

The Insolvency Act 1986
**Administrative Receiver's
 Report**
 Pursuant to Section 48(1) of the
 Insolvency Act 1986 and Rule
 3.8(3) of the Insolvency Rules
 1986

S.48(1)

To the Registrar of Companies

For official use

Crown Way
 Maindy
 Cardiff

Company Number

3147992

Name of Company

Park Lane Ventures

Limited

I/~~Am~~ Robert Cooksey

of Bridgestones
 Oldham Business Centre
 Cromwell Street
 Oldham
 OL1 1BB

administrative receivers of the company attach a copy of my ~~last~~ report to creditors and a
 copy of the statement of affairs of the company

Signed



Dated

4 March 2002

Presenter's name, address
 and reference (if any):

Bridgestones
 Oldham Business Centre
 Cromwell Street
 Oldham
 OL1 1BB

For Official Use

Insolvency Section

Post Room



A08
 COMPANIES HOUSE

0166
 06/03/02

STRICTLY PRIVATE AND CONFIDENTIAL

NOT FOR PUBLICATION

PARK LANE VENTURES LIMITED

Report of the Administrative Receiver Robert Cooksey presented pursuant to Section 48 of the Insolvency Act 1986, the purpose of which is to advise:

- a) On the events leading up to the appointment of the Administrative Receiver.
- b) On the disposal or proposed disposal by the Administrative Receiver of the company's property and the carrying on by him of the business of the company.
- c) Of amounts payable to the debenture holder on whose behalf the Administrative Receiver was appointed, together with details of amounts payable to other secured creditors and preferential creditors.
- d) On the amounts (if any) likely to be available for the payment of other creditors.

All information contained in this report relating to the affairs of the company, prior to the Administrative Receiver's appointment, has been provided to him by the debenture holder, officers of the company and by reference to information filed at Companies House. The information has not been independently verified.

This report has been prepared for the sole use of the creditors of the company and no liability to any third party is accepted.

Attached to this report are the following appendices:

- 1. Estimated Statement of Affairs.
- 2. Administrative Receiver's receipts and payments account.

The Administrative Receiver of Park Lane Ventures Limited reports as follows:

1. Introduction

- 1.1 On 10th December 2001, Robert Cooksey, MIPA of Bridgestones, Oldham Business Centre, Cromwell Street, Oldham, OL1 1BB, was appointed Administrative Receiver of the company.
- 1.2 The appointment was made under the terms of a debenture held by Wayne Rushton. The debenture was created on 19th April 2001 and registered on 10th May 2001 with the Registrar of Companies.
- 1.3 Summarised below is the position of the secured creditors and how the assets of the company are affected.

PARK LANE VENTURES LIMITED IN ADMINISTRATIVE RECEIVERSHIP

1.4 Charge Holders

Security Instrument

Lloyds Bank Plc

Fixed and floating charge
(satisfied November 2001)

Wayne Rushton

Floating charge over all the
undertaking and property of
the company

Dudley Building Society

Legal charge over 33b Old
Penkridge Road

Dudley Building Society

Legal charge over 306
Hednesford Road

Woolwich Building Society

Legal charge over 69A
Dartmouth Road

There are other registered charges relating to domestic properties and it is understood that these have been satisfied although memorandums of satisfaction have not yet been filed at Companies House and this matter is currently under investigation.

