

The Insolvency Act 1986

Statement of administrator's proposals

Name of Company A & A Property Refurbishments Limited	Company number 05482491
In the High Court of Justice, Chancery Division, Cardiff District Registry	Court case number 1015 of 2008

(a) Insert full name(s) and address(es) of administrator(s) We, Alistair Wardell & Nigel Morrison of Grant Thornton UK LLP, 11-13 Penhill Road, Cardiff, CF11 9UP

attach a copy of our proposals in respect of the administration of the above company

A copy of these proposals was sent to all known creditors on

(b) Insert date

11 April 2008

Signed *Alistair Wardell*
Joint Administrator

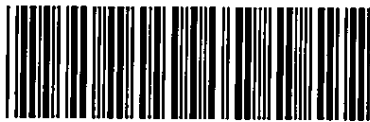
Dated 18/4/2008

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.

Siwan Morgan	
Grant Thornton UK LLP, 11-13 Penhill Road, Cardiff, CF11 9UP	
	Tel 029 2023 5591
DX Number	DX Exchange

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COMPANIES HOUSE

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Grant Thornton

Our Ref SJH/AW/A & A PROPERTIES

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TO THE CREDITORS

10 April 2008

Dear Sirs

A & A Property Investments Limited (Investments), A & A Property Developments Limited (Developments) and A & A Property Refurbishments Limited (Refurbishments) (all in Administration) - (The Companies) 1013 of 2008, 1014 of 2008 and 1015 of 2008

1 Introduction

- 1.1 Following the appointment of myself and my partner Nigel Morrison as administrators of the Companies by a qualifying floating charge holder on 15 February 2008, I am submitting my proposals pursuant to paragraph 49(1) of Schedule B1 to the Insolvency Act 1986 for achieving the objectives of the administration
- 1.2 This report contains the information required by Rule 2.33 of the Insolvency Rules 1986
- 1.3 In accordance with paragraph 100 (2) of Schedule B1 to the Insolvency Act 1986 the functions of the administrators are to be exercised by any or all of them

Chartered Accountants

Member firm of Grant Thornton International Ltd
Grant Thornton UK LLP is a limited liability partnership registered in England and Wales No OC307742. Registered office Grant Thornton House, Mellon Street, Euston Square, London NW1 2EP
A list of members is available from our registered office

Grant Thornton UK LLP is authorised and regulated by the Financial Services Authority for investment business.

2 Statutory information

2.1 The Companies' statutory details are as follows

	Investments	Developments	Refurbishments
registered number	4824541	5682022	58482491
date of incorporation	08 July 2003	20 January 2006	16 June 2005
registered office	11-13 Penhull Road CARDIFF CF11 9UP	11-13 Penhull Road CARDIFF CF11 9UP	11-13 Penhull Road CARDIFF CF11 9UP
authorised share capital	£100	£1,000	£1,000
issued share capital	£2	£1	£1
Director			
Anthony John Lewis	Nil	Nil	Nil
Secretary			
Andrea Walker	Nil	Nil	Nil

2.2 The administrations constitute "main proceedings" under the EC Regulation on Insolvency Proceedings

3 Background to the Administrators' appointments

3.1 Grant Thornton UK LLP (the firm) was first consulted by Svenska Handelsbanken AB (Publ), (the Bank) which holds a qualifying floating charge over the assets of each of the three companies, on 1 February 2008 with a view to giving limited advice on the Companies' financial positions

3.2 Prior to that consultation neither I, nor the firm, had any dealings or involvement with the Companies, their director or secretary

3.3 The key events leading up to the appointments may be summarised as follows

- Investments traded primarily in the buying letting and selling of residential properties in South Wales. It acquired a large portfolio of show homes from developers which it rented back to the developers during site development. By February 2008 it owned 91 residential properties. Further details are given in paragraph 4.3
- Developments acquired two development sites, a bungalow in Lyndaryn and the old Gunners Club in Newport. The development in Lyndaryn is in its early stages and the base slab has been laid in preparation for the building of 13 apartments. The Gunners Club which will provide 24 apartments is in the final stages of completion. Further details are given in paragraphs 4.5 to 4.8

- Refurbishments had acquired and refurbished 26 residential properties in Newport and was in the process of converting the former primary school in Llanharan into 20 apartments. Further details are given in paragraphs 4.11 to 4.14.
- By early February 2008 all building work had ceased on the development sites and the majority of the Companies' staff of approximately 45 had been sent home as wages and salaries could not be paid and further development costs of in excess of £2.1m could not be sourced.

3.4 This firm carried out a brief investigation into the Companies' financial position which commenced on 8 February 2008 and produced a limited review report for the qualifying charge holder (and another major lender to the connection, Lloyds TSB Bank plc) dated 12 February 2008. Key findings included the following:

- The Companies were unable to pay liabilities when they fell due.
- Rental income could not service interest payments and overheads.
- Additional funding, in excess of £2.1m was required to complete the two major developments on a solvent basis and approximately £1.4m on an insolvent basis, assuming certain creditor arrears were paid.

