Rule 2 47

Form 2 24B

The Insolvency Act 1986

Administrator's progress report

2.24B

Name of Company	Company Number
LaSalle UK Ventures Property 8 S a r l	FC032000

In the	Court case number
High Court of Justice, Chancery Division, Companies Court (full name of court)	Case No 4677 of 2014

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

We (a) Mark Charles Batten and Robert Nicholas Lewis of PricewaterhouseCoopers LLP, 7 More London Riverside, London, SE1 2RT

administrators of the above company attach a progress report for the period

from (b) 16 May 2015

to (b) 8 November 2015

(b) Insert dates

Signed

Joint Administrator

Dated 23/12/15

MONDAY

A4ZCVASQ

A07 25/01/2016 #62

COMPANIES HOUSE

THL

A4NG6FQJ

A12 31/12/2015 #238

COMPANIES HOUSE

pwc

LaSalle UK Ventures Property 8 S.a.r.l. – in Administration
High Court of Justice, Chancery Division, Companies Court
Case No. 4677 of 2014

Joint Administrators' progress report in support of an extension to the period of the Administration

27 November 2015

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Contents

1. Joint Administrators' progress report for the period from 16 May 2015 to 8 November 2015

Introduction

In accordance with Rule 2 47 of the Insolvency Rules 1986 ("IR86"), the Joint Administrators (the "Administrators") write to provide creditors with details of the progress of the Administration of LaSalle UK Ventures Property 8 S a r l. (the "Company") since the Administrators' previous report dated 28 May 2015

The Administrators are required to provide certain statutory information pursuant to Rule 2 47(1)(a) to (d) IR86, which is included in Section 2

At this time, the Joint Administrators are unable to provide a reliable estimate of the likely dividend to creditors.

Trading

The Company owns a long leasehold interest in the Coppergate Shopping Centre in York city centre (the "Centre" or the "Property").

The refurbishment works which commenced in May 2015 are expected to be completed by May 2016. The Company has contracted with numerous suppliers as well as a main contractor to undertake the refurbishment works. The works are a requirement under the terms of an agreement for lease entered into to secure a new tenant to a significant unit in the Centre It is anticipated that the new tenant will be in situ by the third quarter of 2016.

The Administrators are working with both property and asset managers to ensure the continued efficient day to day running of operations at the Property and to secure a high quality and varied tenant mix. This is evidenced by the fact that during the period, three new leases have been negotiated and completed

Secured creditor

In the period, the sale of debt by Nationwide Building Society to Promontoria (Carlisle) Limited was concluded

In the period, the Administrators have had detailed discussions regarding the possible exit strategies for the Company, but a firm decision has not yet been made.

Receipts and payments account

An account of the receipts and payments in the Administration showing the movements in the period from 16 May 2015 to 8 November 2015 is set out in Section 3

During the period of the report the Company received rental income from the tenants at the Centre totalling £639,000. This income has been remitted to the secured creditor under its fixed charge

The majority of the expenditure in the period related to legal fees, refurbishment works and professional fees of £128,000, £929,000 and £21,000 respectively

Expenses statement

A statement of the expenses incurred by the Administrators in the period 16 May 2015 to 8 November 2015 is included at Section 4

The statement excludes any potential tax liabilities that may be payable as an expense of the Administration because amounts due will depend on the position at the end of the tax accounting period

Administrators' remuneration

The Administrators' remuneration has been approved on a time costs by the Company's secured creditor To date the Administrators have drawn remuneration of £250,000.

The time cost charges incurred in the period covered by this report are £187,241.55 This amount does not necessarily reflect the amount that will be drawn as remuneration by the Administrators

1. Joint Administrators' progress report for the period from 16 May 2015 to 8 November 2015

In accordance with the requirements of Statement of Insolvency Practice 9, a full analysis of the Administrators' time costs and category 2 disbursements for the period 16 May 2015 to 8 November 2015 is provided in Section 5.

