

TO ALL KNOWN CREDITORS

10 November 2010

Ref: MLP7E/ARB/DE/TC/LO3465/PF16.1

Direct line: 020 7951 5950

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Dear Sirs

Heritable Bank Plc (In Administration) (“the Company”)

Court of Session number: P1684/08

Registered office address: Ernst & Young LLP, George House, Glasgow, G2 1RR

Registered company number: SC000717

I write, in accordance with Rule 2.38 of the Insolvency (Scotland) Rules 1986 (the “Rules”), to provide creditors with a report on the progress of the Administration. This report covers the period from 1 July 2010 to 30 September 2010 and should be read in conjunction with the Administrators’ proposals dated 20 November 2008 (the “Proposals”) and the Administrators’ previous progress reports dated 17 April 2009, 13 August 2009, 14 January 2010, 30 April 2010 and 11 August 2010 (the “August 2010 Report”).

The Company, registered number SC000717, entered Administration on 7 October 2008 and AR Bloom, PJ Brazzill, TM Burton and ME Mills were appointed to act as Joint Administrators (the “Administrators”). The appointment was made by the Court of Session in Scotland under the provisions of paragraph 13 of Schedule B1 to the Insolvency Act 1986 (the “Act”). Under the terms of the appointment, any act required or authorised to be done by the Administrators can be done by any of them.

Under the Rules, a progress report must be sent to creditors within six weeks after the end of each accounting period. Accounting periods are usually consecutive six-month periods commencing on an administrator’s appointment, although accounting periods may be shortened with the court’s permission. Following an application by the Administrators in October 2009 and in accordance with the judgment of the Court of Session in Scotland, the Company’s accounting periods may now be shortened with the consent of the Company’s creditors’ committee. As dividends can only be declared and paid in respect of accounting periods which have ended, and in order to enable the payment of interim dividends, the Administrators have shortened the last four accounting periods. With the consent of the Company’s creditors’ committee, the fifth accounting period ended on 30 September 2010.

Summary of progress since the August 2010 Report

1. Deposits

1.1 Potential trust claims

As outlined in the Administrators' previous reports, the Administrators have investigated the extent to which certain sums received by the Company prior to the Administration and funds held in certain bank accounts may be subject to trust claims.

The Administrators continue to discuss the claims with the affected parties and without prejudice discussions have progressed with a view to reaching a mutually agreed settlement without the need for and expense of litigation. The Administrators hope that these discussions will be concluded shortly.

2. Books of business

2.1 Structured Property Finance ("SPF")

At the time of the Administrators' appointment, the SPF loan book comprised of 252 loans with a book value of £372.4 million (£317.2 million net of impairments). The net book value as at the date of Administration has since been revised to £324.3 million following a write back of £7.1 million of impairments. Also included within the loan book are 99 short term funding loans ("STLB") with a net book value of £26.9 million as at the date of Administration.

As previously reported, the strategy remains to run off the SPF loan book. This involves continuing to lend to certain borrowers where this improves the value of the loan book. The Administrators are continuing to assess the return to creditors through a continued run-off of the loan book compared with a sale of the remainder of the book, and plan to formally test the market for a potential sale when economic conditions are more favourable.

The outstanding loan book comprises loans relating to: (i) land/sites (with and without planning) (16%); (ii) ongoing development projects (54%); and (iii) completed stock (30%).

The five largest borrower groups account for 53% of the net book value. A recovery strategy has been determined for each of the borrower groups and, in line with these strategies we have continued to meet requests for committed funds where expenditure helps to preserve the value of the loan book, as well as collecting interest and repayments on existing loans. The Administrators' strategies are continually revisited as construction and negotiations with the borrowers progress.

The Administrators are actively pursuing the completion of any exchanged contracts in relation to properties and, where appropriate, working to accelerate the sales or refinancing of any unsold units in an orderly fashion so as to minimise the negative impact on recoveries.

Where a borrower has defaulted on its loan and the Administrators have concluded that continued support of the borrower is not likely to maximise value, a formal demand has been

issued and, in a number of cases, a Law of Property Act receiver (“LPA Receiver”) has been appointed.

To date, the Administrators have issued formal demands on 94 borrowers and have appointed LPA Receivers in respect of properties held by 43 borrower groups. This includes appointments over the STLB loans managed by the SPF team.