3.5 Having considered all the options, on 15 February 2008, the qualifying floating charge holder made the direct appointment of the administrators in accordance with paragraph 14 of Schedule B1 to the Insolvency Act 1986.

3.6 The objective of the administrations is to achieve a better result for the Companies' creditors as a whole than would be likely if the Companies were wound up.

3.7 Following the appointment, Nigel Morrison and I were subsequently appointed as Fixed Charge receivers over the 42 residential properties owned by the director Anthony John Lewis and the three owned by Andrea Walker. Any surplus arising from the realisation in the A J Lewis portfolio may be applied subject to certain limits to the Bank's shortfall, should it arise, in the Companies.

4 Assets and liabilities

ASSETS

4.1 The director has been requested to prepare a statement of affairs of the Companies, but has not yet done so although I am aware that this is being worked upon. I have not produced an estimate of the financial position of the Companies, in this document, as this may prejudice the likely values that could be obtained for the Companies assets. However, I attach at Appendix A, a list of the names and addresses of the creditors, the amounts of their debts and the details of any security held.

4.2 A description of the main assets of each company is set out below.

Investments

4.3 Investments owns 91 freehold properties which were purchased on a buy to let basis and were included in the company's accounts at a book value of £21.2 million. These assets have

all been individually mortgaged to the Bank

- 4 4 There may also be debt due to or from the other two companies to which we have been appointed and due from or to A & A Property Group Limited (the holding company of the Companies) However the books and records of the group are still being brought up to date and until they are finalised the exact position is unknown We do not act for A&A Property Group Limited in any capacity

Developments

- 4 5 Developments owns two development properties which are in a partly completed state
- The former Gunners Club Pottery Terrace, Pillgwenlly, Newport NP20 2NA
 - Lyndaryn Bungalow, Cliff Road, Blackwood
- 4 6 Twenty four, two bedroomed, apartments have been partly constructed on the former Gunners Club site in Newport Although the superstructure of the development has been largely completed, there is an estimated £470,000 still to be spent to complete the development which would require a construction period of some ten weeks from recommencement of works
- 4 7 The Lyndaryn Bungalow site has planning consent for thirteen apartments and building work is to foundation level only
- 4 8 Both developments are subject to legal mortgages granted to the Bank
- 4 9 Developments is potentially also owed a VAT reclaim at the date of our appointment although it is part of a group registration where the lead registration is in the name of A & A Property Group Limited This potential reclaim may also be subject to Crown set off
- 4 10 There may also be a debt due from or to the other two companies to which we have been appointed and due from or to A & A Property Group Limited (the holding company of the Companies) However, the books and records of the group are still being brought up to date and until they are finalised the exact position is unknown

Refurbishments

- 4 11 Refurbishments owns 26 freehold properties which were purchased and then developed on a buy to let basis All the properties are in Newport, Monmouthshire These assets have all been individually mortgaged to the Bank
- 4 12 In addition Refurbishments owns a development site known as the former Primary School, Chapel Road, Llanharan, Pontyclun CF72 9QB which is in a partly completed state The works comprise a renovation and refurbishment conversion of the old school building to provide fifteen apartments and a new extension wing which provides a further five apartments
- 4 13 Although the development has been largely completed, there is an estimated £664,000 still to be spent to complete the development which would require a construction period of some

sixteen weeks from recommencement of works

- 4 14 The development is subject to legal mortgages granted to the Bank
- 4 15 Refurbishments is also due a VAT reclaim at the date of our appointment although it is part of a group registration where the lead registration is in the name of A & A Property Group Limited. Similarly to the above Crown set off may apply to this debt
- 4 16 There may also be a debt due from or to the other two companies to which we have been appointed and due from A & A Property Group Limited (the holding company of each of the three companies). However, the books and records of the group are still being brought up to date and until they are finalised the exact position is unknown

Applicable to all three companies

- 4 17 It is possible that certain floating charge assets (VAT reclaims and intra group debts) may give rise to realisations which will form part of the Companies' net property and thereby be available to unsecured creditors in the form of a prescribed part under Section 176A of the Insolvency Act 1986. I am not able to provide any estimate of the value (if any) of the net property at present and therefore I am unable to estimate the value of the prescribed part that could be available for creditors
- 4 18 It is quite possible that such realisations may be small or indeed non-existent and in such an instance in accordance with Section 175 (5) of the Insolvency Act 1986 I would propose to make application to Court for an order that Section 176A should not apply on the grounds that the costs of distribution would be disproportionate to the benefits

Liabilities and outcome for creditors

Secured creditor

- 4 19 At the date of appointment the Bank was owed the following amounts by each of the three companies

• Investments	£16.75 million
• Developments	£3.30 million
• Refurbishments	£5.01 million

