

The Insolvency Act 1986

Administrator's progress report**2.24B**

Name of Company Gate Haus Limited	Company Number 05750457
In the High Court of Justice, Chancery Division, Leeds District Registry (full name of court)	Court case number 591 of 2009

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

We (a) Steve Andrew Ellis and Ian David Green of PricewaterhouseCoopers LLP,
Benson House, 33 Wellington Street, Leeds, LS1 4JP,

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

from

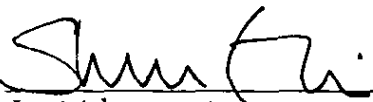
to

(b) Insert dates

(b) 25 February 2012

(b) 24 August 2012

Signed


Joint Administrator

Dated

18/9/2012

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.

Natasha Singh	
PricewaterhouseCoopers LLP, Benson House, 33 Wellington Street, Leeds, LS1 4JP	
	Tel 0113 289 4205
DX Number	DX Exchange

SATURDAY



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13/10/2012

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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



**To: All known creditors
Registrar of Companies
Leeds District Registry, Chancery Division**

17 September 2012

Our ref NS/GH/170912/425

Dear Sirs

Gate Haus Limited – in Administration (“the Company”)

In accordance with Rules 2.47 and 2.110 of the Insolvency Rules 1986 (“IR86”), the Joint Administrators (“the Administrators”) write to provide creditors with a combined six monthly and final progress report in relation to the Company

1. Statutory and Financial Information

I enclose the following for your information

- Appendix A Statutory information on the Administration;
- Appendix B Administrators’ receipts and payments account to 24 August 2012,
- Appendix C Summary of Administrators’ time costs to 24 August 2012,
- Forms 2.24B Administrators’ progress reports, and
- Form 2.35B Notice of move from administration to dissolution

2. Sale of business and assets

2.1 The Gatehaus – Head lease

The Company held a leasehold interest in the Gatehaus development at Leeds Road in Bradford, the freehold of the development was owned by Asquith Properties Limited – in administration (“Asquith”)

The administrators marketed the leasehold and freehold assets and secured a purchaser in autumn 2011. As required by the Landlord and Tenant Act 1987, all leaseholders were given the opportunity to purchase the headlease however no offers were received

On expiration of the notice, the lease was sold on 3 February 2012 for a total sum of £625,000.

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2.2 The Gatehaus – Ground rent & insurance re-charge

The Company was able to collect ground rents of £200 per apartment per annum in respect of each of the 142 units at the Gatehaus property. Similarly, the Company was obligated to insure the Gate Haus property and re-charge the insurance premium to the tenants.

The final level of receipts in relation to ground rent income totals £101,439.

The funds received by the Company in relation to insurance re-charges were paid to Asquith as Asquith discharged the insurance premiums during the course of the administration.

2.3 The Gatehaus – Occupational rent income

The Gatehaus development was completed in 2007 and, at the time of the Administrators' appointment, 11 apartments remained unsold. The Administrators rented out the apartments to occupational tenants until their sale on 17 November 2011.

Total rental income of £159,683 was received and the proceeds in relation to the sale of the apartments were received by Asquith under the terms of the headlease.

3. Receipts and payments account

An account of the receipts and payments in the Administration for the six months to 24 August 2012 is set out at Appendix B.

4. Outcome for creditors

The secured creditor, Lloyds TSB Bank plc ("the Bank"), has suffered a significant shortfall under its security. Distributions totalling £675,155 have been made against the Bank's security over the Gatehaus property.

The Company does not have any preferential creditors.

The Administrators do not believe that there will be sufficient funds to facilitate a distribution to the non-preferential unsecured creditors of the Companies, by way of the Prescribed Part or otherwise.

5. Administrators' remuneration

The Administrators' remuneration is approved by the Bank as the Company's secured creditor on a time cost basis in accordance with the Administrators' proposals.

In accordance with the requirements of Statement of Insolvency Practice No 9, a full analysis of the Administrators' time costs and Category 2 disbursements for the period 25 February 2009 to 24 August 2012 is attached at Appendix C.

The Administrators have incurred timecosts of £58,477 and disbursements of £23. Against this fees of £50,000 have been drawn to date. The remaining timecosts and all disbursements have been written off.

6. Extension of the Administration

In June 2011, the court granted an extension to the above administration until 9 September 2013 under Paragraph 76 Schedule B1 of the Insolvency Act 1986. This was required so that the Company's assets could be realised at their full potential.

7. Exit from the Administration

As a dividend to unsecured creditors is not anticipated, the Administrators will file the enclosed notice of move to dissolution under Paragraph 84(1) Sch B1 IA86 with the Register of Companies, following which the Company will be dissolved three months later.

8. Administrators' discharge from liability

In accordance with the Proposals, the Administrators will be discharged from liability pursuant to Paragraph 98(1) Schedule B1 of the Insolvency Act 1986 in respect of any action of theirs as Administrators 14 days after their appointment as Administrators ceases to have effect.

If you have any queries, please contact my colleague Natasha Singh on 0113 289 4205

Yours faithfully
For and on behalf of the Company



Steve Ellis
Joint Administrator

natasha.singh@uk.pwc.com

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Steve Andrew Ellis and Ian David Green have been appointed as joint administrators of the Company to manage its affairs, business and property. Both are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England & Wales. The joint administrators act as agents of the Company without personal liability.

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.

