

The Insolvency Act 1986

Statement of administrator's proposals

2.17B

Name of Company Aparthotels (Tower Bridge) Limited	Company number 05311083
In the High Court of Justice, Chancery Division, Companies Court	Court case number 7309 of 2013

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

I/We (a) Geoffrey Wayne Bouchier and Philip Francis Duffy
Duff & Phelps Ltd
The Shard
32 London Bridge Street
London
SE1 9SG

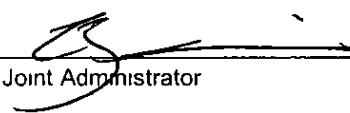
attach a copy of ~~my~~/our proposals in respect of the administration of the above company

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

* Delete as appropriate

(b) Insert date

(b) 10 December 2013

Signed 
Joint Administrator

Dated 10/12/13

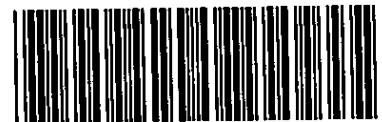
Contact Details

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 searches of
the public record

Duff & Phelps Ltd
The Shard
32 London Bridge Street
London
SE1 9SG

Tel +44 (0) 20 7089 4700

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COMPANIES HOUSE

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

Report to Creditors

10 December 2013

Aparthotels (Bermondsey) Limited
Aparthotels (Tower Bridge) Limited
Mazey Properties Limited
Tower Bridge Road Developments Limited
Warwick Road Developments Limited

(All In Administration)

Joint Administrators' Report to Creditors and Statement of Proposals
For the period from 22 October 2013 to 10 December 2013
Pursuant to Paragraph 49 of Schedule B1 to the Insolvency Act 1986

Duff & Phelps Ltd.
The Shard
32 London Bridge Street
London
SE1 9SG

Definitions

Word or Phrase	Definition
the Act	The Insolvency Act 1986 (as amended)
the Appointment Date	22 October 2013 being the date of appointment of the Joint Administrators
AST	Assured Shorthold Tenancy
Barclays Bank	Barclays Bank PLC with whom the Companies banked
the Companies	Aparthotels (Bermondsey) Limited, Aparthotels (Tower Bridge) Limited, Mazey Properties Limited, Tower Bridge Road Developments Limited, and Warwick Road Developments Limited
DBIS	The Department for Business Innovation and Skills
the Director	Graham Harris, the sole director of the Companies
Duff & Phelps	Duff & Phelps Ltd , The Shard, 32 London Bridge Street, London, SE1 9SG
EC Regulation	EC Regulation on Insolvency Proceedings 2000
HMRC	HM Revenue and Customs
the Joint Administrators	Geoffrey Wayne Bouchier and Philip Francis Duffy of Duff & Phelps Ltd , The Shard, 32 London Bridge Street, London, SE1 9SG
LCGH	London and City Group Holdings Limited, the ultimate parent of the Companies
NALM	National Asset Loan Management Limited, an entity owned and wholly controlled by NAMA, a government agency established in the Republic of Ireland in December 2009 by the National Asset Management Agency Act 2009
NAMA	National Asset Management Agency, the holder of a fixed and floating charge over the Companies' assets. For the purposes of this report, references to NAMA also include NALM
Prescribed Part	Pursuant to Section 176A of the Act where a floating charge is created after 15 September 2003 a designated amount of the Companies' net property (floating charge assets less costs of realisation) shall be made available to non-preferential unsecured creditors

the Properties

The various properties owned by the Companies as follows

Aparthotels (Bermondsey) Limited
City Link Court
201-211 Long Lane
London
SE1 4PN

Aparthotels (Tower Bridge) Limited
Titan House
184-192 Bermondsey Street
London
SE1 3TQ

Mazey Properties Limited
151-153 Tower Bridge Road
London
SE1 3LW

Tower Bridge Road Developments Limited
157 Tower Bridge Road
London
SE1 3LW

Warwick Road Developments Limited
181-183 Warwick Road
Earls Court
London
W14 8PU

the Rules	The Insolvency Rules 1986 (as amended)
the Secured Creditor	NAMA - The holder of a fixed and floating charge over the Companies' assets
SIP 9	Statement of Insolvency Practice 9 – Industry best practice for Insolvency Practitioners in relation to disclosure of remuneration and disbursements
SOA	Statement of Affairs, documentation to be supplied by the Director outlining the Companies' financial position as at the Appointment Date
Think	Think Apartments Limited

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1. Introduction

- 1 1 The Joint Administrators were appointed on the Appointment Date by NAMA, the holder of a qualifying floating charge under paragraph 14 of Schedule B1 to the Insolvency Act 1986
- 1 2 The Court References are shown below
- Aparthotels (Bermondsey) Limited - High Court of Justice, Chancery Division, Companies Court No 7311 of 2013
 - Aparthotels (Tower Bridge) Limited - High Court of Justice, Chancery Division, Companies Court No 7309 of 2013
 - Mazey Properties Limited - High Court of Justice, Chancery Division, Companies Court No 7308 of 2013
 - Tower Bridge Road Developments Limited - High Court of Justice, Chancery Division, Companies Court No 7310 of 2013
 - Warwick Road Developments Limited - High Court of Justice, Chancery Division, Companies Court No. 7304 of 2013
- 1 3 In accordance with Paragraph 100(2) of Schedule B1 to the Act the functions of the Joint Administrators may be exercised by any of the Joint Administrators
- 1 4 This report sets out the circumstances leading up to the appointment of the Joint Administrators and the steps taken by them to date

2. Background

- 2 1 Statutory information on the Companies and summaries of their financial history are included at Appendix 1
- 2 2 The Companies are wholly owned subsidiaries of LCGH which is owned 99% by Graham Harris. Graham Harris is also the sole director of the Companies. Mr Harris is also the sole director of Think, which is a wholly owned subsidiary of LCGH and is the group entity which carries out the trading operations for various of the Group properties
- 2 3 It is understood that Mr Harris formed the Companies for the purpose of being property owning companies ("POCs") for new development ventures that he has identified
- 2 4 The purpose of the Companies was to build five properties containing fully furnished apartments to be let on a short to medium term basis, with units ranging from one bed studios to spacious two bedroom apartments. With the exception of the property at 157 Tower Bridge Road, the properties were being traded as Aparthotels by Think
- 2 5 The Properties are located in various locations across London, with four of the five Properties located in the London SE1 postcode area, except for the property owned by Warwick Road Developments Limited which is located in Earls Court. A summary of the Companies and their properties is as follows
- Warwick Road Developments Limited t/a 'Think Earls Court' is an 11 storey structure which is fully fitted out to the 7th floor and the hotel is operational with 239 units completed. Seventy two units, spa, fitness area, restaurant and common areas remain to be completed in accordance with original development plans
 - Aparthotels (Tower Bridge) Limited t/a 'Think Bermondsey' is a seven storey 97 unit structure which is fully operational. Eight units, pool and spa and one retail unit remaining to be completed in accordance with original development plans

- Aparthotels (Bermondsey) Limited t/a 'Think London Bridge' is a six storey 82 unit structure which is fully operational with 5 additional units, ground floor retail units and office accommodation remaining to be completed in accordance with original development plans. A restaurant owned by Graham Harris' son is in occupation of one of the commercial units on the ground floor of the property although no formal lease has been signed.
- Tower Bridge Road Developments Limited t/a 'Think Tower Bridge' is a seven storey 148 unit structure of which 41 units are fully operational in a small annex located towards the rear and all of the first floor of 153 Tower Bridge Road. There is still a substantial amount of finishing works remaining to be completed at 157 Tower Bridge Road in accordance with original development plans.
- Mazey Properties Limited also t/a 'Think Tower Bridge' holds 100 units and is adjoined to the Tower Bridge Road site. Only the commercial space on the ground floor remains to be completed in accordance with original development plans. Contained within this property are six long leases (125 year terms), which were granted to Graham Harris, in 2008.

- 2.6 It appears from the Joint Administrators' investigations into the Companies' affairs that the Properties have been operated by Think under an informal agreement whereby rent falls due to the Companies as a percentage of revenue generated by the Properties. Think is 100% owned by London City Group and Holdings Limited and the sole director is Graham Harris. Think also operates an additional property which is owned by another company within the group, providing the same services, at the Tower Bridge Road site. This property and the two properties owned by Tower Bridge Road Developments Limited and Mazey Properties Limited are operated as one under 'Think Tower Bridge'.
- 2.7 Think operates the Properties with an industry standard booking management system, Opera, which was introduced in October 2010 to capture the revenue accurately across the Properties. Sage was introduced in May 2011 to allow management to capture costs associated with the different properties.
- 2.8 The length of stay of occupants varies from a couple of nights to occupants staying under an AST agreement for up to 6 months. Historically the Properties have operated at around 85-90% occupancy with average room rates of around £110 per night.
- 2.9 The Properties attract a range of clients from corporate, large institutions for internship programmes, groups and the general public.
- 2.10 The Companies did not employ any staff and it is further understood that, apart from Think, did not enter into any contracts with any parties in respect of the property trading business.
- 2.11 The Companies banked with Barclays Bank, but we understand that the Group operated a central treasury function and therefore many of the Companies transactions were via Think.
- 2.12 Loans were made to the Companies by Irish Nationwide Building Society and Anglo Irish Asset Finance plc (now known as IBRC Asset Finance plc) which were subsequently acquired by NAMA. These loans were deemed for the purpose of acquiring and developing the Properties. It is understood that Think had made interest payments in respect of the loans on behalf of the Companies, and set-off such payments against the rent due to the Companies.