Net cash receipts since the date of Administration totalled £221.3 million as at 30 September 2010. This comprised 160 loan redemptions and other capital receipts of £332.8 million and interest and fees of £11.2 million (less draw-downs of £85.7 million and less payments to LBG of £37.0 million). The number of loans outstanding has decreased from 351 to 191 loans, with a net book value of £144.0 million.

2.2 Landsbanki Guernsey Limited (In Administration) (“LBG”)

As described in previous reports, we continue to work collaboratively with the Administrators of LBG to assist them in the recovery of a number of loans transferred in whole or in part to LBG. To facilitate this, we have completed the assignment of security to LBG over all of the fully transferred loans.

There remain seven borrower groups where a combined approach is required. Payments to LBG since the date of Administration total £39.0 million (£38.6 million in the August 2010 Report). Such payments comprise of £37.0 million of capital receipts and £2.0 million of interest.

2.3 Residential Mortgages (“RM”)

As previously reported, the RM loan book is in run-off until market conditions improve and/or the Administrators consider that creditors’ interests would be best served by a sale of the book.

The gross value of the RM loan book on appointment was £690.0 million (including £64.7 million in relation to the STLB). This has reduced to £409.2 million (net of impairments of £32.9 million) as at 30 September 2010. Creditors should be aware that £58.5 million (£26.9 million net of impairments) of the overall £280.8 million reduction has been a direct result of certain short term and other complex loans (including the STLB) being transferred from the RM division to the SPF division.

Receipts to 30 September 2010, including interest collections and redemptions, total £242.4 million. Draw-downs of £2.7 million (in relation to short term development loans held in RM before the loans were transferred to SPF) have been made since the Administrators’ appointment.

As previously reported, the Administrators have entered into an agreement with Oakwood Global Finance LLP in relation to the outsourcing of the administration of the RM loan book. The outsourcing arrangements commenced on 27 August 2009 and continue to operate satisfactorily.

3. Subsidiary companies

3.1 Heritable Capital Partners Limited (In Administration) (“HCP”)

As previously reported, the Company is the largest creditor of HCP, being the beneficiary of an intercompany liability of £24.1 million as at the date of appointment. This subsequently reduced by £4.1 million by reason of set-off in relation to the Swaylands project (“Swaylands”).

HCP has itself extended six loans to underlying borrowers which are secured against the relevant developments/sites. In addition, the Company has extended three loans to HCP in relation to Swaylands, which is owned by HCP.

Since appointment, the Company has advanced a total of £7.1 million to HCP, of which £6.4 million relates to Swaylands and £0.5 million relates to other loans.

Negotiations to recover HCP’s equity positions are ongoing. The two main projects, Swaylands and Neptune (Ealing Road) LLP (“Neptune”), comprise more than 75% of the Company’s exposure to HCP.

In relation to Swaylands, receipts from completed sales in the development are in line with forecast and it is expected that this will allow HCP to repay its loan (in relation to this project) to the Company in full.

In relation to Neptune, the borrower has been granted planning permission for the Alperton site (undeveloped land) and is in the process of negotiating the section 106 planning agreement with Ealing Council, which is expected to be completed in November 2010.

Progress continues to be made in relation to all other loans.

3.2 Heritable Asset Finance Limited (In Administration) (“HAF”)

As previously reported, HAF’s remaining loan book was sold to Aldermore Bank Plc on 2 March 2010 for a consideration of £23.0 million, representing a return on the remaining book of 83.0 pence in the pound.

A total of four dividends have been paid to creditors, representing an overall return to creditors of 95.4 pence in the pound. As HAF’s largest creditor, the Company has received total dividends of £71.5 million.

The Administrators of HAF have now realised all assets and therefore intend to dissolve the company shortly.

3.3 Key Business Finance Limited and Key Business Finance Corporation Plc (formerly in Administration) (“KBFL” and “KBFC” respectively)

Following a sale of the KBFL and KBFC loans, the Administrators concluded that KBFL and KBFC had no remaining property which might permit any further distributions to creditors. Accordingly, both companies were dissolved on 12 April 2010.

4. Customer collections

As previously reported, the terms of an agreement reached with HSBC Bank Plc (“HSBC”) provided for funds of £2.0 million to be retained by HSBC as collateral against claims brought against it as a result of its previous and ongoing sponsorship of the Company.

