

The Insolvency Act 1986

Notice of statement of affairs

Name of Company <u>Haywards Investment Limited</u>	Company number <u>04221288</u>
In the <u>High Court of Justice</u> <u>Chancery Division</u> <u>Companies Court</u> <small>[full name of court]</small>	Court case number <u>2924/2010</u>

(a) Insert full name(s)
and address(es) of
administrator(s)

I/We (a) David Dunckley and Martin Ellis of Grant Thornton UK LLP
30 Finsbury Square, London, EC2P 2YU

attach a copy of -

* Delete as applicable

* the statement(s) of affairs,

~~* the statement(s) of concurrence,~~

~~* a copy of the court order limiting disclosure in respect of the statement of affairs-~~
in respect of the administration of the above company

Signed 

Joint / Administrator(s)

Andrew Wells - for David Dunckley, Joint administrator

Dated 20 July 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.

	Tel
DX Number	DX Exchange



A17 24/07/2010 399
COMPANIES HOUSE

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

SATURDAY

Statement of affairs

Name of Company
Haywoods Investment Limited

Company number
04221288

In the
High Court of Justice, Chancery Division,
Companies Court

Court case number
2924/2010

Statement as to the affairs of Haywoods Investments Limited, 30 Finsbury Square, London, EC2P 2YU on the 6th April 2010, the date that the company entered administration

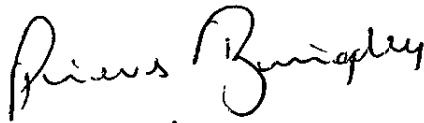
Statement of Truth

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 6th April 2010 the date that the company entered administration

Full name ALEXANDER BINALEY

Signed 

Dated 21/6/10

PIERS BINALEY

21/06/10

THURSDAY

A23

08/07/2010
COMPANIES HOUSE

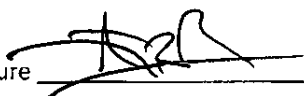
267

A-Summary of Assets

Assets

	Book value £	Estimated to realise £
Assets subject to Fixed charges:		
Investment property valuations	35,997,000	35,997,000
Bank of Scotland mortgage and bank accounts	(35,693,791)	(35,693,791)
 Assets subject to floating charge.		
Rent arrears	155,163	62,025
 Uncharged assets		
Office equipment	750	188
Haywoods Handelsbanken Limited	364	0
Groton Property Limited	148,293	148,293
Barclays Bank PLC-Bank Account 33785963	2,525	2,525
 Estimated total assets available for preferential creditors	610,304	516,239

Signature


Piers Bunney

Date

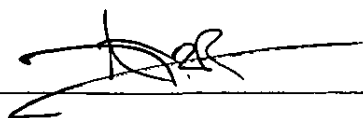
2/6/10

21/06/10

A1 – Summary of Liabilities

	Estimated to realise £
Estimated total assets available for preferential (carried from page A)	516,239
Liabilities	
Preferential creditors -	0
Estimated deficiency/surplus as regards preferential creditors	516,239
Estimated prescribed part of net property where applicable (to carry forward)	0
Estimated total assets available for floating charge holders	516,239
Debts secured by floating charges	0
Estimated deficiency/surplus of assets after floating charges	516,239
Estimated prescribed part of net property where applicable (brought down)	0
Total assets available to unsecured creditors	516,239
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	(1,083,821)
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	(567,582)
Shortfall to floating charge holders (brought down)	0
Estimated deficiency/surplus as regards creditors	(567,582)
Issued and called up capital	(1,000)
Estimated total deficiency as regards members	(568,582)