1.5 Asset Type

Principle Security Holder

Toyota Financial Services UK Plc
Toyota Corolla motor car

Hire Purchase Agreement

Ford Credit Europe Plc
Ford Transit Van

Hire Purchase Agreement

2. Statutory Information

Date of Incorporation

18th January 1996

Company Number

03147992

Trading Address

Phoenix House
Hyssop Close
Hawks Green
Cannock
Staffs
WS11 2GA

Directors

Richard Jenking
Wayne Rushton

Secretary

Formerly Nationwide
Secretarial Services.
Resigned 20th November
2001

PARK LANE VENTURES LIMITED IN ADMINISTRATIVE RECEIVERSHIP

Principal Activity	Building and Construction
Share Capital	100 ordinary shares of £1 each which have been issued as follows:
	Richard Jenking <u>100</u>
	Total <u>100</u>

3. Events Leading up to the Appointment of the Administrative Receiver

- 3.1 Prior to the Receiver's appointment, the company had been experiencing problems in the completion of several contracts.
- 3.2 It is understood that the company had to leave certain building contracts in a partially completed state and therefore, the customer was reluctant to pay for the work that had been done to date.
- 3.3 The company had also been involved in expensive and time-consuming adjudication arbitration procedures in respect of one contract. Even though the adjudicator found the company's favour, the adjudicator did not stipulate the level of payment that should be made to the company.
- 3.4 Wayne Rushton issued a letter of demand to the company on 7th December 2001 and followed this with the appointment of the Administrative Receiver on 10th December 2001.

4. Progress of the Receivership

- 4.1 The Administrative Receiver immediately examined the contracts the company had and concluded that, at this stage, the company had no ongoing contracts that warranted continuing to trade, therefore, ultimately the business had no sale value.
- 4.2 At the time of the Administrative Receivers appointment, with the exception of the directors, all employees had been dismissed. The company predominantly used sub-contract labour and had very little in the way of payroll employees.
- 4.3 Messrs Philip Davies & Sons were appointed to value the company's chattel assets. Messrs Philip Davies & Sons have been instructed to deal with the disposal of all chattel assets and will account to the Administrative Receiver immediately after this has been completed.
- 4.4 The Administrative Receiver has disposed of the Toyota motor vehicle and the hire purchase company has been discharged. Proceeds of the sale are being paid through to the Administrative Receivers agent and will be remitted in due course.

PARK LANE VENTURES LIMITED IN ADMINISTRATIVE RECEIVERSHIP

- 4.5 The remaining two motor vehicles, namely the Vauxhall Astra Van and Ford Transit Van are at present being retained to assist in transportation for any rectification works that the company may have to complete. Immediately all work has been completed, these will also be disposed of via Messrs Philip Davies & Sons. It should be noted that Ford Credit Europe Plc have been discharged in order to protect the use of the motor vehicle for the rectification works.
- 4.6 The property at 69a Dartmouth Road, Cannock, has been sold and the proceeds after the discharging of the debt to the Woolwich Building Society have been remitted to the Administrative Receiver.
- 4.7 The remaining two properties charged to Dudley Building Society, are currently being lived in by the directors of the company. The company purchased the two properties from the directors on the basis that they were to be used as security for the company's business dealings. It is the directors' intention to purchase these two properties from the Administrative Receiver at open market values and they are currently in negotiation with secured lenders to provide the finance for this. The conduct of the sale will be conducted through the Administrative Receiver agents Messrs Philip Davies & Sons.
- 4.8 The Administrative Receiver is taking advice as to the option to purchase of 16 Avon Street, Sparkhill, Birmingham, from Messrs Philip Davies & Sons as this option to purchase is not available for a further eighteen months and this may affect the value, dependent upon the actions of the tenant in the property at present.
- 4.9 The Administrative Receiver together with assistance from the directors of the company are pursuing the office theft claim, the office fire claim and the Wall Heath negligence claim, however, at this stage, the Administrative Receiver is unable to forecast the level of recoveries that may be made.
- 4.10 The Administrative Receiver has received so far the sum of £41,970 in respect of VAT repayments to the company.
- 4.11 The Administrative Receiver has received to date the following debtor monies in respect of the following contracts. The Administrative Receiver is receiving assistance from the directors of the company in resolving the outstanding debtors. Advice was initially taken from Blake Newport, Chartered surveyors and the Administrative Receiver intends to formally instruct them should it be necessary to proceed to adjudication over any outstanding debts to the company.

