

The Insolvency Act 1986

Notice of statement of affairs

Name of Company Cofton (Wales) Limited	Company number 04113370
In the High Court Leeds District Registry <small>[full name of court]</small>	Court case number 185 of 2017

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

We (a)

Gerard Anthony Friar
KPMG LLP
Saltire Court
20 Castle Terrace
Edinburgh
EH1 2EG

Blair Carnegie Nimmo
KPMG LLP
Saltire Court
20 Castle Terrace
Edinburgh
EH1 2EG

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~~

* Delete as
applicable

in respect of the administration of the above company

Signed



Joint Administrator

Dated

6 March 2017

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

Charlotte Burnham-Stevens
KPMG LLP
Saltire Court
20 Castle Terrace
Edinburgh
EH1 2EG United Kingdom

Tel 0131 5276695



A24

07/03/2017

#168

COMPANIES HOUSE

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

Companies House, Crown Way, Cardiff CF14 3UZ
Cardiff

DX 33050

TUESDAY

Statement of affairs

Name of Company
Cofton (Wales) Limited

Company number
04113370

In the
High Court Leeds District Registry
[full name of court]

Court case number
185 of 2017

(a) Insert name and address of
registered office of the company

Statement as to the affairs of (a) Cofton (Wales) Limited of DeVirgo House, Valepits
Road, Garretts Green, Birmingham B33 0TD

(b) Insert date on the (b) 15th February 2017 _____, 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 (b) 15th February 2017 _____, the date that the company
entered administration.

Full name Thomas Edward Barnsdall _____

Signed 

Dated 27th Feb 2017

A – Summary of Assets

Assets

Assets subject to fixed charge:

Land at Parc Llanilid, Pontyclun

Work-in-progress, installed infrastructure

Amounts owed:

Bank of Scotland

Philip Lambert Ambrose

HCC International Insurance

Assets subject to floating charge:

Charge over Westair film studio land

Restrictive covenant over Westair land

Uncharged assets:

Sales ledger

HMRC Land Remediation Claim 31/03/16

Other

Estimated total assets available for preferential creditors

Book Value £	Estimated to Realise £
2,820,616	37,626,000
17,512,774	
(25,408,383)	(25,408,383)
(2,984,251)	(2,984,251)
(4,559,398)	(4,559,398)
3,225,000	3,225,000
-	1,000,000
8,978	8,978
8,089	8,089
150	150
(9,376,425)	8,916,185

Signature



Date

27th Feb 17

A1 – Summary of Liabilities

	£	Estimated to realise £
Estimated total assets available for preferential creditors (carried from page A)		8,916,185
Liabilities		
Preferential creditors:-	800	
Estimated deficiency/surplus as regards preferential creditors		8,915,385
Estimated prescribed part of net property where applicable (to carry forward)	600,000	
Estimated total assets available for floating charge holders		8,315,385
Debts secured by floating charges	-	
Estimated deficiency/surplus of assets after floating charges		8,315,385
Estimated prescribed part of net property where applicable (brought down)	600,000	
Total assets available to unsecured creditors		8,915,385
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	7,462,116	
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)		1,453,269
Shortfall to floating charge holders (brought down)	-	
Estimated deficiency/surplus as regards creditors		1,453,269
Issued and called up capital	100	
Estimated total deficiency/surplus as regards members		1,453,169

Signature



Date

27th Feb 2017

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	Major CRE Edinburgh, Client Asset Management, 4 th Floor, New Uberior House, 1 Earl Grey Street, Edinburgh EH3 9BN	25,408,383	First legal charge Debenture	29/03/2001 25/10/2006	All monies All monies
Philip Lambert Ambrose	14A Egremont Street, Ely, Cambridgeshire CB6 1AE	2,984,251	Second legal charge Debenture Second legal charge	31/03/2010 31/03/2010 20/08/2010	} up to £3,500,000
HCC International Insurance Company PLC	The Grange, Rearsby, Leicester LE7 4FY	4,559,398	Third legal charge over residential land except for Excluded Land	20/12/2016	Monies due under a Bond dated 17/07/2006
David Karl Schubert / BPM Technology Corporation Ltd	Baglan Villa, Penybryn, Pyle, Bridgend, CF33 6RB	1,108,714	Land Registry Unilateral Notice re Deed dated 22/12/2006	27/07/2009	Principal sum £900,000 plus interest @ Barclays Base Rate + 4% pa
SSE Power Distribution Ltd	PO Box 2004, Branksome, Poole, Dorset BH12 1YT	2,133,849			