- 2 13 It is understood that there are cross guarantees in place across the Companies but such cross guarantees do not extend to Think

3. Events Leading up to the Administration

- 3 1 The Joint Administrators' investigations into the Companies' affairs have revealed that NAMA had instructed advisors to conduct an independent business review of the financial position and performance of the Companies and the operation of the Properties by Think in October 2011
- 3 2 The review undertaken together with an independent Quantity Surveyor's report on the Properties highlighted a number of issues including a significant shortfall by the Companies in meeting interest and capital repayments which fell due on the debt owed to NAMA
- 3 3 As a result of the Companies' failure to service their debts owed to NAMA, NAMA engaged with the Director during the course of 2013 in order to restructure the debts without the requirement for a formal insolvency process. However, all negotiations and attempts to restructure the debts were unsuccessful
- 3 4 The restructuring did not complete and on account of fundamental and unresolved issues of concern, NAMA were unable to recommend a revised timeframe for completion of the potential restructure
- 3 5 As a consequence of the shortfall on the Companies borrowing facilities, plus the lack of agreement surrounding the restructure, NAMA approached Duff & Phelps with a view to appointing Administrators over the Companies
- 3 6 The Joint Administrators considered the position prior to accepting the appointment and having regard to the Insolvency Practitioners Association's ethical guidelines, considered that there were no circumstances preventing them from accepting the appointment
- 3 7 Subsequently the Joint Administrators were appointed by NAMA on the Appointment Date

4 Purpose of the Administration

- 4 1 The purpose of an Administration is to achieve one of the following hierarchical objectives
- Rescuing the Companies as a going concern, or
 - Achieving a better result for the Companies' creditors as a whole than would be likely if the Companies 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
- 4 2 In accordance with Paragraph 49(2) of Schedule B1 to the Act the Joint Administrators note the following
- It is unlikely that the first objective will be achieved as the level of the Companies' liabilities are such that the Companies are unable to be rescued as a going concern, with the possible exception of Mazey Properties Limited

- The Joint Administrators anticipate that the second objective will be achieved, as we expect to distribute to the unsecured creditors through the prescribed part funds, which will be generated from the trade surplus, thereby creating a better result for the Companies' creditors as a whole will be achieved than if the Companies were wound up
- The third objective will also likely be achieved as it is anticipated that realisations will be sufficient to enable a distribution to be paid to the Secured Creditor

4 3 The Joint Administrators' proposals for achieving the purpose of the Administration are set out in the remainder of this report

5. Statement of Affairs

5 1 In accordance with Paragraph 47 of Schedule B1 to the Act the Joint Administrators have requested and received a SOA for each of the Companies from the Director

5 2 Copy SOAs are attached at Appendix 3, in accordance with Rule 2 33(2) of the Rules

5 3 Some creditor amounts shown in the Statement of Affairs may differ from the actual amount owed This does not affect their ability to submit a claim for a different amount

5 4 The Joint Administrators have attached a summary of the SOAs at Appendix 3, as prepared by their team for ease of reference

6. Progress of the Administration to Date

6 1 The manner in which the affairs and business of the Companies have been managed, since the appointment of Joint Administrators and will continue to be managed and financed are set out below

The Properties

6 2 The SOAs detail the book value of the Properties and the Director's estimated realisable value for each property, as set out in the summary at Appendix 3

6 3 The Joint Administrators have requested further supporting documentation from the Director to support the property values provided in his SOAs This information is currently awaited

Operation of the Properties

6 4 The Joint Administrators are currently in discussions with Think and their respective advisors in respect of the trading operations at each of the Properties Nothing further in this regard can be reported at present

6 5 The Joint Administrators will also review the position regarding the unfinished building works and make a recommendation as to whether realisations can be maximised by bringing the Properties to practical completion A more detail assessment of this will be provided in the Joint Administrators' first progress report

Possession and Operation of 151-153 Tower Bridge Road

- 6 6 The Joint Administrators have established that Think's purported right of occupation of the Properties does not extend to the property owned by Mazey and that Think had no contractual relationship with Mazey Properties Limited, which owns the property at 151-153 Tower Bridge Road. The Joint Administrators therefore wrote to the Director's solicitors on 14 November 2013 to inform Think that the Joint Administrators would be taking possession of the property on 18 November 2013.
- 6 7 Given the logistical difficulties in vacating the property at short notice, the Joint Administrators agreed to allow Think to vacate the property pursuant to a short term licence by 5pm on 27 November 2013.
- 6 8 The Joint Administrators subsequently appointed Assured Hotels Limited as interim operator and trading was subsequently commenced at the property on 2 December 2013.
- 6 9 To date (with the exception of the negotiated Licence fee of £10,000), Think have not accounted to the Joint Administrators for any income received by Think in relation to 151-153 Tower Bridge Road, despite acknowledging that they had no contractual right to collect money in respect of these premises. The Joint Administrators' investigations into monies collected by Think remain ongoing.

Cash at Bank

- 6 10 As at the Appointment Date, the Companies held the following credit balances in their pre-Administration bank accounts:
- Aparthotels (Tower Bridge) Limited – £17
 - Mazey Properties Limited – £56
 - Tower Bridge Road Developments Limited - £570
 - Warwick Road Developments Limited - £1,133
- 6 11 These funds have been requested from Barclays Bank, with whom the Companies banked, and are due to be paid into the Administration bank accounts.
- 6 12 Aparthotels (Bermondsey) Limited did not hold a bank account in its name and accordingly there will be no realisations from this source.

Intercompany Debts

- 6 13 The Companies' records indicate significant intercompany balances exist between group entities. Further information has been requested from the Director and Think in order to ascertain the position as at the Appointment Date. Accordingly, information is currently awaited and the likelihood of potential realisations from this source remains uncertain.

Rent Accrued

- 6 14 The SOA for Mazey Properties Limited shows a balance of £860,000 due from Think in respect of accrued rents. The Joint Administrators believe that this may relate to income derived from Mazey Properties Limited and not handed over by Think, however the Joint Administrators' investigations into this position remain ongoing and further clarification is awaited.

Investigations

- 6 15 The Joint Administrators' investigations into the Companies' affairs are currently ongoing.

- 6 16 The Joint Administrators have a statutory obligation to file a report with DBIS regarding the conduct of all directors that held office in the three years prior to the Administration. This report must be filed within six months from the Appointment Date and the content of this report is confidential.
- 6 17 The Joint Administrators also have a duty to investigate antecedent transactions which include
- Transactions at an undervalue, Section 238 of the Act,
 - Preferences, Section 239 of the Act, and
 - Transactions to defraud creditors, Section 423 of the Act

Receipts and Payments

- 6 18 Receipts and Payments accounts for each of the Companies are provided at Appendix 2, the contents of which are self-explanatory.

Joint Administrators' Agents and Solicitors

- 6 19 Details of the agents and solicitors engaged by the Joint Administrators to assist them with the affairs of the Companies can be found at Appendix 5.

7. Statement of Pre-Administration Costs

- 7 1 The Joint Administrators incurred pre-Administration time costs of £35,747 in relation to the initial strategic review of the Company's operations, assistance with the preparation of the appointment documentation and associated witness statements, discussions with the Secured Creditor and planning for the Companies to be placed into Administration. All time spent by the Joint Administrators and their staff prior to the Companies entering Administration has been recorded against Warwick Road Developments Limited for expedience. For the avoidance of doubt, all such time is to be split equally across the Companies.
- 7 2 A breakdown of the Joint Administrators' pre-Administration time costs, as defined by Rule 2.33(2A) of the Rules, together with pre-Administration expenses incurred, is attached at Appendix 4. No remuneration has been drawn to date with regard to pre-appointment time costs.
- 7 3 The Joint Administrators confirm that payment of the unpaid pre-Administration costs, as an expense of the Administration, is subject to approval under Rule 2.67A of the Rules, and not part of the proposals subject to approval under Paragraph 53 of Schedule B1 to the Act.
- 7 4 In accordance with Rule 2.67A(3) of the Rules the Joint Administrators will seek the approval of the pre-Administration costs from the creditors of the Companies, as applicable.

8. Joint Administrators' Costs

- 8 1 The time costs charged in the period by the Joint Administrators are as analysed at Appendix 4.
- 8 2 Information regarding the fees and disbursements of administrators, including details of Duff & Phelps' disbursements policy and hourly charge out rates for each grade of staff that may undertake work on this case, is in a document called "A Creditors' Guide to Administrators' Fees". This can be viewed and downloaded from the Joint Administrators' website at <http://www.duffandphelps.com/uk-restructuring/creditor-guides>. Should you require a copy, please contact this office.

9. Dividend Prospects / Prescribed Part

Secured Creditors

- 9 1 In consideration for monies advanced under a term loan, the Companies granted the following debentures conferring fixed and floating charges over the assets of the Companies
- 9 2 Pursuant to a deed of assignment dated 13 September 2011, the legal interest in the debts of the Companies (and the related security granted by the Companies) was assigned from IBRC to NAMA. The legal interest in the debts of Mazey Properties Limited (and the related security granted by Mazey Properties Limited) was assigned by IBRC to NAMA on 17 October 2013
- 9 3 As a result of the assignments discussed above, NAMA has the benefit of the following securities in respect of the Companies
- an all monies debenture granted by Warwick Road Developments Limited in favour of Irish Nationwide Building Society dated 9 March 2007,
 - an all monies debenture granted by Tower Bridge Road Developments Limited in favour of Irish Nationwide Building Society dated 26 November 2007,
 - an all monies debenture granted by Aparthotels (Tower Bridge) Limited in favour of Irish Nationwide Building Society dated 29 June 2007, and
 - an all monies debenture granted by Aparthotels (Bermondsey) Limited in favour of Irish Nationwide Building Society dated 31 October 2007
- 9 4 NAMA also has the benefit of a debenture granted by Mazey Properties Limited in favour of Anglo Irish Bank Corporation plc (now known as Irish Bank Resolution Corporation Limited (in special liquidation)) dated 19 July 2000
- 9 5 As at the Appointment Date, the Companies' combined indebtedness to NAMA was approximately £209,000,000 subject to accruing interest and charges
- 9 6 Based on the information currently available, and with the possible exception of Mazey Properties Limited, it is anticipated that there will be insufficient realisations to repay NAMA in full

