

The Insolvency Act 1986

2.16B

## Notice of statement of affairs

Name of Company
R & L Properties No 5 Limited

Company number
6293667

In the High Court of Justice, Chancery Division, Companies Court
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Court case number 295 of 2011
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(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 3WA

Philip Stephen Bowers  
Deloitte LLP  
PO Box 810  
66 Shoe Lane  
London  
EC4A 3WA

John 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

*PSB*

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

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

The contact information that you give will be visible to searchers of the pu

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



## Statement of affairs

Name of Company <b>R &amp; L Properties No 5 Limited</b>	Company number <b>06293667</b>
In the High Court of Justice, Chancery Division, Companies Court <small>(full name of court)</small>	Court Case Number <b>295 of 2011</b>

Statement as to the affairs of (a) –

R & L Properties No 5 Limited

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

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### 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 Grunell

Signed

M. Grunell

Dated

3/2/2011

## A - Summary of Assets

Assets	BOOK VALUE (£)	ESTIMATED TO REALISE (£)
Assets subject to fixed charge.		
LAND AND BUILDINGS	36,423,671	14,420,000
FIXTURES AND FITTINGS	119,458	35,837
CASH	640,515	640,515
Assets subject to floating charge:		
TRADE DEBTORS	200,526	100,263
OTHER DEBTORS + PREPAYMENTS	96,046	28,814
CASH	608,826	608,826
Uncharged assets:		
Estimated total assets available for preferential creditors	38,089,042	15,834,255

Signature

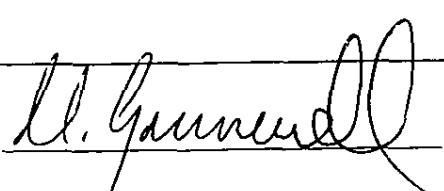
Date

M. Gunnell 3/2/2011

## A1 – Summary of Liabilities

	Estimated £
<b>Estimated total assets available for preferential Creditors (carried from page A)</b>	<b>£ 15,834,255</b>
<b>Liabilities</b>	
Preferential creditors:-	£ 31,591,835 (31,591,835)
<b>Estimated deficiency/surplus as regards preferential creditors</b>	<b>£ (15,757,580)</b>
Estimated prescribed part of net property where applicable (to carry forward)	£ 150,581 (150,581)
<b>Estimated total assets available for floating charge holders</b>	<b>£ (15,908,161)</b>
Debts secured by floating charges	£
<b>Estimated deficiency/surplus of assets after floating charges</b>	<b>£ (15,908,161)</b>
Estimated prescribed part of net property where applicable (brought down)	£ 150,581 150,581
<b>Total assets available to unsecured creditors</b>	<b>£ 150,581</b>
Unsecured non-preferential claims	£ 1,641,503 (1,490,922)
Estimated deficiency after floating charge where applicable (brought down)	£ (17,399,083)
<b>Estimated deficiency/surplus as regards creditors</b>	<b>£ (17,399,083)</b>
Issued and called up capital	£ 1 (1)
<b>Estimated total deficiency/surplus as regards members</b>	<b>£ (17,399,084)</b>

Signature



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 SERVICING LIMITED	5 THE NORTH COLONADE, CANARY WHARF, LONDON, E14 4BS	31,591,833	FIXED AND FLOATING SECURITY CHARGE OVER ALL ASSETS OF THE COMPANY.	28/9/07	15,683,674
RETAIL & LICENSED PROPERTIES (B) LIMITED (IN ADMINISTRATION)	THE JOINT ADMINISTRATORS DELOITTE LLP, PO BOX 810, 66 SHOES LANE, LONDON, EC4A 3DA	1,618,720	—	—	—
VARIOUS TRADE CREDITORS	SEE ATTACHED	22,783	—	—	—