HMRC - VAT	Mark Platt, Higher Officer, VAT Individuals and Small Business Compliance (ISBC) Small and Medium Enterprises 6th Floor, City Centre House, 30 Union Street, Birmingham B2 4AD Input tax clawback assessment less : VAT Control a/c reclaim balance	207,705 (10,227)			
HMRC	Tax ref : 068/WZ14085 Accounts office ref : 068PX00117560	PAYE 418 NIC 316 CIS 225			
Peter Evans (2 weeks wages)	Llysswerfa, Hamilton Street, Mountain Ash, Mid Glamorgan CF45 3RH	933			
Welsh European Funding Office (WEFO)	Merthyr Tydfil Office, Rhydycear, Merthyr Tydfil CF48 1DU	205,973			
Glamorgan Law	The Pavilion, 60 Eastgate, Cowbridge CF71 7AB	2,400			
Wayne Parfitt	c/o JW Parfitt & Sons Ltd, 55 Golwg-y- Bryn, Main Road, Onllwyn, Nr. Neath, West Glamorgan SA101 9NH	1,500			

Llanmoor Development Co Ltd	63-65 Talbot Road, Talbot Green, Pontyclun, Rhondda Cynon Taff CF72 8AE.	23,295			
Other trade creditors (per Creditors Breakdown schedule)		3,777,587			

Signature 

Date 27th Feb 2017

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No. of shares held	Nominal Value	Details of Shares held
Cotton Group Limited - in administration	c/o Deloitte LLP, 4 Brindley Place, Birmingham B1 2HZ	58	£58	'A' Ordinary shares of £1 each
Thomas Edward Barnsdall	5 Arden Oak, 581 Warwick Road, Solihull B91 1AW	17	£17	'B' Ordinary shares of £1 each
Diane Carol Scriven	78 Crophorne Road, Shirley, Solihull, West Midlands B90 3JN	5	£5	'B' Ordinary shares of £1 each
Philip Lambert Ambrose	14A Egremont Street, Ely, Cambridgeshire CB6 1AE	20	£20	'C' Ordinary shares of £1 each
TOTALS		100	£100	