Signature



Date

2/6/10

Piers Burgeley


21/06/10

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

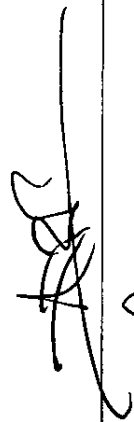
Name of creditor or Claimant	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
Bank of Scotland	Citymark, Level 3, 150 Fountain Bridge, Edinburgh, EH3 9PE	35,693,791	Charged on properties	Various	35,693,791
Haywoods Ventures Limited	3C Earlsfield Road, London, SW18 3DB	79,704			
Haywoods Property Developments Limited	3C Earlsfield Road, London, SW18 3DB	278,773			
PRB Partnership Limited	30 Finsbury Square, London, EC2P 2YU	180,538			
EDF Energy	Payment Processing Centre, PO Box 61, Plymouth, PL3 5YL	47 88			
Eagle R & R Construction Limited	29 Balham High Road, London, SW12 9AL	2,000 00			
Grabex Windows Limited	Unit A, Red House Road, Croydon, CR0 3AQ	91 05			
Johns Security Services Limited	72 Alderbrook Road, Balham Hill, London, SW12 8AB	77 50			
Lambeth Council	PO Box 166, Erith, DA8 9DX	288.00			
Saxon Security Locks	208C-D Mitcham Road, Amen Corner, London, SW17 9NN	112 12			
TCS Services Limited	5 Capella House, Coles Lane, Capel, Surrey, RH5 5ET	349 85			
Utility Warehouse	Dryden House, The Edge Business Centre, Humber Road, London, NW2 6EW	70 23			
Tenant Deposits		191,286			
Penny Dare	18 Waynflete Street, Earlsfield, London, SW18 3QE	326,318			
HM Revenue & Customs	Debt management, Enforcement & Insolvency, Durrington Bridge House, Barrington Road, Worthing, West Sussex	24,165			


Signature  Date 2/6/10

 21/06/10

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No of shares held	Nominal Value	Details of Shares held
Haywoods Property Developments Limited	3C, Earlsfield Road, London, SW18 3DB	1,000	£1,000	Ordinary shares
TOTALS		1,000	£1,000	

