

The Insolvency Act 1986

Administrators' progress report**2.24B**

Name of Company Lighthouse Pub Company Limited	Company number 05890571
In the Leeds District Registry [full name of court]	Court case number 348 of 2010

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

We Francis Graham Newton and Paul James Bates of BDO LLP, 1 Bridgewater Place, Water Lane, Leeds, LS11 5RU

administrator(s) of the above company attach a progress report for the period

(b) Insert date

From

to

(b)
10 February 2012(b)
9 August 2012

Signed

Joint/administrator(s)

Dated

5.9.2012

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, 1 Bridgewater Place, Water Lane	
Leeds, LS11 5RU	
Our Ref PB/KB/DC/0150380/A6	Tel 0113 244 3839
DX Number	DX Exchange

When you have completed and signed this form please send it to the Registrar of Companies at Companies House, Crown Way, Cardiff, CF14 3UZ DX 33050 Cardiff

FRIDAY



A18 07/09/2012 #229
COMPANIES HOUSE

Lighthouse Pub Company Limited
(In Administration)

JOINT ADMINISTRATORS' RECEIPTS AND PAYMENTS ACCOUNT

	Statement of affairs £	From 10/02/2012 To 09/08/2012 £	From 10/02/2010 To 09/08/2012 £
RECEIPTS			
Rental Income		2,846 88	140,763.12
Deposits received		0 00	2,900.00
Freehold Land & Property	3,000,000.00	223,922 87	1,480,480.56
Insurance refund: Re Royal Oak		0 00	2,500.00
Security Refund		0 00	14,275.36
Legal Fees		258 62	258.62
Property Indemnity Insurance		106.00	106.00
Suspense Account		16.11	16.11
Rent		15 80	15 80
Sundry Debtors		0.00	12.75
Floats	1,158.00	0 00	0.00
Bank Interest Gross		517.09	1,271.34
VAT Payable		12,764 34	214,718.74
VAT Control Account		0.00	6,060.26
Deposits received		0.00	21.10
		<u>240,447.71</u>	<u>1,863,399.76</u>
PAYMENTS			
Repairs & Maintenance		0 00	4,212.30
Freehold Land & Property		4,151 00	4,151.00
Administrators' fees		49,466.68	133,466.68
Administrators' expenses		245.87	2,829.97
Legal Fees		16,678.75	63,266.81
Property Indemnity Insurance		106.00	462.00
Winterhill fees		328 91	31,467.55
Property costs paid by Winterhill		1,026 17	51,297.94
Agents/Valuers Fees		3,805 52	73,730.20
Site Security Costs		14,930.00	112,133.19
Bank of Ireland		300,000.00	926,400.25
Rent		25.00	25.00
Suspense - Gordons LLP		20.00	20.00
Agents/Valuers Fees		0.00	5,000.00
Agents/Valuers Fees - Allsop		0 00	3,600.00
Legal Fees		1,750.00	14,478.00
Stationery & Postage		0 00	45.65
Insurance of Assets		5,085 81	88,794.55
Bank Charges		0 00	333.14
VAT Receivable		17,544 05	93,934.61
VAT Payable		0 00	50.89
VAT Control Account		48,547 50	139,068.05
Deposits received		0 00	1,321.10
		<u>463,711.26</u>	<u>1,750,088.88</u>
BALANCE - 09 August 2012			<u><u>113,310.88</u></u>

TO ALL KNOWN CREDITORS**4 September 2012**

Our Ref PB/KB/DC/00150380/A6

Please ask for Debbie Collins
Direct line 0113 204 1276
Email debbie.collins@bdo.co.uk

Dear Sirs

Lighthouse Pub Company Limited - In Administration ("the Company")

It is now over 30 months since our appointment in respect of the Company. In accordance with Rule 2.47 of the Insolvency Rules 1986 we now report on progress made in implementing the approved proposals and achieving the statutory purpose of the Administration.

The Company owned 20 pubs located across the midlands and north of England. The pubs were operated by tenants, not by the Company itself.