To date, direct debit indemnity claims totalling £25,912 have been settled with HSBC as an expense of the Administration.

Once the Administrators are in a position to cease trading and bring the Administration to a close, they will need to negotiate a mechanism to deal with any residual indemnity claims by HSBC. Any excess cash collateral held by HSBC will then be released to the Company.

5. Employees

Since the August 2010 Report, one further employee has been made redundant.

As previously reported, retention plans are in place for the remaining employees based upon their service line. The retention plans for certain service lines were reviewed in December 2009 and again in April 2010, at which time further retention plans were put in place. The Administrators intend to periodically review the headcount and consider whether any further redundancies are appropriate.

6. Statutory matters

The Administrators have complied with their statutory duties under the Act in respect of the Administration.

7. Receipts and payments account

I enclose an abstract of receipts and payments account for the period 7 October 2008 to 30 September 2010. This does not reflect estimated future realisations or costs.

To date receipts total £725.9 million. Cash at bank as at 30 September 2010 was £59.5 million (including £4.9 million held in relation to the cash collateral account described above) after total payments of £666.4 million.

For the period 30 June 2010 to 30 September 2010, receipts totalled £60.4 million and payments totalled £89.8 million (substantially comprising payments made to creditors in respect of the fourth interim dividend).

Please note that a fifth interim dividend of 4.1 pence in the pound, totalling £41.8 million, was paid on 14 October 2010 as reported below. As such, the cash balance detailed above has since been reduced by this sum.

8. Administrators' remuneration and disbursements

The Administrators' remuneration was fixed on a time-cost basis by a resolution of the creditors' committee passed on 22 December 2008. The Administrators have incurred time costs of £15.7 million (including VAT) against which the sum of £15.7 million (including VAT) has been drawn. An analysis of the time spent is included at Appendix 2 of this report. Appendix 3 includes a statement of the Administrators' policy in relation to charging time and disbursements.

All remuneration drawn to date has been reviewed and approved by the Company's creditors' committee.

To date, the sum of £47,648 (including VAT) has been drawn in respect of disbursements, as recorded in the abstract of receipts and payments at Appendix 1.

9. Creditors

9.1 Secured creditors

The Company has no secured creditors.

9.2 Preferential creditors

As previously reported, we have adjudicated upon preferential claims and a first and final dividend of 100 pence in the pound was paid to all preferential creditors on 28 July 2009. The amount of this distribution was £34,843.21.

9.3 Non-preferential creditors

Total non-preferential claims received (excluding those received from Landsbanki Islands h.f. ("LIHF")) amount to c. £1,009.4 million. These claims were adjudicated upon and admitted in the following amounts:

Retail Deposits – Financial Services Compensation Scheme ("FSCS")	£547,062,084
In House and Pending Accounts – FSCS	£8,149,924
In House and Pending Accounts – not paid by FSCS	£499,139
Landsbanki Guernsey	£34,347,647
Wholesale Deposits – not paid by FSCS	£414,943,788
Wholesale Deposits – FSCS	£1,621,426
Trade Creditors	£1,203,534
Employees	£1,486,692
RPO	£80,091
	<u>£1,009,394,325</u>

Claims of c. £0.2 million have been formally rejected.

The claims submitted by LIHF and the Administrators' treatment of these claims is discussed in section 9.4.1 below.

9.3.1 Retail deposits

The position remains as previously reported.

9.3.2 Other creditors

The Administrators have received claims of £1.5 million from other unsecured non-preferential creditors. These comprise amounts due to wholesale brokers and trade suppliers. We have admitted claims totalling £1.2 million for the purposes of the fifth interim dividend (claims of £1.2 million were admitted for the fourth dividend) and rejected claims totalling £0.2 million.

9.3.5 Employees

The non-preferential element of employees' claims admitted for the purposes of the fifth interim dividend totalled £1.5 million.

The Redundancy Payment Office ("RPO") claim relating to payments made to employees in respect of the non-preferential elements of their claims was admitted for £0.1 million.

9.4 Intercompany claims

9.4.1 Intercompany liabilities

We refer to the summary of developments and the Administrators' position as set out in the Administrators' previous reports.

The dispute between the Company and LIHF in relation to these claims has continued and the steps taken in both the Icelandic and the Scottish courts since the August 2010 Report are set out below. The Administrators will continue to update creditors on further developments in subsequent progress reports.

