

## The Insolvency Act 1986

## Notice of statement of affairs

2.16B

Name of Company <b>The Gateway (Leeds) Limited</b>	Company number <b>05037556</b>
In the High Court of Justice Chancery Division Companies Court [full name of court]	Court case number <b>5914 of 2013</b>

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

We (a) James Douglas Emle Money and Sarah Megan Rayment of BDO LLP, 55 Baker Street, London, W1U 7EU

Attach a copy of:-

\* Delete as applicable

- \* the statement(s) of affairs,
  - \* ~~the statement(s) of concurrence,~~
  - \* ~~a copy of the court order limiting disclosure in respect of the statement of affairs~~
- in respect of the administration of the above company.

Signed

[Signature]  
Joint Administrator

Dated

16 September 2013

## 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.

BDO LLP, 55, Baker Street, London W1U 7EU	
Our Ref MIC/BJM/00235231	Tel 020 7893 2100
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



TUESDAY

## Statement of affairs

Name of Company <b>The Gateway (Leeds) Limited</b>	Company number <b>05037556</b>
In the High Court of Justice Chancery Division Companies Court  <small>(full name of court)</small>	Court case number <b>5914 of 2013</b>

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

Statement of affairs of (a) The Gateway (Leeds) Limited whose registered office is situated at BDO LLP, 55 Baker Street, London, W1U 7EU.

(b) Insert date

On the (b) 27 August 2013 the date that the company entered administration.

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### 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) 27 August 2013 the date that the company entered administration.

Full name TERENCE JOSEPH PADIAN  
Signed T. Padian  
Dated 11<sup>th</sup> September 2013

# A - Summary of Assets

## Assets

Assets subject to fixed charge:

DEVELOPMENT AT  
THE GATEWAY  
MARSH LANE  
LEEDS.

184 APARTMENTS  
(NOTE A 1)

COMMERCIAL  
AREAS:  
PART LET  
PART VACANT  
(NOTE A 2)

Assets subject to floating charge:

LAND CONTROLLING  
PHASE 3  
(NOTE A 3)

Uncharged assets:

NHBC BOND (excluding interest) (NOTE A 5)

HMRC. VAT DEBTOR.

DEBTORS

BANK ACCOUNTS (HSBC)

Estimated total assets available for preferential creditors

Book Value £	Estimated to Realise £
21,652,953	21,652,953
5,000,000	5,000,000
500,000	500,000
250,000	250,000
235	235
161,347	161,347
70,902	70,902
27,635,437	27,635,437

Signature

*T. Mann*

Date

11/9/2013

## A1 – Summary of Liabilities

		Estimated to realise £
<b>Estimated total assets available for preferential Creditors (carried from page A)</b>	£	27,635,437
<b>Liabilities</b>		
Preferential creditors:-	NIL	NIL
<b>Estimated deficiency/surplus as regards preferential creditors</b>	£	27,635,437
Estimated prescribed part of net property where applicable (to carry forward)	£ NIL	NIL
<b>Estimated total assets available for floating charge holders</b>	£	27,635,437
Debts secured by floating charges	£ 65,244,667	65,244,667
<b>Estimated deficiency/surplus of assets after floating charges</b>	£	37,609,230
Estimated prescribed part of net property where applicable (brought down)	£ NIL	NIL
<b>Total assets available to unsecured creditors</b>	£	NIL
Unsecured non-preferential claims	£ 134,474	
Estimated deficiency after floating charge where applicable (brought down)	£ 37,609,230	
<b>Estimated deficiency/surplus as regards creditors</b>	£	37,743,704
Issued and called up capital	£ 99	
<b>Estimated total deficiency/surplus as regards members</b>	£	37,743,803