Creditors' rights

An explanatory note on the rights of creditors in relation to an administrator's remuneration and expenses and how to request further information can be found online at:

http //www icaew com/~/media/Files/Technical/Insolvency/creditors-guides/creditors-guide-administrators-fees-final pdf

A copy can be obtained (free of charge) by telephoning Laura Monagan on 020 7213 8151.

Outcome for creditors

The secured creditor holds fixed and floating charge security over the Company's assets. It is currently anticipated that the secured creditor will suffer a shortfall under its security.

The Administrators are not aware of any preferential creditors of the Company.

The Administrators do not expect that there will be sufficient realisations in order to make a distribution to non-preferential unsecured creditors. It is envisaged that all rental income will be caught by the secured creditor's fixed charge and accordingly it is not expected that there will be sufficient floating charge realisations to allow for any distributions to unsecured creditors by virtue of the prescribed part, or otherwise.

Extension

The period of Administration was previously extended with consent of the secured creditor until 29 December 2015 The Administrators are of the opinion that the Administration should be extended so that the required construction works on the vacant unit can be completed and an appropriate exit strategy, whether through an asset sale or otherwise, formulated and executed. This will allow the Administrators to achieve best value for the Property by securing a new substantial tenant prior to marketing

The Administrators are therefore seeking approval from the Court to extend the Administration by 12 months to 29 December 2016 in accordance with Paragraph 76(2)(a), Schedule B1 of the Insolvency Act 1986. Whilst the Administrators are requesting a 12 month extension, it is their intention to finalise the administration as soon as possible.

Next report

The Administrators will circulate their next report to creditors in approximately six months.

MC Batten
Joint administrator of LaSalle UK Ventures Property 8 S.a r.l.

Mark Charles Batten and Robert Nicholas Lewis were appointed as Joint Administrators of LaSalle UK Ventures Property 8 S a r l on 30 June 2014 to manage its affairs, business and property as its agents and without personal liability Mark Charles Batten and Robert Nicholas Lewis are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales

The Joint Administrators are bound by the Insolvency Code of Ethics which can be found at https //www gov uk/government/publications/insolvency-practitioner-code-of-ethics

The Joint Administrators are Data Controllers of personal data as defined by the Data Protection Act 1998 PricewaterhouseCoopers LLP will act as Data Processor on their instructions Personal data will be kept secure and processed only for matters relating to the Administration

2. Statutory and other information

Court details for the Administration:	High Court of Justice, Chancery Division, Companies Court Case No 4677 of 2014
Full name:	LaSalle UK Ventures Property 8 S a r l
Trading name:	LaSalle UK Ventures Property 8 S a.r l.
Registered number:	FC032000
Registered address:	5, rue Guillaume Kroll, 1882 Luxembourg
Company directors:	Anthony John Patrick Brereton
Company secretary:	N/A
Shareholdings held by the directors and secretary:	None
Date of the Administration appointment:	30 June 2014
Administrators' names and addresses:	Mark Charles Batten and Robert Nicholas Lewis, both of PricewaterhouseCoopers LLP, 7 More London Riverside, London, SE1 2RT
Details of any extension(s) to the initial period of appointment	The period of Administration was extended by six months to 29 December 2015 with consent of the secured creditor
Changes in office holder:	N/A
Appointor's / applicant's name and address:	Nationwide Building Society, Nationwide House, Pipers Way, Swindon, SN38 1NW
Objective being pursued by the Administrators:	Achieve a better results for the Company's creditors as a whole than would be likely if the Company were wound up (without first being in Administration)
Division of the Administrators' responsibilities:	Any act required or authorise under any enactment to be done by any administrator may be done singly or jointly by anyone or more of the persons acting holding office of administrator from time to time.
Proposed end of the Administration:	Liquidation
Estimated dividend for unsecured creditors:	None
Estimated values of the prescribed part and the company's net property:	Nil
Whether and why the Administrators intend to apply to court under Section 176A(5) IA86:	N/A
The European Regulation on Insolvency Proceedings (Council Regulation(EC) No. 1346/2000 of 29 May 2000):	The European Regulation on Insolvency Proceedings applies to this Administration and the proceedings are main proceedings

