



**To members and all known creditors**

**23 May 2014**

**Our ref: KF/AT/Parkridge Holdings/CVL033/20140526**

**Dear Sir/Madam**

**Parkridge Holdings Limited – in liquidation (“the Company”)**

**Please find enclosed the liquidators’ second progress report to members and all known creditors in the above liquidation.**

**If you have any queries in connection with the report, please contact Leanne Wall who will be pleased to deal with them.**

**Yours faithfully**

A handwritten signature in black ink, appearing to be 'Robert Hunt', written over a horizontal line.

**Robert Hunt  
Joint Liquidator**

**leanne.wall@uk.pwc.com  
T: 0113 289 4917**

**Enclosure: Second progress report to members and all known creditors**

*Robert Hunt and David Matthew Hammond have been appointed joint liquidators of the Company. 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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Second progress report to members & creditors

23 May 2014

**Company** Parkridge Holdings Limited - in Liquidation

**Registered Number** 06064315

**Registered address** Benson House  
33 Wellington Street  
Leeds  
LS1 4JP

**Type of Insolvency** Creditors' Voluntary Liquidation

**Date of Appointment** 28 March 2012

**Appointees** Robert Hunt and David Hammond

**Address** PricewaterhouseCoopers LLP  
Benson House  
Wellington Street  
Leeds  
LS1 4JP

**Dividend Prospects**

	<b>Paid p in £</b>	<b>Previous estimate p in £</b>
Preferential	100	100
Unsecured	1.9	1.9

*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.*

## **Parkridge Holdings Limited – in liquidation (“the Company”)**

### **Report to members & creditors**

In accordance with Rule 4.49C of the Insolvency Rules 1986 (“IR86”), this is our second progress report to members and all known creditors in the liquidation. Attached at Appendix A is a summary of the financial information relating to the liquidation.

### **Asset Realisations**

The Company’s assets have been realised as follows:-

	<b>28 March 2012 to 27 March 2013</b>	<b>28 March 2013 to 27 March 2014</b>	<b>Total 28 March 2012 to 27 March 2014</b>	<b>Estimated as per Statement of Affairs</b>
Intangible assets	13.72	-	13.72	
Funds from the administration	940,085.11	-	940,085.11	
Intercompany debtors	45,119.90	59,611.81	104,731.71	1,500,000.00
Interest received gross	1,894.20	2,174.04	4,068.24	
Reimbursement of costs paid during the administration	-	958.87	958.87	
	<b>987,112.93</b>	<b>62,744.72</b>	<b>1,049,857.65</b>	<b>1,500,000.00</b>

### **Intercompany claims**

We have previously reported on the various outstanding debts that are due to the Company from various associated companies.

A dividend is expected from Dickens Heath Developments Company Limited which is in liquidation. However, the timing of this is unknown as it is dependent upon property sales.

Additional funds may be received from a subsidiary company in Bulgaria. Any realisations from this company will be dependent on both the level of realisations from an auction process in respect of the company’s freehold property and the level of creditor claims against the company.

### **Dividends received**

In the liquidation, we originally expected to receive up to £130,000 in dividends from other insolvent subsidiary companies.

On 2 April 2013, we have received a first and final dividend of £50,327.16 (equating to 1.72 pence in the £) from Parkridge (Shires Gateway) Limited.

On 12 March 2014, we receive a second and final dividend of £9,284.65 (equating to 0.05 pence in the £) from Parkridge Retail Limited.

We are awaiting a final dividend from Parkridge Coalville Limited which is dependent upon receiving tax clearance. This is expected to be around 11 pence in the £ (approximately £7,500).

Total intercompany dividends received to date are £1,407,530 of which £1,302,798.36 was received whilst the Company was in administration.

#### ***Other assets***

We received interest of £2,174.04 during the period.

During the administration, the Company paid various costs amounting to £958.87 on behalf of Parkridge Gate Developments Limited. These costs were reimbursed on 7 June 2013.

#### **The fulfilment of our statutory duties**

##### ***VAT/Tax matters***

The Company was deregistered for VAT on 1 September 2012. Since deregistration, input VAT has been reclaimed periodically.

An amount of £97,021.32 was reclaimed by Parkridge Gate Developments Limited as the representative member of the VAT group. This has now been transferred to the Company.

Corporation tax returns are being prepared periodically and submitted to HMRC.

All other statutory matters are completed on an ongoing basis.

#### **Outcome for creditors**

##### ***Secured creditors***

The Company has two secured creditors, The Royal Bank of Scotland ("RBS") who were owed approximately £15,000,000 at the date of the administration, and Prologis Germany X P.V ("Prologis") who were owed approximately £80,000,000 at the date of the administration. RBS holds a first ranking fixed and floating charge over the Company's asset realisations and Prologis holds a second ranking fixed and floating charge.