- 4 20 The Bank holds the following security over the assets of each company
- Investments - Debenture dated 16 April 2007 and Legal Charges over each property
 - Developments - Debenture dated 5 April 2007 and Legal Charges over each property
 - Refurbishments - Debenture dated 17 July 2006 and Legal Charges over each property
- 4 21 Under its security documentation the Bank is able to charge interest that continues to accrue at a rate of 6% over the cost of funding rate (as opposed to 1% over base before the administration)
- 4 22 In view of the level of Bank debt, accruing interest and the likely costs of protection and

realisation of assets I do not believe that the Bank will recover its lending and accrued interest in full

Preferential creditors

4 23 I estimate that employee preferential claims may total £25k as follows

- Investments £9k
- Developments £10k
- Refurbishments £6k

4 24 The outcome for preferential creditors will be dependent upon the level of floating charge realisations and costs

Unsecured creditors

4 25 Based upon current information I estimate that the level of external creditors in each company is as follows

- Investments £63k
- Developments £362k
- Refurbishments £381k

4 26 Until the books and records are finalised to 15 February 2008 I am unable to provide details of the level of intra group creditor claims against each company Nor am I able at this stage to provide details of any claims (if any) that Anthony Lewis and/or Andrea Walker may have against each or any of the Companies, although initial indications are that these claims will amount to several million pounds

4 27 I do not believe that there will be any surplus assets available to pay a dividend to unsecured creditors other than under any prescribed part assets that may become available

5 Conduct of the administration

Trading and financing of the administrations

5 1 Upon my appointment I discussed the trading and financing of the Companies with the director, staff and advisors. As a result of this and reducing the workforce to three individuals I have obtained initial funding from the Bank as follows

- Investments - £25,000
- Developments - £170,000
- Refurbishments - £165,000

5 2 My first priority was to stabilise the tenancy situation in each of the rental properties and to secure the development sites

5 3 The Companies' staff retained are assisting me with the collection of the monthly rents due on each of the occupied properties and in dealing with the enquiries and needs of each of the tenants. They are also dealing with the moving out and moving in of the tenants as tenancies come to an end and new ones are created

- 5.4 Immediately prior to my appointment 24 hour security had been put in place in respect of the former Gunners Club and Llanharan Primary School and I have ensured that this security has continued
- 5.5 As at the date of this report there have been no disposals of any of the assets of the three companies other than to make arrangements with the hire purchase company, Lombard North Central Plc to repossess the three vehicles utilised by Investments as these vehicles were not essential in continuing to run the businesses
- 5.6 My receipts and payments accounts for each of the three companies covering the period from 15 February 2008 to 3 April 2008 is attached as Appendix B

6 Proposals for achieving the objective of the administration

- 6.1 The administrators will pursue the objective of achieving a better result for the Companies' creditors as a whole than would be likely if the Companies were wound up
- 6.2 This objective will be achieved by the administrators continuing to manage the businesses of the Companies to obtain a more advantageous realisation of assets, over a period of time
- 6.3 As a result of the appointments which generated significant publicity both the administrators and their agents, DTZ Debenham Tie Leung Limited (DTZ), have received numerous enquiries regarding the sale of assets
- 6.4 Following detailed discussions with DTZ, who were instructed to value the entire property asset portfolio of the Companies, and with the Bank which has agreed to provide overdraft facilities, DTZ have been instructed to offer the sale of the property portfolio as a whole or in six substantial lots. To this end advertisements have been placed, in both the local and national press by DTZ, requesting expressions of interest to be lodged with them
- 6.5 Detailed information packs will be available to prospective purchasers on 23 April 2008 after which formal bids will be requested to be submitted by 23 May 2008. Each bidder will also be requested to split their bid into the six constituent lots and to agree to only a part of their bid being accepted and proceeded with
- 6.6 In the meantime those individual, buy to let, properties that are vacant may be offered to the market separately and may be excluded from the sale if individual purchasers are identified. However, the development properties are not being offered to the market beforehand but are being offered in their current uncompleted state in the sale as a whole package
- 6.7 The administrators will sell the assets piecemeal (in each of the six lots or even individually) if such going concern sale of the whole cannot be achieved at a price superior to the individual property valuations provided to the administrators by DTZ. In this regard the administrators will be reserving the right not to sell the developments in their uncompleted state and may seek further funding to build out one or both developments and offer the apartments to the market as individual plots. If the properties are sold on an individual basis then it is envisaged that this sales process may take 15 to 18 months to complete

- 6 8 It is not envisaged that any purchaser will assume any of the existing liabilities of the Companies, except to the extent that by law they are compelled to do so (eg certain employment related liabilities) The administrators will not therefore be restricted in their freedom to structure any sale in such a manner as is advantageous to the creditors
- 6 9 The administrators will continue the Companies' defence(s) if any to proceedings brought against the Companies by anyone so far as they believe it appropriate, bearing in mind the objective of selling the business assets as a going concern and mindful of the need to balance the costs of continuing the defence as against the potential detriment to creditors of abandoning the defence if it appears that funds may be available to the creditors following the conclusion of the administration
- 6 10 It is proposed that the administrations will end by the Companies going into Creditors Voluntary Liquidation, or if there are no monies available for unsecured creditors, by the dissolution of the Companies If the Companies are placed into Creditors Voluntary Liquidation it is proposed that Alistair Gareth Wardell and Nigel Morrison will be appointed joint Liquidators However, creditors may nominate different Liquidators providing nomination to that effect is received before the approval of these proposals