Signature



Date

27th Feb 2017

Cotton (Wales) Limited
Creditors Breakdown as at 15 February 2017

	Purchase Ledger	Accruals	Other Creditors	Interest	Total	Notes	Unsecured Non-Prof Claim for SOA
Bank of Scotland - Libor account		598,750.00	23,768,111.34	27,429.06	24,394,290.40	Accrual = exit fee	
Bank of Scotland - Overdraft account			1,014,092.80		1,014,092.80		
					<u>25,408,383.20</u>		
Philip Ambrose - Loan		732,068.41	2,252,100.00		2,984,168.41	Accrual = £45,000 repayment fee, £687,068.41 interest to date	
Philip Ambrose - bank account no 2			82.62		<u>82.62</u>		
					<u>2,984,251.03</u>		
VAT assessment			207,704.68		207,704.68		207,704.68
HMRC - PAYE			418.40		418.40		418.40
HMRC - National Insurance			679.00		679.00		679.00
HMRC - NI Employment Allowance			(362.74)		(362.74)		(362.74)
HMRC - CIS Tax			224.91		224.91	Per Trial balance plus CIS for wages paid by administrators	224.91
Employee wages - Peter Evans			933.42		933.42	2 weeks' wages to be paid by administrators (17 Feb and 24 Feb)	133.42
Karl Schubert		900,000.00		208,714.14	1,108,714.14	Includes £208,714.14 interest	1,108,714.14
WEFO		205,973.00			205,973.00	ERDF Grant Clawback	205,973.00
Glamorgan Law		2,400.00			2,400.00	Lewis Family - legal fees M-way overage	2,400.00
Wayne Parfitt (Nuteike) loan			1,500.00		1,500.00		1,500.00
Llanmoor Development Co Ltd			23,295.00		23,295.00	Stakeholder Agreement shortfall re S 38 Spine Road 17.5 acres site	23,295.00
Suppliers							
Aon Limited	15,274.80				15,274.80		15,274.80
Aspire Consulting Ltd	431.68				431.68		431.68
CJ Associates Geotechnical	2,487.10				2,487.10		2,487.10
David Clements Ecology	1,336.44				1,336.44		1,336.44
Davies Landscape Architects	31,002.60				31,002.60		31,002.60
Devergo Limited	(4,000.00)	876,312.30			872,312.30		872,312.30
Eversheds	49,611.36		125,000.00		174,611.36	Other creditors = pay on a/c agreed to be paid from Henley completion	174,611.36
Gerant John Planning Ltd	1,852.14				1,852.14		1,852.14
HCC International	13,459.50	44,865.00			58,324.50	S38 premiums	
HCC International (Welsh Water)	3,658,980.52			842,092.81	4,501,073.33	HCC have paid Welsh Water invoices under the terms of the Bond	
Heath Lambert Ltd	108,096.44				108,096.44		108,096.44
Hedgecroft Services	810.00				810.00		810.00
H L Contracts	142,618.31				142,618.31		142,618.31
Hugh James	40.00				40.00		40.00
Insile Corporate Management Ltd	374,904.05	3,500.00			378,404.05	£302.05 paid by administrators on 17th February 2017 (via overdraft)	378,404.05
Integral Geotechnique	53,640.00				53,640.00	£257.04 to be paid by administrators on 24th Feb 2017	53,640.00
Jell Beaumonts	547.50				547.50		547.50
Kennison Ltd	15,725.00	118,697.45			134,422.45	Accrual includes estimated Jan & Feb 17 (no payment application rec'd)	134,422.45
Jones Lang LaSalle Ltd	9,000.00				9,000.00		9,000.00
Land UK Projects Ltd	159,342.94				159,342.94		159,342.94

Cotton (Wales) Limited
Creditors Breakdown as at 15 February 2017

	Purchase Ledger	Accruals	Other Creditors	Interest	Total	Notes	Unsecured Non-Prefer Claim for SOA
Moore Stephens LLP		8,750 00			8,750 00		8,750 00
Nite Lite Security Regency Factors (for Niteit	47,806 97				47,806 97	P/L account in name of Regency Factors	47,806 97
Opus International	118,237 04				118,237 04		118,237 04
Pricewaterhouse Coopers LLP	4,450 00				4,450 00		4,450 00
PLP Consultancy Ltd	782,312 50	6,000 00			788,312 50		788,312 50
Savills (L&P) Ltd	58,611 57				58,611 57		58,611 57
Southern Electric	1,894 04				1,894 04		1,894 04
Valid Management Services	12,000 00		5,000 00		17,000 00		17,000 00
Walker Morns	11,816 16				11,816 16		11,816 16
Apex Drilling Services Ltd	40,334 21				40,334 21		40,334 21
Dawnus Construction Ltd	144,106 88				144,106 88		144,106 88
Alun Griffiths (Contractors) Ltd	449,977 42				449,977 42		449,977 42
Pickett Glass Company	60 17				60 17		60 17
SSE Power Distribution	2,133,848 96				2,133,848 96	Installed utilities	2,133,848 96
Suppliers total	8,440,616 30	1,063,124 75	125,000 00	842,092 81	10,470,833 86		
less : listed separately on SOA							
HCC International	13,459 50	44,865 00			58,324 50	S38 premiums	
HCC International (Welsh Water)	3,658,980 52			842,092 81	4,501,073 33	HCC have paid Welsh Water invoices under the terms of the Bond	
					4,559,397 83		
SSE Power Distribution	2,133,848 96				2,133,848 96	Installed utilities	
Other trade creditors on SOA	2,634,327 32	1,018,259 75	125,000 00	0 00	3,777,587 07		
Unsecured non-preferential creditors							7,462,115 84