Signature  Date 2/6/10

 21/06/10

Haywoods Investment Limited
Property Valuations

PROPERTY NAME	Beds	Garden	Floor/House	Comp	Value Estim	Permitted use	
3a Arragon Gardens, Streatham, London, SW16 5LY	3	Yes	Ground Floor	HIL	£250,000	3 flats	
3b Arragon Gardens, Streatham, London, SW16 5LY	2	No	1st Floor	HIL	£180,000		
3c Arragon Gardens, Streatham, London, SW16 5LY	1	No	2nd Floor	HIL	£155,000		
12a Dalberg Road, Brixton, London, SW2 1AN	2	Yes	Ground Floor	HIL	£300,000	3 flats	
12b Dalberg Road, Brixton, London, SW2 1AN	2	No	1st Floor	HIL	£250,000		
12c Dalberg Road, Brixton, London, SW2 1AN	1	No	2nd Floor	HIL	£230,000		
43 Donnybrook Road, Streatham, London, SW16 5AY	4	Yes	House	HIL	£290,000	house	
3b Earlsfield Road, Earlsfield, London, SW18 3DB	1	No	2nd Floor	HIL	£275,000	flat	Leasehold
50a Palace Road, Flat 1, Brixton, London, SW2 3NJ	1	No	Ground Floor	HIL	£140,000	7 flats	
50a Palace Road Flat 2, Brixton, London, SW2 3NJ	2	No	Ground Floor	HIL	£250,000		
50a Palace Road Flat 3, Brixton, London, SW2 3NJ	3	Yes	Ground Floor	HIL	£310,000		
50a Palace Road, Flat 4, Brixton, London, SW2 3NJ	2	No	1st Floor	HIL	£235,000		
50a Palace Road, Flat 5 Brixton, London, SW2 3NJ	2	No	1st Floor	HIL	£250,000		
50a Palace Road Flat 6, Brixton, London, SW2 3NJ	1	No	2nd Floor	HIL	£192,000		
50a Palace Road, Flat 7, Brixton, London, SW2 3NJ	2	No	2nd Floor	HIL	£270,000		
16a Streatham Vale, Streatham, London, SW16 5TE	2	Yes	Ground Floor	HIL	£205,000	house	PP as 2 flats
16b Streatham Vale, Streatham, London, SW16 5TE	3	No	1st Floor	HIL	£225,000		
28 Streatham Vale, Streatham, London, SW16 5TE	4	yes	House	HIL	£295,000	house	
87b Upper Tulse Hill, Brixton, London, SW2 2RA	2	No	1st Floor	HIL	£250,000	3 flats (one leasehold is sold)	
87c Upper Tulse Hill, Brixton, London, SW2 2RA	1	No	2nd Floor	HIL	£200,000		
8a Wimbart Road, Brixton, London, SW2 2AS	2	Yes	Ground Floor	HIL	£290,000	3 flats	
8b Wimbart Road, Brixton, London, SW2 2AS	2	No	1st Floor	HIL	£250,000		
8c Wimbart Road, Brixton, London, SW2 2AS	1	No	1st Floor	HIL	£230,000		
18a Baldry Gardens, Streatham, London, SW16 3DJ	3	Yes	Ground Floor	HIL	£275,000	House	PP as 3 flats
18b Baldry Gardens, Streatham, London, SW16 3DJ	2	No	Ground Floor	HIL	£225,000		
18c Baldry Gardens, Streatham, London, SW16 3DJ	2	No	1st Floor	HIL	£215,000		
2a Bonham Road, Brixton, London, SW2 5HF	2	Yes	Ground Floor	HIL	£325,000	3 flats	
2b Bonham Road, Brixton, London, SW2 5HF	1	No	1st Floor	HIL	£250,000		
2c Bonham Road, Brixton, London, SW2 5HF	1	No	2nd Floor	HIL	£250,000		
30 Braeside Road, Streatham, London, SW16 5BG	4	Yes	House	HIL	£290,000	house	
36 Brixton Road, Oval, London, SW9 6BU	shop	No	Ground Floor	HIL	£175,000	shop and 6 flats	
