

MAXIMISE VALUE MINIMISE LOSS

AN INNOVATIVE APPROACH



ASSET & DEBT ADVISORY

lsh.co.uk

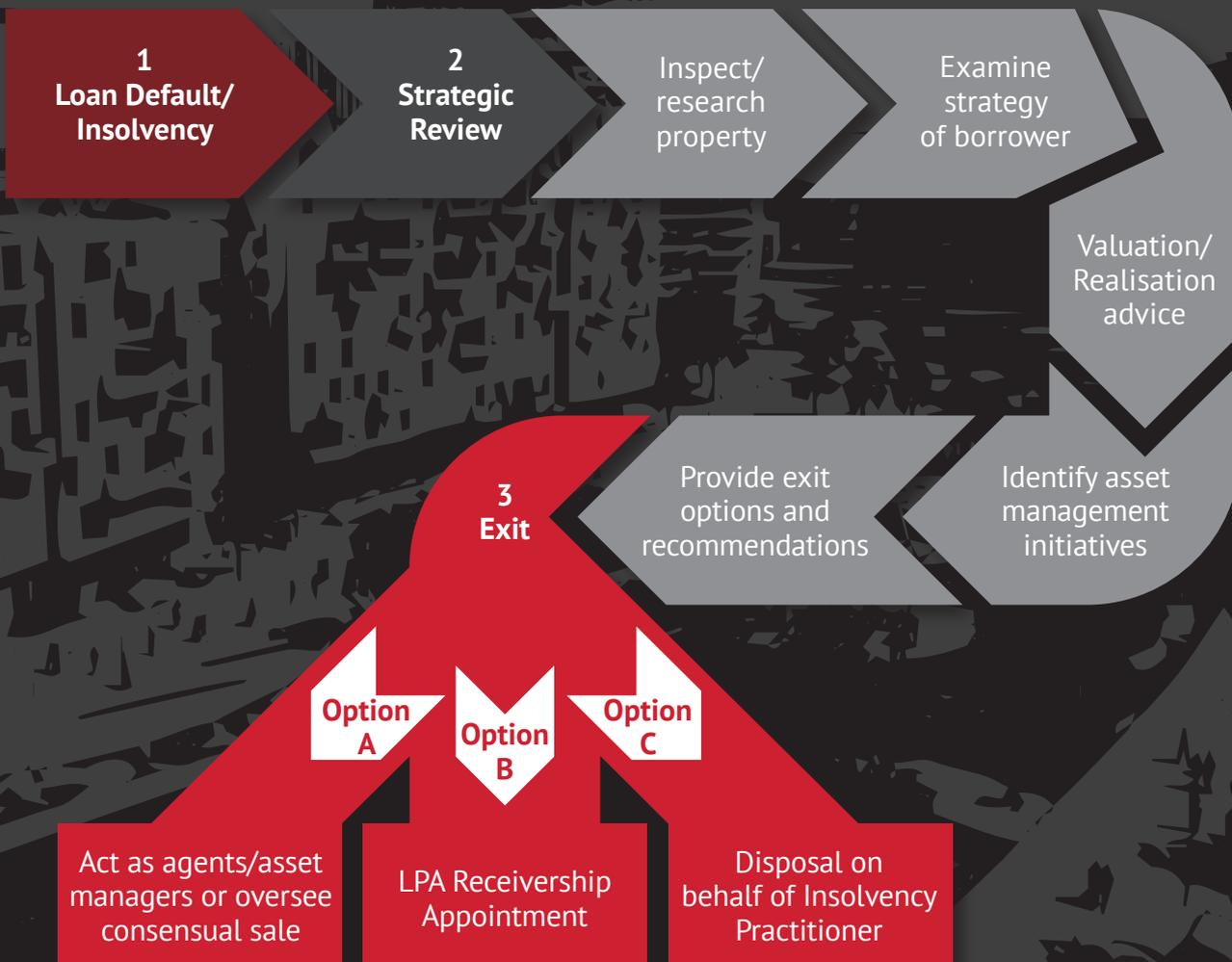
THE TEAM

In increasingly uncertain times, the ability to appoint a fixed charge receiver is more often than not the enforcement option of choice for fixed charge-holders, providing control and a cost effective method of recovery. The Asset and Debt Advisory Department at Lambert Smith Hampton, which has eight active registered property receivers throughout the UK is particularly well placed to assist both in a preliminary and formal appointment capacity.