As previously reported, £200,000 was distributed to RBS in the administration. However, we anticipate that both secured creditors will suffer a shortfall under their security.

##### ***Preferential creditors***

As previously reported, preferential creditors have been paid in full. Total claims amounted to £23,844.80.

##### ***Unsecured creditors***

As previously reported, unsecured creditors have benefited from the maximum prescribed part of £600,000.

A first and final dividend of 1.91 pence in the £ was paid to unsecured creditors (whose claims had been admitted) on 28 January 2014.

After deducting our fees for distributing the prescribed part, a total of £582,527.99 was distributed to unsecured creditors.

It is not anticipated that any other distribution to unsecured creditors will take place.

### Professional Advisers

On this assignment the liquidators have used the professional advisers listed below.

Service provided	Name of Professional Adviser	Reason selected	Basis of Fee Arrangement	Paid in the period (£)
Legal advice	Wragge & Co	Specialist knowledge & expertise	Time costs plus disbursements	Nil
Storage	Iron Mountain (UK) Limited	Facilities available	Industry rates	£580.02
Photocopying	Mitie	Facilities available	Unit price	Nil

Our choice was based upon our perception of the advisers experience and ability to perform this type of work, the complexity and nature of the assignment and the basis of the fee arrangement with them.

### Liquidators' remuneration

You may recall that the basis for our remuneration in the administration under Rule 2.106 IR86 had been fixed by reference to the time properly given by the administrators and the various grades of their staff, according to the firm's usual charge out rates for work of this nature. In accordance with Rule 4.127 IR86, the remuneration basis agreed in the administration has continued in the liquidation.

For the period from 28 March 2013 to 27 March 2014, we have incurred time costs of £47,014.22. This represents 200.24 hours at an average hourly rate of £234.79. This compares with the average hourly rate at the time of our last progress report of £276.94. Against this, no fees have yet been drawn.

It has been our 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 28 March 2013 to 27 March 2014, by work category, are attached at Appendix B.

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 ("PwC"), or any successor firm, reserves the right to change the rates and grade structure. Following the liquidators' previous progress report the charge out rates were increased on 1 July 2013. Full details of the charge out rates charged to this case from 28 March 2013 to 27 March 2014 are included below.



### ***Category 1 disbursements***

We have incurred disbursements of £99.10 during the period 28 March 2013 to 27 March 2013. These are shown in Appendix C. No amounts have been drawn in this respect.

### ***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 is charged at 5 pence per sheet;
2. Mileage – this is reimbursed at a maximum of 64 pence per mile (up to 2,000cc) and 81 pence per mile (over 2,000cc).

All other disbursements are reimbursed at cost.

We have incurred £15.32 in respect of photocopying and have not incurred any costs in respect of mileage during the period 28 March 2013 to 27 March 2014. No amounts have been drawn yet in this respect.

### **Statement of expenses**

A statement of expenses is provided at Appendix C.

### **Additional information**

If any creditor requires further explanations on any aspect of the liquidators' progress report, then please telephone or write to Leanne Wall on 0113 289 4917 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.

An explanatory note giving creditors a statement of their rights in relation to our remuneration and expenses, and their rights to request further information, can be found online at:

<http://www.icaew.com/~media/Files/Technical/Insolvency/creditors-guides/creditors-guide-liquidators-fees-final.pdf>

A copy may also be obtained free of charge by telephoning Leanne Wall on 0113 289 4917.

### **Next report**

Following each anniversary of our appointment, we are required to circulate a report to creditors. If the liquidation has been completed before the next anniversary, a report will be circulated up to the date the liquidation ended.

<b>Grade</b>	<b>Insolvency (£/hr) From 1 July 2013</b>	<b>Insolvency (£/hr) To 1 July 2013</b>	<b>Specialist (max) (£/hr)</b>
Partner	555	540	1075
Director	465	450	1085
Senior Manager	405	395	915
Manager	320	310	600
Senior Associate	240	233	460
Associate	152	146	210
Support Staff	112	80	120

Specialist departments within PwC, 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.

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 charge 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 6 minute units. The minimum time chargeable is 3 minutes (i.e. 0.5 units).