7 Administrators' remuneration and disbursements

- 7 1 Background information regarding the fees of the administrators can be found at <http://www.insolvency-practitioners.org.uk> (navigate via 'Technical' to 'Creditors Guides to Fees') Alternatively I will supply this information by post on request
- 7 2 In the event that there is no dividend available for unsecured creditors (other than possibly a prescribed part available from the floating charge assets), the administrators will seek to agree their fees with the secured creditors and if there are any floating charge realisations, the preferential creditors To the extent that there is any prescribed part available for unsecured creditors, any costs in agreeing such unsecured creditor claims and paying a dividend will be agreed with those unsecured creditors and will be deducted from the prescribed part
- 7 3 The administrators will request that their remuneration be calculated according to the time properly given by the administrators and their staff in attending to matters arising in the administration
- 7 4 The administrators will charge out of pocket expenses at cost Mileage is charged at standard rates which comply with HM Revenue and Customs limits or AA recommended rates VAT is added to disbursement charges as necessary
- 7 5 Payments of the administrator's remuneration and disbursements are to be met from funds held in the administration in priority to the claims of creditors, and, after approval of the basis, the administrators may draw sums on account
- 7 6 Time costs to date amount to £145,178 in total being 709 hours at an average of £205 per hour, split as follows
- Investments - £82,744

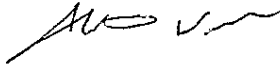
- Developments - £28,414
- Refurbishments - £34,020

8 Meetings of creditors

- 8.1 Meetings of creditors have not been convened because, in accordance with paragraph 52 (1) of Schedule B1 to the Insolvency Act 1986, I am of the opinion that the Companies have insufficient property to enable a distribution to be made to unsecured creditors other than by virtue of Section 176A of the Insolvency Act 1986
- 8.2 The proposals contained in this statement will be deemed to have been approved by the creditors unless, within 12 days of this statement being sent out, a meeting is requisitioned by creditors whose debts amount to at least 10% by value of the total debts of the company

Yours faithfully

for and on behalf of A & A Property Investments Limited, A & A Property Refurbishments Limited and A & A Property Developments Limited



Alistair Wardell
Joint Administrator

The affairs, business and property of A & A Property Investments Limited, A & A Property Developments Limited and A & A Property Refurbishments Limited are being managed by Alistair Wardell and Nigel Morrison, appointed as joint administrators on 15 February 2008

A & A Property Investments Limited - In Administration
Creditor Schedule as at 15 February 2008

APPENDIX A

Name	Balance (£)
A1 Skips	146 58
Mr A Burton	62 50
ACD Skips Ltd	158 62
ADA Services	680 43
Aenal Installations	520 00
Algebra Office Equipment Ltd	62 91
Anjanu D Jani	62 50
Jodi Baister	582 66
B A Smith	160 00
B M Phillips Ltd	192 91
Bridgend Floorstyle Ltd	18 209 88
Bridgend CBC	151 53
Cardiff County Council	606 39
Cam	181 34
Chris Carpenter	60 00
C Christie	62 50
Celtic Horizon (Phase 7)	9 580 91
Church Construction Wales Ltd	2,664 36
Clydesdale Bank	32 31
Cam	93 66
CPM Asset Managem	2,025 17
Crystal Clean Hygiene	530 00
Daniels Silverman Ltd	595 88
Dawsons Residential Lettings	3 25
D H A (Wales) Ltd	141 00
Douglas Jones Mercer Solicitors	587 50
E ON	193 81
Estates & Management Ltd	73 00
Mr I Glover	62 50
Gwent Signs	1,147 99
HFGL Ltd	99 88
Howdens	64 45
Hughes Forrest	676 71
Mr G Lewis	53 18
L Eedy Cash Exps	49 95
M & M Gas Services	0 00
Martin Stagg	117 50
M Fisher Cash Account	6 50
M Smith Cash Account	135 29
Newport City Council	400 11
Newsquest Wales &	293 82
N Generalovic Cash Account	0 00
Norwich Union Credit	0 00
Oilly Thomas Cash Account	0 00
Orange	248 11
Peverel OM Ltd	14,304 78
Premier Blinds (Wales) Ltd	4 657 00
Premier HomeLet	487 63
R Ford	0 00
Rightmove co uk	29 38
Richard Leonard Cash Account	283 20

N J Sanders Electrical	135 12
Scottish Power	107 95
Andrew Skipper	62 50
Sutegood Ltd	160 00
Swalec	121 01
Tenancy Deposit Solutions	599 25
T R S Domestic Appliance	93 76
Welsh Water Authority	276 45
Totals	63,095 92

A & A Property Developments Limited - In Administration
Creditor Schedule as at 15 February 2008