Signature

*T. Palmer*

Date

11/9/2013

# 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 £
NATIONAL ROET LOAN MANAGEMENT LTD.	TREASURY BUILDING GRAND CANAL STREET DUBLIN 2. IRELAND	6,244,667	FIXED & FLOATING CHARGE.	30/7/2004	27,152,953
LEEDS CITY COUNCIL	PO BOX 60 LEEDS LS2 8JR	80,355	NONE		
RAEEMAK ESTATEES	RICHMOND HOUSE, HEATH ROAD HARE. WILKINGHAM. CHESHIRE WA14 2YJ	16,450	--		
SCOTFIELD GRANT LTD	3 THE GATEWAY NORTH MARLBOROUGH LANE. LEEDS LS9 8AY	34,000	--		
C2.	23 ASH TERRACE LEEDS LS6 3JD	3,600	--		
WOTIVE LTD	3 THE MEWS. 53 HIGH STREET HAMPTON HILL. MIDDX. TW12 1NA	69	--		

Signature T. Kormanis Date 11/9/2013

# COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. of shares held	Nominal Value	Details of Shares held
SCOTFIELD GROUP LTD	ACHWORTH LODGE, PONTEFRACOT ROAD HIGH PENWORTH W. YORKSHIRE WF7 7TE	66	£1	"A" ORDINARY
CITY GENERAL (LEEDS) LTD	66 CHILTERN STREET LONDON W1U 4JT.	33	£1	"B" ORDINARY
TOTALS		99	£1	

Signature T. Padman Date 11/09/2013

**The Gateway (Leeds) Limited-In Administration**

**Notes to Statement of Affairs as at 27<sup>th</sup> August 2013**

**ASSETS**

A1 : 184 Apartments . As at 31<sup>st</sup> July 2013 there were 185 and this has been reduced by 1 as apartment C8 01 was sold on 9<sup>th</sup> August .The estimated realisable value is based on the report from the agents Morgans dated 9<sup>th</sup> August 2013.

A2: The commercial areas comprise let and unlet areas . The estimated realisable value is based on the report from our agents Jones Lang LaSalle dated 12<sup>th</sup> August 2013.

A3: Phase 3 land has planning permission for student accommodation . The estimated realisable value is the directors estimate .

A4: No value has been included in respect of car parking spaces . It is assumed that any remaining spaces will be allocated to certain apartments when sold and to current vacant office areas .

A5: The NHBC Bond relates to a sum of £250,000 paid to NHBC 11<sup>th</sup> August 2004. NHBC may return the bond subject to conditions and there may be some interest thereon .

A6: The bank accounts balances are as at 27<sup>th</sup> August . HSBC put charges through on 28<sup>th</sup> August amounting to £12.76 ; this is excluded from the amount stated in the Statement of Affairs (SOA) as this is after the relevant date .

*T. Palmer*  
11/9/2013

## LIABILITIES

B1: In previous accounts for the Company there has been a reserve in creditors of £246,250 in respect of Section 106 fees to Leeds City Council . The Council invoiced these sums but subsequently withdrew the charges . They may re-invoice at some future date . This is not included in the SOA as there is no current demand from the Council to pay .

B2: In previous accounts for the Company there has been a reserve in creditors for service charges for the quarter 1/10/10 to 31/12/10 of £90,000. The managers did not charge the Company for this quarter and subsequent to this there was a change of managers . As it is now unlikely that this will be charged we have not included this in creditors .

B3: The current managers (Braemar) have not yet invoiced in full for service charges for the quarter 1/7/13 to 30/9/13 . It is expected that this will amount to approximately £85,000 however this is not included in the SOA .

B4: The amount due to creditors secured by a charge relates to the bank loan and interest due to National Asset Loan Management Limited (NALM) . In a letter of 21<sup>st</sup> August 2013 NALM advised the Company that the amount outstanding was £65,561,296 . However we believe this does not take into account a sum of £107,834 paid to NALM on the sale of apartment C8 01 on 9<sup>th</sup> August , and in addition there appears to be no reference to a sum of £208,795 paid to NALM via Irish Bank Resolution Corporation by our agents Morgans being rents received on let apartments . Taking these matters into account leaves a balance due to NALM of £65,244,667 as stated in the SOA.

*T. Padman*  
11/9/2013