3. Receipts and payments account showing movements in the period 16 May 2015 to 8 November 2015

LaSalle UK Ventures Property 8 S a r l in Administration
Abstract of the Joint Administrators' receipts and payments account for the period
30 June 2014 to 8 November 2015

	Subject to Fixed Charge 30 June 2014 - 8 November 2015 £'000	Movements in the period 16 May 2015 - 8 November 2015 £'000	Subject to Fixed Charge 30 June 2014 - 15 May 2015 £'000
Receipts			
Funding from secured creditor	3,139	1,564	1,575
Trading account balance (see below)	223	(825)	1,048
Third party funds (see below)	157	17	140
Total Receipts	3,519	756	2,763
Payments			
Distributions to secured creditor	2,822	757	2,065
Legal fees in relation to Administration	100	32	68
Office holders fees and category 2 disbursements	280	10	270
Transfer to LaSalle 10	21	-	21
VAT paid to HM Revenue & Customs	6	(75)	81
VAT on payments	73	7	66
Total Payments	3,302	731	2,571
Balance (held in interest bearing account)	217	25	192

Trading Account	Subject to Fixed Charge 30 June 2014 - 15 May 2015 £'000	Movements in the period 16 May 2015 - 8 November 2015 £'000	Subject to Fixed Charge 30 June 2014 - 15 May 2015 £'000
Receipts			
Insurance	51	1	50
Rental income	2,546	639	1,907
VAT on receipts	332	123	209
Funds under investigation	7	-	7
Total Receipts	2,936	763	2,173
Payments			
Asset management	209	105	104
Insurance	131	61	70
Professional fees	168	21	147
Property refurbishment expenses	1,199	929	270
Payment of void unit service charge	43	30	13
Legal fees - in relation to trading	245	96	149
Landlord void costs	22	-	22
Rent expense	320	118	202
VAT on payments	366	228	138
Funds under investigation	10	-	10
Total Payments	2,713	1,588	1,125
Trading Balance	223	(825)	1,048

Third Party Funds	30 June 2014 - 15 May 2015 £'000	Movements in the period 16 May 2015 - 8 November 2015 £ 000	30 June 2014 - 15 May 2015 £ 000
Receipts			
Capital expenditure fund	84	-	84
Service charge income	671	212	459
VAT on receipts	79	34	45
Funds under investigation	10	-	10
Total Receipts	844	246	598
Payments			
Service charge expenses	577	193	384
VAT on payments	108	36	72
Funds under investigation	2	-	2
Total Payments	687	229	458
Third Party Funds Balance	157	17	140

In accordance with Statement of Insolvency Practice 7, the Joint Administrators have shown the trading receipts and payments separately
Third party funds include service charge and capital expenditure monies. These are held on behalf of the tenants and are not assets available to the creditors of the company
There are certain movements and accounting entries reported to the Administrators by Capita plc which have been queried and are therefore shown as funds under investigation

4. Statement of expenses incurred from 16 May 2015 to 8 November 2015

LaSalle UK Ventures Property 8 S.a.r.l.
Statement of Expenses for the period from 16 May 2015 to 8 November 2015

	Incurred but not paid in prior period	Incurred in period	Amount paid in period	Incurred but not paid
Asset management	5,126	124,279	105,434	23,971
Bank charges	-	135	135	-
Insurance	-	61,401	61,401	-
Legal fees and disbursements (Freshfields, Burges Salmon, OPF)	320,447	140,473	127,846	333,074
Office holder's fees and category 2 disbursements	187,457	192,242	10,000	369,699
Office holder's category 1 disbursements	2,068	200	-	2,268
Statutory advertising	-	-	-	-
Rent expense (City of York Council)	59,000	59,000	118,000	-
Void Landlord costs and other expenses (Capita)	17,168	29,675	30,145	16,699
Sales Agents (Savills)	-	-	-	-
Professional fees	36,400	27,558	20,945	43,013
Property refurbishment expenses	24,922	1,511,697	929,021	607,598
Total	**652,588**	**2,146,659**	**1,402,927**	**1,396,321**

The above is shown net of VAT
This excludes any service charge expenditure as these are all third party funds not available for the benefit of the Administration