The team has a wealth of experience in providing strategic property valuation, asset management and agency advice to Banks and Insolvency Practitioners on non-performing loans and failing businesses and we have one of the largest dedicated debt advisory departments in the UK.

The division is supported by expertise in planning, building consultancy, property management, capital markets and machinery and business assets enabling bespoke project teams to be assembled.

OUR APPROACH



TRACK RECORD



CENTRAL MANCHESTER MIXED USE INVESTMENT

- Receivership appointment over mixed use building, opposite Arndale Centre
- Leases all short term to poor covenants and a lack of transparency of income stream
- Active asset management increased rent from £250k to £350k pa
- Value increased from £2.5 million to £4.6 million



FORMER BT TOWER BEDFORD

- Fixed Charge Receivership appointment over 12 storey former BT Tower in Bedford
- Completed outstanding works to residential units
- Oversaw piecemeal sale and re-negotiated disputed contract with a Housing Association
- Aggregate sale of £8 million over 5 years



LEATHERHEAD ENTERPRISE CENTRE, SURREY

- Appointed Receivers over multi-let office/science facility
- Negotiated new leases to enable vacant possession for redevelopment
- Managed income stream and winding down of the service charge
- Targeted marketing resulted in a sale for £7.5m



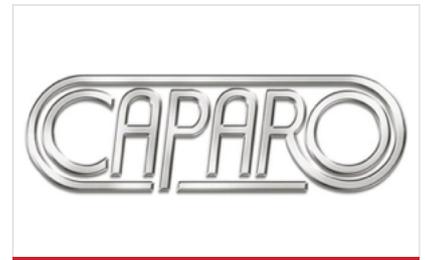
RESIDENTIAL PORTFOLIO THE WEST MIDLANDS

- Long term monitoring exercise of 22, mainly residential properties
- LPA Receivers appointed following borrower's failure to meet conditions of Bank
- Breakup disposal strategy adopted



BLACKLOT & THORNEY HOWE, LAND LLENDALE

- LPA Receivership of agricultural land, livestock and machinery
- Dealt with Basic Payment Scheme Entitlements and DEFRA
- Sold machinery via our MBA division and land via auction



THE CAPARO PORTFOLIO PORTFOLIO DISPOSAL

- Corporate insolvency including 19 industrial facilities
- Valuation and disposal advice provided to Administrator
- Instructed to deal with sale of properties



DYTECNA LTD PORTFOLIO DISPOSAL

- Corporate insolvency
- Valuation of 3 high quality industrial buildings and assets in conjunction with our Plant & Machinery team
- Advice in respect of sale of parts of the business
- Instructed to deal with sale of properties



LAND NEAR DONCASTER SOUTH YORKSHIRE

- Approached by Bank to assist with a consensual sale
- Two brownfield development sites extending to a total of circa 57 acres
- Lapsed planning consent on one site
- Sites under-offer



AMBERWOOD, MOLES HILL CROWN ESTATE, OXSHOTT

- Unrealistic asking price
- Receivers appointed following failure to sell
- Obtained Completion Certificate and Building Warranty
- Completed sale for £3,135,000