APPENDIX A

Name	Balance (£)
IX Hire Ltd	20 498 13
AI Skips	6,462 50
Algebra Office Equipment Ltd	361 49
Ashtead Plant Hire Co Ltd	2 295 48
AT Joiners Ltd	1,325 37
Austun-Smith Lord LLP	2 350 00
Azimuth Surveys Ltd	1,067 10
Black Sheep	7 396 63
Boyer Planning	3,360 50
Bracknell Roofing Co Ltd	20,088 74
Brandon Hire	527 81
Bnckability	5,893 96
Bndgend Floorstyle Ltd	1,080 45
C A Chauney & Associates	17,037 50
C Nash Cash Exps	125 00
Colour Centre	327 91
Cwrt Henllys Farm	1 562 75
Douglas Jones Mercer	7 337 87
Draunrod Ltd	96 94
Debenham Tie Leung	1 665 93
Gibbon Equipment Hire Ltd	1 940 76
Gareth Price	985 39
Hanson Building Products	9 300 71
Hays Construction & Property	680 56
HCL Safety Ltd	1 133 88
HFGL Ltd	223 27
HMRC Inland Revenue	200 00
Howdens	43 663 81
HSBC Bank plc	325 73
Hughes Forrest	14,479 81
Hutchings & Thomas	11,750 00
Hywel John Surveys	1,410 00
JMR Property Maintenance	2,212 28
JTS Security Ltd	13,449 06
Kinect Ltd	24 749 09
Knap Consulting Ltd	7,942 63
Lambert Smith Hampton	2,937 50
M&M Gas Services	32 328 34
Mailboxes GB	1 252 90
MK Publications	898 88
Malcolm Phillips	439 38
National Plastics	3 319 80
Nicholson Jones Partnership Ltd	1,468 75
Nuttal Parker Newprt	795 48
Ollie Thomas Cash Account	521 37
Project Hardware	2,955 13
Remitech Groundworks	3,558 31
Rio Architects Ltd	2,056 25
SC Moore Joinery Ltd	620 40
Screwfix Direct	894 35
Sheffield Insulations Ltd	4,083 48
Speedy Hire	1,322 55

Speedy Lifting Ltd	1,669 44
Sairy Yacht (Production) Ltd	42 00
Tiles 2 Go (UK) Ltd (Merchant)	5,295 13
T2G UK Ltd	33,543 30
Tarmac Ltd	2,153 06
B S Tavener	2,210 00
TOF Horticultural Services	320 00
Weston Decorating Specialists	12 504 00
Westpointe Ltd	881 25
WT Laminates	3 328 70
Welsh Water Authority	224 68
Wvdchiff	5,045 45
Totals	361,978 92

A & A Property Refurbishments Limited - In Administration
Creditor Schedule as at 15 February 2008

APPENDIX A

Name	Balance (£)
IX Hire Ltd	997 50
A & A Property Developments	0 00
ACD Skips	3,959 74
Algebra Office Equipment Ltd	84 36
Apex Joinery & Shopfitting	3 231 25
Ashtead Plant Hire Co Ltd	5 760 85
Arrow Plant Ltd	1,838 88
Austin Smith Lord	2 350 00
Boyer Planning Ltd	411 25
Capital Screeders Ltd	1 398 25
Caerphilly CBC	296 23
Clive Barford Ltd	1,014 13
Celtech Consultancy Ltd	3 407 50
Cemg Drylining Ltd	1,680 25
Churchwood Construction Ltd	148 02
Church Construction	48,075 06
Colmix Contracting	5,807 18
Cambrian Decorators Supplies	5,322 40
Comish Concrete	73 44
D&P Theodore	0 00
Douglas-Jones Mercer	2,621 72
Dranrod Ltd	141 00
DTD Dampproofer Ltd	1,586 25
Debenham Tie Leung	3,955 05
Bridgend Floorstyle Ltd	4,884 48
Gallese Work Ltd	8,107 50
Gibbon Equipment Hire Ltd	4,134 55
Gideaward West Ltd	2,773 14
Goodwins Timber Frame	16,870 59
Hays Construction & Property	166 73
Hewden Tools	381 88
HFGL Ltd	141 01
HM Revenue & Customs	300 00
Howden Joinery Ltd	10,645 40
Hughes Forrest Ltd	19,180 48
Jewson Ltd	9,467 48
JTS Security Ltd	4,386 75
Knap Consulting Ltd	7,777 63
K Stocker	62 50
M & M Com	888 29
Mark Pearce	80 00
Martin Stagg	188 00
Moyse Plumbing Supplies Ltd	6,675 86
M Phillips Cash Account	10 00
M Smith Cash Account	198 77
National Plastics	37 168 77
Newport City Council	90 16
Norwich Union	0 00
Project Hardware Ltd	2,893 10
Remtech Groundworks	13,389 32
Rob Ford Cash Account	15 00
Rio Architects Ltd	7,931 25