5. Analysis of the Administrators' remuneration and Category 2 disbursements for the period 16 May 2015 to 8 November 2015

Time charging policy

Set out below are the relevant maximum charge-out rates per hour worked for the grades of the Administrators' staff actually or likely to be involved on this assignment Time is charged by reference to actual work carried out on the assignment There has been no allocation of any general costs or overhead costs

Grade	Prior to 1 July 2015 £	From 1 July 2015 £
Partner	795	825
Director	695	725
Senior manager	540	550
Manager	460	470
Senior associate – qualified	380	390
Senior associate – unqualified	285	290
Associate	240	245
Support staff	120	123

Specialist departments within the Administrators' firm such as Tax, VAT, Property and Pensions may charge a small number of hours if and when the Administrators require their expert advice Such specialists' rates do vary but the figures below provide an indication of the maximum rate per hour.

Grade	Prior to 1 July 2015 £	From 1 July 2015 £
Partner	1,130	1,190
Director	1,040	1,095
Senior manager	875	920
Manager	630	665
Senior associate – qualified	465	490
Senior associate – unqualified	265	280
Associate	225	195
Support staff	130	140

All staff who work on this assignment (including cashiers, support and secretarial staff) charge time directly to the assignment and are included within any analysis of time charged. Each grade of staff is allocated an hourly charge out rate which is reviewed from time to time Work undertaken by cashiers, support and secretarial staff is charged for separately and is not included in the hourly rates charged by partners or other members of staff Time is charged by reference to actual work carried out on the assignment in six minute units. The minimum time chargeable is three minutes (i e 0 5 units).

5. Analysis of the Administrators' remuneration and Category 2 disbursements for the period 16 May 2015 to 8 November 2015

LaSalle UK Ventures Property 8 S.a.r.l. – in Administration

Analysis of time costs for the period from 16 May 2015 to 8 November 2015

Aspect of Assignment	Partner	Senior Manager	Manager	Senior Associate	Associate	Total Hours	Total Cost £	Average hourly rate £
Strategy & planning	-	-	8 00	17 90	10 00	35 90	11,328 50	315 56
Trading	9 00	-	92 45	29 30	22 10	152 85	54,742 00	358 14
Assets	2 00	-	25 10	4 65	-	31 75	14,315 50	450 88
Accounting and treasury	-	2 55	15 20	26 30	35 25	79 30	21,071 25	265 72
Statutory and compliance	4 00	0 40	10 10	38 85	73 42	126 77	35,156 30	277 32
Creditor enquiries	-	0 95	16 90	18 75	36 65	73 25	22,804 50	311 32
Tax & VAT	1 60	13 60	4 55	22 95	8 35	51 05	27,823 50	545 02
Total for the period	**16 60**	**17.50**	**172.30**	**158.70**	**185.77**	**550 87**	**187,241.55**	**339 90**

5. Analysis of the Administrators' remuneration and Category 2 disbursements for the period 16 May 2015 to 8 November 2015

Narrative of work carried out for the period 16 May 2015 to 8 November 2015

The key areas of work have been: -

Strategy & Planning (£11,328.50)

- Meetings with appointee and staff to discuss and plan case strategy, and
- Regular meetings to review current issues and decide on approach to tackle key issues

Trading (£54,742.00)

- Regular phone calls and corresponding with managing agent regarding ongoing trading issues,
- Documenting site management procedures and reviewing health and safety and fire risk assessment requirements,
- Corresponding with managing agent in relation to rental payments received,
- Ongoing review of service charge demands,
- Regular internal discussions and meetings regarding trading matters and issues;
- Reviewing income and expenditure reports prepared by managing agent,
- Analysing arrears of rent, service charge and insurance and instructing agents to take appropriate action to recover;
- Dealing with day to day issues raised by suppliers and managing agents;
- Landlord head lease rent negotiations;
- Liaising with contractors in relation to various works required on site,
- Staff discussions regarding the insurance position, and
- Corresponding with the post-appointment insurance brokers via both phone and email regarding insurance requirements

Assets (£14,315.50)