#### **Liquidators' disbursements**

<b>Category</b>	<b>Policy</b>	<b>Costs to date (£)</b>
1	All disbursements not falling under category 2 are recharged at cost	99.10
2	Photocopying is charged at 5 pence per sheet copied - only charged for circulars to creditors and other bulk copying	15.32
2	Mileage is charged at a maximum of 65 pence per mile (up to 2,000cc) or 81 pence per mile (over 2,000cc)	-
<b>Total 28 March 2013 to 27 March 2014</b>		<b>114.42</b>
Brought forward from 28 March 2012 to 27 March 2013		681.04
<b>Total to 27 March 2014</b>		<b>795.46</b>

# Appendix A

## Partidge Holdings Limited - In Liquidation (the Company) Summary of financial information as at 27 March 2014

	28 March 2012 to 27 March 2013	28 March 2013 to 27 March 2014	Total as March 2012 to 27 March 2014	Estimated future transactions	Estimated final outcome	Director's statement of affairs
<b>Fixed charge realisations</b>						
None	-	-	-	-	-	-
<b>Fixed charge costs of realisations/payments</b>						
None	-	-	-	-	-	-
<b>Fixed charge balance</b>						
	-	-	-	-	-	-
<b>Floating charge realisations</b>						
Intangible assets	13,72	-	13,72	-	13,72	-
Funds from the administration	940,085.11	-	940,085.11	-	940,085.11	-
Intercompany debtors*	45,119.99	59,011.81	104,731.71	-	104,731.71	1,500,000.00
Interest received gross	1,894.04	3,174.04	4,068.08	-	4,068.08	-
Reimbursement of costs paid during the administration	-	958.87	958.87	-	958.87	-
<b>Total</b>	<b>997,122.93</b>	<b>65,744.72</b>	<b>1,049,857.65</b>	-	<b>1,049,857.65</b>	<b>1,500,000.00</b>
<b>Floating charge costs of realisations/payments</b>						
Storage costs	131.94	880.08	711.95	300.00	911.95	-
Office holder's fees - administration (line cost basis)	200,000.00	-	200,000.00	-	200,000.00	-
Office holder's expenses - administration	1,302.04	-	1,302.04	-	1,302.04	-
Office holder's fees - liquidation (line cost basis)	-	-	-	187,472.91	187,472.91	-
Office holder's expenses - liquidation	-	-	-	800.00	800.00	-
Sanctuary advertising	147.35	75.37	222.72	200.00	422.72	-
Legal fees & expenses	25,104.99	-	25,104.99	-	25,104.99	-
Pre-administration fees	80,000.00	-	80,000.00	-	80,000.00	-
Pre-administration expenses	84.83	-	84.83	-	84.83	-
Risk charges	30.00	12.30	42.30	-	42.30	-
Course expenses	-	-	-	6,435.91	6,435.91	-
Distribution to preferential creditors - National Insurance Fund (100 p in the £, paid 14 January 2013)	3,335.12	-	3,335.12	-	3,335.12	-
Distribution to preferential creditors - Employees (100 p in the £, paid 14 January 2013)	20,300.68	-	20,300.68	-	20,300.68	-
Distribution to unsecured creditors (10 p in the £, paid 28 January 2014)	-	584,597.40	584,597.40	-	584,597.40	-
<b>Total</b>	<b>301,475.85</b>	<b>595,198.48</b>	<b>894,271.73</b>	<b>196,188.91</b>	<b>1,049,857.65</b>	-
<b>Floating charge balance</b>	<b>695,647.08</b>	<b>(239,427.07)</b>	<b>456,219.99</b>	<b>(196,188.91)</b>	-	<b>1,500,000.00</b>
VAT receivable	33,382.96	8,338.53	41,721.49	(41,588.40)	-	-
Amount of VAT owed from Partidge Ode Developments Limited	(97,021.39)	97,021.32	-	-	-	-
<b>Grand total (Gross on an interest bearing account)</b>	<b>631,608.65</b>	<b>(418,097.22)</b>	<b>213,511.43</b>	<b>(81,769.41)</b>	-	-

\* We have assumed in a worst case scenario, that no funds will be due from the insolvency process of Dichtus Health Development Company Limited and the Bulgarian company. However, we are still pursuing these assets.



# Appendix B

## Parkridge Holdings Limited -- in liquidation ("the Company") Analysis of time costs for the period from 28 March 2013 to 27 March 2014

