

## The Insolvency Act 1986

**Notice of statement of affairs**

Pursuant to Rule 2.21(6) of the Insolvency (Scotland) Rules 1986

Name of Company  Best Braehead Development Company Limited (in administration)	Company number  SC298070
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(a) Insert full name(s)  
and address(es) of  
administrator(s)

We, Blair C Nimmo and Gerard A Friar,

both of KPMG LLP, 191 West George Street, Glasgow, G2 2LJ

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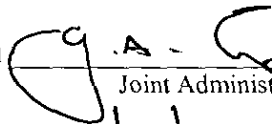
attach a copy of:-

\* Delete as applicable

the statement of affairs;

in respect of the administration of the above company.

Signed

  
 Joint Administrator

Dated

2/02/10

**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

KPMG LLP, 191 West George Street, Glasgow, G2 2LJ	
Tel 0141 226 5511	
DX Number	DX Exchange

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

Companies House receipt date barcode



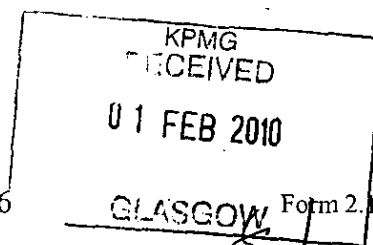
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SCT 10/02/2010 1223  
 COMPANIES HOUSE

WEDNESDAY

Rule 2.21

The Insolvency Act 1986



## Statement of Affairs

Pursuant to paragraph 47 of Schedule B1 to the Insolvency Act 1986  
and Rule 2.21(1) of the Insolvency (Scotland) Rules 1986

Statement as to the affairs of

Best Braehead Development Company Limited

as at 8 January 2010, the date that the company entered administration.

### Statutory Declaration

I solemnly and sincerely declare that the information provided in this statement and the lists A to G annexed and signed as relative hereto is, to the best of my knowledge and belief, true and complete,

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared at EDINBURGH.

Signed [Signature]

This 29th day of JANUARY. 2010

Before me SARAH LYNN PEOCK.

A Notary Public or Justice of the Peace or Solicitor

Sarah Peock.  
NOTARY PUBLIC.

STATEMENT as to the affairs of the Company on the 31st January 2010

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Please complete legibly, preferably in black type, or bold block lettering

		Estimated Realisable Values £
<b>ASSETS</b>		
Assets not specifically secured (as per List "A")		314,689
Assets specifically secured (as per List "B")		
Estimated realisable value	£ 10,312,700	
Less: Amount due to secured creditors	(26,640,067)	
Estimated Surplus	(16,327,367)	
Estimated Total Assets available for preferential creditors, holders of floating charges and unsecured creditors		(16,012,678)
<b>LIABILITIES</b>		
Preferential creditors (as per List "C")		NIL
Estimated balance of assets available for holders of floating charges and unsecured creditors		(16,012,678)
Estimated prescribed part of net property where applicable (to carry forward)		NIL
Holders of floating charges (as per List "D")		NIL
Estimated surplus/deficiency as regards holders of floating charges		(16,012,678)
Estimated prescribed part of net property where applicable (brought down)		NIL
Unsecured Creditors		
Trade accounts (as per List "E")	£ 6,590,450	
Bills payable (as per List "F")	-	
Contingent or other liabilities (as per List "G")	-	
Total unsecured creditors (excluding any shortfall to floating charge holders)	-	
		(6,590,450)
Estimated Surplus/Deficiency as regards creditors unsecured creditors (excluding any shortfall to floating charge holders)		
Estimated deficiency after floating charge where applicable (brought down)		(22,603,128)
Estimated Surplus/Deficiency as regards creditors		
Issued and Called-up Capital		(1,000)
Estimated Surplus/Deficiency as regards members		(22,604,128)

These figures must be read subject to the following:-

\*delete as appropriate

\*[(a) There is no unpaid capital liable to be called up]

\*[(b) The nominal amount of unpaid capital liable to be called up is £  
is/is not charged in favour of the holder of the floating charges(s)]

estimated to produce £ \_\_\_\_\_ which

The estimates are subject to the expenses of the liquidation and to any surplus or deficiency on trading pending realisation of the Assets.

Sarah Peck.