9.4.1.1 Scottish proceedings

As reported in the August 2010 Report, a three-day hearing on the preliminary issues was heard in the Scottish Court of Session in Edinburgh on 14 – 16 June 2010. Please refer to the August 2010 Report for full details of the matters covered at that hearing.

On 20 July 2010, the judge (Lord Glennie) issued his opinion on the preliminary issues deciding against the Company on both issues. He held, in brief summary, that: (i) the decisions of the Winding-up Board of LIHF and/or the Icelandic courts regarding the extent of any liabilities owed by LIHF to the Company are binding in the Company's administration in Scotland under the applicable legislation; and (ii) a judgment of the Icelandic courts can be binding in Scotland under the *res judicata* rule.

On 5 August 2010 the Company sought and was granted leave to appeal Lord Glennie's decision on both issues. Until the appeal relating to the preliminary issues has been determined, no further steps will be taken in the Scottish courts with respect to resolving the substantive claims between the Company and LIHF.

On 31 August 2010 the Court of Session issued a timetable for the appeals process, although no hearing date was set. Pursuant to the court timetable, the Company lodged its Grounds of Appeal in connection with its appeal of Lord Glennie's judgment on the preliminary issues with the Scottish courts on 28 September 2010.

On 26 October 2010, LIHF lodged with the Scottish courts its Answers to the Company's Grounds of Appeal. The Company and LIHF are in agreement that in the light of (i) the withdrawal of the Company's claims in the Icelandic winding up of LIHF; and (ii) the discontinuation of the Icelandic court proceedings (discussed below in section 9.4.1.2) arguments regarding the *res judicata* issue are now academic. It is therefore anticipated that no substantive argument will require to be advanced in respect of this ground in the appeals process.

Both the Company and LIHF are required to lodge fuller written articulations of their appeal arguments with the Scottish courts by 25 November 2010. A short procedural hearing is scheduled for 9 December 2010, at which a date will be set for the appeal hearing and next steps in the appeal process will be determined.

9.4.1.2 Icelandic proceedings

Following the decision of Lord Glennie in the Court of Session, the Administrators decided to withdraw all of the Company's claims from the Icelandic winding up of LIHF. The Administrators had always made it clear that the Company had only submitted claims in the Icelandic winding up in order to protect, and subject to, its right of set-off effected in the Administration and reserved the right to withdraw the claims at any time. The Administrators concluded that the withdrawal of the claims was now appropriate so that the determination of LIHF's claims can proceed in the Administration and the Scottish proceedings.

The Company withdrew each of its four claims from LIHF's winding up on 12 August 2010 by way of a formal Notice of Withdrawal.

At a procedural hearing held in the District Court of Reykjavik on 2 September 2010, following the withdrawal of its claims from LIHF's winding-up, the Company requested that the proceedings before the District Court of Reykjavik in respect of the claims be discontinued.

LIHF objected to the proposed discontinuation and sought a declaration from the District Court to the effect that the Company's claims in the winding-up: (i) had been irrevocably cancelled; and (ii) were not available for set-off purposes in the Scottish administration.

The District Court adjourned the matter to a hearing on 20 September 2010, during which it ordered that the proceedings be discontinued in their entirety and refused to grant LIHF's two demands (as set out at above).

On 4 October 2010, LIHF appealed the District Court's decision to the Icelandic Supreme Court. The Company lodged a legal memorandum with the Supreme Court in which it reiterated its position as advocated before the District Court. LIHF similarly lodged a legal memorandum in support of its own position.

The Supreme Court reached a decision on the basis of the legal memoranda submitted by the parties and there was no oral hearing in connection with the appeal. On 21 October 2010, the Supreme Court handed down a judgment in the Company's favour, with the Icelandic proceedings thus being discontinued in their entirety.

The Administrators will report on further developments in their next progress report.

9.4.2 Intercompany receivables

As previously reported, intercompany receivables (other than the amounts claimed by the Company from LIHF) are made up of the following amounts owed by its subsidiaries:

Key Business Finance Corporation Plc	£48,976,122
Heritable Asset Finance Limited (in Administration)	£75,147,222
Heritable Capital Partners Limited (in Administration)	<u>£19,989,588</u>
	<u>£144,112,932</u>

As previously reported, the Company's claim in the Administration of HAF has increased by c. £0.1 million. This is due to an assignment by KBFC to the Company of a claim KBFC had against HAF, arising from certain payments made to HMRC by KBFC in respect of group VAT liabilities incurred by HAF.