Roof Top Tiling Wales Ltd	30,896 25
Richard Phillips Cash Expenses	1,108 48
Rushar Ltd	11,233 30
Secure Guard	6,819 14
Smith & Francis Ltd	17,338 54
Speedy Hire Centre (Western) Ltd	3,685 33
Spicer Haart	244 04
Speedy Lifting Ltd	2 149 88
Swalec	278 92
Tiles 2 Go (UK) Ltd	131 13
Tarmac Ltd	4,297 77
Tenancy Deposit Solutions	35 25
Travis Perkins	27,737 48
Dwr Cymru Welsh Water	21,840 92
Totals	380,765.38

**A & A Property Investments Limited - In Administration
Creditor Addresses**

Company Name	Address 1	Address 2	Address 3	Address 4	Postcode
A J Skips	Penre Basket Cottage	Ty Coch Lane	Ty Coch	Cwmbran	NP44 7AD
Mr A Burton	21 Narbeth Close	Coedkernew	Newport		NP10 8EE
ACD Skips Ltd	Plot 42b	Brymenyn Ind Estate	Brymenyn		CI 32 9SQ
ADA Services	12 Fairoak Terrace	Maudde	Newport		NP19 8FG
Aerial Installations	13 Snipe Street	Roath	Cardiff		CF24 3RB
Algebra Office Equipment Ltd	Algebra House	Trade Street	Cardiff		CF10 5DT
Anjani D Jani	27 Gwynne Fawr	Radyr	Cardiff		CF15 8EJ
Jodi Banister	7 Erw Werdd	Birchgrove	Swansea		SA7 0JL
B A Smith	9 Nash Road	Newport			NP19 4NF1
B M Phillips Ltd	32 Murton Lane	Swansea			SA3 4TR
Bridgend Floorstyle Ltd	1 Melingriffith Drive	Whitchurch	Cardiff		CF14 2TS
Bridgend CBC	Taxation Dept	Civic Offices	Angel Street		CF31 4WB
Cardiff County Council	PO Box 9000	Cardiff			CF10 3WD
Carmarthenshire County Council	3 Spilman Street	Carmarthen			SA31 1LC
Chris Carpenter					
C Christic	15 Jamaica Gardens	Dyffryn	Newport	Gwent	NP10 8AT
Celtic Horizon (Phase 7) Management Co Ltd	The Mallings	Hyde Hall Farm	Sandon	Herts	SG9 0RU
Church Construction Wales Ltd	8 Mulcaster Avenue	Newport			NP19 4NP
Clydesdale Bank	Business Credit Centre	Credit Administration Team	20 Murrion Way	Leeds	LS2 8NZ
Cambrian Decorators Suppliers (CDS) Ltd	Portland Street	Newport			NP20 2DP
CPM Asset Management	CPM House	Essex Rd	Huddersdon	Herts	LN11 0DR
Crystal Clean Hygiene	322 Jersey Road	Winch Wen	Swansea		SA1 7DN
Daniels Silverman Ltd	210-212 Queens Dock Commercial Centre	Norfolk Street	Liverpool		L1 0BG
Dawsons Residential Lettings	15 Walker Rd	Swansea			SA1 5NG
D H A (Wales) Ltd	122 Clasmont Road	Morrison	Swansea		SA6 6AJ
Douglas Jones Murcer Solicitors	147 St Helens Rd	Swansea			SA1 4DR
E ON	PO Box 123	Nottingham			NG1 6HD
Estates & Management Ltd	Ground Rent Department	Euro Jouse	131/133 Ballards Lane	London	N3 1GR
Mr I Glover	42 Stonebridge Park	Croscycelloog	Cwmbran	Torfaen	NP44 2JL
Gwent Signs	32 Somerton Road	Newport			NP19 0JD
HFGL Ltd	Northern Cross	Basing View	Basingstoke	Hampshire	RG21 4HL
Howdens	Caswell House	Gowerton Road	Brackmills	Northampton	NN4 7BW
Hughes Forrest	Bolt Street	Newport			NP20 2UP
Mr G Lewis	41 Stonebridge Park	Croscycelloog	Cwmbran		NP44 2JL
Lynette Eady Cash Exps					
M & M Gas Services	7 Beechdale Road	Newport			NP19 8AL
Martin Staffs	4 Gainsborough Drive	St Julian	Newport		NP19 7QA