Preferential Creditors

- 9 7 The Joint Administrators understand that the Companies did not have any employees, and as such the Companies have no known preferential creditors. This is supported by the Director in the SOA

Prescribed Part

- 9 8 The Prescribed Part is calculated as a percentage of net property, as follows -

Net property less than £10,000	50% unless the Joint Administrator considers that the costs of making a distribution to the non-preferential unsecured creditors would be disproportionate to the benefits
Net property greater than £10,000	50% up to £10,000 plus 20% thereafter to a maximum of £600,000

- 9 9 In the event that the Companies' respective net property is less than £10,000 and the costs of distribution would be disproportionate to the benefit to creditors, the Joint Administrators will make an application to Court to disapply the Prescribed Part
- 9 10 The Joint Administrators are of the opinion, based on the current information, that there are likely to be sufficient realisations to enable a distribution to be made to non-preferential unsecured creditors from the Prescribed Part. However the quantum of any Prescribed Part distribution is uncertain and will depend on the final trading surplus, should the Companies continue to trade during the Administration

Non-Preferential Unsecured Creditors

- 9 11 The Joint Administrators have received details of certain non-preferential unsecured creditors of the Companies with the Director's SOAs and details are attached at Appendix 3
- 9 12 Based upon the current information available, it is anticipated that there may potentially be sufficient funds to enable a distribution to be made to non-preferential unsecured creditors of Mazey Properties Limited. The timing and quantum of any such distribution is currently uncertain and is dependent upon the level of realisations achieved
- 9 13 There will be insufficient realisations to enable a distribution to the non-preferential unsecured creditors of the remaining Companies, other than from the Prescribed Part, if any
- 9 14 If not already done so creditors of the Companies should complete the relevant proof of debt forms at Appendix 7 and return the same to this office. Creditors should take care to ensure that they only complete a form with respect to each of the Companies their debt is with

10 EC Regulation

- 10 1 It is the Joint Administrators' opinion that the EC Regulation applies and these proceedings are main proceedings as defined in Article 3 of the EC Regulation. The centre of main interest of the Companies is in England

11 Creditors' Meeting

- 11 1 In accordance with Paragraph 51 of Schedule B1 to the Act, a creditors' meeting in respect of Mazey Properties Limited will be held at 11am on 30 December 2013 at Duff & Phelps Ltd, The Shard, 32 London Bridge Street, London, SE1 9SG. A notice of the meeting of creditors is enclosed with this report at Appendix 8. We have enclosed a proof of debt form and a proxy form, at Appendices 7 and 9, respectively, for the purpose of that meeting
- 11 2 The purpose of this meeting is to vote on the Joint Administrators' proposals as outlined in section 13 of this report
- 11 3 In accordance with Paragraph 52(1)(b) of Schedule B1 to the Act, creditors' meetings will not be convened in respect of the remaining Companies as the Joint Administrators believe that there will be insufficient property to enable a distribution to be made to non-preferential unsecured creditors, other than by virtue of the Prescribed Part (if any)
- 11 4 However, the Joint Administrators shall summon an initial creditors' meeting, if requested to by the creditors of the Companies, whose debts amount to at least 10% of the total debts of the respective Companies using the prescribed Form 2.21B, attached at Appendix 6, within 8 business days from the date of this report

- 11 5 Creditors are reminded that the costs of any meeting called shall be paid for by them and that a deposit will be required for this purpose. These costs may be resolved to be paid as an expense of the Administration if the meeting so resolves.

12. End of the Administration

- 12 1 The options available to the Joint Administrators for the exit from the Administration are as follows:

- Compulsory Liquidation
- Creditors' Voluntary Liquidation
- Dissolution of Company
- Company Voluntary Arrangement
- Return of control to the Director

- 12 2 The Joint Administrators are continuing to investigate the Companies' affairs and have yet to form a view on the most likely exit route. A further update in this regard will be provided in the Joint Administrators' next progress report.

- 12 3 You will note from the proposals section below that the Joint Administrators have left the choice of exit route from Administration open so that the appropriate strategy can be adopted, once the necessary information has been provided and the Joint Administrators' own investigations have been completed.

13 Joint Administrators' Proposals

- 13 1 The Joint Administrators separately propose the following for each of the Companies:

13 1 1 That the Joint Administrators continue the Administrations to deal with such outstanding matters in relation to the Companies as the Joint Administrators consider necessary until such time as the Administrations cease to have effect.

13 1 2 That the Joint Administrators do all such other things and generally exercise all of their powers as contained in Schedule 1 of the Act, as they, in their sole and absolute discretion consider desirable or expedient in order to achieve the purpose of the Administrations.

13 1 3 That the Joint Administrators, once all outstanding matters have been satisfactorily completed, take the necessary steps to give notice under Paragraph 84 of Schedule B1 of the Act to the Registrar of Companies to the effect that the Companies have no property which might permit a distribution to its creditors, at which stage the Administrations will cease.

- 13 1 4 That the Joint Administrators, when it is anticipated that no better realisations will be made in the Administrations than would be available in a winding up, take the necessary steps to put the Companies into either creditors' voluntary liquidation, company voluntary arrangement or into compulsory liquidation as deemed appropriate by the Joint Administrators. It is proposed that the Joint Administrators, currently Geoffrey Wayne Bouchier and Philip Francis Duffy of Duff & Phelps would act as Joint Liquidators should the Companies be placed into creditors' voluntary liquidation. In accordance with Paragraph 83(7) of Schedule B1 to the Act and Rule 2 117 of the Rules creditors may nominate a different person as the proposed liquidator, provided the nomination is received at this office prior to the approval of these proposals. In the absence of such nomination, the Joint Administrators will be appointed Joint Liquidators and in accordance with Section 231 of the Act any act required or authorised under any enactment to be done by the Joint Liquidators is to be done by all or any one or more of them.
- 13 1 5 In the event that the Joint Administrators achieve the first hierarchical objective as set out paragraph 49(2) of Schedule B1 to the Act, repeated at section 4 1 of this report, the Joint Administrators will file a notice pursuant to paragraph 80 of Schedule B1 to the Act, the effect of which will be to return control of the Companies to the Director.
- 13 1 6 That the Joint Administrators be discharged from all liability pursuant to Paragraph 98 of Schedule B1 to the Act, upon filing the end of the Administrations or their appointment otherwise ceasing.
- 13 1 7 That the Joint Administrators' remuneration, where no Creditors' Committee is established, be fixed by reference to the time properly incurred by them and their staff in attending matters during the Administrations and that they be allowed to draw such remuneration as and when funds permit without further recourse to the creditors of the Companies.
- 13 1 8 That the Joint Administrators' statement of pre-Administration costs under Rule 2 33, where no Creditors' Committee is established, be approved for payment in accordance with Rule 2 67A.
- 13 2 Pursuant to Rule 2 33(5) of the Rules, the proposals in paragraphs 13 1 1 to 13 1 8 above shall be deemed to be approved by the creditors on the expiry of the period in which a meeting can be requisitioned by creditors in the manner described in paragraph 11 4 above, provided that no meeting has been so requisitioned.
- 13 3 The Joint Administrators will be seeking the following specific resolutions from the Secured Creditor:
- 13 3 1 That the Joint Administrators be discharged from all liability pursuant to paragraph 98 of Schedule B1 to the Insolvency Act 1986, upon filing the end of the Administrations or their appointment otherwise ceasing.
- 13 3 2 That the Joint Administrators' remuneration, where no Creditors' Committee is established, be fixed by reference to the time properly incurred by them and their staff in attending matters during the Administrations and that they be allowed to draw such remuneration as and when funds permit without further recourse to the creditors of the Companies.
- 13 3 3 That the Joint Administrators' statement of pre-Administration costs under Rule 2 33, where no Creditors' Committee is established, be approved for payment in accordance with Rule 2 67A.

14. Other Matters

- 14 1 If any creditor has any information concerning the Companies' affairs that they would like to bring to the Joint Administrators' attention, then they would be pleased to hear from them in writing
- 14 2 If you require further information or assistance, please do not hesitate to contact Jak Moore of this office



Geoffrey Bouchier
Joint Administrator

Enc

The affairs, business and property of the Companies are being managed by the Joint Administrators, Geoffrey Bouchier and Philip Duffy, who act as agents for the Companies and without personal liability. Both are licensed by the Insolvency Practitioners Association.

Appendix 1

Statutory Information

Statutory Information

Company Name	Aparthotels (Bermondsey) Limited
Date of Incorporation	11 December 2004
Registered Number	05311086
Company Director	Graham Harris
Company Secretary	Christine Robson
Shareholder	London and City Group Holdings Ltd – 100%
Trading Address	City Link Court 201-211 Long Lane London SE1 4PN
Registered Office	Current: The Shard 32 London Bridge Street London SE1 9SG Formerly First Floor 151 Tower Bridge Road London SE1 3JE
Any Other Trading Names	N/A

Statutory Information

Company Name	Aparthotels (Tower Bridge) Limited
Date of Incorporation	11 December 2004
Registered Number	05311083
Company Director	Graham Harris
Company Secretary	Christine Robson
Shareholder	London and City Group Holdings Ltd – 100%
Trading Address	Titan House 184-192 Bermondsey Street London SE1 3TQ
Registered Office	Current: The Shard 32 London Bridge Street London SE1 9SG Formerly. First Floor 151 Tower Bridge Road London SE1 3JE
Any Other Trading Names	N/A

Statutory Information

Company Name	Mazey Properties Limited
Date of Incorporation	8 December 1997
Registered Number	03477658
Company Director	Graham Harris
Company Secretary	Christine Robson
Shareholder	London and City Group Holdings Ltd – 100%
Trading Address	151-153 Tower Bridge Road London SE1 3LW
Registered Office	Current: The Shard 32 London Bridge Street London SE1 9SG Formerly. First Floor 151 Tower Bridge Road London SE1 3JE
Any Other Trading Names	N/A