NORTH WEST

MANCHESTER
3 Hardman Square
Spinningfields
Manchester
M3 3HF

Nick Blackwell
LPA Receiver
nblackwell@lsh.co.uk
07979 541 236

Daniel Whittaker
LPA Receiver
dwhittaker@lsh.co.uk
07979 541211

Robert Gann
rgann@lsh.co.uk
07591 384 114

NORTHERN IRELAND

BELFAST
Clarence House
4-10 May Street
Belfast
BT1 4NJ

Nick Blackwell
LPA Receiver
nblackwell@lsh.co.uk
07979 541 236

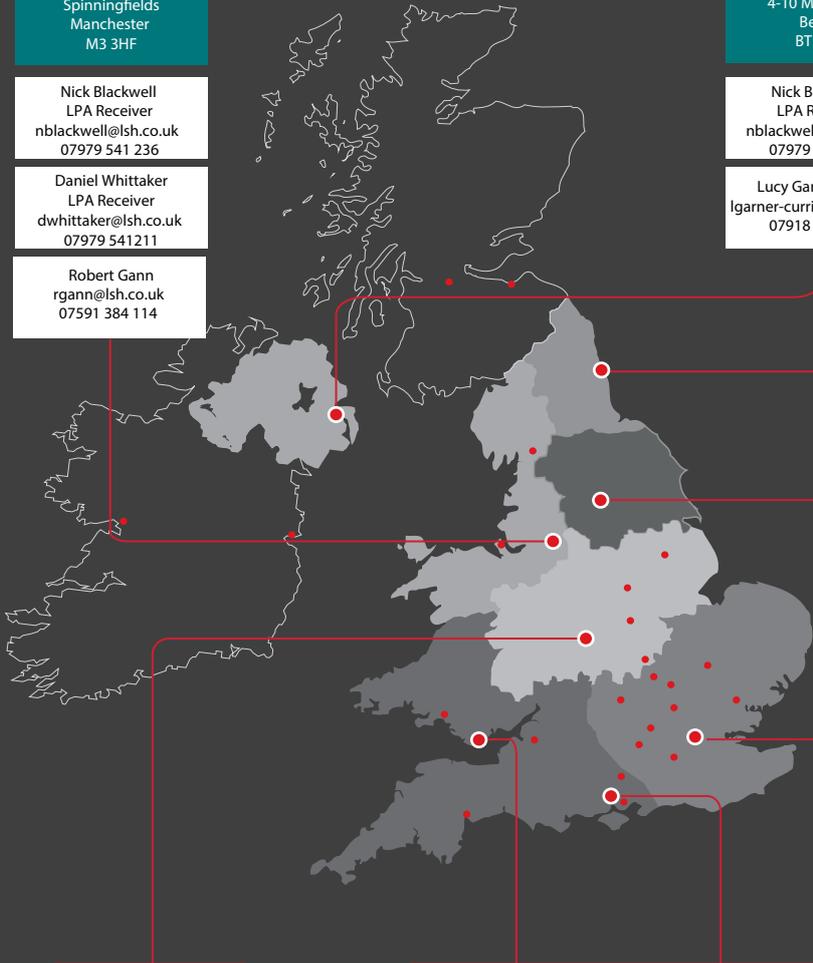
Lucy Garner-Currie
lgarner-currie@lsh.co.uk
07918 651 046

NORTH EAST

NEWCASTLE
41-51 Grey Street
Newcastle Upon Tyne
NE1 6EE R

Nick Blackwell
LPA Receiver
nblackwell@lsh.co.uk
07979 541 236

Lucy Garner-Currie
lgarner-currie@lsh.co.uk
07918 651 046



YORKSHIRE

LEEDS
9 Bond Court
Leeds
LS1 2JZ

Nick Blackwell
LPA Receiver
nblackwell@lsh.co.uk
07979 541 236

Lucy Garner-Currie
lgarner-currie@lsh.co.uk
07918 651 046

MIDLANDS

BIRMINGHAM
Interchange Place
Edmund Street
Birmingham
B3 2TA

Richard Durkin
LPA Receiver
rdurkin@lsh.co.uk
07918 738 541

Andrew Vaughan
LPA Receiver
avaughan@lsh.co.uk
07702 289 611

SOUTH WEST & WALES

CARDIFF
No 2 Capital Quarter
Tyndall Street
Cardiff
CF10 4BZ

Rachel Bassett
LPA Receiver
rbassett@lsh.co.uk
07887 792 790

Andrew Vaughan
LPA Receiver
avaughan@lsh.co.uk
07702 289 611

Charlotte Miller
cmiller@lsh.co.uk
07590 491 877

SOUTHAMPTON
Enterprise House
Ocean Way
Southampton
SO14 3XB

Rachel Bassett
LPA Receiver
rbassett@lsh.co.uk
07887 792 790

Andrew Vaughan
LPA Receiver
avaughan@lsh.co.uk
07702 289 611

Charlotte Miller
cmiller@lsh.co.uk
07590 491 877

LONDON & SOUTH EAST

LONDON
UK House
180 Oxford Street
London
W1D 1NN

Richard Haines
LPA Receiver
rhaines@lsh.co.uk
07979 541 248

Rachel Bassett
LPA Receiver
rbassett@lsh.co.uk
07887 792 790

Nick Hughes
nhughes@lsh.co.uk
07979 541 238



Nick Blackwell
National Head of ADA
nblackwell@lsh.co.uk
07979 541 236

© Lambert Smith Hampton
Details of Lambert Smith Hampton can be viewed on our website www.lsh.co.uk
This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Lambert Smith Hampton as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.