Claims have been submitted by the Company in the Administration of the respective subsidiaries as a creditor for the above amounts.

As stated in the August 2010 Report, KBFC has paid the Company total dividends of £46.1 million and has now moved to dissolution.

HAF has paid the Company total dividends of £71.6 million. The Administrators of HAF will shortly be taking steps to dissolve the company.

The Administrators of HCP are not in a position to make any distribution at the present time.

10. Distributions to creditors

The Company declared and paid a first and final dividend of 100 pence in the pound to preferential creditors in July 2009.

The Company have declared and paid the following interim dividends to the Company's unsecured non-preferential creditors:

- (i) a first interim dividend of c. 16.1 pence in the pound in an amount of c. £162.7 million on 28 July 2009;
- (ii) a second interim dividend of c. 12.7 pence in the pound in an amount of c. £127.7 million on 16 December 2009; and
- (iii) a third interim dividend of c. 6.2 pence in the pound in an amount of c. £62.5 million on 26 March 2010.
- (iv) a fourth interim dividend of c. 6.3 pence in the pound in an amount of c. £63.3 million on 15 July 2010.
- (v) a fifth interim dividend of c. 4.1 pence in the pound in an amount of c. £41.8 million on 14 October 2010. The fifth dividend has been made in accordance with the scheme of division included in Appendix 4 to this report.

The Administrators intend to declare a sixth interim dividend in January 2010. The quantum of this dividend remains subject to the continued collection of funds through a run-off of the various loan books.

I will report to you again within six weeks of the end of the next accounting period.

Yours faithfully
for Heritable Bank Plc (In Administration)

A handwritten signature in black ink, appearing to be 'AR Bloom', written in a cursive style.

AR Bloom
Joint Administrator

Enc: Joint Administrators' Abstract of Receipts and Payments Account
Summary of Joint Administrators' Time-Costs and Category 2 Disbursements
Joint Administrators' Policy on Fees and Disbursements
Scheme of division in respect of the fourth interim dividend

The Insolvency Practitioners Association in the UK authorises Patrick Joseph Brazzill to act as an Insolvency Practitioner under section 390(2)(a) of the Insolvency Act 1986 and the Institute of Chartered Accountants of Scotland in the UK authorises Thomas Merchant Burton to act as an Insolvency Practitioner under section 390(2)(a) of the Insolvency Act 1986. The Institute of Chartered Accountants in England and Wales in the UK authorises Alan Robert Bloom and Margaret Elizabeth Mills to act as Insolvency Practitioners under section 390(2)(a) of the Insolvency Act 1986.

The affairs, business and property of the Company are being managed by the Joint Administrators who act as agents of the Company only and without personal liability.

Appendix 1

Heritable Bank Plc (In Administration) - Joint Administrators' Abstract of Receipts and Payments from 7 October 2008 to 30 September 2010