Statutory Information

Company Name	Tower Bridge Road Developments Limited
Date of Incorporation	4 March 2005
Registered Number	05382491
Company Director	Graham Harris
Company Secretary	Christine Robson
Shareholder	London and City Group Holdings Ltd – 100%
Trading Address	153-157 Tower Bridge Road London SE1 3LW
Registered Office	Current. The Shard 32 London Bridge Street London SE1 9SG Formerly: First Floor 151 Tower Bridge Road London SE1 3JE
Any Other Trading Names	N/A

Statutory Information

Company Name	Warwick Road Developments Limited
Date of Incorporation	22 June 2005
Registered Number	05487985
Company Director	Graham Harris
Company Secretary	Christine Robson
Shareholder	London and City Group Holdings Ltd – 100%
Trading Address	181-183 Warwick Road Earls Court London W14 8PU
Registered Office	Current. The Shard 32 London Bridge Street London SE1 9SG Formerly: First Floor 151 Tower Bridge Road London SE1 3JE
Any Other Trading Names	N/A

Financial Information

Aparthotels (Bermondsey) Limited

Balance Sheet

		As at 30 April 2012 (Audited)		As at 30 April 2011 (Audited)
Fixed Assets	£	25,159,774	£	25,159,774
Current Assets	£	5,942,386	£	5,653,521
Current Liabilities	£	2,816,862	£	3,686,371
Net Current Assets	£	3,125,524	£	1,967,150
Long Term Liabilities	£	27,537,318	£	26,801,949
Net Assets	£	747,980	£	324,975
Capital and Reserves				
Called up Equity Share Capital	£	2	£	2
Profit and Loss Account	£	747,978	£	324,973
Shareholders' Funds	£	747,980	£	324,975

Aparthotels (Tower Bridge) Limited

Balance Sheet

		As at 30 April 2012 (Audited)		As at 30 April 2011 (Audited)
Fixed Assets	£	46,782,854	£	46,954,138
Current Assets	£	462,670	£	542,407
Current Liabilities	£	17,438,906	£	18,670,761
Net Current Liabilities	£	(16,976,236)	£	(18,128,354)
Long Term Liabilities	£	29,124,856		28,470,928
Net Assets	£	681,762	£	354,856
Capital and Reserves				
Called up Equity Share Capital	£	2	£	2
Profit and Loss Account	£	681,760	£	354,854
Shareholders' Funds	£	681,762	£	354,856

Mazey Properties Limited

Balance Sheet

		As at 30 April 2012 (Audited)		As at 30 April 2011 (Audited)
Fixed Assets	£	43,354,500	£	43,354,500
Current Assets	£	2,147,246	£	2,147,246
Current Liabilities	£	18,195,374	£	18,153,274
Net Current Liabilities	£	(16,048,128)	£	(16,006,028)
Long Term Liabilities	£	27,043,951	£	27,428,457
Net Assets	£	262,421	£	(79,985)
Capital and Reserves				
Called up Equity Share Capital	£	2	£	2
Revaluation Reserve	£	3,209,519	£	3,209,519
Profit and Loss Account	£	(2,947,100)	£	(3,289,506)
Shareholders' Funds	£	262,421	£	(79,985)

Tower Bridge Road Developments Limited

Balance Sheet

		As at 30 April 2012 (Audited)		As at 30 April 2011 (Audited)
Fixed Assets	£	19,391,084	£	18,026,679
Current Assets	£	26,623,261	£	26,767,884
Current Liabilities	£	-	£	-
Net Current Assets	£	26,623,261	£	26,767,884
Long Term Liabilities	£	45,697,982	£	44,794,561
Net Assets	£	316,363	£	2
Capital and Reserves				
Called up Equity Share Capital	£	2	£	2
Other Reserves	£	316,361	£	-
Shareholders' Funds	£	316,363	£	2

Warwick Road Developments Limited

Balance Sheet

		As at 30 April 2012 (Audited)		As at 30 April 2011 (Audited)
Fixed Assets	£	104,280,338	£	93,921,134
Current Assets	£	4,035,836	£	1,319,822
Current Liabilities	£	16,168,957	£	14,303,282
Net Current Liabilities	£	(12,133,121)	£	(12,983,460)
Long Term Liabilities	£	82,297,157	£	80,340,764
Net Assets	£	9,850,060	£	596,910
Capital and Reserves				
Called up Equity Share Capital	£	2	£	2
Revaluation Reserve	£	10,000,000	£	-
Profit and Loss Account	£	(149,942)	£	596,908
Shareholders' Funds	£	9,850,060	£	596,910

Aparthotels (Bermondsey) Limited

Profit and Loss

		Year Ended 30 April 2012 (Audited)		Year Ended 30 April 2011 (Audited)
Turnover	£	1,158,374	£	370,986
Overheads				
Administrative expenses	£	-	£	3
EBITDA	£	1,158,374	£	370,983
Depreciation	£	-	£	-
Operating Profit	£	1,158,374	£	370,983
Interest payable	£	735,369	£	335,680
Profit Before Tax	£	423,005	£	35,303
Corporation Tax	£	-	£	-
Retained Profit/(Loss) for the Year	£	423,005	£	35,303

Aparthotels (Tower Bridge) Limited

Profit and Loss

		Year Ended 30 April 2012 (Audited)		Year Ended 30 April 2011 (Audited)
Turnover	£	1,182,608	£	406,970
Overheads				
Administrative expenses	£	-	£	3
EBITDA	£	1,182,608	£	406,967
Depreciation	£	-	£	-
Operating Profit	£	1,182,608	£	406,967
Interest payable	£	855,702	£	182,959
Profit Before Tax	£	326,906	£	224,008
Corporation Tax	£	-	£	-
Retained Profit/(Loss) for the Year	£	326,906	£	224,008

Mazey Properties Limited

Profit and Loss

		Year Ended 30 April 2012 (Audited)		Year Ended 30 April 2011 (Audited)
Turnover	£	1,720,000	£	1,200,000
Overheads				
Administrative expenses	£	-	£	-
EBITDA	£	1,720,000	£	1,200,000
Depreciation	£	-	£	-
Operating Profit	£	1,720,000	£	1,200,000
Interest payable	£	1,377,594	£	1,084,941
Profit Before Tax	£	342,406	£	115,059
Corporation Tax	£	-	£	-
Retained Profit/(Loss) for the Year	£	342,406	£	115,059

Tower Bridge Road Developments Limited

Profit and Loss

	Year Ended 30 April 2012 (Audited)		Year Ended 30 April 2011 (Audited)	
Turnover	£	-	£	-
Overheads				
Administrative expenses	£	-	£	-
EBITDA	£	-	£	-
Depreciation	£	-	£	-
Operating Profit	£	-	£	-
Interest payable	£	-	£	-
Profit Before Tax	£	-	£	-
Corporation Tax	£	-	£	-
Retained Profit/(Loss) for the Year	£	-	£	-

Warwick Road Developments Limited

Profit and Loss

		Year Ended 30 April 2012 (Audited)		Year Ended 30 April 2011 (Audited)
Turnover	£	1,837,902	£	842,525
Overheads				
Administrative expenses	£	-	£	3
EBITDA	£	1,837,902	£	842,522
Depreciation	£	-	£	-
Operating Profit	£	1,837,902	£	842,522
Interest payable	£	2,584,752	£	514,683
Profit Before Tax	£	(746,850)	£	327,839
Corporation Tax	£	-	£	-
Retained Profit/(Loss) for the Year	£	(746,850)	£	327,839

Appendix 2

Receipts and Payments Accounts

Aparthotels (Bermondsey) Limited (In Administration)
Joint Administrators' Abstract of Receipts & Payments Account

Statement of Affairs	From 22 October 2013 To 10 December 2013
£	£

ERV	RECEIPTS	
	Fixed Charge Assets	
25,000,000 00	Freehold Land & Property	NIL
	Floating Charge Assets	
3,347,760 00	Debtors	NIL
<u>28,347,760 00</u>		<u>NIL</u>

	PAYMENTS	
		<u>NIL</u>

Aparthotels (Tower Bridge) Limited (In Administration)
Joint Administrators' Abstract of Receipts & Payments Account

Statement
of Affairs
£

From 22 October 2013
To 10 December 2013

£

ERV

RECEIPTS

Fixed Charge Assets

30,000,000 00

Freehold Land & Property

NIL

Floating Charge Assets

395,239 00

Debtors

NIL

17 00

Cash at Bank

NIL

30,395,256 00

NIL

PAYMENTS

NIL

Mazey Properties Limited (In Administration)
Joint Administrators' Abstract of Receipts & Payments Account

Statement
of Affairs
£

From 22 October 2013
To 10 December 2013
£

ERV

RECEIPTS

Fixed Charge Assets

70,400,000 00

Freehold Land & Property

NIL

Floating Charge Assets

1,446,207 00

Debtors

NIL

71,846,207 00

NIL

PAYMENTS

NIL

Tower Bridge Road Developments Limited (In Administration)
Joint Administrators' Abstract of Receipts & Payments Account

Statement
of Affairs

£

From 22 October 2013
To 10 December 2013

£

ERV

RECEIPTS

Fixed Charge Assets

45,000,000 00

Freehold Land & Property

NIL

Floating Charge Assets

15,763,639 00

Debtors

NIL

570 00

Cash at Bank

NIL

60,764,209 00

NIL

PAYMENTS

NIL

Warwick Road Developments Limited (In Administration)
Joint Administrators' Abstract of Receipts & Payments Account

Statement
of Affairs
£

From 22 October 2013
To 10 December 2013
£

ERV

RECEIPTS

Fixed Charge Assets

100,000,000 00

Freehold Land & Property

NIL

Floating Charge Assets

1,158,991 00

Debtors

NIL

1,133 00

Cash at Bank

NIL

101,160,124 00

NIL

PAYMENTS

NIL

Appendix 3

Statement of Affairs

Statement of affairs

Name of Company

Aparhotels (Bermondsey) Limited

Company number

05311086

In the

High Court of Justice, Chancery Division,
Companies Court

(full name of court)