29/1/10

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# Statement of affairs LIST 'A'

## Assets not specifically secured

Particulars of assets	Book value £	Estimated to produce £
Balance at bank .....	—	—
Cash in hand .....	—	—
Marketable securities (as per Schedule I) .....	—	—
Bills receivable (as per Schedule II) .....	305,000	303,389
Trade debtors (as per Schedule III) .....	—	—
Loans and advances (as per Schedule IV) .....	—	—
Unpaid calls (as per Schedule V) .....	—	—
Stock in trade		
VARIOUS BUILDING MATERIALS	17,500	2,600
Work in progress		NIL
Heritable property .....	—	—
Leasehold property .....	—	—
Plant, machinery and vehicles .....	59,200	8100
Furniture and fittings, etc .....	25,000	600
Patents, trade marks, etc .....	—	—
Investments other than marketable securities .....	—	—
Other property .....	—	—
Total		314,689

Signed

Date

21/1/10

Sarah Peck.

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**SCHEDULE I TO LIST 'A'**  
**Statement of affairs**  
**Marketable Securities**

Names to be arranged in alphabetical order and numbered consecutively

No	Name of organisation in which securities are held	Details of securities held	Book value £	Estimated to produce £
	NIL.			

Signed



Date

29/1/10

Sarah Peock.

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legibly, preferably in  
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block lettering

## SCHEDULE II TO LIST 'A'

### Statement of affairs

Bills of exchange, promissory notes, etc. available as assets

Names to be arranged in alphabetical order and numbered consecutively

No	Name and address of acceptor of bill or note	Amount of bill or note £	Date when due	Estimated to produce £	Particulars of any property held as security for payment of bill or note
1	HMRC, 7 COCHRANE ST. GLASGOW  CORPORATION TAX REPAYMENT	303 389		303,389	-

Signed



Date 29/1/10

Sarah Peock.

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Please complete legibly, preferably in black type, or bold block lettering

**SCHEDULE III TO LIST 'A'**  
**Statement of affairs**  
**Trade debtors**

Names to be arranged in alphabetical order and numbered consecutively

No	Name and address of debtor	Particulars of any securities held for debt	Book value £	Estimated to produce £
	NIL			

Signed



Date

29/1/10

Sarah Peock.

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Please complete legibly, preferably in black type, or bold block lettering

## SCHEDULE IV TO LIST 'A'

### Statement of affairs

#### Loans and Advances

Names to be arranged in alphabetical order and numbered consecutively

No	Name and address of debtor	Particulars of any securities held for debt	Book value £	Estimated to produce £
	NIL			

Signed



Date

29/1/10

Sarah Peock.



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Please complete legibly, preferably in black type, or bold block lettering

**SCHEDULE V TO LIST 'A'**  
**Statement of affairs**  
**Loans and Advances**

Names to be arranged in alphabetical order and numbered consecutively

No	No in share register	Name and address of shareholder	No of shares held	Amount of call per share unpaid £	Total amount due £	Estimated to produce £
		NIL				

Signed



Date

29/1/10

Sarah Peock.

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Please complete legibly, preferably in black type, or bold block lettering

LIST 'B' (consisting of 3 pages)

**Statement of affairs**

**Assets specifically secured and creditors fully or partly secured (see note below) (not including debenture holders secured by a floating charge)**

No	Particulars of assets specifically secured and nature of security	Date when security granted	Name of creditor	Address and occupation
	DEVELOPMENT AT KING'S INCH, BREAHEAD		RBS	

**Note:** For this purpose treat as a creditor but identify separately

- (a) an owner of goods in the company's possession under a hire-purchase agreement or an agreement for the hire of goods for more than 3 months, or
- (b) a seller of goods to the company claiming a retention of title or a seller under a conditional sale agreement.