<u>Housing Association</u>	<u>Address</u>	<u>Amount</u> £	<u>Amount as per</u> <u>Statement of Affairs</u> £
Wydean	Chapel Road	6,304	6,287
Focus	Prestwood Road	11,149	20,000 *
E H Field	Pershore Road	20,205	22,000

* Balance of work to complete to release further funds.

- 4.12 The Administrative Receiver, solicitors and directors are preparing the basis of the gross loss revenue insurance claim. Legal advice is being taken as to the basis of this claim and the Administrative Receiver feels it is inappropriate to disclose the nature of the action to be taken at this stage in the Administrative Receivership as this may prejudice the satisfactory outcome of any claim that is made.

5. Secured Creditors

- 5.1 The amount owing to Wayne Rushton at the date of appointment was £467,929 subject to ongoing interest and charges. It is dependent upon the company's successful gross loss insurance claim to determine whether the debenture holder will be paid in full or whether there will be a significant shortfall.
- 5.2 At the date of the Administrative Receivers appointment, the company's bank account stood at £8,811 in credit. It, therefore, appears that any indebtedness to Lloyds Bank was settled prior to the appointment of the Administrative Receiver but memorandums of satisfaction have not yet been lodged at Companies House.
- 5.3 The mortgages over the properties secured by Dudley Building Society will be satisfied in full out of the sale of the properties.
- 5.4 The hire purchases agreements in respect of Ford Credit Europe Plc and Toyota Financial Services UK Plc have been settled in full in order that the Administrative Receiver can obtain the additional value of the assets.

6. Preferential Creditors

- 6.1 The company had no liability to Value Added Tax as the majority of its work related to new-build projects that are VAT zero-rated.
- 6.2 The company has liabilities outstanding in respect of PAYE and National Insurance that total £10,523. This has all been incurred in the previous twelve months and therefore, is a preferential claim in the Administrative Receivership and will be discharged in priority to any payments to the floating charge holder.

7. Unsecured Creditors

- 7.1 The agreement of unsecured claims is outside the duties of the Administrative Receiver. A Liquidator would agree such claims, if and when one is appointed.
- 7.2 Present indications show that the likelihood of a dividend to unsecured creditors is wholly dependent upon the successful outcome of any insurance claim that is made in respect of the company's gross loss. The Administrative Receiver and his solicitor are working to calculate this claim and submit it at an appropriate time.

8. Statement of Affairs

- 8.1 A Statement of Affairs has been received, as requested by the Administrative Receiver, under Section 47 of the Insolvency Act 1986.

8.2 A summary of the Statement of Affairs is attached to this report for your information.

9. Further Information

9.1 Creditors requiring further information should write to the Administrative Receiver at Bridgestones, Oldham Business Centre, Cromwell Street, Oldham, OL1 1BB.

A handwritten signature in black ink, appearing to read 'R Cooksey', with a long horizontal flourish extending to the right.

