

The Insolvency Act 1986

Notice of extension of period of administration

Name of Company Gardenprime Limited	Company number 06279237
In the High Court of Justice Chancery Division, Companies Court <small>[full name of court]</small>	Court case number 3702-2013

(a) Insert name(s) and address(es) of administrator(s) I / We (a) Angela Swarbrick, Maurice Moses and Craig Lewis
Ernst & Young LLP, 1 More London Place, London, SE1 2AF

(b) Insert name and address of registered office of company having been appointed administrators of
(b) Gardenprime Limited
Ernst & Young LLP, 1 More London Place, London, SE1 2AF
("the company")

(c) Insert date of appointment on (c) 21 May 2013 by (d) Bayerische Landesbank as Security Trustee

(d) Insert name of appointor / applicant hereby give notice that the administration has been extended
* by order of the court
*Delete as applicable * with the consent of the company's creditors

(e) Insert date until (e) 21 November 2014

Signed CA Semi
Joint Administrators

Dated 19 May 2014

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.

Ana Frasquilho	
Ernst & Young LLP, 1 More London Place, London, SE1 2AF	
	Tel 0207 951 1350
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



A19 *A38FOQC8* #252
22/05/2014
COMPANIES HOUSE

THURSDAY

TO ALL KNOWN CREDITORS

13 May 2014

Ref LO5474/AS/ST/AF

Direct line +44 (0) 20 7951 1350
Direct fax +44 (0) 20 7951 1345

Ana Frasquilho
Email AFrasquilho@uk.ey.com

Dear Sirs

Gardenprime Limited (In Administration) ("the Company")

Company Number: 06279237

Registered Office 1 More London Place, London, SE12AF

High Court of Justice, Chancery Division, Number 3702-2013

We write, in accordance with Rule 2.47 of The Insolvency Rules 1986 ("the Rules"), to provide creditors with a report on the progress of the Administration. This report covers the period from 21 November 2013 to 12 May 2014 and should be read in conjunction with the Joint Administrators' Statement of Proposals sent on 11 July 2013, the Revised Joint Administrators' Statement of Proposals sent on 19 August 2013 and the Joint Administrators' Progress Report sent on 20 December 2013 (together "the Proposals")

Any capitalised terms within this report, unless otherwise defined, shall have the meaning ascribed to them in the Proposals

The Company entered administration on 21 May 2013 and Angela Swarbrick, Maurice Moses and Craig Lewis were appointed to act as Joint Administrators by the security trustee in its capacity as Qualifying Floating Charge Holder ("QFCH"). Under the terms of the orders, any act required or authorised to be done by the Joint Administrators can be done by any one of them

Summary of progress of the Administration

1. Purpose of the Administration

The purpose of an Administration is to achieve one of three objectives as provided in paragraph 3(1) of Schedule B1 to the Act

- a rescuing the company as a going concern,
- b achieving a better result for the company's creditors as a whole than would be likely if the company were wound up (without first being in administration), or
- c realising property in order to make a distribution to one or more secured or preferential creditors

Insolvency legislation provides that objective (a) should be pursued unless it is not reasonably practicable to do so. If it is not reasonably practicable to pursue objective (a), then objective (b) would be pursued to achieve a better result for the company's creditors as a whole. Objective (c) may only be pursued if it is not reasonably practicable to achieve either objective (a) or (b) and can be pursued without unnecessarily harming the interests of the creditors of the company as a whole

Because of the lack of income and facility breaches, objectives (a) and (b) were not reasonably practicable to achieve. As such, the Joint Administrators have pursued objective (c)

2. Sale of the business

As previously reported, on 21 May 2013 the Joint Administrators completed a sale of such right title and interest as the Company had in the shares in its property holding subsidiaries, R B Bishopsgate Investments Limited, Rhodium Investments 1 Limited, Rhodium Investments 3 Limited and Rhodium Investments 4 Limited to the Buyer, Canada Square Investments Limited, for a total consideration of £4. The consideration for the shares was nominal due to the liability of the Group in respect of Senior Debt, Mezzanine Debt and Swap Debt.

The sale was part of a wider transaction involving the Company and R B Bishopsgate Investments Limited ("RBBI"), as borrowers and guarantors under the original senior facility arrangements. As part of this transaction, there was a refinancing of part of the original senior debt owed by RBBI.

3. Receipts and Payments Account

The Joint Administrators have not incurred any receipts and payments for the period from 21 May 2013 to 12 May 2014. The costs of the professionals engaged by the Joint Administrators and the Joint Administrators' fees were paid by the Senior Lenders as there was no cash in the Company's bank accounts or other floating charge assets in the estate on appointment to fund the Administration.

4. Joint Administrators' Remuneration and Disbursements

The Joint Administrators' remuneration was capped at £50,000 plus VAT by the secured creditors in accordance with Rule 2.106(5A) of the Rules. To date the Joint Administrators have incurred time costs of £113,593 plus VAT, against which £50,000 plus VAT has been drawn. To date, the sum of £280 plus VAT has been drawn in respect of disbursements.

An analysis of the time spent is attached at Appendix 1 to this report. Appendix 2 includes a statement of the Joint Administrators' policy in relation to charging time and disbursements and a statement of the amount of disbursements to date.

Time spent on statutory duties included preparing, reviewing and lodgement of all appointment documentation and other statutory requirements with Companies House as well as liaising with insurers for insurance cover.

Work in relation to VAT and Taxation comprised of time spent reviewing the Company's tax, VAT and corporate tax positions and liaising with HMRC regarding same. The Joint Administrators have now received tax clearance from HMRC in order to bring the Administration to an end.

