

2.16B

The Insolvency Act 1986

Notice of statement of affairs

Name of Company

R & L Properties No 1 Limited

Company number

05985661

In the
High Court of Justice, Chancery Division,
Companies CourtCourt case number
292 of 2011(a) Insert full
name(s) and
address(es) of
administrator(s)We (a)
Neville Barry Kahn,
Deloitte LLP
PO Box 810
66 Shoe Lane
London
EC4A 3WAPhilip Stephen Bowers
Deloitte LLP
PO Box 810
66 Shoe Lane
London
EC4A 3WAJohn Charles Reid
Deloitte LLP
Saltire Court
20 Castle Terrace
Edinburgh
EH1 2DB

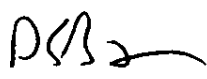
attach a copy of -

*Delete as
applicable

the statement(s) of affairs,

in respect of the administration of the above company

Signed


Joint / Administrator(s)

Dated

11/2/11

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

Claire Glover
Deloitte LLP
PO Box 810
66 Shoe Lane
London
EC4A 3WA

DX Number LDE DX599

Tel 020 7007 9970
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

TUESDAY



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15/02/2011

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COMPANIES HOUSE

Statement of affairs

Name of Company R & L Properties No 1 Limited	Company number 05985661
In the High Court of Justice, Chancery Division, Companies Court (full name of court)	Court Case Number 292 of 2011

Statement as to the affairs of (a) _

R & L Properties No 1 Limited

on the (b) 11th day of January 2011 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) 11 January 2011 the date that the company entered administration

Full name Mark Gonnell

Signed M. Gonnell

Dated 3/2/2011

A - Summary of Assets

Assets	BOOK VALUE (£)	ESTIMATED TO REALISE (£)
Assets subject to fixed charge		
LAND AND BUILDINGS	143,578,696	55,255,000
FIXTURES AND FITTINGS	618,667	185,600
CASH	2,287,193	2,287,193
Assets subject to floating charge		
INVESTMENTS	11	—
TRADE DEBTORS	1,045,539	522,770
OTHER DEBTORS AND PREPAYMENTS	13,192	3,958
GROUP COMPANIES	4,758,000	120,866
CASH	17,499	17,499
Uncharged assets		
Estimated total assets available for preferential creditors	152,318,797	58,392,886

Signature M. Gammell Date 3/2/2011

A1 – Summary of Liabilities

	Estimated £
Estimated total assets available for preferential Creditors (carried from page A)	£ 58,392,886
Liabilities	
Preferential creditors.-	£ 135,678,922 (135,678,922)
Estimated deficiency/surplus as regards preferential creditors	£ (77,286,036)
Estimated prescribed part of net property where applicable (to carry forward)	£ 136,018 (136,018)
Estimated total assets available for floating charge holders	(77,422,054)
£	
Debts secured by floating charges	£
Estimated deficiency/surplus of assets after floating charges	(77,422,054)
£	
Estimated prescribed part of net property where applicable (brought down)	£ 136,018 136,018
Total assets available to unsecured creditors	£ 136,018
Unsecured non-preferential claims	£
Estimated deficiency after floating charge where applicable (brought down)	£ 16,834,470 (16,698,452)
Estimated deficiency/surplus as regards creditors	£ (94,129,506)
Issued and called up capital	£ 1 (1)
Estimated total deficiency/surplus as regards members	£ (94,129,507)

Signature

M. Gannell

Date

3/2/2011

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 £
BARCLAYS CAPITAL MORTGAGE SERVICES LIMITED	5 THE NORTH COLONNADE, CANARY WHARF, LONDON, E14 4BB	135,875,956	FIXED AND FLOATING SECURITY CHARGE OVER ALL ASSETS OF THE COMPANY	4/6/07	58,256,867
RETAIL & LICENSED PROPERTIES LIMITED (IN ADMINISTRATION)	THE JOINT ADMINISTRATORS DELOITTE LLP, PO BOX 810, 66 SHOE LANE, LONDON EC4A 3WA	16,725,691	—	—	—
VARIOUS TRADE CREDITORS (SEE ATTACHED)	SEE ATTACHED	108,779	—	—	—