Robert Cooksey - Administrative Receiver

21st February 2002

APPENDIX 1

STATEMENT OF AFFAIRS

A - Summary Of Assets

Assets		Book Value £	Estimated to Realise £
Assets specifically pledged:-			
Toyota Corolla 3 Door saloon	S804 AOG	2,500.00	1,700.00
Toyota Financial services (UK) Plc	settlement figure	914.35	914.35
	Balance	1,585.65	785.65
Ford Transit 80 SWB diesel van	V163 MJW	3,500.00	2,500.00
Ford Credit Europe Plc	settlement figure	1,736.18	1,736.18
	Balance	1,763.82	763.82
33B Old Penkridge Road, Cannock Staffs		135,000.00	120,000.00
Dudley Building Society		78,000.00	78,000.00
	Balance	57,000.00	42,000.00
306 Hednesford Road, Norton Canes, Cannock Staffs		72,000.00	67,000.00
Dudley Building Society		38,571.11	38,571.11
	Balance	33,428.89	28,428.89
69A Dartmouth Road, Cannock		63,000.00	60,000.00
The Woolwich Building Society		41,302.06	41,302.06
	Balance	21,697.94	18,697.94
Assets not specifically pledged:-			
Option to purchase 16 Avon Street, Sparkhill, Birmingham		10,000.00	5,000.00
Vauxhall Astra Envoy TD van	S454 HOJ	3,750.00	3,000.00
Mercian Housing Association	Fernley Road	39,525.89	34,000.00
Mercian Housing Association	Blythwood Road	9,775.00	6,000.00
Bromford Housing Association	Coldridge Close	3,970.75	2,500.00
Touchstone Housing Association	Prole Street	26,256.25	17,000.00
FCH Housing and Care	Shakespeare St	7,675.00	6,000.00
FCH Housing and Care	Baker Street	165,000.00	80,000.00
Harden Housing Association	Porters Mill	5,500.00	5,500.00
EH Field	Pershore Road	27,000.00	22,000.00
Focus Housing Association	Prestwood Road	28,916.76	20,000.00
Focus Housing Association	Cherry Arbour	26,015.03	20,000.00
Edmund Developments	Walsall Wood Rd	13,061.93	10,000.00
Wydean Housing Association	Chapel Road	6,278.00	6,278.00
CIS Tax		24,000.00	22,615.80
VAT reclaim		30,000.00	30,000.00
Office theft claim (Insurance)		12,000.00	12,000.00
Wallheath Claim (Insurance)		24,000.00	24,000.00
Office fire claim (Insurance)		6,000.00	3,000.00
Gross revenue claim		350,000.00	250,000.00
Lloyds Bank Plc - Bank Balance		8,811.75	8,811.75
	Sub-total	£ 827,536.36	587,705.55
Estimated total assets available for preferential creditors		£ 921,314.72	659,683.91

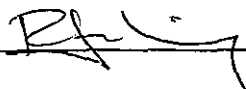
Signature  Date

20/02/02

A1 - Summary of liabilities

		Estimated to Realise £
Estimated total assets available for preferential creditors (carried from page A)		£ 659,683.91
Liabilities		
Preferential creditors:-		
	£	
Inland Revenue (PAYE)	-4,930.51	
Inland Revenue (NIC)	-5,622.48	
		-10,552.99
Estimated deficiency/surplus as regards preferential creditors		£ 649,130.92
Debts secured by a floating charge:-		
	£	
Debenture holder	-468,429.46	
		-468,429.46
Estimated deficiency/surplus of assets available for non-preferential creditors		£ 180,701.46
Non-preferential claims:		
	£	
Trade and expense	-686,539.00	
		-686,539.00
Estimated deficiency/surplus as regards preferential creditors		£ -505,837.54
Issued and called up share capital:-		
	£	
Ordinary shares of £1 each	-100.00	
		-100.00
		£ -505,937.54

Signature



Date

20/02/02

APPENDIX 2

**ADMINISTRATIVE RECEIVER'S
RECEPTS AND PAYMENTS ACCOUNT**

PARK LANE VENTURES LIMITED
IN ADMINISTRATIVE RECEIVERSHIP

RECEIPTS AND PAYMENTS ACCOUNT

10TH DECEMBER 2001 TO 20TH FEBRUARY 2002

<u>RECEIPTS</u>	£	£
VAT repayments	41,970	
Debtor collection	37,658	
Telephone refund	62	
Mail re-direct refund	84	
Property realisation 69a Dartmouth Road	18,698	
Cash from Bank	<u>8,811</u>	107,283
<u>PAYMENTS</u>		
Company search	(39)	
Legal fees re 69a Dartmouth Road	(908)	
Finance settlements	(2,650)	
Mortgage payments	(2,118)	
Bond	(800)	
Receivers Fees	<u>(11,750)</u>	(18,265)
Balance Held		<u><u>£ 89,018</u></u>