	Balance as at 30 June 2010	Movement from 30 June 2010 to 30 September 2010	Balance as at 30 September 2010
	£	£	£
Receipts			
SPF Interest	9,672,449	(782,898)	8,889,551
Mortgage Receipts	55,614,529	4,697,391	60,311,920
Sundry	89,877	93	89,970
Mortgage Redemptions	157,722,887	18,302,318	176,025,205
Funds from Aldermore Bank	158,062	-	158,062
SPF Plot Sale	281,991,557	40,858,852	322,850,409
SPF Capital Reduction	11,970,035	(1,809,798)	10,160,237
Receipts from ING	936,752	-	936,752
Refund of Cash Ratio from BOE	597,406	-	597,406
Financing	113,995	-	113,995
Bank Interest	513,150	45,822	558,972
Dividends From Subsidiaries	117,735,396	994,908	118,730,304
Intercompany Recharges	5,523,462	-	5,523,462
Cash at Bank	2,154,693	(1,960,000)	194,693
Bawag Loan	20,000,000	-	20,000,000
Dividends Received From Related Parties	7,550	-	7,550
Transfer from Direct Debit indemnity	92,187	-	92,187
Transfer from Claims Reserve	639,419	-	639,419
	<u>665,533,405</u>	<u>60,346,689</u>	<u>725,880,094</u>
Payments			
Direct Labour	12,067	-	12,067
Pension	713,509	47,900	761,409
Net Wages	4,887,596	248,295	5,135,892
Employees NIC Reimbursement	14,373	3,274	17,647
Employee Life Insurance	14,474	(966)	13,509
RML Other	70,744	-	70,744
Professional Fees	95,402	-	95,402
Scottish Lodgement Fee	15	-	15
Refund of overpayment	98,640	45,843	144,482
Business Rates	775,467	218,975	994,442
Repayment of post-appointment receipts	52,859	-	52,859
Employee Expenses	29,770	766	30,536
Sundry Expenses	148,689	14,330	163,019
Bank Charges and Interest	47,221	(2,391)	44,830
Administrators Fees	15,068,223	653,861	15,722,084
Administrators Disbursements	42,052	5,595	47,648
Legal Disbursements	72,298	-	72,298
Legal Fees	6,955,110	1,384,512	8,339,622
Loans to Subs	620	-	620
SPF - Legal	1,392,204	133,475	1,525,679
Purchase Orders/Trade Suppliers	3,847,760	432,310	4,280,070
SPF Drawdown	66,780,659	8,259,358	75,040,018
RML Drawdown	2,699,594	-	2,699,594
HCP Drawdown	611,437	32,099	643,536
Ransom Payments - Trade / Legal	273,080	-	273,080
RML - Legal	256,321	-	256,321
Bawag Loan Interest	22,657,706	-	22,657,706
Bawag Loan fee	1,000,000	-	1,000,000
Transfer to claims reserve account	39,499,490	13,962,226	53,461,716
Payments on behalf of HCP	7,545,352	(18,650)	7,526,701
Direct Debit Indemnity Claims	25,912	(9,224)	16,688
Insurance	171,704	21,597	193,301
PAYE	3,532,970	92,388	3,625,358
Transfer to HSBC DD Cash Collateral A/c	-	146,412	146,412
Newcastle building society	670,025	-	670,025
Payments to Landsbanki Guernsey	38,709,663	356,578	39,066,241
VAT Payment	1,844,170	-	1,844,170
Distribution to preferential creditors	36,698	-	36,698
First distribution to unsecured creditors	163,196,701	(504)	163,196,197
Second distribution to unsecured creditors	127,732,414	(5)	127,732,409
Third distribution to unsecured creditors	62,482,261	(2)	62,482,259
Fourth distribution to unsecured creditors	-	63,318,128	63,318,128
Catch up payments for previous dividends	68,979	52,709	121,688
Oakwood Management Fee	2,101,574	563,355	2,664,929
Assignment of VAT Liability	128,165	-	128,165
Petty Cash	7,500	-	7,500
HMRC tax/nic deductions re emp dividend	34,391	10,742	45,132
VAT payable	167,319	(167,319)	0
	<u>576,573,174</u>	<u>89,805,671</u>	<u>666,378,845</u>
	<u>88,960,230</u>	<u>-29,458,981</u>	<u>59,501,249</u>
Represented By:			
Royal Bank of Scotland	67,559,870	(19,124,736)	48,435,134
HSBC Current Account	9,600,597	(3,388,169)	6,212,428
HSBC - SPF account	9,799,744	(4,946,057)	4,853,687
DD Cash Collateral Account	2,000,000	(2,000,000)	0
Euro current account	19	(19)	0
	<u>88,960,230</u>	<u>(29,458,981)</u>	<u>59,501,249</u>

Appendix 2

Heritable Bank Plc (In Administration)

Summary of Joint Administrators' time-costs and category 2 disbursements from 7 October 2008 to 30 September 2010