Sarah Peack

Please complete legibly,  
preferably in black  
type, or bold block  
lettering

Signed

*U. l.*

Sarah Poock

Date \_\_\_\_\_

29 h/w

Plot	Phase	No. plots	House Type	Cost to complete £ '000	Potential Revenue per SHL Sheet	Unaccounted @ 45% to reflect 'forced' bulk disposal	Realisable Land Value @ £20k per plot	Realisable value
1 - 20	Block 1	20	Apartments	Not yet commenced			400.0	400.0
21 - 40	Block 2	20	Apartments	Not yet commenced			400.0	400.0
41 - 60	Block 3	20	Apartments	Not yet commenced			400.0	400.0
61 - 80	Block 4	20	Apartments	Not yet commenced			400.0	400.0
81 - 100	Block 5	20	Apartments - Area E		952.6	2,200.0	1,210.0	257.4
101 - 120	Block 6	20	Apartments - Area D		828.7	2,200.0	1,210.0	381.3
121 - 140	Block 7	20	Apartments	All occupied				0.0
141 - 158	Block 8	18	Apartments	All occupied				0.0
157	Area A	1	Barna	Occupied				0.0
158	Area A	1	Ballantyne	Occupied				0.0
159	Area A	1	Doylie II	Showhome	1.6	160.0	88.0	86.4
160	Area A	1	Doylie I	Build Complete	1.6	160.0	88.0	86.4
161	Area A	1	Doylie II	Occupied				0.0
162	Area A	1	Ballantyne	Occupied				0.0
163	Area A	1	Blake	Occupied				0.0
164	Area A	1	Barbour	Occupied				0.0
165	Area A	1	Drummond II	Build Complete	1.6	160.0	88.0	86.4
166	Area A	1	Drummond I	Build Complete	1.6	160.0	88.0	86.4
167	Area A	1	Drummond II	Build Complete	1.6	160.0	88.0	86.4
168	Area A	1	Ballantyne	Occupied				0.0
169	Area A	1	Drummond II	Build Complete	1.6	160.0	88.0	86.4
170	Area A	1	Drummond I	Build Complete	1.6	160.0	88.0	86.4
171	Area A	1	Drummond II	Build Complete	1.6	160.0	88.0	86.4
172	Area A	1	Barbour	Occupied				0.0
173	Area A	1	Blake	Build Complete	1.6	144.0	79.0	77.4
174	Area A	1	Ballantyne	Occupied				0.0
175	Area A	1	Dunbar II		15.6	160.0	88.0	72.4
176	Area A	1	Dunbar I		15.0	160.0	88.0	73.0
177	Area A	1	Dunbar II		15.3	160.0	88.0	72.7
178	Area A	1	Ballantyne		13.0	115.0	63.0	50.0
179	Area A	1	Barrie		14.5	129.0	71.0	56.5
180 - 199		20	Townhouses	Not yet commenced			400.0	400.0
200	Area C	1	Drummond II		40.8	160.0	88.0	47.4
201	Area C	1	Drummond I		22.4	160.0	88.0	65.6
202	Area C	1	Drummond I		22.4	160.0	88.0	65.6
203	Area C	1	Drummond II		22.9	160.0	88.0	65.1
204	Area C	1	Barbour		18.6	129.0	71.0	52.4
205	Area C	1	Blake		23.5	144.0	79.0	55.5
206	Area C	1	Ballantyne		20.7	115.0	63.0	42.3
207	Area C	1	Dunbar II		17.9	160.0	88.0	70.1
208	Area C	1	Dunbar I		23.9	160.0	88.0	64.1
209	Area C	1	Dunbar II		23.6	160.0	88.0	64.4
210	Area C	1	Ballantyne		9.2	115.0	63.0	53.8
211	Area C	1	Barrie	Occupied				0.0
212	Area B	1	Duncan	Occupied				0.0
213	Area B	1	Duncan		16.0	170.0	93.0	77.0
214	Area B	1	Duncan		16.0	170.0	93.0	77.0
215	Area B	1	Duncan		16.0	170.0	93.0	77.0
216	Area B	1	Doylie II		2.2	160.0	88.0	85.8
217	Area B	1	Doylie I		9.6	160.0	88.0	78.4
218	Area B	1	Doylie II		8.7	160.0	88.0	79.3
219	Area B	1	Duncan	Occupied				0.0
220	Area B	1	Duncan	Occupied				0.0
221	Area B	1	Duncan	Occupied				0.0
222	Area B	1	Duncan	Occupied				0.0
223 - 314		92	Townhouses	Not yet commenced			1,840.0	1,840.0
315 - 405		91	Detached villas	Not yet commenced			1,820.0	1,820.0
406 - 410		5	Townhouses	Not yet commenced			100.0	100.0
411 - 412		2	Detached villas	Not yet commenced			40.0	40.0
413 - 455		43	Townhouses	Not yet commenced			860.0	860.0
456 - 459		4	Detached villas	Not yet commenced			80.0	80.0
460 - 495		36	Apartments	Not yet commenced			720.0	720.0
		495						
								10,312.7

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black type, or bold  
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LIST 'C' (consisting of \_\_\_\_\_ pages)


**Statement of affairs**

**Preferential creditors for salaries, wages and otherwise**

Names to be arranged in alphabetical order and numbered consecutively

No	Name of creditor	Address
	NIL	

Sarah Peock.