Company Name	Address 1	Address 2	Address 3	Address 4	Postcode
M Fisher Cash Account	31a St Johns Crescent	Rogerstone	Newport		NP10 9EY
Mark Smith Cash Account	8 Mulcaster Avenue	Newport			NP19 4NP
Newport City Council	50 High Street	Newport			NP20 1YN
Newsquest Wales & Gloucestershire	Accounts Department	Cardiff Road	Maesteg	Newport	NP20 3QN
Nick Generalovic Cash Account	Olive Tree House	Greyhound Close	Longtown	Hereford	HR2 0LD
Norwich Union Credit	Pitheavlis	Purth	Scotland		PH2 0TQ
Oilly Thomas Cash Account	27 St Marks Crescent	NLwport			SS99 6LU
Orange	Orange Payment Processing	Southend-on-Sea			LU2 9LX
Peverel OM Ltd	Sales Ledger Dept	Mariborough House, Wignmore Place	Wigmore Lane	Lunton	CF3 10BQ
Premier Blinds (Wales) Ltd	Unit 1	Maesteg Business Centre	Maesteg	Bridgend	LN6 7DL
Premier Home Ltd	Becor House	Green Lane	Lincoln		CF38 1DQ
R Ford	39 Barnard Way	Church Village			MK6 1AJ
Rightmove.co.uk	Third Floor, Grafton Court	Snowdon Lane, Winterhill	Milton Keynes	Bucks	CF23 9PG
Richard Leonard Cash Account	65 Roundwood	Llanudym	Cardiff		NP18 3SW
N J Sanders Electrical Installations Ltd	87 Trinity View	Caerleon	Newport		G44 4YU
Scottish Power	Payment Collection Centre	PO Box 3896	Glasgow		CF15 8ET
Andrew Skipper	37 Goutre Fawr	Radyr	Cardiff		SA10 7DN
Suitgood Ltd	Unit 6	Abbey Road Industrial Estate	Nlath		CF23 3YE
Swalec	Customer Services Centre	P O Box 2347	Cardiff		ENS 1N7
Tenancy Deposit Solutions	3rd Floor Kingmaker House	Station Road	New Barnet	Hertfordshire	CF33 4RE
T R S Domestic Appliance Repairs	Unit 12 South Comely Ind Est	Porthcawl Road	Bridgend		CF23 5WL
Welsh Water Authority	PO Box 690	Cardiff			

**A & A Property Developments Limited - In Administration
Creditor Addresses**

Company Name	Address 1	Address 2	Address 3	Address 4	Postcode
IX Hire Ltd	Lower House	Ipswich Road	Cardiff		CF12 9AQ
AI Skips	Pentre Basket Cottage	Ty Coch Lane	Ty Coch	Cwmbran	NP44 7AD
Algebra Offices Equipment Ltd	Algebra House	Iratic Street	Cardiff		CF10 5D1
Ashtead Plant Hire Co Ltd	Po Box 119	Warrington			WA3 6YT
AT Joiners Ltd	Unit 41	Port Talbot Business Units	Addison Road	Port Talbot	SA12 6LZ
Austin-Smith Lord LLP	1 Dunleavy Drive	Cardiff Bay	Cardiff		CF11 0SN
Azmuth Surveys Ltd	28 Cardiff Road	Newport			NP20 2ED
Black Slip	Bute Chambers	103 Bute Street	Cardiff		CF10 5AD
Boyer Planning	Groveland House	Church Road	Windsesham	Surry	GU20 6BT
Bracknell Roofing Co Ltd	Unit 4	Kingsclere Park	Union Lane	Kingsclere, Newbury	RG20 4SW
Brandon Hire	72-75 Feeder Road	Bristol			BS2 0TQ
Breckability	South Road	Bridgend Ind Est	Mid Glam		CF31 3XG
Bridgend Floorstyle Ltd	1 McIngriffith Drive	Whitchurch	Cardiff		CF14 2TS
C A Chauney & Associates	Riverside Court	Tregar Street	Newport		NP19 7AP
C Nash Cash Exps	The Gables	Grosmont	Abergavenny		NP7 8EP
Cambrian Decorators Supplies Ltd	Portland Street	Newport			NP20 2DP
Cwt Henllys Farm	Henllys	Cwmbran			NP44 7AS
Douglas Jones Mercer	16 Axis Court	Mallard way	Swansea		SA7 0AJ
Draunrod Ltd	James House	Wern Trading Estate	Rogerstone	Newport	NP10 9FQ
Debenham Tie Leung	Marchmount House	Dumfries Place	Cardiff		CF10 3R1
Gibbon Equipment Hire Ltd	High Street	Blackwood	South Wales		NP12 1BE
Gareth Price	48 Herbert March Close	Rudyr Vale	Llandaff	Cardiff	CF5 2TD
Hanson Building Products	Credit Control Department	Flooring and Pre-Cast Division	Stewartby	Bedfordshire	MK43 9LZ
Hays Construction & Property	Hays House	St Georges Square	High Street	New Maiden	KT3 4JQ
HCL Safety Ltd	Accounts Dept	Latchways Plc	Hopton Park	Devizes	SN10 21P
HFGL Ltd	Northern Cross	Basing View	Basingstoke	Hampshire	RG21 4HL
HMRC Inland Revenue	Ty Glas	Llanishen	Cardiff		CF14 5Y1
Howdens	Unit 1	Maesglas Ind Estate	Off Docks Way	Newport Gwent	NP20 2NN
HSBC Bank plc	Card Services	Chartwell Square	Southend-on-Sea		SS99 2UU
Hughes Forrest Ltd	Bolt Street	Newport			NP20 2UP
Hutchings & Thomas	10 Gold Tops	Newport			NP20 4PH
Hylwel John Surveys	22 Donald Street	Roath	Cardiff		CF24 4TQ
JMR Property Maintenance	2 Watkins Walk	Cwmwood	Rogerstone	Gwent	NP10 9HS
JTS Security Ltd	7 Griffin House	Griffin Street	Newport		NP20 7GL
Kinect Ltd	1 Melrose Close	Old St Mellons	Cardiff		CF3 5SW
Knap Consulting Ltd	2 Drake Walk	Atlantic Wharf	Cardiff		CF10 4LN
Lambert Smith Hampton	PO Box 5684	United Kingdom House	London		W1A 1NG