Aspect of assignment	Partner	Director	Senior Manager	Manager	Senior Associate	Associate	Secretarial	Total hours	Time cost £	Average hourly rate £
1 Strategy & Planning	2.00	0.50	1.00	1.45	1.05	-	8.90	14.90	3,453.15	211.62
2 Administration	-	1.90	-	-	2.20	0.95	-	5.05	1,534.90	301.96
3 Trading	-	-	-	-	-	-	-	-	-	-
4 Assets	-	2.85	-	-	0.30	-	-	3.15	1,376.85	437.10
5 Investigations	-	-	-	-	-	-	-	-	-	-
6 Creditors claims/distributions	-	2.00	0.70	10.30	2.85	31.20	-	72.05	15,457.00	214.53
7 Accounting and treasury	-	1.95	0.20	1.30	6.31	7.45	0.30	17.51	3,527.67	207.18
8 Reporting to appointor/committees	-	-	-	-	0.60	-	-	0.60	104.30	173.67
9 Statutory and compliances	-	-	0.50	8.03	26.15	12.00	-	46.68	9,028.33	193.41
10 Tax/VAT/Pensions	-	2.60	4.00	0.90	30.90	0.85	-	39.25	12,571.75	320.30
11 Employees	-	-	-	-	0.55	0.50	-	1.05	170.35	162.24
12 Pre-appointment work	-	-	-	-	-	-	-	-	-	-
13 Closure procedures	-	-	-	-	-	-	-	-	-	-
<b>Total for the period from 28 March 2013 to 27 March 2014</b>	<b>2.00</b>	<b>11.80</b>	<b>6.40</b>	<b>21.98</b>	<b>95.91</b>	<b>52.95</b>	<b>9.20</b>	<b>200.24</b>	<b>47,014.22</b>	<b>234.79</b>
<b>Brought forward at 28 March 2013</b>								<b>209.83</b>	<b>51,998.11</b>	
<b>Total</b>								<b>410.07</b>	<b>99,012.33</b>	

Current Charge out rates per hour  
 -In-house 555.00 465.00 320.00 240.00 152.00 112.00  
 -Specialist 1,180.00 1,085.00 870.00 440.00 230.00 120.00

The key areas of work carried out during this period have been:

<b>Area of work</b>	<b>Work undertaken in the period includes</b>
<b>Strategy and planning</b>	<ul style="list-style-type: none"> <li>• Internal team briefings on case progression</li> </ul>
<b>Creditor claims and distributions</b>	<ul style="list-style-type: none"> <li>• Agreeing creditor claims</li> <li>• Arranging payment of the first and final dividend</li> <li>• Dealing with creditor enquiries</li> </ul>
<b>Accounting and treasury</b>	<ul style="list-style-type: none"> <li>• Periodic bank reconciliations</li> <li>• Arranging payments of costs of the liquidation</li> <li>• Processing cheques for the first and final dividend to unsecured creditors</li> </ul>
<b>Statutory and compliance</b>	<ul style="list-style-type: none"> <li>• Preparing and circulating the annual reports to creditors</li> <li>• Regular internal case reviews</li> </ul>
<b>Tax/VAT/Pensions</b>	<ul style="list-style-type: none"> <li>• Preparing and submitting tax returns</li> <li>• Dealing with VAT reclaimed by Parkridge Gate on behalf of the Company</li> </ul>
<b>Employees</b>	<ul style="list-style-type: none"> <li>• Dealing with payment unsecured element of employee claims</li> <li>• Dealing with employee queries</li> </ul>

**Parkridge Holdings Limited – in liquidation**  
**Expenses statement for the period 28 March 2013 to 27 March 2014**

	<b>Total expenses incurred brought forward from 28 March 2013 (£)</b>	<b>Total expenses paid to 27 March 2014 (£)</b>	<b>Expenses outstanding at 27 March 2014 (£)</b>	<b>Expenses incurred in this period (£)</b>	<b>Total expenses to 27 March 2014 (£)</b>
Storage costs	131.94	711.96	-	580.02	711.96
Office holder's fees - administration	286,812.00	200,000.00	86,812.00	-	286,812.00
Office holder's expenses - administration	1,333.98	1,302.04	31.94	-	1,333.98
Office holder's fees - liquidation	51,998.11	-	101,403.83	47,014.22	99,012.33
Office holder's expenses - liquidation	681.04	-	795.46	114.42	795.46
Statutory advertising	147.25	222.62	-	75.37	222.62
Legal fees & expenses	25,194.99	25,194.99	-	-	25,194.99
Pre-administration fees	50,000.00	50,000.00	-	-	50,000.00
Pre-administration expenses	824.83	824.83	-	-	824.83
Bank charges	30.00	42.50	-	12.50	42.50
<b>Total</b>	<b>417,154.14</b>	<b>278,298.94</b>	<b>189,043.23</b>	<b>47,796.53</b>	<b>464,950.67</b>

**Liquidator's Progress Report****Pursuant to Sections 92A, 104A and 192 of the  
Insolvency Act 1986****S.192**

To the Registrar of Companies

Company Number

06064315

Name of Company

(a) Insert full name of  
company

Parkridge Holdings Limited

(b) Insert full name(s)

We Robert Hunt and David Matthew Hammond, of

PricewaterhouseCoopers LLP  
7 More London Riverside  
London  
SE1 2RTand PricewaterhouseCoopers LLP  
Cornwall Court  
19 Cornwall Street  
Birmingham  
B3 2DTthe liquidators of the company attach a copy of our Progress Report  
under section 192 of the Insolvency Act 1986.The Progress Report covers the period from 28 March 2013 to 27  
March 2014.

Signed



Date

23/5/2014

Presenter's name,  
address and  
reference  
(if any)