  
22/1/10

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Nature of claim	Total amount of claim	Amount ranking as preferential	Balance not preferential carried to List 'E'

Signed



Date

29/1/20

Sarah Peock

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**LIST 'D'**

**Statement of affairs**

**List of holders of debentures secured by a floating charge**

Names to be arranged in alphabetical order and numbered consecutively

No	Name and address of Holder	Amount £	Description of assets over which security extends
	NIL		

Signed

*[Signature]*

Date

29/1/10

Sarah Peock

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LIST 'E' (consisting of 3 pages)

### Statement of affairs

Unsecured creditors - trade accounts.

Identify separately on this list customers claiming amounts paid in advance of the supply of  
goods and services

Names to be arranged in alphabetical order and numbered consecutively

No	Name of and address of creditor	Amount of the debt £
	see attached.	

Signed



Date

29/1/10

Sarah Peacock.



## LIST 'E'

## Statement of affairs

## Insecured creditors - trade accounts.

No.		Name and address of creditor	Amount of debt (£)
1	Alarmfast	NOVA TECHNOLOGY PARK, 5 ROBROYSTON OVAL, GLASGOW, G33 1AP	507.75
2	Allied Surveyors	HERBERT HOUSE, 24 HERBERT STREET, GLASGOW, G20 6NB	293.75
3	ALLMA CONSTRUCTION LTD	28 Muriel Street, Barrhead, Glasgow. G78 1QB	106,813.04
4	ART (NORTHERN) LTD	Unit 208a, K2 House, Heathfield Way, Northampton. NN5 7QP	23.00
5	AYRSHIRE SHOPFRONTS	Unit 4, Moorfield Industrial Estate, Kilmarnock. KA2 0DP	818.03
6	Big Partnership	FINANCE DEPARTMENT, 5 PARK CIRCUS PLACE, GLASGOW, G3 6AH	3,498.46
7	Brodies LLP	15 ATHOLL CRESCENT, EDINBURGH, EH3 8HA	13,126.94
8	Buildbase	SCOTLAND CREDIT CONTROL UNIT 1, CARRONGROVE ROAD, CARRON, FALKIRK, FK2 8NZ	494.68
9	Calwell Wright (Falkirk)	UNIT 12 ETNA COURT, MIDDLEFIELD INDUSTRIAL ESTATE, FALKIRK, FK2 9EQ	815.45
10	Colinprint	SANSOM HOUSE, PORTLAND STREET, DAYBROOK, NOTTINGHAM, NG5 6LB	131.60
11	CREAGH CONCRETE (SCOTLAND)	Newbridge Industrial Estate, Newbridge, Edinburgh. EH28 8PJ	4,491.74
12	Daw Signs	UNIT 7, ATLAS INDUSTRIAL ESTATE, EDGEFAULD AVENUE, GLASGOW, G21 4UR	401.86
13	DRYWALL & DÉCOR	77 Torrisdale Street, Glasgow. G42 8PW	4,244.22
14	ELLMOL	Unit 54, 42 Dalsetter Avenue, Glasgow. G15 8TE	21,352.76
15	Elmwood	ELMWOOD HOUSE, GHYLL ROYD, GUISELEY, LEEDS, LS20 9LT	2,144.37
16	Fast Plas	BLOCK 8, UNIT 182, CHAPEL HALL INDUSTRIAL ESTATE, AIRDRIE, LANARKSHIRE, ML6 8QH	4,295.95
17	Feather Brooksbank	ACCOUNTS DEPARTMENT, RAEBURN HOUSE, 32 YORK PLACE, EDINBURGH, EH1 3HU	969.02
18	Ferrier Pumps	71 CUMBERNAULD ROAD, DENNISTOUN, GLASGOW, G31 2SN	64.60
19	FORSTER ROOFING	22 Commerce Street, Brechin. DD9 7BD	6,862.55
20	Gladedale (Northern Division) Ltd	ARGYLL COURT, CASTLE BUSINESS PARK, STIRLING, FK9 4TT	4,532,119.99
21	Graham & Sibbald	21 GAUZE STREET, PAISLEY, PA1 1ES	125.00
22	Graham Group	300 CROWNPOINT ROAD, GLASGOW, G40 2UP	620.72
23	GVA Grimley	BRINDLEY PLACE, 149 ST. VINCENT STREET, BIRMINGHAM, B1 2JB	3,525.00
24	Hacking & Paterson	NEWTON TERRACE, SAUCHIEHALL STREET, CHARING CROSS, GLASGOW, G3 7PL	721.10
25	HOWDEN	15 Castle Road, Bankside Industrial Estate, Falkirk. FK2 7UY	310.25
26	J CARLIN	Roanoke, High Barrowood, Kilsyth. G65 0EE	4,059.82
27	Jewson	ETNA ROAD, MIDDLEFIELD INDUSTRIAL ESTATE, FALKIRK, FK2 9EG	1,015.52
28	JOHN N DUNN	Saltire House, 6B Dunnet Way, East Mains Industrial Estate, Broxburn. EH52 5NN	19,116.48
29	KELVIN	15 - 23 Deerdrykes View, Westfield, Cumbernauld. G68 9HN	51.15
30	Kestrel	Block 13 Unit 1, Whiteside Industrial Estate, Bathgate. EH48 2RX	396.46
31	Keywest	THE LIGHTHOUSE, 11 MITCHELL LANE, GLASGOW, G1 3NU	4,484.97
32	MILLER PATTISON	12 - 14 Casting Court, Middlefield Industrial Estate, Falkirk. FK2 9HU	428.32
33	Morrisons Solicitors	ERSKINE HOUSE, 68 QUEEN STREET, EDINBURGH, EH2 4NN	182.71
34	Nimbus	REGENCY HOUSE, HALBEATH INDUSTRIAL ESTATE, DUNFERMLINE, FIFE, KY11 7EG	10,903.62
35	OGILVIE	Pimhall business Park, Stirling. FK7 8ES	359.57
36	P C TILING	43 Lee's Court, Dundyan Gardens Estate, Coatbridge. ML5 4NT	2,115.90
37	P G BUILDING SERVICES	12 Tweedsmuir Crescent, Bearsden, Glasgow. G61 3LE	731.37

