

The Insolvency Act 1986

Notice of 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

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

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

attach a copy of -

- * 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

Andrew Wells
 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

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 BINGLEY

Signed 

Dated 21/06/10

Piers Binley
Piers Binley
21/06/10

THURSDAY

A23 08/07/2010 267
COMPANIES HOUSE

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

Signature

✓ Rivers Burroughs

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

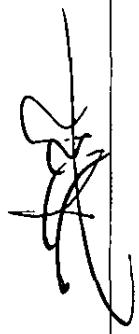
Rivers Burridge 2/6/10

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, Level3, 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 SYL	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

21/06/10

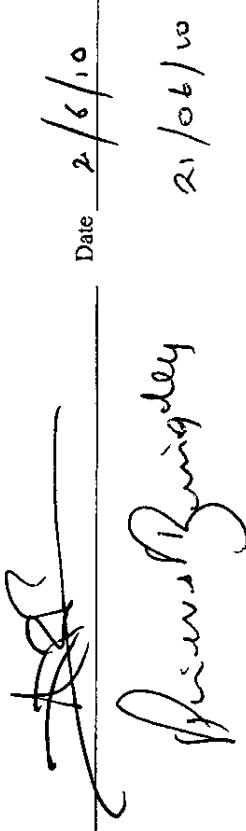
Rhian Bringsley

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


Brian Brindley

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	£190,000	
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
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
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
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 Canmore 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 Colerstone Road, Brixton, London, SW2 3NF	3	yes	Ground Floor	HIL	£295,000	3 flats
2b Colerstone Road, Brixton, London, SW2 3NF	2	No	1st Floor	HIL	£245,000	
2c Colerstone 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
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, 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 Gleneldon Road, Streatham, London, SW16 2AY	2	Yes	Ground Floor	HIL	£275,000	3 flats
24b Gleneldon Road, Streatham, London, SW16 2AY	2	No	1st Floor	HIL	£225,000	
24c Gleneldon 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
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
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 bfr, 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
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	-- -- -- --

Haywoods Investment Limited
Property Valuations

PROPERTY NAME	Beds	Garden	Floor/House	Comp	Value Estim	Permitted use
2c Westcote Road, Streatham, London, SW16 6BW	4	no	1st Floor	HIL	£280,000	
42a Westwell Road, Streatham, London, SW16 5RT	2	yes	Ground Floor	HIL	£285,000	3 flats
42b Westwell Road, Streatham, London, SW16 5RT	2	no	1st Floor	HIL	£230,000	
42c Westwell Road, Streatham, London, SW16 5RT	1	no	2nd Floor	HIL	£170,000	
22 Broadview Road, Streatham, London, SW16 5AU	4	Yes	House	HIL	£285,000	house
257 Franciscan Road, Tooting, London, SW17 8HE	4	Yes	House	HIL	£380,000	house
1a Polworth Road, Streatham, London, SW16 2ET	1	No	Ground Floor	HIL	£170,000	6 flats
1b Polworth Road, Streatham, London, SW16 2ET	1	Yes	Ground Floor	HIL	£200,000	
1c Polworth Road, Streatham, London, SW16 2ET	3	Yes	Ground Floor	HIL	£280,000	
1d Polworth Road, Streatham, London, SW16 2ET	2	No	1st Floor	HIL	£225,000	
1e Polworth Road, Streatham, London, SW16 2ET	1	No	1st Floor	HIL	£170,000	
1f Polworth Road, Streatham, London, SW16 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 Freeholds	2				£100,000 Total £700,000	£800,000
					Grand Total £35,997,000	