36a Brixton Road, Oval, London, SW9 6BU	1	No	Ground Floor	HIL	£210,000		
36b Brixton Road, Oval, London, SW9 6BU	1	No	1st Floor	HIL	£210,000		
36c Brixton Road, Oval, London, SW9 6BU	1	No	1st Floor	HIL	£210,000		
36d Brixton Road, Oval, London, SW9 6BU	1	No	2nd Floor	HIL	£210,000		
36e Brixton Road, Oval, London, SW9 6BU	1	No	2nd Floor	HIL	£210,000		
36f Brixton Road, Oval, London, SW9 6BU	2	No	3rd Floor	HIL	£270,000		
55a Broxholm Road, West Norwood, London, SE27 0NA	2	Yes	Ground Floor	HIL	£245,000	3 flats	
55b Broxholm Road, West Norwood, London, SE27 0NA	3	No	1st Floor	HIL	£245,000		
55c Broxholm Road, West Norwood, London, SE27 0NA	1	No	2nd Floor	HIL	£175,000		
14 Cannmore Gardens, Streatham, London, SW16 5BE	4	Yes	House	HIL	£295,000	house	
108a Christchurch Road, Brixton, London, SW2 3DF	3	Yes	Basement	HIL	£250,000	5 flats	
108b Christchurch Road, Brixton, London, SW2 3DF	1	No	Ground Floor	HIL	£190,000		
108c Christchurch Road, Brixton, London, SW2 3DF	1	No	Ground Floor	HIL	£190,000		
108d Christchurch Road, Brixton, London, SW2 3DF	3	No	1st Floor	HIL	£250,000		
108e Christchurch Road, Brixton, London, SW2 3DF	2	No	2nd Floor	HIL	£225,000		
2a Cothelstone Road, Brixton, London, SW2 3NF	3	yes	Ground Floor	HIL	£295,000	3 flats	
2b Cothelstone Road, Brixton, London, SW2 3NF	2	No	1st Floor	HIL	£245,000		
2c Cothelstone Road, Brixton, London, SW2 3NF	1	No	2nd Floor	HIL	£195,000		
3 Drakewood Road, Streatham, London, SW16 5DT	4	Yes	House	HIL	£300,000	house	
39a Drewstead Road, Streatham, London, SW16 1LY	3	Yes	Ground Floor	HIL	£325,000	4 flats	
39b Drewstead Road Streatham, London, SW16 1LY	1	No	1st Floor	HIL	£180,000		
39c Drewstead Road, Streatham, London, SW16 1LY	1	No	2nd Floor	HIL	£175,000		
39d Drewstead Road, Streatham, London, SW16 1LY	3	No	3rd Floor	HIL	£275,000		
65a Donnybrook Road, Streatham, London, SW16 5AY	2	yes	Ground Floor	HIL	£205,000	house	PP as 2 flats
65b Donnybrook Road, Streatham, London, SW16 5AY	3	no	1st Floor	HIL	£225,000		
37a Foulser Road, Tooting, London, SW17 8UE	3	Yes	Ground Floor	HIL	£350,000	4 flats	
37b Foulser Road, Tooting Bec, London, SW17 8UE	1	No	1st Floor	HIL	£250,000		
37c Foulser Road, Tooting, London, SW17 8UE	1	No	1st Floor	HIL	£250,000		
37d Foulser Road, Tooting, London, SW17 8UE	2	No	2nd Floor	HIL	£295,000		
Truly Scrumptious, 11 Greyhound Lane, London, SW16 5NP	shop	shop	Ground Floor	HIL	£120,000	shop & 2 flats	
11a Greyhound Lane, Streatham, London, SW16 5NP	2	No	Ground Floor	HIL	£235,000		
11b Greyhound Lane, Streatham, London, SW16 5NP	1	No	2nd Floor	HIL	£175,000		
59a Greyhound Lane, Streatham, London, SW16 5NW	3	Yes	Ground Floor	HIL	£275,000	3 flats	
59b Greyhound Lane, Streatham, London, SW16 5NW	2	No	1st Floor	HIL	£225,000		

