



To members and all known creditors

13 September 2013

Our ref: TB/MG/31020906/DICKENS/CVLo33

Dear Sirs

Dickens Heath Development Company Limited - In Creditors Voluntary Liquidation
Formerly trading from: 22-23 Old Burlington Street, London, W1S 2JJ

Please find enclosed the liquidators' first annual progress report to members and all known creditors in the above liquidation.

If you have any queries in connection with the report, please contact Tuneet Bahi on 0113 289 4759 who will be pleased to deal with them.

Yours faithfully

David Baxendale
Joint Liquidator

Enclosures

D R Baxendale and R J Hunt have been appointed as Joint Liquidators of Dickens Heath Development Company Limited. Both are licensed in the United Kingdom to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales.

The Joint Liquidators 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 liquidation

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First progress report to members & creditors

13 September 2013

Company	Dickens Heath Development Company Limited
Registered Number	04319615
Registered address	Benson House, 33 Wellington Street, Leeds, LS1 4JP
Type of Insolvency	Creditors' Voluntary Liquidation
Date of Appointment	18 July 2012
Appointees	David Robert Baxendale Robert Jonathan Hunt
Address	PricewaterhouseCoopers LLP Benson House, 33 Wellington Street, Leeds, LS1 4JP

Dividend Prospects	Current estimate p in £	Previous estimate p in £
Preferential	N/A	N/A
Unsecured	TBC	Uncertain

Please note that the guidance on dividend prospects is indicative only. It should not be used as the sole or principal basis of any bad debt provision decision.

Dickens Heath Development Company Limited – In Creditors Voluntary Liquidation ("the Company")

Report to Members & Creditors

In accordance with Rule 4.49C of the Insolvency Rules 1986 ("IR86"), this is the liquidators' first annual progress report to members and all known creditors.

Appointment of Liquidators

On 18 July 2012 David Robert Baxendale and Robert Jonathan Hunt of PricewaterhouseCoopers LLP were appointed liquidators of the Company.

Asset Realisations

Below are details of the Company's realisable assets per the directors' statement of affairs.

	Actual realisations in the liquidation £	Estimated to realise per the statement of affairs £
Assets		
Garden Square East, slab	-	3,500,000
Commercial Properties, 73,35,77 Main Street, Dickens Heath	-	440,000
Garden Squares Phase 1, residential properties	-	2,945,250
Garden Squares Phase 1, commercial property	-	175,000
Waterside commercial properties	-	600,000
Waterside residential property	-	158,400
Ground Rents	-	800,000
Accounts receivable	-	4,300
VAT	-	3,203

There have been no receipts or payments in the liquidation for the period to 17 July 2013 because the assets continue to be realised by the fixed charge receivers that have been appointed.

Assets specifically pledged

As advised previously, prior to the joint liquidators' appointment, fixed charge receivers had been appointed over the Company's properties. We continue to anticipate that a surplus from the fixed charge receivers will arise when all of the assets have been realised.

Until the fixed charges have been satisfied, we do not expect to receive any significant receipts into the liquidation. The level of the surplus the liquidators will receive in due course is uncertain and is dependent on property sales made by the fixed charge receivers.

It is understood that the Accounts Receivable amount detailed above is covered by the fixed charges and is being collected by the receivers.

Assets not specifically pledged

It is currently anticipated that the VAT asset listed above is not recoverable. This is due to debts outstanding to HM Revenue and Customs from other members of the VAT group.

Outcome for Creditors

Secured Creditors

It is possible that there will be sufficient realisations in the fixed charge receivership to discharge the Company's indebtedness to The Royal Bank of Scotland Plc ("the Bank") however this is subject to the final level of realisations and costs incurred.

The Metropolitan Borough of Solihull also holds a debenture in relation to the Company and it is envisaged that any indebtedness will be discharged by the fixed charge receiver.

Preferential Creditors

There are no preferential creditors of the Company.

Unsecured Creditors

In the event that the secured creditors are paid in full, there may be a fixed charge surplus to distribute to the unsecured creditors of the Company. The timing and quantum of this distribution cannot be estimated until the fixed charge receivership is concluded.

Investigations

The liquidators have reviewed the affairs of the Company prior to liquidation and have also considered the points raised by creditors in discharging their duties under the Company Directors' Disqualification Act 1986.

Creditors are reminded that the liquidators have a statutory obligation to consider the directors' conduct and to submit a return/report to the Insolvency Service. The liquidators can confirm that they have complied with this requirement.

Professional Advisers

To date, on this assignment the liquidators have not instructed any professional advisers.