Classification of work function	Partner	Executive Director	Senior Manager	Manager	Senior	Staff	Total Hours	Average Hourly Rate (£)	Time costs for period (£)
Accounting, Administration, Bank & Statutory Reporting and Statutory Duties	203.40	12.40	600.90	530.70	1,189.60	5,232.40	7,769.40	240.83	1,871,119.70
Creditors	201.80	22.50	290.10	728.10	1,927.90	1,707.80	4,878.20	264.63	1,290,920.28
Employee Matters	40.60	-	159.70	74.50	524.70	28.30	827.80	334.22	276,663.81
FSA/BoE Reporting	7.50	1.00	110.80	90.50	91.50	-	301.30	394.80	118,954.50
Investigations	2.00	0.50	14.00	3.50	17.00	38.00	75.00	258.63	19,397.50
Legal Issues	73.60	2.00	15.50	-	2.50	7.20	100.80	614.71	61,962.35
Other Assets	10.00	-	6.00	75.50	20.80	16.00	128.30	376.44	48,297.00
Public Relations	6.10	4.00	6.00	3.00	-	-	19.10	450.79	8,610.00
Residential Mortgage	198.50	348.40	588.60	1,061.80	1,028.10	392.90	3,618.30	389.61	1,409,721.66
Outsourcing of Residential Mortgage Book	11.00	130.80	764.00	57.00	85.00	-	1,047.80	518.38	543,157.50
Retail Book	38.00	1.00	182.50	668.50	516.00	219.30	1,625.30	329.58	535,662.99
Retention of Title	1.50	-	1.10	-	5.50	-	8.10	356.36	2,886.50
Sale Process	61.30	123.00	80.50	105.00	606.00	55.00	1,030.80	419.58	432,506.66
Structured Property Finance	454.70	863.40	2,747.70	2,870.80	5,842.50	1,146.00	13,925.10	425.34	5,922,848.58
Steps pre-appointment	12.00	4.00	15.00	-	-	-	31.00	590.00	18,290.00
Trading	2.50	-	389.30	993.70	940.70	503.90	2,830.10	311.14	880,568.66
VAT & Taxation	102.90	210.80	479.70	351.40	711.70	124.20	1,980.70	556.90	1,103,044.39
Wholesale Depositors	-	-	-	-	25.60	40.00	65.60	207.07	13,584.00
Grand Total	1,427.40	1,723.80	6,451.40	7,614.00	13,535.10	9,511.00	40,262.70	308.47	14,558,196.08

Please note that this includes fees and other charges reclaimed in relation to services performed for ING under the Transfer orders, as referred to in the Administrators' Statement of Proposals

Charge out rates for the Administration team

Grade	Standard Rates for Restructuring 2009/2010	Standard Rates for M&A 2009/2010
Partner	721	788
Director	654	690
Assistant Director	505	567
Senior Executive	371	422
Executive	273	340
Assistant Executive	211	-
Client Service Associate	201	-
Analyst	175	-
Business Trainee	149	-

The above rates represent a 3% uplift as approved by the Creditors' Committee effective from 1 July 2010.

Appendix 3

Heritable Bank Plc (In Administration)

Office Holders' Charging Policy for Fees

The Company's creditors have determined that the Administrators' remuneration should be fixed on the basis of time properly spent by the Administrators and their staff in attending to matters arising in the Company's Administration.

The Administrators have engaged a manager and other staff to work on the cases. The work required is delegated to the most appropriate level of staff taking account of the nature of the work and the individual's experience. Additional assistance is provided by Accounting and Treasury Executives dealing with the Company's bank accounts and statutory compliance issues. Work carried out by all staff is subject to the overall supervision of the Administrators.

All time spent by staff working directly on case-related matters is charged to a separate time code established for each case. Each member of staff has a specific hourly rate, which is subject to change over time. The average hourly rate for each category of staff over the period is shown in Appendix 2, as are the current hourly rates used. The current hourly rates may be higher than the average rates, if hourly rates have increased over the period covered by this report.

Office Holders' Charging Policy for Disbursements

Statement of Insolvency Practice No. 9 (Scotland) ("SIP 9") published by R3 (The Association of Business Recovery Professionals) divides disbursements into two categories.

Category 1 disbursements comprise payments made by the office holders' firm, which comprise specific expenditure relating to the administration of the insolvent's affairs and referable to payment to an independent third party. These disbursements can be paid from the insolvent's assets without approval from the Committee. In line with SIP 9, it is our policy to disclose such disbursements drawn but not to seek approval for their payment. We are prepared to provide such additional information as the Committee require to support the disbursements drawn.

Category 2 disbursements comprise payments made by the office holders' firm which include elements of shared or overhead costs. Such disbursements are subject to approval from the Company's creditors as if they were remuneration. It is our policy, in line with SIP 9, to seek approval for this category of disbursement before they are drawn.

We do not propose to draw any Category 2 disbursements.