1 Statutory Information

- 1.1 Francis Graham Newton and Toby Scott Underwood of BDO LLP, 1 Bridgewater Place, Water Lane, Leeds, LS11 5RU, were appointed Joint Administrators of the Company on 10 February 2010. Toby Scott Underwood left BDO LLP in November 2010.
- 1.2 Pursuant to the terms of a Court Order granted on 7 October 2011, Toby Scott Underwood resigned as Administrator of the Company and was replaced by Paul James Bates of BDO LLP, 1 Bridgewater Place, Water Lane, Leeds, LS11 5RU.
- 1.3 Under the provisions of paragraph 100(2) of Schedule B1 to the Insolvency Act 1986 the Administrators carry out their functions jointly and severally and either Administrator has the power to exercise any function.
- 1.4 The Administrators were appointed by the Governor and the company of the Bank of Ireland ("the Bank") being a qualifying floating chargeholder, pursuant to Paragraph 14 of Schedule B1 to the Insolvency Act 1986. The Administration proceedings are dealt with in the Leeds District Registry and the court case number is 348 of 2010.
- 1.5 The Company's registered office is situated at BDO LLP, 1 Bridgewater Place, Water Lane, Leeds, LS11 5RU and the registered number is 05890571.
- 1.6 We enclose, for your information, a summary of our receipts and payments to date showing a balance in hand of £51,548 together with a copy of our abstract account covering the last six month period.

2 Receipts

- 2.1 Colliers International UK Plc ("Colliers") were appointed as our sales agent. All 20 pubs have now been sold for total consideration of £1,476,330.



- 2 2 Rental income has been collected by our managing agent's Winterhill Leisure Limited ("Winterhill") from the Company's tenanted properties. As a result, the Joint Administrators act as landlords only in this matter. To date, £140,763 has been received in respect of rental income

3 Payments

- 3 1 Winterhill have received £31,467 plus VAT in respect of their professional services and disbursements.
- 3 2 Property costs totalling £51,297 plus VAT have been paid in relation to essential works in line with Winterhill's recommendations.
- 3.3 AUA Insolvency Risk Services Limited has received £88,795 in relation to insuring the Company's properties.
- 3 4 Security costs totalling £112,133 have been incurred in order to safeguard the vacant properties, this being a specific requirement of our insurers
- 3 5 Our solicitors, Gordons LLP ("Gordons"), have provided legal advice throughout the Administration, including dealing with the sale of properties and extension of the Administration. Gordons have been paid £77,486 plus VAT in respect of their legal advice to date
- 3 6 Colliers have been paid £82,486 in respect of fees and expenses in valuing and facilitating the sale of the properties.

4 Extension of the Administration

- 4 1 In order to continue to progress the sale of all the pubs, we obtained the approval of the Bank, in its capacity as secured creditor, to extend the Administration for an initial period of six months to 9 August 2011.
- 4.2 We subsequently obtained the approval of the secured creditor, to extend the Administration for a further period of 12 months to 8 August 2012. A Court Order to extend the Administration to 8 August 2012 was approved on 17 June 2011
- 4.3 Due to delays in the proposed completion of property sales due to matters outside of our control, a further extension was required. The Administration was extended for a further period of 12 months to 7 August 2013 by way of a Court Order.

5 Prospects for Creditors

5.1 Secured Creditors

- 5.1.1 The Bank has a debenture dated 26 June 2008 creating a fixed and floating charge over all the property owned by the Company
- 5.1.2 At the date of our appointment, approximately £5 million was owed to the Bank, principally comprising property loans. The Bank has been paid £996,400 to date. It is not anticipated that the Bank will be repaid in full.

5.2 Preferential Creditors

5.2.1 Preferential claims would only typically arise in respect of employees' arrears of wages and unpaid holiday pay. The Company did not have any employees at the date of our appointment and so there are no preferential creditors in this matter.

5.3 Prescribed Part and Unsecured Creditors

5.3.1 Under the provisions of Section 176A of the Insolvency Act 1986 the Joint Administrators must state the amount of funds available to unsecured creditors in respect of the Prescribed Part. This provision only applies where the Company has granted a floating charge to a creditor after 15 September 2003.

5.3.2 The Company granted a floating charge to the Bank on 26 June 2008 so the Prescribed Part provisions of the Insolvency Act will apply.

5.3.3 However, the Administrators expect that the Company's net property will be less than the prescribed minimum (currently £10,000) and the cost of distributing the prescribed part would be disproportionate to the benefits. Therefore under section 176A(3) of the Insolvency Act 1986 the prescribed part provisions will not apply in this Administration.

5.3.4 There will be no dividend to unsecured creditors of the Company.

6 Administrators' Remuneration

6.1 The Bank in its capacity as the secured creditor will approve the Joint Administrators' remuneration. With the Bank's agreement, to date we have drawn fees of £133,467 and disbursements of £2,830 plus VAT.

6.2 We attach a schedule that summarises the time costs incurred to date and indicates the work undertaken in that regard.