Liquidators' remuneration

You may recall that at the first meeting of creditors held on 18 July 2012 a resolution was passed to enable the joint liquidators' fees are to be fixed by reference to the time properly given by the liquidators and their staff in attending to the matters arising in the winding up, including time given by them and their staff to such matters before the liquidation commenced. These fees are to be paid as and when funds become available.

To 17 July 2013, the liquidators have incurred time costs of £27,341. This represents 132.08 hours at an average hourly rate of £196.86. To date, no fees have been drawn and the balance will be drawn in due course.

It has been the joint liquidators' policy to delegate the routine administration of the liquidation to junior staff in order to maximise the cost effectiveness of the work performed. These staff have been supervised by senior staff and the liquidators. Any matter of particular complexity or significance that has required responsibility of an exceptional kind has also been dealt with by senior staff and the liquidators.

Details of the time costs incurred from the liquidators' appointment to 17 July 2013, by work category, are attached at Appendix A.

In common with all professional firms, scale rates increase from time to time over the period of the administration of each insolvency case. PricewaterhouseCoopers LLP, or any successor firm, reserves the right to change the rates and grade structure, following the passing of the fee resolution on 18 July 2012. Full details of the charge out rates charged to this case from this date are included at appendix B. Specialist departments within PricewaterhouseCoopers LLP, such as tax, VAT, property and pensions, sometimes charge a small number of hours should the liquidators require their expert advice. Their rates vary; however, the figures given provide an indication of the maximum rate per hour.

In addition, the liquidators have drawn a statement of affairs fee of £7,500, in accordance with a further resolution also passed at the initial meeting of creditors.

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).

Liquidators' disbursements

Category 1 disbursements

The liquidators' have incurred disbursements of £427 during the period 18 July 2012 to 17 July 2013 however no disbursements have been drawn.

Category 2 disbursements

The liquidators' current disbursements policy, as approved by the creditors, is as follows:

1. Photocopying for circulars or any other bulk copying has been increased from the resolutions to 4p per sheet;
2. Mileage – this is reimbursed at a maximum of 71p per mile (up to 2,000cc) and 93p per mile (over 2,000cc)

All other disbursements are reimbursed at cost. The liquidators have incurred £8 in respect of mileage during the period 18 July 2012 to 17 July 2013 however no disbursements have been drawn.

Statement of expenses

The following expenses have been incurred during the period of the report but have not yet been drawn.

Category	Amount
Office Holders Fees	£27,341
Office holders expenses	£435

Additional information

If any creditor requires further explanations on any aspect of the liquidators' progress report, then please telephone or write to Tuneet Bahi on 0113 289 4759, who will be pleased to deal with such enquiries, however, any request for further information regarding the liquidators' remuneration or disbursements should be made in writing (Rule 4.49E IR86).

In addition, should any creditor consider the liquidators' remuneration and disbursements to be excessive or inappropriate, they have the right to challenge the amounts in accordance with Rule 4.131 IR86.



Dickens Heath Development Company Limited - In Creditors Voluntary Liquidation

Analysis of time costs for the period to 17 July 2013

Aspect of assignment	Partner	Director	Senior Manager	Manager	Senior Associate	Associate	Secretarial	Total hours	Time cost £	Average hourly rate £
1 Strategy & Planning	-	3.00	1.30	4.80	3.20	17.45	-	29.75	7,346.50	246.94
2 Administration	-	-	-	-	0.20	0.25	-	0.45	70.90	157.56
3 Trading	-	-	-	-	-	-	-	-	-	-
4 Assets	-	-	-	1.40	4.10	1.90	-	7.40	1,482.25	200.30
5 Investigations	-	-	-	2.90	1.60	11.60	-	16.10	2,965.40	184.19
6 Creditor claims/distributions	-	0.10	-	0.30	1.50	5.45	-	7.35	1,263.90	171.96
7 Accounting and treasury	-	0.50	-	-	2.85	1.45	0.70	5.50	1,197.90	217.80
8 Reporting to appointor/committee	-	-	-	-	0.50	1.80	-	2.30	379.30	164.91
9 Statutory and compliance	-	0.60	1.30	4.65	16.90	32.00	0.60	56.05	9,915.25	176.90
10 Tax/VAT/Pensions	-	-	-	0.20	4.95	8.83	-	13.98	2,719.10	194.50
11 Employees	-	-	-	-	-	-	-	-	-	-
12 Pre-appointment work	-	-	-	-	-	-	-	-	-	-
13 Closure procedures	-	-	-	-	-	-	-	-	-	-
Total	-	4.2	2.6	14.3	35.8	80.7	1.3	138.88	27,340.50	196.86
Current Charge out rates per hour										
- insolvency	555	465	405	320	240	152	82			
- specialist	1,180	1,085	870	520	440	230	120			