Statement of Concurrence

Name of Company

Cofton (Wales) Limited

Company number

04113370

In the
High Court Leeds District Registry
(full name of court)Court case number
185 of 2017

(a) Insert full name and address of Company to which Statement of Affairs relates.

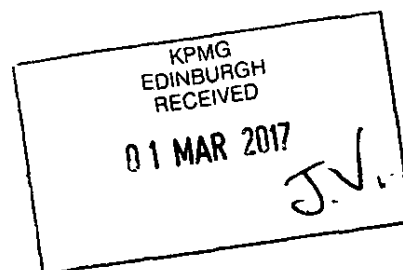
With regards to the Statement of Affairs of (a) Cofton (Wales) Limited (the 'Company')

(b) Insert date statutory declaration on the statement of affairs was made.

made on (b) 27 February 2017

(c) Insert full name of person who made the statutory declaration on the statement of affairs being concurred with

by (c) Thomas Edward Barnsdall

**Statement of Truth**

(d) Insert full name and address of person making statement

I (d) STEPHEN ROGER TURNER

* Delete as applicable

*concur with the Statement of Affairs of the Company and I believe that the facts stated in the Statement of Affairs are a full, true and complete statement of the affairs of the Company on the date that it entered administration.

OR

~~*concur with the Statement of Affairs of the above Company, subject to the following qualifications~~

(e) Please list matters in the statement of affairs which you are not in agreement with, or which you consider to be erroneous or misleading, or matters to which you have no direct knowledge and indicate reason for listing them.

and believe that, subject to these qualifications, the facts stated in the statement of affairs are a full, true and complete statement of the affairs of the Company on the date that it entered administration.

Full name STEPHEN ROGER TURNER

Signed

Dated

27 February 2017

Statement of Concurrence

Name of Company Cofton (Wales) Limited	Company number 04113370
In the High Court Leeds District Registry (full name of court)	Court case number 185 of 2017

(a) Insert full name and address of Company to which Statement of Affairs relates.

With regards to the Statement of Affairs of (a) Cofton (Wales) Limited (the 'Company')

(b) Insert date statutory declaration on the statement of affairs was made.

made on (b) 27th February 2017

(c) Insert full name of person who made the statutory declaration on the statement of affairs being concurred with

by (c) THOMAS EDWARD BARNSDALL

Statement of Truth

(d) Insert full name and address of person making statement

I (d)

* Delete as applicable

*concur with the Statement of Affairs of the Company and I believe that the facts stated in the Statement of Affairs are a full, true and complete statement of the affairs of the Company on the date that it entered administration.

OR

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(e) Please list matters in the statement of affairs which you are not in agreement with, or which you consider to be erroneous or misleading, or matters to which you have no direct knowledge and indicate reason for listing them.

(e)

and believe that, subject to these qualifications, the facts stated in the statement of affairs are a full, true and complete statement of the affairs of the Company on the date that it entered administration.