6.3 Disbursements

6.3.1 Where disbursements are recovered in respect of precise sums expended to third parties there is no necessity for those costs to be authorised. These are known as category 1 disbursements. The total drawn to date in respect of category 1 disbursements is £2,830.

6.3.2 The sum of £3,297 has been incurred in respect of category 1 disbursements as detailed below:

	£
Insolvency Practitioners' Bonding	1,220
Statutory Advertising	1,134
Couriers	147
Staff travel and subsistence	63
Land Registry Searches	20
Administrators' Statutory Bond	105
Legal costs	608
Total	3,297

- 6.3.3 Some administrators recharge expenses for example postage, stationery, photocopying charges, telephone and fax costs, which cannot economically be recorded in respect of each specific case. Such expenses, which are apportioned to cases, require the approval of the creditors before they can be drawn, and these are known as category 2 disbursements. The policy of BDO LLP is not to charge any category 2 disbursements.

7 Proposed exit route from Administration

- 7.1 The Insolvency Act 1986 and Insolvency Rules 1986 provide a variety of options regarding the possible exit routes for the Company from the Administration. Our proposals stated that we would exit the Administration via Creditors' Voluntary Liquidation, Compulsory Liquidation or dissolution.
- 7.2 As it is anticipated that there will be insufficient realisations to enable a distribution to unsecured creditors, it remains the Joint Administrators' recommendation that the Company should move from Administration to dissolution once all distributions have been made.

Should you have any queries please do not hesitate to contact my colleague Debbie Collins on 0113 204 1276.

Yours faithfully
For and on behalf of
Lighthouse Pub Company Limited



P J Bates
Joint Administrator

F G Newton & P J Bates are authorised by the Insolvency Practitioners Association
The Joint Administrators act as agents of the Company and without personal liability
Enc

**Lighthouse Pub Company Limited
(In Administration)**

**Income and Expenditure Account
10 February 2010 to 04 September 2012**

INCOME	Total (£)
Rental Income	140,763 12
Deposits received	2,900 00
Freehold Land & Property	1,476,329.56
Insurance refund: Re Royal Oak	2,500 00
Security Refund	14,275 36
Suspense Account	16 11
Sundry Debtors	12 75
Bank Interest Gross	1,271 34
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	1,638,068.24
 EXPENDITURE	
Council Tax	1,581.19
Repairs & Maintenance	4,212 30
Administrators' fees	133,466 68
Administrators' expenses	2,829.97
Legal Fees	63,008 19
Property Indemnity Insurance	356 00
Winterhill fees	31,467.55
Property costs paid by Winterhill	51,297.94
Agents/Valuers Fees	77,486 11
Site Security Costs	112,133.19
Bank of Ireland	996,400 25
Rent	9.20
Suspense - Gordons LLP	20.00
Agents/Valuers Fees	5,000.00
Agents/Valuers Fees - Allsop	3,600.00
Legal Fees	14,478 00
Stationery & Postage	45.65
Insurance of Assets	88,794.55
Bank Charges	333.14
	<hr/>
	1,586,519.91
 Balance	<hr/>
	51,548.33
 MADE UP AS FOLLOWS	
VAT Receivable	1,101.18
Winterhill Leisure A/c	5,399.27
Floating Current A/c	31,823.33
VAT Payable	(72 34)
VAT Control Account	11,996.89
Deposits received	1,300.00
	<hr/>
	51,548.33
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Lighthouse Pub Company Limited
(In Administration)

JOINT ADMINISTRATORS' RECEIPTS AND PAYMENTS ACCOUNT

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Freehold Land & Property	3,000,000 00	223,922.87	1,480,480 56
Insurance refund: Re Royal Oak		0.00	2,500.00
Security Refund		0.00	14,275 36
Legal Fees		258.62	258.62
Property Indemnity Insurance		106.00	106 00
Suspense Account		16.11	16 11
Rent		15.80	15 80
Sundry Debtors		0.00	12 75
Floats	1,158.00	0.00	0.00
Bank Interest Gross		517.09	1,271 34
VAT Payable		12,764.34	214,718.74
VAT Control Account		0.00	6,060 26
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Agents/Valuers Fees		3,805.52	73,730.20
Site Security Costs		14,930.00	112,133 19
Bank of Ireland		300,000.00	926,400 25
Rent		25 00	25 00
Suspense - Gordons LLP		20 00	20.00
Agents/Valuers Fees		0 00	5,000 00
Agents/Valuers Fees - Allsop		0.00	3,600.00
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