Court Case Number

7311 of 2013

(a) Insert name and address of
registered office of the companyStatement as to the affairs of (a) Aparhotels (Bermondsey) Limited, First Floor, 151 Tower
Bridge Road, London SE1 3JE

(b) Insert date

on (b) 22 October 2013, 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) 22 October 2013, the date
that the company entered administration

Full name

GRAHAM HARRIS

Signed



Dated

20/11/13

INSOLVENCY ACT 1986

DIRECTORS STATEMENT OF AFFAIRS

A - Summary of Assets

Assets	Notes	Book Value £	Estimated to realise £
Assets subject to fixed charge.			
PROPERTY 211 LONG LANE LONDON SE1		25,547.74	25,000.00
LESS: CHARGE			25,000.00
NET			NIL
Assets subject to floating charge			
Uncharged assets			
DEBTORS APARTHOTELS TOWER BRIDGE LTD		4991301	NIL
THINK APARTMENTS LTD		3347760	3,347,760
Estimated total assets available for preferential creditors		£ 33498835	3,347,760

Signature 

Date 20/11/13

INSOLVENCY ACT 1986

DIRECTORS STATEMENT OF AFFAIRS

A1 - Summary of liabilities

		Estimated to realise £
Estimated total assets available for preferential creditors (carried from page A)	£	3347760
Liabilities		
Preferential creditors	£	
Estimated deficiency / surplus as regards preferential creditors	£	
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	£	3347760
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£	3626862
Estimated deficiency / surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	£	279102
Shortfall to floating charge holders (brought down)		
Estimated deficiency / surplus as regard creditors		2
Issued and called up capital		
Estimated total deficiency / surplus as regards members	£	279104

Signature



Date

20/11/13

COMPANY SHAREHOLDERS

[illegible]

Signature

Date _____

20/11/13

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

[illegible]

Signature

Date _____

20/11/13

Statement of affairs

Name of Company Aparthotels (Tower Bridge) Limited	Company number 05311083
In the High Court of Justice, Chancery Division, Companies Court (full name of court)	Court Case Number 7309 of 2013

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

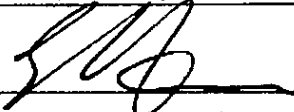
Statement as to the affairs of (a) Aparthotels (Tower Bridge) Limited, First Floor, 151
Tower Bridge Road, London, SE1 3JE

(b) Insert date

on (b) 22 October 2013 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) 22 October 2013, the date
that the company entered administration

Full name GRAHAM HARRIS
Signed 
Dated 20/11/13

INSOLVENCY ACT 1986

DIRECTORS STATEMENT OF AFFAIRS

A - Summary of Assets

Assets	Notes	Book Value £	Estimated to realise £
Assets subject to fixed charge.			
PROPERTY 90 BERMUNDSBY STREET LONDON SE1		46789988	30,000,000
LESS CHARGE			29595476
NET			404524
Assets subject to floating charge			
Uncharged assets:			
BANK BALANCE	17	17	
DEBTOR THINK APARTMENTS LTD	395239	395239	
Estimated total assets available for preferential creditors	£	47185244	799,780

Signature 

Date 20/11/13

INSOLVENCY ACT 1986

DIRECTORS STATEMENT OF AFFAIRS

A1 – Summary of liabilities

		Estimated to realise £
Estimated total assets available for preferential creditors (carried from page A)	£	799,780
Liabilities		
Preferential creditors	£	
Estimated deficiency / surplus as regards preferential creditors	£	
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	£	799,780
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£	15,775,784
Estimated deficiency / surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	£	14,976,004
Shortfall to floating charge holders (brought down)		
Estimated deficiency / surplus as regard creditors		2
Issued and called up capital		
Estimated total deficiency / surplus as regards members	£	14,976,006

Signature 

Date 20/11/13

Statement of affairs

Name of Company Mazey Properties Limited	Company number 03477658
In the High Court of Justice, Chancery Division, Companies Court (full name of court)	Court Case Number 7308 of 2013

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

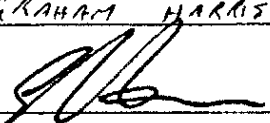
Statement as to the affairs of (a) Mazey Properties Limited, First Floor, 151 Tower Bridge
Road, London, SE1 3JE

(b) Insert date

on (b) 22 October 2013, 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) 22 October 2013, the date
that the company entered administration

Full name GRAHAM HARRIS
Signed 
Dated 20/11/13

INSOLVENCY ACT 1986

DIRECTORS STATEMENT OF AFFAIRS

A - Summary of Assets

Assets	Notes	Book Value £	Estimated to realise £
Assets subject to fixed charge			
PROPERTY 151/153 TOWER BRIDGE ROAD LONDON SE1		70,400,000	70,400,000
LESS CHARGES			2,705,288.00
NET			43,347,120
Assets subject to floating charge			
Uncharged assets			
BANK BALANCE		56	56
THREE APARTMENTS MCRUE'S LANE		860,000	860,000
DEBTOR ANNETLET		586,207	586,207
Estimated total assets available for preferential creditors		£ 71,846,263	44,798,383

Signature 

Date 20/11/13

INSOLVENCY ACT 1986

DIRECTORS STATEMENT OF AFFAIRS

A1 – Summary of liabilities

		Estimated to realise £
Estimated total assets available for preferential creditors (carried from page A)	£	44793383
Liabilities		
Preferential creditors	£	
Estimated deficiency / surplus as regards preferential creditors	£	
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	£	44793383
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£	16810850
Estimated deficiency / surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	£	27982533
Shortfall to floating charge holders (brought down)		
Estimated deficiency / surplus as regard creditors		
Issued and called up capital	£	2
Estimated total deficiency / surplus as regards members	£	27982531

Signature 

Date 20/11/13

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 BSBST LOAN MANAGEMENT	THORNTON BUILDINGS, 19 LANE CANAL STREET, BOLTON 2	21540852	PROPERTY MORTGAGE	19.07.2000	
G. MARRAS	SPRINGFIELD THREE GATE COTTAGE HASLEMERE GU27 2UD	1164686	PROPERTY MORTGAGES		
SANTANDER BANK		4347342	PROPERTY MORTGAGE		
ROPERWAY LTD		3702771			
SARGONS MAIN LTD		7338625			
WELTONVILLE BOLSWICK COUNTRY LTD	110 FIRST FLOOR 151 TOWER ROAD, BOLSWICK LONDON SE1 8TE	1939045			
WELTONVILLE FARM LANE LTD		1419153			
WELTONVILLE THINKER SIGNATURES LTD		1286173			
THINKER SIGNATURES LTD		1125083			

Signature  Date 20/11/13

Statement of affairs

Name of Company Tower Bridge Road Developments Limited	Company number 05382491
In the High Court of Justice Chancery Division, Companies Court (full name of court)	Court Case Number 7310 of 2013

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


Statement as to the affairs of (a) Tower Bridge Road Developments Limited, First Floor,
151 Tower Bridge Road, London, SE1 3JE

(b) Insert date

on (b) 22 October 2013 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) 22 October 2013, the date
that the company entered administration

Full name GRAHAM HARRIS
Signed 
Dated 20/11/13

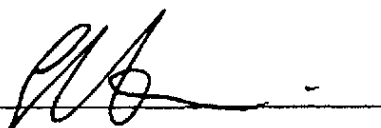
INSOLVENCY ACT 1986

DIRECTORS STATEMENT OF AFFAIRS

A - Summary of Assets

Assets	Notes	Book Value £	Estimated to realise £
Assets subject to fixed charge			
PROPERTY 157 TOWER BRIDGE ROAD LONDON SE1		2,118,585.1	4,500,000
LBS CHARGE			4,500,000
NET			NIL
Assets subject to floating charge			
Uncharged assets			
DEBTOR WARWICK ROAD DEVELOPMENTS LTD		323,774.7	323,774.7
BANK BALANCE			
DEBTORS APARTHELS BERKSWOOD LTD 2,816,862		2,816,862	570
APARTHELS TOWER BRIDGE LTD		750,756.3	NIL
WARWICK ROAD DEVELOPMENTS LTD		125,258.92	125,258.92
Estimated total assets available for preferential creditors		£ 4,727,448.2	1,576,420.9

Signature



Date

20/11/13

INSOLVENCY ACT 1986

DIRECTORS STATEMENT OF AFFAIRS

A1 - Summary of liabilities

		Estimated to realise £
Estimated total assets available for preferential creditors (carried from page A)	£	15764209
Liabilities		
Preferential creditors	£	
Estimated deficiency /surplus as regards preferential creditors	£	
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	£	15764209
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	1958122	
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	£	13806087
Shortfall to floating charge holders (brought down)		
Estimated deficiency/surplus as regard creditors		
Issued and called up capital		2
Estimated total deficiency / surplus as regards members	£	13806085

Signature



Date

20/11/13

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

[illegible]

Signature

Date _____

20/11/13

COMPANY SHAREHOLDERS

[illegible]

Signature _____

Date 20/11/13

Statement of affairs

Name of Company Warwick Road Developments Limited	Company number 05487985
In the High Court of Justice, Chancery Division, Companies Court (full name of court)	Court Case Number 7304 of 2013

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

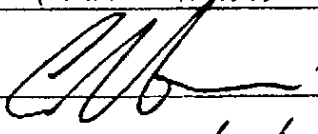
Statement as to the affairs of (a) Warwick Road Developments Limited, First Floor, 151
Tower Bridge Road, London, SE1 3JE

(b) Insert date

on (b) 22 October 2013, 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) 22 October 2013, the date
that the company entered administration