R&L Properties No.5 Limited - Trade Creditors

Name	Address	Balance
365 ODS LTD	39/45 WASHWOOD HEATH ROAD, SALTLEY, BIRMINGHAM, B8 1RS,	401.86
AMK MAINTENANCE LTD	SEATON HOUSE, 3 ABERFORD ROAD, GARFORTH, LEEDS, LS25 1PZ	193.88
BARHOUSE JOINERS & BUILDERS LTD	UNIT 51B, SUNNYBANK MILLS FARSLY, LEEDS, WEST YORKSHIRE, LS28 5UJ	1,821.15
CONTRACT NATURAL GAS	CNG HOUSE, 5 VICTORIA AVENUE, HARROGATE, NORTH YORKSHIRE, HG1 1EQ	4,324.35
CPMS	VICTORIA HOUSE, MARY STREET, JOHNSTONE, PA5 8BT,	508.21
FES FM LTD	FORTH HOUSE, PIRNHALL BUSINESS PARK, STIRLING, FK7 8HW,	949.45
JOHN COULSON (BUILDERS) LTD	INCE STREET, HEATON NORRIS, STOCKPORT, CHESHIRE, SK4 1TJ	233.24
MORRIS AND SPOTTISWOOD LIMITED	54 HELEN STREET, GLASGOW, G51 3HQ,	2,337.00
SCOTTISH GAS BUSINESS	PO BOX 254, CAMBERLEY, SURREY, GU15 3WA,	1,365.57
SECURITAS	UNIT 4 CUCKOO WHARF, LICHFIELD ROAD, BIRMINGHAM, B6 7SS,	1,895.97
SOUTHERN ELECTRIC	PO BOX 17, HAVANT PO9 5DD	2,205.59
STREAMLINE	GATEHEAD CARD CENTRE, PO BOX 27, VICTORY HOUSE, FIFTH AVENUE, GATESHEAD, NE8 1HJ	332.21
DERBY CITY COUNCIL	CUSTOMER SERVICES DIVISION, PO BOX 1, THE COUNCIL HOUSE, CORPORATION STREET, DERBY DE1 2XG	151.00
SOUTH NORFOLK DISTRICT COUNCIL	LONG STRATTON, NORWICH NR15 2XE	40.00
WIGAN COUNCIL	COUNCIL TAX OFFICES, PO BOX 100, MOORE STREET EAST, WHELLEY, WIGAN WN1 3DS	46.00
CLACKMANNANSHIRE COUNCIL	REVENUE SERVICES, KILNCRAIGS, GREENSIDE STREET, ALLOA FK10 1EB	860.06
CLACKMANNANSHIRE COUNCIL	REVENUE SERVICES, KILNCRAIGS, GREENSIDE STREET, ALLOA FK10 1EB	428.85
WIGAN COUNCIL	BUSINESS SUPPORT SERVICES, PO BOX 42, CIVIC CENTRE, MILLGATE, WIGAN WN1 1DD	180.00
SOUTH KESTEVEN DC	COUNCIL OFFICES, ST PETER'S HILL, GRANTHAM, LINS NG31 6PZ	1,369.22
SOUTH HOLLAND DC	LICENSING, PO BOX 8, SPALDING, LINCOLNSHIRE PE11 2XQ	180.00
SOUTH HOLLAND DC	BUSINESS RATE SECTION, PO BOX 8, SPALDING, LINCOLNSHIRE PE11 2XQ	388.00
SOUTH HOLLAND DC	COUNCIL TAX BILLING SECTION, PO BOX 8, PRIORY ROAD, SPALDING, LINS PE11 2XQ	19.00
SOUTH HOLLAND DC	BUSINESS RATE SECTION, PO BOX 8, SPALDING, LINCOLNSHIRE PE11 2XQ	2,551.95
		22,782.56

Date 5/5/2011

Date

M. Grunwald

**Signature**

## COMPANY SHAREHOLDERS


U. Yannell

Signature

TOTALS  
Date 3/2/2011

## **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