3. In accordance with paragraph 76(2)(b) of Schedule B1 to the Insolvency Act 1986 the administration was extended for a period of six months to give a revised date for the automatic termination of the administration of 10 March 2009. A further extension is being sought to allow sale of the remaining properties and finalise outstanding taxation matters.
- 3.4. The commercial properties, Emirates House and Alexandra House were sold in January 2009.
- 3.5. I have not yet secured sales of either of the two Focus apartments.
- 3.6. Nine of the Victoria Street apartments have now been sold and I am currently negotiating with interested parties in respect of the remaining three units.
- 3.7. I am continuing to collect rent to the date of sale of the property at Emirates House from the commercial tenants. I have collected £57,952 from the tenants comprising £10,374 book debts and £47,577 for the period since 11 September 2007.
- 3.8. The amount due to the secured creditor at the date of my appointment was £2,896,776 secured by fixed charges over the company's properties and a floating charge dated 26 January 2006.

- 3.9. Based on the figures currently to hand there will be no prescribed part of floating charge assets available to be set aside for the benefit of unsecured creditors under Section 176A of the Insolvency Act 1986, as the company's net property is less than the prescribed minimum.
- 3.10. However if the Company's net property exceeds the prescribed minimum, if appropriate and in accordance with Section 176A (5) of the Insolvency Act 1986, I propose to make application to Court for an order that Section 176A should not apply if it transpires that the costs of distribution would be disproportionate to the benefits.
- 3.11. In accordance with Statement of Insolvency Practice (SIP 9), I attach as Appendix II a summary of my time costs to 25 October 2008 by grade of staff and type of work. This shows total time costs of £472,933, representing 1,945 hours at an average of £243 per hour, against which I have not yet drawn any fees. Details of any matters which have had a significant impact on the time costs are included in the appendix, together with details of any disbursements charged during the period under review.

Yours faithfully  
for and on behalf of Stopgate Properties Limited



Leslie Ross  
Joint Administrator

**APPENDIX I****STOPGATE PROPERTIES LIMITED - IN ADMINISTRATION****RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE PERIOD 11 SEPTEMBER 2007 TO 25 FEBRUARY 2009**

	£
<b>RECEIPTS</b>	
Realisation of assets:	
Book debts	10,374
Leasehold land & property	1,497,000
Rent and electricity recharges	47,577
VAT refund	55,175
Cash at bank	4,988
	<u>1,615,115</u>
<b>PAYMENTS</b>	
Administration expenses:	
Completion costs	437,874
Legal fees	44,853
Administrator's disbursements	2,157
Security and site clearance	59,819
Insurance	60,485
Essential payments	10,500
Utilities	36,150
Agents fees and marketing	20,744
Bank charges and interest	17,080
Taxation	72
Statutory notices	201
VAT	4,352
	<u>694,285</u>
Balance at bank	<u>920,830</u>

### Introduction

The following information is provided in connection with the Joint Administrators remuneration and disbursements in accordance with SIP 9.

### Explanation of Grant Thornton UK LLP charging and disbursement recovery policies

#### Time costs

All partners and staff are charged out at hourly rates appropriate to their grade, as shown on the attached schedule. Details of the hourly charge-out rates are made available to creditors or committees at the time of fixing the basis of our fees. Support staff (ie secretaries, cashiers and filing clerks) are charged to the case for the time they work on it.

	pre 1 July 2008 £	post 1 July 2008 £
Partners	375	390
Manager up to	330	335
Administrators up to	175	195
Assistants and support staff up to	110	135

#### Disbursements

Out of pocket expenses are charged at cost. Mileage is charged at standard rates which comply with HM Revenue and Customs limits or AA recommended rates. Where a room is booked at a Grant Thornton UK LLP office for a meeting of creditors or of a creditors' meeting, a charge of £65 is made. Storage of records directly relating to a case at £8 per annum per box and confidential destruction at £2.20 per box. VAT is added to disbursement charges as necessary.

### Time and Charge-out Summaries

Classification of Work Function	Partner Hours	Manager Hours	Other Senior Professional Hours	Assistant and Support Staff Hours	Total Hours	Time Cost £	Average Hourly Rate £
Admin & Planning	14.25	218.60	112.68	152.25	497.78	94,828.00	190.50
Investigations	32.50	22.50	0.00	8.75	63.75	18,841.00	295.55
Realisation of Assets	114.80	217.00	95.50	16.00	443.30	120,957.00	272.86
Trading	0.00	768.75	35.50	0.00	804.25	201,770.00	250.87
Creditors	40.95	72.75		22.00	135.70	36,537.00	269.25
Case specific matters (specify)							
Total hours and cost	202.50	1,299.60	243.68	199.00	1,944.78	472,933	243.18
Total fees claimed to date						£nil	

### Disbursements

Disbursements charged for the period from 11 September 2007 to 25 February 2009 total £3,486.31 and relate to the practitioners insolvency bond, mileage charged at the standard rate and courier charges.