## LIST 'E'

## Statement of affairs

## Insecured creditors - trade accounts.

No.	Name and address of creditor	Amount of debt (£)
38	Parker Merchandising	829.26
39	PFP 2000 LTD	424.50
40	Renfrewshire Council	5,866.72
41	ROOF PLASTICS	1,047.35
42	Scope Bathrooms	775.50
43	SCOTIA DOUBLE GLAZING	9,186.56
44	SCOTT & BAIN	1,003.19
45	Scottish Power Energy Retail Ltd	10,732.54
46	SHAW & PATERSON	11,050.38
47	Smith & Frater	4,840.10
48	SP Power Systems Ltd	3,469.36
49	Strathclyde Homes Ltd	1,745,414.00
50	Strathclyde Timber	1,123.16
51	STRATHCLYDE TIMBER KIT SYSTEMS	8,539.01
52	Thomas Lyons Wilson	11,550.00
53	Total Fire Control	723.86
54	Whellock	12,467.81
55	William Tracey	7,888.70
56	HMRC (VAT liability)	1,195.95
		6,590,445.67

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**\*Note**  
The particulars of any bills of exchange and promissory notes held by a holder should be inserted immediately below the name and address of such creditor.

## LIST 'F'

### Statement of affairs

#### Unsecured creditors – Bills payable, promissory notes, etc

Names to be arranged in alphabetical order and numbered consecutively

No	Name and address of acceptor of bill or note	Name and address of holder*	Date when due	Amount of claim £
	NIL			

Signed

*[Signature]*

Date

29/1/10

Sarah Peack

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Please complete legibly, preferably in black type, or bold block lettering

# LIST 'G'

## Statement of affairs

### Unsecured creditors – contingent liabilities

Names to be arranged in alphabetical order and numbered consecutively

No	Name and address of creditor	Nature of liability	Amount of claim £
	NIL		

Signed

*[Signature]*

Date

*29/1/10*

*Sarah Peock*