Full name

PHILIP LAMBERT AMBROSE

Signed

P.L. Ambrose

Dated

6th March 2017

Statement of Concurrence

Name of Company Cofton (Wales) Limited	Company number 04113370
In the High Court Leeds District Registry (full name of court)	Court case number 185 of 2017

- (a) Insert full name and address of Company to which Statement of Affairs relates With regards to the Statement of Affairs of (a) Cofton (Wales) Limited (the 'Company')
- (b) Insert date statutory declaration on the statement of affairs was made. made on (b) 27 February 2017
- (c) Insert full name of person who made the statutory declaration on the statement of affairs being concurred with by (c) Thomas Edward Barnsdall

Statement of Truth

- (d) Insert full name and address of person making statement I (d)

* Delete as applicable

*concur with the Statement of Affairs of the Company and I believe that the facts stated in the Statement of Affairs are a full, true and complete statement of the affairs of the Company on the date that it entered administration

OR

~~*concur with the Statement of Affairs of the above Company, subject to the following qualifications~~

- (e) Please list matters in the statement of affairs which you are not in agreement with, or which you consider to be erroneous or misleading, or matters to which you have no direct knowledge and indicate reason for listing them

(e)

and believe that, subject to these qualifications, the facts stated in the statement of affairs are a full, true and complete statement of the affairs of the Company on the date that it entered administration

Full name MRS. D. C. SCRIVEN

Signed

Dated

27/2/17

Statement of Concurrence

Name of Company

Cofton (Wales) Limited

Company number

04113370

In the
High Court Leeds District Registry
(full name of court)Court case number
185 of 2017

(a) Insert full name and address of Company to which Statement of Affairs relates.

With regards to the Statement of Affairs of (a) Cofton (Wales) Limited (the 'Company')

(b) Insert date statutory declaration on the statement of affairs was made

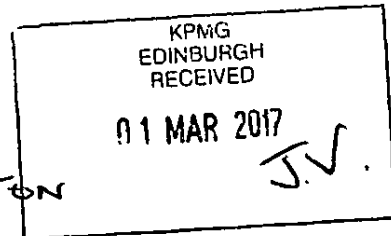
made on (b) 27 February 2017

(c) Insert full name of person who made the statutory declaration on the statement of affairs being concurred with

by (c) Thomas Edward Barnsdall

Statement of Truth

(d) Insert full name and address of person making statement

I (d) ANDREW JOHN STANTON

* Delete as applicable

*concur with the Statement of Affairs of the Company and I believe that the facts stated in the Statement of Affairs are a full, true and complete statement of the affairs of the Company on the date that it entered administration.

OR

~~*concur with the Statement of Affairs of the above Company, subject to the following qualifications~~

(e) Please list matters in the statement of affairs which you are not in agreement with, or which you consider to be erroneous or misleading, or matters to which you have no direct knowledge and indicate reason for listing them

and believe that, subject to these qualifications, the facts stated in the statement of affairs are a full, true and complete statement of the affairs of the Company on the date that it entered administration.

Full name

ANDREW JOHN STANTON

Signed

Alshamh

Dated

28/2/17

Statement of Concurrence

Name of Company Cofton (Wales) Limited	Company number 04113370
In the High Court Leeds District Registry (full name of court)	Court case number 185 of 2017

(a) Insert full name and address of Company to which Statement of Affairs relates.

With regards to the Statement of Affairs of (a) Cofton (Wales) Limited (the 'Company')

(b) Insert date statutory declaration on the statement of affairs was made.

made on (b) 27 FEB 2017

(c) Insert full name of person who made the statutory declaration on the statement of affairs being concurred with

by (c) THOMAS EDWARD BOWEN

Statement of Truth

(d) Insert full name and address of person making statement

I (d) KENNETH VICTOR HAINES.

* Delete as applicable

*concur with the Statement of Affairs of the Company and I believe that the facts stated in the Statement of Affairs are a full, true and complete statement of the affairs of the Company on the date that it entered administration.

OR

*concur with the Statement of Affairs of the above Company, subject to the following qualifications

(e) Please list matters in the statement of affairs which you are not in agreement with, or which you consider to be erroneous or misleading, or matters to which you have no direct knowledge and indicate reason for listing them.

(e)

and believe that, subject to these qualifications, the facts stated in the statement of affairs are a full, true and complete statement of the affairs of the Company on the date that it entered administration

Full name

KENNETH VICTOR HAINES.

Signed



Dated

02 MARCH 2017