Full name GRAHAM HARRIS
Signed 
Dated 20/11/13

INSOLVENCY ACT 1986

DIRECTORS STATEMENT OF AFFAIRS

A - Summary of Assets

Assets	Notes	Book Value £	Estimated to realise £
Assets subject to fixed charge			
PROPERTY 181/183 WALKER ROAD LONDON W14		96777498	100,000,000
Less CHARGE			83644515
NET			16,355,485
Assets subject to floating charge			
Uncharged assets			
BANK ACCOUNTS		1133	1133
VERTIS VILLA AGENCIES (EUROPE) LTD		49714	49714
APARTHOTELS TOWER BRIDGE		2448920	214
THINK APARTMENTS		1109277	1109277
Estimated total assets available for preferential creditors		£ 100 386542	17515609

Signature 

Date 20/11/13

A1 – Summary of liabilities

Date 20/11/17

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 £
HMLC		93135			
THINK APARTMENTS LTD	N/O FIRST FLOOR				
TOWER DEVELOPMENTS LTD	151 TOWER BRIDGE ROAD LONDON SE1	900 000			
APARTMENT NOTICES	N/O FIRST FLOOR	1255892			
TOWER BRIDGE NATIONAL ASSOCIATION	151 TOWER BRIDGE ROAD SE1	3237747			
LOAN MANAGEMENT	TREASURY BUILDING 9 AMIN DUBLIN 2	83644515	PHOTOCOPY MORTGAGE / CHARGE	09-03-2007	

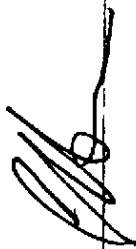
Signature

Date _____

20/1/13

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No of shares held	Nominal value	Details of shares held
LONDON CITY SECURITIES LTD	R/O WILSON ROAD	2	2	
	151 TOWER BRIDGE ROAD LONDON SE13 5JE			
TOTALS		2	2	

Signature  Date 20/11/13

Summary of Statement of Affairs

Notes	ABL		ATBL		TBROL		WRDL		MPL	
	Book Value	Est to Realise	Book Value	Est to Realise	Book Value	Est to Realise	Book Value	Est to Realise	Book Value	Est to Realise
	£	£	£	£	£	£	£	£	£	£
Assets Subject to Fixed Charge										
Freehold Land and Property	25,159,774	25,000,000	46,789,988	30,000,000	21,185,851	45,000,000	46,777,498	100,000,000	70,400,000	70,400,000
Fixed Charge Assets	25,159,774	25,000,000	46,789,988	30,000,000	21,185,851	45,000,000	46,777,498	100,000,000	70,400,000	70,400,000
Less Due to Fixed Charge Holder - NAMA		(25,000,000)		(25,595,476)		(45,000,000)		(83,644,515)	(27,052,880)	(27,052,880)
Less Due to Fixed Charge Holder - Santander		0		0		0		0	(4,347,342)	(4,347,342)
Less Due to Fixed Charge Holder - Graham Hains		0		0		0		0	(1,164,886)	(1,164,886)
Surplus Fixed Charge Funds		0		404,524		0		16,355,485		37,835,092
Assets Subject to Floating Charge										
Cash at Bank	0	0	17	17	570	570	1,133	1,133	56	56
Debtors	4,991,301	0	0	0	7,507,563	0	2,448,920	0	0	0
Think Apartments Limited	3,347,760	3,347,760	395,239	395,239	0	0	1,109,277	1,109,277	0	0
Warwick Road Developments Limited	0	0	0	0	15,763,639	15,763,639	0	0	0	0
Apart-hotels (Bermondsey) Limited	0	0	0	0	2,816,862	0	0	0	0	0
Villa Agencies (Europe) Limited	0	0	0	0	0	0	49,714	49,714	0	0
Amnecol	0	0	0	0	0	0	0	0	586,207	586,207
Accrued Rent	0	0	0	0	0	0	0	0	860,000	860,000
Debits Secured by Floating Charges	0	0	0	0	0	0	0	0	0	0
Surplus/(Deficiency) After Floating Charge		3,347,760		799,760		15,764,209		17,515,609		39,281,355
Estimated Funds Available to Preferential Creditors	8,339,061	3,347,760	395,256	799,760	26,088,634	15,764,209	3,609,044	17,515,609	1,446,263	39,281,355
Preferential Claims - Employees Areas of Pay & Annual Leave		0		0		0		0		0
Net Property		3,347,760		799,760		15,764,209		17,515,609		39,281,355
Less - Prescribed Part		0		0		0		0		0
Estimated funds available to Unsecured Creditors		3,347,760		799,760		15,764,209		17,515,609		39,281,355
Unsecured Creditors										
Warwick Road Developments Limited				(2,448,920)						
Apart-hotels (Tower Bridge) Limited				(4,991,301)						
Tower Bridge Road Developments Limited		(2,816,862)		(7,507,563)				(3,237,747)		(1,125,083)
HM Revenue & Customs		(135,000)		(138,000)				(12,525,892)		(3,702,771)
Think Apartments Limited		(675,000)		(690,000)				(83,135)		(7,338,625)
Rodenway Limited						(277,746)		(900,000)		(1,939,045)
Sarsons Main Limited										(1,419,153)
Welltonvale Brunswick Court Limited										(1,286,173)
Welltonvale Farm Lane Limited										
Welltonvale Tanner Street Limited										
Estimated (Deficiency)/Surplus as regards Creditors		(279,102)		(14,976,004)		15,486,463		756,835		22,470,505
Issued and Called Up Capital		2		2		2		2		2
Estimated (Deficiency)/Surplus as regards Members		(279,104)		(14,976,006)		15,486,461		756,833		22,470,503

Appendix 4

Analysis of Time Charged and Expenses Incurred

Aparthotels Bermondsey Limited (In Administration)**Analysis of the Joint Administrators' time costs for the period 22 October 2013 to 29 November 2013**

Classification of Work Function	Partner	Manager	Hours Senior	Assistant	Support	Total Hours	Time Cost	Avg Hourly Rate
Administration and Planning								
Case review and Case Diary management	0 20	0 00	4 00	0 35	0 00	4 55	1,304 25	286 65
Cashiering & accounting	0 00	0 00	0 00	1 85	0 00	1 85	245 75	132 84
Dealings with Directors and Management	0 00	2 50	7 70	0 45	0 00	10 65	3,306 75	310 49
IPS set up & maintenance	0 00	0 00	1 30	1 75	0 00	3 05	623 75	204 51
Insurance	0 00	0 25	0 70	0 00	0 00	0 95	290 00	305 26
Statement of affairs	0 00	0 00	0 70	0 00	0 00	0 70	175 00	250 00
Statutory matters (Meetings & Reports &	0 00	0 00	6 10	7 00	0 00	13 10	2,441 50	186 37
Strategy planning & control	6 20	13 00	8 40	0 05	0 00	27 65	11,028 25	398 85
Tax Compliance/Planning	0 00	0 00	0 00	0 30	0 00	0 30	34 50	115 00
Creditors								
Communications with Creditors/Employees	0 00	0 00	0 00	0 70	0 00	0 70	80 50	115 00
Secured Creditors	2 40	5 90	4 90	0 25	0 00	13 45	5,289 25	393 25
Investigations								
CDDA & reports & Communication	0 00	0 00	1 00	0 00	0 00	1 00	325 00	325 00
Financial review and investigations (S238/239 etc)	6 60	8 10	20 80	13 30	0 00	48 80	15,336 50	314 27
Realisation of Assets								
Freehold and Leasehold Property	0 00	0 35	4 50	1 50	0 00	6 35	1,775 00	279 53
Trading								
Trading - Operations	4 30	0 00	0 00	0 00	0 00	4 30	2,308 00	536 74
Total Hours	19 70	30 10	60 10	27 50	0 00	137 40		324 34
Total Fees Claimed	10,813 00	12,155 00	18,144 00	3,452 00	0 00		44,564 00	

Category 1 Disbursements

There are no Category 1 Disbursements

Aparthotels (Tower Bridge) Limited (In Administration)

Analysis of the Joint Administrators' time costs for the period 22 October 2013 to 29 November 2013

Classification of Work Function	Partner	Manager	Hours Senior	Assistant	Support	Total Hours	Time Cost	Avg Hourly Rate
Administration and Planning								
Case review and Case Diary management	0 20	0 00	4 00	0 35	0 00	4 55	1,304 25	286 65
Cashiering & accounting	0 00	0 00	0 00	0 85	0 00	0 85	130 75	153 82
Dealings with Directors and Management	0 00	0 00	7 20	0 45	0 00	7 65	2,144 25	280 29
IPS set up & maintenance	0 00	0 00	1 30	1 00	0 00	2 30	537 50	233 70
Insurance	0 00	0 25	0 70	0 00	0 00	0 95	290 00	305 26
Statement of affairs	0 00	0 00	0 70	0 00	0 00	0 70	175 00	250 00
Statutory matters (Meetings & Reports & Notices)	0 00	0 80	7 20	7 00	0 00	15 00	3,080 50	205 37
Strategy planning & control	4 70	10 00	7 10	0 05	0 00	21 85	8,745 75	400 26
Tax Compliance/Planning	0 00	0 00	0 00	0 30	0 00	0 30	34 50	115 00
Creditors								
Communications with Creditors/Employees	0 00	0 00	0 00	0 70	0 00	0 70	80 50	115 00
Secured Creditors	2 30	3 90	5 70	0 25	0 00	12 15	4,672 25	384 55
Investigations								
Financial review and investigations (S238/239 etc)	6 60	9 50	18 40	13 70	0 00	48 20	15,319 50	317 83
Realisation of Assets								
Freehold and Leasehold Property	0 00	0 35	4 80	1 50	0 00	6 65	1,872 50	281 58
Trading								
Trading - Operations	4 20	0 00	0 00	0 00	0 00	4 20	2,251 00	535 95
Total Hours	18 00	24 80	57 10	26 15	0 00	126 05		322 40
Total Fees Claimed	9,941 50	10,096 00	17,304 00	3,296 75	0 00		40,638 25	

Category 1 Disbursements

There are no Category 1 Disbursements

Category 2 Disbursements

There are no Category 2 Disbursements

Mazey Properties Limited (In Administration)

Analysis of the Joint Administrators' time costs for the period 22 October 2013 to 29 November 2013