The Joint Administrators have engaged the following other professionals to assist them. They were chosen on the basis of their experience in similar assignments.

Name of firm	Nature of service	How contracted to be paid
Addleshaw	Pre and post Administration legal services	Fixed fee and to be paid by the Senior Lenders
Olswang	Pre and post Administration legal services	Time cost basis and to be paid by the Senior Lenders
JLL	Property valuer	Fixed fee and to be paid by the Senior Lenders

5. Secured Creditors

The Company has given various fixed and floating charges over its assets and undertakings which include

- Legal mortgages over the freehold and leasehold interests in the Property,
- Charges over the shares in Gardenprime, RBBI, Rhodium 1, Rhodium 3 and Rhodium 4

The debt outstanding as at 7 January 2013 was £1 79bn

6. Preferential creditors

There are no preferential creditors in the Company

7. Non-preferential creditors

The Company has non-preferential creditors of £200. There have not been sufficient realisations to enable any distribution to unsecured creditors.

8. The Prescribed Part

The Prescribed Part is a proportion of floating charge assets set aside for unsecured creditors pursuant to section 176A of the Insolvency Act 1986. The Prescribed Part applies to floating charges created on or after 15 September 2003.

The Joint Administrators do not intend to make an application to the Court under section 176A(5) of the Insolvency Act 1986 for an order not to distribute the Prescribed Part.

There will be no distributions made to unsecured creditors in the Administration process.

9. Exit route

The Joint Administrators are currently waiting for the Court to hand down judgement on the ongoing court case regarding the filing of the Joint Administrators' Amended Proposals on Companies House. It is proposed that if at the end of the Administration the Company has no property which might permit a distribution to its creditors, the Joint Administrators will send a notice to that effect to the registrar of companies. On registration of the notice the Joint Administrators' appointment will come to an end. In accordance with the provisions of paragraph 84(6) of Schedule B1 to the Insolvency Act 1986 the Company will be deemed to be dissolved three months after the registration of the notice.

I will report to you again at the conclusion of the Administration or in six months' time, whichever is the sooner.

If you have any queries in relation to this report, please do not hesitate to contact Ana Frاسquilho on the above direct line.

Yours faithfully

for the Company (In Administration)



Craig Lewis
Joint Administrator



**Building a better
working world**

Angela Swarbrick and Craig Lewis are licensed in the United Kingdom to act as insolvency practitioners by The Institute of Chartered Accountants in England and Wales and Maurice Moses is licensed in the United Kingdom to act as an insolvency practitioner by The Insolvency Practitioners Association

The affairs, business and property of the Company are being managed by the Joint Administrators, Angela Swarbrick, Maurice Moses and Craig Lewis who act as agents of the Company only and without personal liability

We may collect use transfer store or otherwise process (collectively "Process") information that can be linked to specific individuals ("Personal Data") We may Process Personal Data in various jurisdictions in accordance with applicable law and professional regulations including (without limitation) the Data Protection Act 1998

Summary of time spent from 21 May 2013 to 12 May 2014

Classification of Work Function	Partner	Executive Director	Senior Manager	Executive	Total Hours	Total Cost (£)	Average hourly rate (£)
Accounting and Administration	10 0	2 5	-	87 3	99 8	37,806	379
Bank & Statutory Reporting	1 0	-	1 0	44 7	46 7	15,519	332
Investigation/CDDA	4 5	1 5	-	10 1	16 1	8,437	524
Job Acceptance & Strategy	-	0 5	-	-	0 5	408	815
Legal Issues	3 5	1 0	-	50 1	54 6	20,013	367
Statutory Duties	8 0	7 0	-	15 4	30 4	17,245	567
VAT & Taxation	1 0	2 6	10 5	6 1	20 2	14,167	701
Total Hours	28.0	15.1	11.5	213.7	268.3		
Time Cost (£)	23,888	12,382	8,753	68,571		113,593	

Joint Administrators' policy on fees and disbursements

Office holders' charging policy for fees

The Joint Administrators made a Paragraph 52 Statement in the Proposals and no creditors' meeting was called. The Joint Administrators' remuneration was capped at £50,000 plus VAT by the secured creditors in accordance with Rule 2.106(5A) of the Rules.

The Joint Administrators have engaged a partner, executive director, senior manager and other staff to work on the case. The work required is delegated to the most appropriate level of staff taking account of the nature and complexity of the work and the individual's experience. Additional assistance is provided by cashiers dealing with the Company's accounting records and statutory compliance diaries, secretaries providing typing and other support services and filing clerks. Work carried out by all staff is subject to the overall supervision of the Joint Administrators. Each member of staff has a specific hourly rate, which is subject to change over time.

Office holders' charging policy for disbursements

Statement of Insolvency Practice No. 9 ("SIP 9") published by R3 (The Association of Business Recovery Professionals) divides disbursements into two categories.

Category 1 disbursements comprise payments made by the office holders' firm, which comprise specific expenditure relating to the administration of the insolvents' affairs and referable to payment to an independent third party. These disbursements can be paid from the insolvents' assets without approval from the unsecured creditors. In line with SIP 9, it is our policy to disclose such disbursements drawn but not to seek approval for their payment.

➤ Category 1 disbursements as at 12 May 2014 were £280

Category 2 disbursements comprise payments made by the office holders' firm which include elements of shared or overhead costs. Such disbursements are subject to approval from the unsecured creditors as if they were remuneration. It is our policy, in line with SIP 9, to seek approval for this category of disbursements before they are drawn.

➤ There were no Category 2 disbursements incurred as at 12 May 2014.