- **Sale of assets**
  - Numerous meetings and correspondence regarding sales strategy,
  - Responding to requests for information and engaging in discussions and correspondence with prospective purchasers,
- **Coppergate centre lettings**
  - Regular meetings with new tenants and asset managers to agree works required for empty units;
  - Reviewing and seeking legal advice on construction contract for new letting requirements;
  - Regular meetings with asset manager and potential tenants to negotiate lease of empty units within Coppergate,
  - Regular correspondence and phone calls with asset manager and solicitors in relation to lease agreements;
  - Reviewing all third party appointment documents in connection with leases, and
  - Review and negotiation of collateral warranties.
- **Management of assets**
  - Liaising with asset managers and property managers and obtaining regular updates;
  - Attendance at monthly asset management meeting;

5. Analysis of the Administrators' remuneration and Category 2 disbursements for the period 16 May 2015 to 8 November 2015

- Reviewing business plan prepared by asset manager; and
- Overseeing various other asset management initiatives.

Accounting and treasury (£21,071.25)

- Discussions regarding bank balances and timing of payments,
- Reviewing budget on a regular basis and monitoring costs,
- Liaising with cashiers regarding queries on accounts,
- Requesting up to date bank statements;
- Preparing receipt vouchers and updating account records;
- Reviewing payment documents and effecting payments (whether through online facilities or raising cheques),
- Preparing and reviewing bank reconciliations,
- Scanning of documents for internal records and compliance,
- Reviewing invoices and producing drawdown requests, and
- Reviewing and analysing breakdown of legal fees

Statutory and compliance (£35,156.30)

- Preparing and circulating the Administrators' first extension report;
- Producing SIP 9 and R&P for progress report;
- Ensuring all internal compliance requirements are met ;
- Updating the Administrators' internal database to adhere to compliance requirements,
- Adhering to compliance requirements, and
- Analysis of management information from Capita for extension report.

Creditor Enquires (£22,804.50)

- Correspondence regarding Primark construction contract negotiations and responses to Hatfield Philips International/Cerberus queries,
- Meeting with Cerberus, review of financials,
- Liaising with agents, secured creditor and solicitors in relation to funding conditions
- Liaising with Alter Domus and OPF in relation to shareholder position, and
- Providing Cerberus and Hatfield Philips International with information as requested.

5. Analysis of the Administrators' remuneration and Category 2 disbursements for the period 16 May 2015 to 8 November 2015

Tax & VAT (£27,823.50)

- Tax compliance strategy and planning meetings,
- Completion of post appointment VAT returns,
- Liaising with VAT team and managing agents regarding information required for VAT returns,
- Reviewing CIS compliance and liaising with HMRC in relation to any potential returns, and
- Liaising with Luxembourg colleagues in relation to Tax compliance in Luxembourg

5. Analysis of the Administrators' remuneration and Category 2 disbursements for the period 16 May 2015 to 8 November 2015

Summary of legal and other professional firms instructed in the period 16 May 2015 to 8 November 2015

Service provided	Name of firm / organisation	Reason selected	Basis of fees
Legal advice	Burges Salmon LLP	Pre-Administration involvement	Time costs
	OPF Partners Luxembourg	Specialists in Luxembourg law	Time costs
Freehold / leasehold property agents and sales agents	Cogent Property Solutions LLP	Pre-Administration involvement and asset manager expertise	Fixed fee
	Capita plc	Pre-Administration involvement and property management expertise	Fixed fee (funded from service charge)
	Savills plc	Expertise as a sales agent and property valuations	Percentage of asset realisations
Insurance broker	Willis Limited	Experience in provision of insurance in insolvencies	Percentage of insurance premium
Professional Instructions for refurbishment works	Holder Mathias, Gardner & Theobald LLP, Neil Beningfield & Associates Ltd, Dunwoody Building Legislation Ltd Vital Property Solutions, John Wright Electrical & Mechanical Services ltd, Jeremy Gardener Associates Limited, Lane and Frankham Ltd, Peter Brett Associates LLP, Roberts Environmental Limited	Property refurbishment experience	Fixed fee