Classification of Work Function	Partner	Manager	Hours Senior	Assistant	Support	Total Hours	Time Cost	Avg Hourly Rate
Administration and Planning								
Case review and Case Diary management	0 20	0 00	4 00	0 35	0 00	4 55	1,304 25	286 65
Cashiering & accounting	0 00	0 00	0 50	1 30	0 00	1 80	346 00	192 22
Dealings with Directors and Management	0 60	0 00	8 20	0 45	0 00	9 25	2,811 25	303 92
IPS set up & maintenance	0 00	0 00	1 30	1 90	0 00	3 20	641 00	200 31
Insurance	0 00	3 50	0 50	0 00	0 00	4 00	1,540 00	385 00
Statement of affairs	0 00	0 00	0 70	0 00	0 00	0 70	175 00	250 00
Statutory matters (Meetings & Reports & Notices)	0 00	0 00	6 00	7 45	0 00	13 45	2,468 25	183 51
Strategy planning & control	6 20	43 90	12 90	0 05	0 00	63 05	24,853 75	394 19
Creditors								
Communications with Creditors/Employees	0 00	0 00	0 00	0 70	0 00	0 70	80 50	115 00
Secured Creditors	2 30	3 60	5 40	0 25	0 00	11 55	4,414 25	382 19
Investigations								
Financial review and investigations (S238/239 etc)	6 10	10 10	20 80	13 70	0 00	50 70	15,912 50	313 86
Realisation of Assets								
Freehold and Leasehold Property	7 50	2 60	13 70	13 90	0 00	37 70	11,366 00	301 49
Trading								
Trading - Accounting	0 00	1 00	0 00	0 00	0 00	1 00	400 00	400 00
Trading - Insurance	0 00	1 50	0 00	0 00	0 00	1 50	600 00	400 00
Trading - Operations	17 00	3 15	17 80	0 00	0 00	37 95	16,614 00	437 79
Total Hours	39 90	69 35	91 80	40 05	0 00	241 10		346 44
Total Fees Claimed	22,327 00	27,872 00	28,421 50	4,906 25	0 00		83,526 75	

Category 1 Disbursements

There are no Category 1 Disbursements

Category 2 Disbursements

There are no Category 2 Disbursements

Tower Bridge Road Developments Limited (In Administration)

Analysis of the Joint Administrators' time costs for the period 22 October 2013 to 29 November 2013

Classification of Work Function	Partner	Manager	Hours Senior	Assistant	Support	Total Hours	Time Cost	Avg Hourly Rate
Administration and Planning								
Case review and Case Diary management	0 20	0 00	4 00	0 35	0 00	4 55	1,304 25	286 65
Cashiering & accounting	0 00	0 00	0 00	0 95	0 00	0 95	153 25	161 32
Dealings with Directors and Management	0 00	0 00	6 20	0 45	0 00	6 65	1,849 25	278 08
IPS set up & maintenance	0 00	0 00	1 30	0 80	0 00	2 10	514 50	245 00
Insurance	0 00	0 25	0 90	0 00	0 00	1 15	340 00	295 65
Statement of affairs	0 00	0 00	0 70	0 00	0 00	0 70	175 00	250 00
Statutory matters (Meetings & Reports & Notices)	0 00	0 00	5 20	7 00	0 00	12 20	2,116 50	181 68
Strategy planning & control	8 70	18 40	7 10	0 05	0 00	34 25	14,125 75	412 43
Tax Compliance/Planning	0 00	0 00	0 00	0 30	0 00	0 30	34 50	115 00
Creditors								
Communications with Creditors/Employees	0 00	0 00	0 00	0 70	0 00	0 70	80 50	115 00
Secured Creditors	1 80	3 80	4 40	0 25	0 00	10 25	3,962 25	386 56
Investigations								
Financial review and investigations (S238/239 etc)	6 40	9 60	20 00	13 70	0 00	49 70	15,683 50	315 56
Realisation of Assets								
Freehold and Leasehold Property	0 00	0 25	4 50	1 50	0 00	6 25	1,735 00	277 60
Trading								
Trading - Operations	4 10	0 00	0 00	0 00	0 00	4 10	2,194 00	535 12
Total Hours	21 20	32 30	54 30	26 05	0 00	133 85		331 48
Total Fees Claimed	11,505 50	13,030 00	16,536 50	3,296 25	0 00		44,368 25	

Category 1 Disbursements

There are no Category 1 Disbursements

Category 2 Disbursements

There are no Category 2 Disbursements

Warwick Road Developments Limited (In Administration)**Analysis of the Joint Administrators' Pre-Appointment time costs**

Classification of Work Function	Partner	Manager	Hours Senior	Assistant	Support	Total Hours	Time Cost	Avg Hourly Rate
Administration and Planning								
Strategy planning & control	47 20	16 80	12 10	2 50	0 00	78 60	35,747 00	454 80
Total Hours	47 20	16 80	12 10	2 50	0 00	78 60		454 80
Total Fees Claimed	24,798 00	6,819 00	3,842 50	287 50	0 00		35,747 00	

Pre - Category 1 Disbursements

Travel	£	1,434 50
Meals	£	56 18
Lodging	£	2,101 20
Total	£	3,591 88

Category 2 Disbursements

There are no Category 2 Disbursements

Warwick Road Developments Limited (In Administration)**Analysis of the Joint Administrators' time costs for the period 22 October 2013 to 29 November 2013**

Classification of Work Function	Partner	Manager	Hours Senior	Assistant	Support	Total Hours	Time Cost	Avg Hourly Rate
Administration and Planning								
Case review and Case Diary management	1 20	0 00	4 00	0 85	0 00	6 05	1,866 75	308 55
Cashiering & accounting	0 00	0 00	0 00	0 85	0 00	0 85	130 75	153 82
Dealings with Directors and Management	0 00	0 00	7 70	0 45	0 00	8 15	2,284 25	280 28
IPS set up & maintenance	0 00	0 00	1 30	1 15	0 00	2 45	554 75	226 43
Insurance	0 00	0 25	0 90	0 00	0 00	1 15	340 00	295 65
Statement of affairs	0 00	0 00	0 70	0 00	0 00	0 70	175 00	250 00
Statutory matters (Meetings & Reports & Notices)	0 00	1 50	5 60	7 80	0 00	14 90	3,008 50	201 91
Strategy planning & control	12 20	22 25	10 70	0 05	0 00	45 20	18,333 25	405 60
Tax Compliance/Planning	0 00	0 00	0 00	0 70	0 00	0 70	80 50	115 00
Creditors								
Communications with Creditors/Employees	0 00	0 00	0 00	0 70	0 00	0 70	80 50	115 00
Secured Creditors	2 50	3 90	4 40	0 25	0 00	11 05	4,401 25	398 30
Investigations								
Financial review and investigations (S238/239 etc)	7 20	9 85	19 00	13 70	0 00	49 75	15,989 50	321 40
Realisation of Assets								
Freehold and Leasehold Property	0 00	0 35	4 50	1 50	0 00	6 35	1,775 00	279 53
Trading								
Trading - Operations	4 30	0 00	0 00	0 00	0 00	4 30	2,308 00	536 74
Total Hours	27 40	38 10	58 80	28 00	0 00	152 30		337 02
Total Fees Claimed	14,747 00	15,350 00	17,721 50	3,509 50	0 00		51,328 00	

Post - Category 1 Disbursements

Travel	£	1,994 00
Meals	£	8 59
Lodging	£	224 40
Total	£	2,226 99

Category 2 Disbursements

There are no Category 2 Disbursements

Appendix 5

Joint Administrators' Agents and Solicitors

Company	Role
Property Alliance Group (PAG)	To review and monitor the machinery and equipment service contracts
Assured Hotels Ltd	To provide hotel management industry specific advice to the Joint Administrators
AUA Insolvency Risk Services Limited	Insurance providers
DLA Piper LLP	Assist with placing the Companies into Administration and other ad hoc legal matters
Monroe White Hilton Limited	Quantity Surveyors
VPS	To assist in matters of security on site

The Joint Administrators' choice of those instructed was based on their perception of the ability and experience to perform this type of work, the complexity and nature of the assignment and the basis of the Joint Administrators' fee arrangement with them

Appendix 6

Form 2 21B Creditor's Request for a Meeting

Rule 2 37

Creditor's request for a meeting

Name of Company

Aparthotels (Bermondsey) Limited

Company number

05311086

In the
High Court of Justice, Chancery Division,
Companies Court

Court case number

7311 of 2013

(a) Insert full name and
address of the creditor
making the request

I (a)

(b) Insert full name and
address of registered
office of the company

request a meeting of the creditors of Aparthotels (Bermondsey) Limited

(b) Registered Office

The Shard
32 London Bridge Street
London
SE1 9SG

(c) Insert amount of claim

My claim in the administration is (c)

(d) Insert full name(s) and
address(es) of creditors
concurring with the
request (if any) and their
claims in the
administration if the
Requesting creditor's claim
is below the required 10%

(d)

concur with the above request, and I attach copies of their written confirmation of
concurrence(e) Insert details of the
purpose of the meeting

The purpose of the meeting is (e)

Signed

Dated

Rule 2 37

Creditor's request for a meeting

Name of Company

Aparhotels (Tower Bridge) Limited

Company number

05311083

In the
High Court of Justice, Chancery Division,
Companies Court

Court case number

7309 of 2013

(a) Insert full name and
address of the creditor
making the request

I (a)

(b) Insert full name and
address of registered
office of the company

request a meeting of the creditors of Aparhotels (Tower Bridge) Limited

(b) Registered Office

The Shard
32 London Bridge Street
London
SE1 9SG

(c) Insert amount of claim

My claim in the administration is (c)

(d) Insert full name(s) and
address(es) of creditors
concurring with the
request (if any) and their
claims in the
administration if the
Requesting creditor's claim
is below the required 10%

(d)

concur with the above request, and I attach copies of their written confirmation of
concurrence(e) Insert details of the
purpose of the meeting