Appendix A

Gate Haus Limited – in Administration

Statutory information

Registered number	05750457
Registered office	PricewaterhouseCoopers LLP Benson House 33 Wellington Street Leeds LS1 4JP
Court details	High Court of Justice Chancery Division Leeds District Registry Case Number. 591 of 2009
Date of appointment	25 February 2009
Name and address of person appointing	The Directors of Gate Haus Limited Cavalier Suite Cavalier Business Centre Wakefield Road Pontefract West Yorkshire WF8 4HH
Appointed Administrators	Steve Andrew Ellis Ian David Green
Joint Administrators' addresses	PricewaterhouseCoopers LLP Benson House 33 Wellington Street Leeds LS1 4JP
Whether and why the Administrators intend to apply to court under Section 176A(5) IA86	It is anticipated that there will not be any floating charge realisations and therefore an application to disapply the prescribed part shall not be required
Proposed end of the Administration	Dissolution
Estimated dividend for unsecured creditors	Nil
Estimated values of the prescribed part and the company's net property	Nil
Division of the Administrators' responsibilities	In relation to Paragraph 100(2) Schedule B1 Insolvency Act 1986, during the period for which the administration is in force, any function to be exercised by the persons appointed to act as administrators may be done by any of all of the persons appointed or any of the persons for the time being holding that office
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)

Gate Haus Limited - in administration**Administrators' receipts and payments account to 25 August 2012**

	25 Feb 2009 to 24 Feb 2012 £	25 Feb 2012 to 24 Aug 2012 £	Total £
Receipts (note 1)			
Rent in relation to 11 apartments	159,683.24	-	159,683 24
Ground rent at the Gate Haus	101,439 51	-	101,439 51
Leasehold property	625,000	-	625,000 00
	886,122.75	-	886,122.75
Payments			
Legal fees	(1,128 50)	-	(1,128 50)
Legal disbursements	(532 00)	-	(532 00)
Managing agents' fees	(18,282 50)	-	(18,282 50)
Agent's fees	(10,025 00)	-	(10,025.00)
Rental expenditure	(7,245 00)	-	(7,245 00)
Rates	(534 11)	-	(534 11)
Repairs and maintenance	(6,539 27)	-	(6,539 27)
Service charges	(83,460 39)	-	(83,460 39)
Letting agent fees	(15,120 43)	-	(15,120 43)
Office holders' fees	(50,000 00)	-	(50,000 00)
Distribution to bank	(600,000 00)	(75,114 62)	(675,114 62)
Bank charges	(716 47)	(81 48)	(797 95)
	(793,583.67)	(75,196.10)	(868,779.77)
VAT irrecoverable	(17,342 98)	-	(17,342 98)
Balance in hand	75,196.10	(75,196.10)	0.00

Notes

1 All realisations are subject to the Bank's fixed charges

There were no further receipts or payments in the period from 25 August 2012 to 17 September 2012

Summary of Administrators' time costs to 24 August 2012

Classification of work	Partner / Director (Hrs)	Senior Manager (Hrs)	Manager (Hrs)	Associate (Hrs)	Support (Hrs)	Total hours (Hrs)	Time cost (£)	Average hourly rate (£/hr)
Strategy & Planning	-	0.35	2.10	9.50	-	11.95	2,780.35	233
Assets	-	-	-	7.00	-	7.00	1,550.00	221
Investigations	-	-	-	0.75	-	0.75	130.00	173
Creditor claims/distributions	-	-	-	0.60	1.70	4.70	525.10	112
Accounting and treasury	-	0.61	4.85	11.85	5.15	48.96	7,967.35	163
Reporting to appointor/committee	-	-	1.25	22.50	0.90	24.65	5,134.75	208
Statutory and compliance	-	0.95	58.35	38.70	-	152.70	32,112.60	210
Tax/VAT/Pensions	0.40	-	4.00	36.05	-	42.20	7,354.69	174
Closure procedures	-	0.40	1.25	2.25	-	3.90	942.70	237
Total to date	0.40	2.31	71.80	129.20	6.85	296.81	58,477.55	197

Current charge out rates (with effect from 1 July 2012)	Administrators' staff £/hr	Specialist (max) £/hr
Grade		
Partner	540	1,030
Director	450	1,015
Senior manager	395	872
Manager	310	604
Senior associate	233	370
Associate	146	221
Support Staff	80	130

The Administrators' fees are to be fixed by reference to the time properly given by the Administrators and their staff in attending to matters arising in the administration, including time given by them to such matters before the administration commenced. It is the Administrators' policy to delegate tasks in the administration to appropriate members of staff considering their level of experience and any requisite specialist knowledge, supervised accordingly, so as to maximise the cost effectiveness of the work performed. Matters of particular complexity or significance requiring more exceptional responsibility are dealt with by senior staff or the Administrators themselves.

Specialist departments within PricewaterhouseCoopers LLP such as Tax, VAT, Property and Pensions, do sometimes charge a small number of hours, should we require their expert advice. Their rates do vary, however the figures shown give an indication of the maximum rate per hour. In common with all professional firms, the scale rates used by the Administrators may periodically rise (for example to cover annual inflationary cost increases) over the period of the administration. Any material amendments to these rates will be advised to the creditors in the next statutory report. This also applies to the disbursements policy shown below.

The Administrators' policy for charging for disbursements is.	Costs to date (£)
Photocopying is charged at 5p per sheet for creditors and bulk copying	3.20
Mileage is charged at a maximum of 64p per mile (up to 2000cc) or 81p per mile (over 2000cc).	-
All other disbursements are charged at cost	20.00
Total	23.20