Appendix 4

Heritable Bank Plc (In Administration)

Scheme of division in respect of the fifth interim dividend as at 30 September 2010

	£	£
Balance of Receipts and Payments account		54,647,561.92
Balance of Reserve account		4,853,687.47
 <u>Provisions for Estimated Payments</u>		
Administrators' fees (unbilled)	1,002,898.30	
Administrators' fees (forecast for 3 months)	1,054,985.00	
Legal costs (unbilled and forecast for 3 months)	548,000.00	
Trading costs (forecast for 3 months)	1,209,287.43	
SPF drawdowns	8,736,000.00	
Provision for the three interim dividends paid to date in relation to the Landsbanki MPA Claim	5,989,106.38	
Late payments in respect of first, second, third and fourth dividends ¹	17,969.66	
Further provision for costs	430,859.61	
		<hr/>
		(13,000,000.00)
Balance available for fifth interim dividend to unsecured creditors		46,501,249.39
Provision for potential payments in respect of fourth interim dividend ²		(4,739,254.05)
		<hr/>
Dividend payable for fourth interim dividend to unsecured creditors		41,761,995.34

The estimated sum of £41,761,995.34 represents a dividend of c.4.14 pence in the pound to unsecured creditors whose claims total £1,009,394,325.05.

¹This relates to payments made to creditors who did not prove their debts prior to the declaration of the first, second or third interim dividends

² Breakdown set out below

Provision for potential payments in respect of fourth interim dividend:

	Note	£	£
Estimated Employees' Claims	1		1,103,417.64
Trade Creditors	2		321,290.56
<u>Claims submitted by LIHF:</u>			
RCF Claim	3	85,985,378.60	
Landsbanki MPA Claim	4	17,122,221.92	
Guarantee Claim	5	0.00	
Subordinated Debt Claim	6	0.00	
			<hr/>
			103,107,600.52
General Provision	7		10,000,000.00
			<hr/>
Total Provisions			114,532,308.72
			<hr/>
Dividend of 4.14p/£			4,739,254.05

Notes:

1. This relates to future potential redundancy costs.
2. This relates to the claims of creditors included in the Statement of Affairs who have not yet submitted a claim in the Administration.
3. This relates to the RCF Claim which has been rejected by the Administrators in full. LIHF has appealed the rejection of the RCF Claim and under applicable Scottish legislation, the Company is required to make a provision for the dividend payable in respect of the full amount of the RCF Claim pending resolution of the appeal.
4. This relates to the Landsbanki MPA Claim which has been rejected by the Administrators in full. LIHF has appealed the rejection of the Landsbanki MPA Claim and, under applicable Scottish legislation, the Company is required to make a provision for the dividend payable in respect of the full amount of the Landsbanki MPA Claim pending resolution of the appeal.
5. This relates to the Guarantee Claim which the Administrators have treated as a contingent claim and attributed to it a value of zero. Although LIHF has appealed the valuation, it has confirmed that the Administrators do not presently need to make a provision in respect of this claim.
6. This relates to the Subordinated Debt Claim which the Administrators have treated as a contingent claim and attributed to it a value of zero. Although LIHF has appealed the valuation, it has confirmed that the Administrators do not presently need to make a provision in respect of this claim.
7. The Administrators have made a general provision of £10m for any unknown potential.

Administrators' progress report**Pursuant to Rule 2.38 of the Insolvency (Scotland) Rules 1986**

Name of Company Heritable Bank Plc (In Administration)	Company number SC000717
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(a) Insert full name(s) I / We and address(es) of administrator(s) (a) Alan Robert Bloom, Patrick Joseph Brazzill, Margaret Elizabeth Mills and Thomas Merchant Burton
of Ernst & Young LLP, 1 More London Place, London SE1 2AF

administrator(s) of the above company attach a progress report for the period

	from	to
(b) Insert date	(b) <u>1 July 2010</u>	(b) <u>30 September 2010</u>



Signed _____

Joint Administrator

Dated 10 November 2010

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

Toby Cooper	
Ernst & Young LLP, 1 More London Place, London SE1 2AF	
	Tel: 0207 518 3057
DX Number:	DX Exchange:

Companies House receipt date
barcode

When you have completed and signed this form please send it to the Registrar of Companies at:

Companies House, 37 Castle Terrace, Edinburgh, EH1 2EB
DX 235 Edinburgh / LP 4 Edinburgh-2