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Signature _____

U. Gummel

Date _____

3/2/2011

R&L Properties No.1 Limited - Trade Creditors

Name	Address	Balance
365 ODS LTD	39/45 WASHWOOD HEATH ROAD, SALTLEY, BIRMINGHAM, B8 1RS,	1,515 74
H & H REFRIGERATION LTD	H & H HOUSE, PHILIPS ROAD, WHITEBIRK IND EST, BLACKBURN, BB1 5RL	2,932 80
BARHOUSE JOINERS & BUILDERS LTD	UNIT 51B, SUNNYBANK MILLS, FARSLEY, WEST YORKSHIRE, LS28 5UJ	420 00
SCOTTISH GAS BUSINESS	SCOTTISH GAS BUSINESS, PO BOX 254, CAMBERLEY, SURREY, GU15 3YH	2,380 91
C J BRICKNALL & CO LTD	31 MINTON PARK, POTTERS LANE, KILN FARM, MILTON KEYNES, MK11 3HG	720 00
CONTRACT NATURAL GAS LTD	CNG HOUSE, 5 VICTORIA AVENUE, HARROGATE, NORTH YORKSHIRE, HG1 1EQ	956 77
DUNN BUILDING & JOINERY LTD	23A ENA STREET, HULL, HU3 2TG,,	584 62
THE CITY OF EDINBURGH COUNCIL	HEAD OF PROPERTY MANAGEMENT, PROPERTY CONSERVATION SECTION, 329 HIGH STREET, EDINBURGH, EH1 1PN	496 35
EON	PO BOX123, NOTTINGHAM, NG1 6HD,,	3,844 17
FES FM LIMITED	FORTH HOUSE, PIRNHALL BUSINESS PARK, STIRLING, FK7 8HW,	5,597 15
HARPER MACLEOD LLP	THE CA'D'ORO, 45 GORDON STREET, GLASGOW, G1 3PE,	120 00
J R CONSTRUCTION (SCOTLAND) LTD	CARDEA HOUSE, 5 SANDYFORD ROAD, PAISLEY, PA3 4HP,	649 74
MORRIS AND SPOTTISWOOD LIMITED	54 HELEN STREET, GLASGOW, G51 3HQ,,	11,923 64
NETWORK RAIL	PO BOX 4278, 4 TRAVIS STREET, MANCHESTER, M60 3BP,	6,462 50
NEWBOLDS CERTIFIED BALIFFS	BARCLAYS BANK CHAMBERS, 23 KIRKSGATE, SILSDEN, KEIGHLEY, BD23 0AJ	229 11
NEW WORLD BUILDERS LIMITED	15 FAIRWAYS, NEW RIVER IND EST, CHESHUNT, HERTFORDSHIRE, EN8 0NU	202 25
NPOWER	BACS PROCESSING TEAM, PO BOX 209, LEEDS, LS14 3WX,	386 70
POPPELSTON ALLEN	37 STONEY STREET, THE LACE MARKET, NOTTINGHAM, NG1 1LS,	1,984 75
REEL CONTROL	WOODLANDS, DRAYCOTT CLIFF, DRAYCOTT-IN-THE-CLAY, ASHBOURNE DERBYSHIRE, DE6 5GZ	2,185 27
RYDEN	46 CASTLE STREET, EDINBURGH, EH2 3BN,,	411 25
SCOTTISH POWER ENERGY RETAIL LTD	1 ATLANTIC QUAY, GLASGOW, G2 8SP,,	57 65
SECURITAS	UNIT4 CUCKOO WHARF, LICHFIELD ROAD, BIRMINGHAM, B6 7SS,	6,926 39
STREAMLINE	GATEHEAD CARD CENTRE, PO BOX 27, VICTORY HOUSE, FIFTH AVENUE, GATESHEAD, NE8 1HJ	206 38
TOTAL GAS & POWER	BRIDGE GATE, 55-57 HIGH STREET, REDHILL, RH1 1RX,	3,528 48
VEOLIA WATER EAST LTD	TAMBLUN WAY, HATFIELD, HERTS, AL10 9EZ	539 04
W J TURNBULL & SONS LTD	PO BOX 238, HYDE, CHESHIRE, SK14 1YL,	282 00
FIFE COUNCIL	INCOME CONTROL TEAM, FIFE HOUSE, NORTH STREET, GLENROTHES KY7 5LT	560 12
FALKIRK COUNCIL	REVENUE SERVICES, PO BOX 14926, GRANGEMOUTH FK3 8YP	1,255 63
GWYNEDD COUNCIL	THE CHIEF CASHIER, COUNCIL OFFICES, PENRALLT, CAERNARFON LL55 1BN	3,214 85
SCOTT & CO ON BEHALF OF GLASGOW CITY COUNCIL	276 ST VINCENT STREET, GLASGOW G2 5RL	4,087 49
SCOTT & CO ON BEHALF OF GLASGOW CITY COUNCIL	276 ST VINCENT STREET, GLASGOW G2 5RL	3,313 08
GLASGOW CITY COUNCIL	FINANCIAL SERVICES, PO BOX 36, 45 JOHN STREET, GLASGOW G1 1JE	3,788 45
GLASGOW CITY COUNCIL	FINANCIAL SERVICES, PO BOX 36, 45 JOHN STREET, GLASGOW G1 1JE	6,337 04
SCOTT & CO ON BEHALF OF GLASGOW CITY COUNCIL	276 ST VINCENT STREET, GLASGOW G2 5RL	1,110 35
WALKER LOVE	PAYMENTS DEPARTMENT, 16 ROYAL EXCHANGE SQUARE, GLASGOW G1 3AB	1,991 92
STIRLING COUNCIL	CUSTOMER SERVICES, VIEWFORTH, STIRLING FK8 2ET	4,884 00
ABERDEEN CITY COUNCIL	BUSINESS RATES & SERVICE INCOME TEAM, CROWN HOUSE, 27/29 CROWN STREET, ABERDEEN AB11 6HA	4,070 00
WALKER LOVE	PAYMENTS DEPARTMENT, 16 ROYAL EXCHANGE SQUARE, GLASGOW G1 3AB	6,925 41
SCOTT & CO ON BEHALF OF GLASGOW CITY COUNCIL	276 ST VINCENT STREET, GLASGOW G2 5RL	1,637 37
STIRLING PARK	16 NELSON STREET, KILMARNOCK KA1 2YE	558 80
LONDON BOROUGH OF HAVERING	REVENUE SERVICES, TOWN HALL, MAIN ROAD, ROMFORD RM1 3BB	10,578 17
		108,778 26