The purpose of the meeting is (e)

Signed

Dated

Rule 2 37

Creditor's request for a meeting

Name of Company

Tower Bridge Road Developments Limited

Company number

05382491

In the
High Court of Justice, Chancery Division,
Companies Court

Court case number

7310 of 2013

(a) Insert full name and
address of the creditor
making the request

I (a)

(b) Insert full name and
address of registered
office of the company

request a meeting of the creditors of Aparthotels (Bermondsey) Limited

(b) Registered Office

The Shard
32 London Bridge Street
London
SE1 9SG

(c) Insert amount of claim

My claim in the administration is (c)

(d) Insert full name(s) and
address(es) of creditors
concurring with the
request (if any) and their
claims in the
administration if the
Requesting creditor's claim
is below the required 10%

(d)

concur with the above request, and I attach copies of their written confirmation of
concurrence

(e) Insert details of the
purpose of the meeting

The purpose of the meeting is (e)

Signed

Dated

Rule 2 37

Creditor's request for a meeting

Name of Company

Warwick Road Developments Limited

Company number

05487985

In the
High Court of Justice, Chancery Division,
Companies Court

Court case number

7304 of 2013

(a) Insert full name and
address of the creditor
making the request

I (a)

(b) Insert full name and
address of registered
office of the company

request a meeting of the creditors of Aparthotels (Bermondsey) Limited

(b) Registered Office

The Shard
32 London Bridge Street
London
SE1 9SG

(c) Insert amount of claim

My claim in the administration is (c)

(d) Insert full name(s) and
address(es) of creditors
concurring with the
request (if any) and their
claims in the
administration if the
Requesting creditor's claim
is below the required 10%

(d)

concur with the above request, and I attach copies of their written confirmation of
concurrence(e) Insert details of the
purpose of the meeting

The purpose of the meeting is (e)

Signed

Dated

Appendix 7

Proof of Debt Form

Proof of Debt – General Form

Aparthotels (Bermondsey) Limited (In Administration)		
Date of Administration 22/10/2013		
1	Name of creditor (If a company please also give company registration number)	
2	For correspondence Address of creditor	
	Contact telephone number of creditor	
	Email address of creditor	
3	Total amount of claim, including any Value Added Tax and outstanding uncapitalised interest as at the date the company went into Administration	
4	Details of any documents by reference to which the debt can be substantiated (Note There is no need to attach them now but the Administrator may call for any document or evidence to substantiate the claim at his discretion as may the chairman or convenor of any meeting)	
5	If amount in 3 above includes outstanding uncapitalised interest please state amount	£
6	Particulars of how and when debt incurred (If you need more space append a continuation sheet to this form)	
7	Particulars of any security held, the value of the security, and the date it was given	
8	Particulars of any reservation of title claimed in respect of goods supplied to which the claim relates	
9	Signature of creditor or person authorised to act on his behalf	
	Name in BLOCK LETTERS	
	Position with or in relation to creditor	
	Address of person signing (if different from 2 above)	
For Administrators' Use only		
Admitted to vote for		Admitted for dividend for
£		£
Date		Date
Administrator		Administrator

Proof of Debt – General Form

Aparthotels (Tower Bridge) Limited (In Administration)

Date of Administration 22/10/2013

1	Name of creditor (If a company please also give company registration number)	
2	For correspondence Address of creditor	
	Contact telephone number of creditor	
	Email address of creditor	
3	Total amount of claim, including any Value Added Tax and outstanding uncapitalised interest as at the date the company went into Administration	
4	Details of any documents by reference to which the debt can be substantiated (Note There is no need to attach them now but the Administrator may call for any document or evidence to substantiate the claim at his discretion as may the chairman or convenor of any meeting)	
5	If amount in 3 above includes outstanding uncapitalised interest please state amount	£
6	Particulars of how and when debt incurred (If you need more space append a continuation sheet to this form)	
7	Particulars of any security held, the value of the security, and the date it was given	
8	Particulars of any reservation of title claimed in respect of goods supplied to which the claim relates	
9	Signature of creditor or person authorised to act on his behalf	
	Name in BLOCK LETTERS	
	Position with or in relation to creditor	
	Address of person signing (if different from 2 above)	

For Administrators' Use only

Admitted to vote for	Admitted for dividend for
£	£
Date	Date
Administrator	Administrator

Proof of Debt – General Form

Mazey Properties Limited (In Administration)

Date of Administration 22/10/2013

1	Name of creditor (If a company please also give company registration number)	
2	For correspondence Address of creditor	
	Contact telephone number of creditor	
	Email address of creditor	
3	Total amount of claim, including any Value Added Tax and outstanding uncapitalised interest as at the date the company went into Administration	
4	Details of any documents by reference to which the debt can be substantiated (Note There is no need to attach them now but the Administrator may call for any document or evidence to substantiate the claim at his discretion as may the chairman or convenor of any meeting)	
5	If amount in 3 above includes outstanding uncapitalised interest please state amount	£
6	Particulars of how and when debt incurred (If you need more space append a continuation sheet to this form)	
7	Particulars of any security held, the value of the security, and the date it was given	
8	Particulars of any reservation of title claimed in respect of goods supplied to which the claim relates	
9	Signature of creditor or person authorised to act on his behalf	
	Name in BLOCK LETTERS	
	Position with or in relation to creditor	
	Address of person signing (if different from 2 above)	
For Administrators' Use only		
Admitted to vote for		Admitted for dividend for
£		£
Date		Date
Administrator		Administrator

Proof of Debt – General Form

Tower Bridge Road Developments Limited (In Administration)		
Date of Administration 22/10/2013		
1	Name of creditor (If a company please also give company registration number)	
2	For correspondence Address of creditor	
	Contact telephone number of creditor	
	Email address of creditor	
3	Total amount of claim, including any Value Added Tax and outstanding uncapitalised interest as at the date the company went into Administration	
4	Details of any documents by reference to which the debt can be substantiated (Note There is no need to attach them now but the Administrator may call for any document or evidence to substantiate the claim at his discretion as may the chairman or convenor of any meeting)	
5	If amount in 3 above includes outstanding uncapitalised interest please state amount	£
6	Particulars of how and when debt incurred (If you need more space append a continuation sheet to this form)	
7	Particulars of any security held, the value of the security, and the date it was given	
8	Particulars of any reservation of title claimed in respect of goods supplied to which the claim relates	
9	Signature of creditor or person authorised to act on his behalf _____	
	Name in BLOCK LETTERS _____	
	Position with or in relation to creditor _____ Address of person signing (if different from 2 above) _____	
For Administrators' Use only		
Admitted to vote for		Admitted for dividend for
£		£
Date		Date
Administrator		Administrator

Proof of Debt – General Form

Warwick Road Developments Limited (In Administration)		
Date of Administration 22/10/2013		
1	Name of creditor (If a company please also give company registration number)	
2	For correspondence Address of creditor	
	Contact telephone number of creditor	
	Email address of creditor	
3	Total amount of claim, including any Value Added Tax and outstanding uncapitalised interest as at the date the company went into Administration	
4	Details of any documents by reference to which the debt can be substantiated (Note There is no need to attach them now but the Administrator may call for any document or evidence to substantiate the claim at his discretion as may the chairman or convenor of any meeting)	
5	If amount in 3 above includes outstanding uncapitalised interest please state amount	£
6	Particulars of how and when debt incurred (If you need more space append a continuation sheet to this form)	
7	Particulars of any security held, the value of the security, and the date it was given	
8	Particulars of any reservation of title claimed in respect of goods supplied to which the claim relates	
9	Signature of creditor or person authorised to act on his behalf _____	
	Name in BLOCK LETTERS _____	
	Position with or in relation to creditor _____ Address of person signing (if different from 2 above) _____	
For Administrators' Use only		
Admitted to vote for		Admitted for dividend for
£		£
Date		Date
Administrator		Administrator

Appendix 8

Notice of Creditors' Meeting

Rule 2.35

Notice of a meeting of Creditors

Name of Company

Mazey Properties Limited

Company number

03477658

In the
High Court of Justice, Chancery Division,
Companies Court

(full name of court)

Court case number
7308 of 2013(a) Insert full name(s)
and address(es) of
administrator(s)Notice is hereby given by (a)
Geoffrey Wayne Bouchier
Duff & Phelps Ltd
The Shard
32 London Bridge Street
London
SE1 9SGPhilip Francis Duffy
Duff & Phelps Ltd
The Chancery
58 Spring Gardens
Manchester
M2 1EW(b) Insert full name and
address of registered
office of the company

that a meeting of creditors of (b)

Mazey Properties Limited
The Shard
32 London Bridge Street
London
SE1 9SG(c) Insert details of place
of meeting

is to be held at (c) The Shard, 32 London Bridge Street, London, SE1 9SG

(d) Insert date and time
of meeting

on (d) 30 December 2013 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

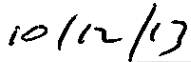
A proxy form is enclosed which should be completed and returned to me by the date of the
meeting if you cannot attend and wish to be representedIn order to be entitled to vote under Rule 2.38 at the meeting you must give to me, not later
than 12 00 hours on the business day before the day fixed for the meeting, details in writing
of your claim

Signed



Joint Administrator

Dated



*Delete as applicable

A copy of the *proposals/ ~~revised proposals~~ is attached

Appendix 9

Proxy

Proxy (Administration)

Mazey Properties Limited

Name of Creditor _____

Address _____

Name of Proxy Holder

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

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 at 11.00am on 30 December 2013 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

* Please delete as applicable

*Please delete as appropriate

1 That the Joint Administrators' proposals/revised proposals* as circulated are accepted

***For/Against**

2 That a Creditors' Committee be established and I nominate _____
_____ as a member of the creditors' committee

In the event that a Creditors' Committee is not established the following resolution is proposed

3 That the unpaid Pre Administration Costs as detailed in the statement set out in the Joint Administrators' proposals is approved for payment

***For/Against**

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