Haywoods Investment Limited
Property Valuations

PROPERTY NAME	Beds	Garden	Floor/House	Comp	Value Estim	Permitted use	
59c Greyhound Lane, Streatham, London, SW16 5NW	1	No	2nd Floor	HIL	£170,000		
24a Glenelton Road, Streatham, London, SW16 2AY	2	Yes	Ground Floor	HIL	£275,000	3 flats	
24b Glenelton Road, Streatham, London, SW16 2AY	2	No	1st Floor	HIL	£225,000		
24c Glenelton Road, Streatham, London, SW16 2AY	2	No	2nd Floor	HIL	£220,000		
89a Gleneagle Road, Streatham, London, SW16 6AZ	1	Yes	Ground Floor	HIL	£190,000	house	
89b Gleneagle Road, Streatham, London, SW16 6AZ	3	No	Ground Floor	HIL	£310,000		
89c Gleneagle Road, Streatham, London, SW16 6AZ	3	No	1st Floor	HIL	£235,000		
89d Gleneagle Road, Streatham, London, SW16 6AZ	1	No	2nd Floor	HIL	£170,000		
89e Gleneagle Road, Streatham, London, SW16 6AZ	2	No	2nd Floor	HIL	£200,000		
60a Hitherfield Road, Streatham Hill, London, SW16 2LN	2	No	Ground Floor	HIL	£275,000	3 flats	
60b Hitherfield Road, Streatham, London, SW16 2LN	2	No	1st Floor	HIL	£230,000		
60c Hitherfield Road, Streatham, London, SW16 2LN	1	No	2nd Floor	HIL	£175,000		
93a Kingscourt Road, Streatham, London, SW16 1JA	2	Yes	Ground Floor	HIL	£290,000	3 flats	
93b Kingscourt Road, Streatham, London, SW16 1JA	2	No	1st Floor	HIL	£250,000		
93c Kingscourt Road, Streatham, London, SW16 1JA	1	No	2nd Floor	HIL	£185,000		
92a London Road, Mitcham, London, CR4 3LA	3	Yes	Ground Floor	HIL	£225,000	3 flats	
92b London Road, Mitcham, London, CR4 3LA	2	No	1st Floor	HIL	£200,000		
92c London Road, Mitcham, London, CR4 3LA	1	No	2nd Floor	HIL	£165,000		
130a Norwood Road, Tulse Hill, London, SE24 9AY	3	yes	Basement	HIL	£295,000	4 flats	PP as 10 flats
130b Norwood Road, Tulse Hill, London, SE24 9AY	3	no	Ground Floor	HIL	£295,000		
130c Norwood Road, Tulse Hill, London, SE24 9AY	2	No	1st Floor	HIL	£275,000		
130d Norwood Road, Tulse Hill, London, SE24 9AY	1	No	2nd Floor	HIL	£190,000		
130e Norwood Road, Tulse Hill, London, SE24 9AY	1	No	2nd Floor	HIL	£190,000		
132a Norwood Road, Tulse Hill, London, SE24 9AY	3	yes	Basement	HIL	£295,000	4 flats	
132b Norwood Road, Tulse Hill, London, SE24 9AY	3	No	Ground Floor	HIL	£295,000		
132c Norwood Road, Tulse Hill, London, SE24 9AY	2	No	1st Floor	HIL	£275,000		
132d Norwood Road, Tulse Hill, London, SE24 9AY	1	No	2nd Floor	HIL	£190,000		
132e Norwood Road, Tulse Hill, London, SE24 9AY	1	No	2nd Floor	HIL	£190,000		
4a Pinfold Road, Streatham, London, SW16 2SN	4	No	Ground Floor	HIL	£275,000	house	PP as 3 flats
4b Pinfold Road, Streatham, London, SW16 2SN	2	Yes	Ground Floor	HIL	£230,000		
4c Pinfold Road, Streatham, London, SW16 2SN	2	No	1st Floor	HIL	£250,000		
5a St Helen's Crescent, Streatham, London, SW16 4LE	1	No	Ground Floor	HIL	£165,000	5 flats	
5b St Helen's Crescent, Streatham, London, SW16 4LE	3	Yes	Ground Floor	HIL	£245,000		
5c St Helen's Crescent, Streatham, London, SW16 4LE	2	No	1st Floor	HIL	£205,000		
5d St Helen's Crescent, Streatham, London, SW16 4LE	1	No	1st Floor	HIL	£165,000		
5e St Helen's Crescent, Streatham, London, SW16 4LE	3	No	2nd Floor	HIL	£225,000		
8a Stapleton Road, Tooting, London, SW17 8AU	2	Yes	Ground Floor	HIL	£320,000	2 flats	
8b Stapleton Road, Tooting, London, SW17 8AU	3	No	1st Floor	HIL	£350,000		
156 Streatham Vale, Streatham, London, SW16 5TB	4	Yes	House	HIL	£290,000	house	
176a Streatham Vale, Streatham, London, SW16 5TB	2	Yes	Ground Floor	HIL	£205,000	2 flats	
176b Streatham Vale, Streatham, London, SW16 5TB	3	No	1st Floor	HIL	£225,000		
117a Telford Avenue, Brixton, London, SW2 4XW	2	Yes	Ground Floor	HIL	£400,000	3 flats	
117b Telford Avenue, Brixton, London, SW2 4XW	2	No	1st Floor	HIL	£340,000		
117c Telford Avenue, Brixton, London, SW2 4XW	1	No	2nd Floor	HIL	£250,000		
13a Thurlow Park Road, Tulse Hill, London, SE21 8JB	1	No	Ground Floor	HIL	£175,000	6 flats	
13b Thurlow Park Road, Tulse Hill, London, SE21 8JB	3	Yes	Ground Floor	HIL	£295,000		
13c Thurlow Park Road, Tulse Hill, London, SE21 8JB	1	No	1st Floor	HIL	£175,000		
13d Thurlow Park Road, Tulse Hill, London, SE21 8JB	2	No	1st Floor	HIL	£235,000		
13e Thurlow Park Road, Tulse Hill, London, SE21 8JB	1	No	2nd Floor	HIL	£175,000		
13f Thurlow Park Road, 2 b/r, Tulse Hill, London, SE21 8JB	2	No	2nd Floor	HIL	£215,000		
3a Tankerville Road, Streatham, London, SW16 5LL	3	Yes	Ground Floor	HIL	£250,000	3 flats	PP as 3 flats
3b Tankerville Road, Streatham, London, SW16 5LL	2	No	1st Floor	HIL	£220,000		
3c Tankerville Road, Streatham, London, SW16 5LL	1	No	2nd Floor	HIL	£175,000		
69a Tierney Road, Brixton, London, SW2 4QH	3	Yes	Ground Floor	HIL	£295,000	4 flats	
69b Tierney Road, Brixton, London, SW2 4QH	1	No	1st Floor	HIL	£190,000		
69c Tierney Road, Brixton, London, SW2 4QH	1	No	1st Floor	HIL	£190,000		
69d Tierney Road, Brixton, London, SW2 4QH	2	No	2nd Floor	HIL	£215,000		
17a Woodbourne Avenue, Streatham, London, SW16 1UP	2	yes	Ground Floor	HIL	£275,000	6 flats	
17b Woodbourne Avenue, Streatham, London, SW16 1UP	2	No	Ground Floor	HIL	£275,000		
17c Woodbourne Ave, Streatham, London, SW16 1UP	1	No	Ground Floor	HIL	£165,000		
17d Woodbourne Avenue, Streatham, London, SW16 1UP	1	No	1st Floor	HIL	£180,000		
17e Woodbourne Avenue, Streatham, London, SW16 1UP	2	No	1st Floor	HIL	£225,000		
17f Woodbourne Avenue, Streatham, London, SW16 1UP	1	No	2nd Floor	HIL	£200,000		
2a Westcote Road, Streatham, London, SW16 6BW	2	yes	Ground Floor	HIL	£275,000	3 flats	
2b Westcote Road, Streatham, London, SW16 6BW	4	--Yes--	Ground Floor	HIL	£280,000		