M. Gurnell

TOTALS

Date 3/2/2011

Signature

Statement of Affairs

Retail & Licensed Properties Limited

Retail & Licensed Properties (B) Limited

R&L Properties No.1 Limited

R&L Properties No.2 Limited

R&L Properties No.5 Limited (together "the Companies")

In preparing the Statement of Affairs for the Companies (attached) the Directors state the following -

- The Directors have relied on S&N Pub Enterprises (Management) Limited and Licensed Solutions London Town (a joint venture between Licensed Solutions Limited and London Town Pub Management Limited) extensively for provision of financial data. These management entities have been formally contracted to provide all accounting/book-keeping services to the Companies since inception.
- The Directors have made an assumption about what assets are considered to be caught under the Senior Creditor's fixed charge and those considered to be caught under the floating charge. Where this relates to cash, the assumption has been based on whether the bank retained such cash in a 'blocked' account (considered 'fixed charge') or whether the Directors had recourse to such cash for the operation of the business (considered 'floating charge').
- Following discussions with the incumbent manager (Licensed Solutions London Town) the Directors have 'netted' off tenant deposits from the available cash where we understand the Joint Administrators have segregated such amounts into separate accounts and written to each of the tenants confirming that such deposits are 'safe'. The Directors further understand that the Senior Creditor has agreed to this action. As such the Directors have netted these amounts from the cash we have assumed to be caught under the fixed charge in R&L Properties No 1 Limited and R&L Properties No.5 Limited and from the cash assumed to be held under the floating charge in R&L Properties No.2 Limited (where no cash is assumed to be caught under the fixed charge).
- Interest accruals on the various inter-company loan positions and issued Loan Notes have been included at the relevant rates and accrued to the date of appointment of Joint Administrators.