PROPERTY NAME	Beds	Garden	Floor/House	Comp	Value Estim	Permitted use
2c Westcote Road, Streatham, London, SW 16 6BW	4	no	1st Floor	HIL	£280,000	
42a Westwell Road, Streatham, London, SW 16 5RT	2	yes	Ground Floor	HIL	£285,000	3 flats
42b Westwell Road, Streatham, London, SW 16 5RT	2	no	1st Floor	HIL	£230,000	
42c Westwell Road, Streatham, London, SW 16 5RT	1	no	2nd Floor	HIL	£170,000	
22 Broadview Road, Streatham, London, SW 16 5AU	4	Yes	House	HIL	£285,000	house
257 Franciscan Road, Tooting, London SW 17 8HE	4	Yes	House	HIL	£350,000	house
1a Polworth Road, Streatham, London, SW 16 2ET	1	No	Ground Floor	HIL	£170,000	6 flats
1b Polworth Road, Streatham, London, SW 16 2ET	1	Yes	Ground Floor	HIL	£200,000	
1c Polworth Road, Streatham, London, SW 16 2ET	3	Yes	Ground Floor	HIL	£280,000	
1d Polworth Road, Streatham, London, SW 16 2ET	2	No	1st Floor	HIL	£225,000	
1e Polworth Road, Streatham, London, SW 16 2ET	1	No	1st Floor	HIL	£170,000	
1f Polworth Road, Streatham, London, SW 16 2ET	2	No	2nd Floor	HIL	£205,000	
14 Arragon Gdns - Flat A	3	y	Gnd	HIL	£250,000	
14 Arragon Gdns - Flat B	2	n	1st	HIL	£190,000	
14 Arragon Gdns - Flat C	1	n	2nd	HIL	£155,000	
						£34,262,000
Development properties						
72 Tulse Hill - Flat A	1	y	Gnd	HIL	£210,000	
72 Tulse Hill - Flat B	2	y	Gnd	HIL	£275,000	
72 Tulse Hill - Flat C	3	n	1st	HIL	£275,000	GDV
72 Tulse Hill - Flat D	1	n	2nd	HIL	£175,000	£935,000
Site at 130 Norwood Rd	2				£100,000	Total
Freeholds	£350 @ 13 times	160 units			£700,000	£800,000
						Grand Total £35,997,000