Company Name	Address 1	Address 2	Address 3	Address 4	Postcode
M&M Gas Services	7 Beechdale Road	Newport			NP19 8AL
Mailboxes GB	Unit 4	Lion Industrial Park	Northgate Way	Aldridge	WS9 8RL
MK Publications	Lloyds TSB Commercial Finance	PO Box 100	Banbury	Oxfordshire	OX16 1SG
Malcolm Phillips	Tonleys	14 Btuen Cendi	Beaufort	Ebbw Vale	NP23 5QP
National Plastics	Imperial Buildings	Bridge Street	West End	Abercarn	NP11 4SB
Nicholson Jones Partnership Ltd	20 St Andrews Crescent	Cardiff	Gwent		CF10 3DD
Nuttal Parker Newport	76 Bridge Street	Newport			NP20 4AQ
Office Thomas Cash Account	27 St Marks Crescent	Newport			
Project Hardwar	8 Swift Business Centre	Keen Road	Ocean Park	Cardiff	CF24 5JR
Remitech Groundworks	Ty-To-Maen Farm	Rumney	Cardiff		
Rio Architects Ltd	Studio	21a Aitensbank Road	Heath	Cardiff	CF14 3PN
SC Moore Joinery Ltd	Unit 1a Felchard Ind Est	Newport			NP19 4PQ
Screwfix Direct	Trade House	Mead Avenue	Yeovil		BA22 8RT
Sheffield Insulations Ltd	Hillsborough Works	Lingsett Road	Sheffield		S6 2LW
Speedy Hire Centre (Western) Ltd	Clarence House	Clarence Road	St Phillips	Bristol	BS2 0NR
Speedy Lifting Ltd	The Pentagon Island	Nottingham Road	Derby		DE21 6BW
Salty Yacht (Production) Ltd	Victoria Wharf	River Bank	Old Town Dock	Newport	NP20 2BS
ILES 2 Go (UK) Ltd (Merchant)	Unit 35 Gyllhion Ind Est	Pontypridd	Mis Glam		CF37 5SX
T2G UK Ltd	Unit 15	Gellhirion Industrial Estate	Treforest	South Wales	CF37 5SY
Tammie Ltd	Accounts Department	PO Box 2800	Millfields Road	Wolverhampton	WV4 6XR
B S Tawener	7 Hayling Close	St Julians	Newport	Gwent	NP19 7TD
TOF Horticultural Services	6 Bluen-y-Cwm View	Hemllys	Cwmbran	Torfaen	NP44 6EZ
Wcston Decorating Specialists	PQ Box 5555	Cardiff			CF5 1UL
Westpointe Ltd	Wcstern House	Dwalish Business Park	Devon		EX7 0NH
WT Laminates	1 & 1a Courtybella Terrace	Newport	South Wales		NP20 2LA
Welsh Water Authority	PO Box 690	Cardiff			CF23 5WL
Wyndcliff	1 Eastern Business Park	Wern Fawr Lane	St Mellons	Cardiff	CF3 5XA

A & A Property Refurbishments Limited - In Administration Creditor Addresses

Company Name	Address 1	Address 2	Address 3	Address 4	Postcode
IX Hire Ltd	Tower House	Ipswich Road	Cardiff		CF23 9AQ
ACD Skips	42b Brynmeyn Industrial Estate	Brynmeyn	Cardiff		CF32 9SG
Algebra Office Equipment Ltd	Algebra House	Trade Street	Newport		CF10 5D1
Apex Joinery & Shopfitting (Wales) Ltd	Unit 11 The Workshops	Crawford Street	Warrington		NP19 7AY
Ashland Plant Hire Co Ltd	102 Dalton Avenue	Birchwood Park	Bristol		WA3 6YJ
Arrow Plant Ltd	King Road Avenue	Avonmouth	Cardiff		BS11 9HH
Austin Smith Lord	1 Dunleavy Drive	Cardiff Bay	Cardiff		CF11 0SN
Hoyer Planning Ltd	Groveland House	Church Road	Windslesham	Surrey	GU20 6B1
Capital Sereeders Ltd	10 Clos Maes Mawr	Energlyn	Cuerphilly		CF83 2UY
Caeprhilly CRC - Council Tax Section	Penallta House	Tredomen Park	Ystrad Mynach	Hengoed	CF82 7HG
Clive Barford Ltd	Dummers Drove	Horton Heath	Southampton		SOSO 7DP
Coltech Consultancy Ltd	18 Charles Street	Caeprhilly			CF83 3AQ
Cerrig Drylling Ltd	Unit 1	George Thomas Ave	Brynmeyn Industrial Estate	Bridgend	CF32 9SQ
Churchwood Construction Ltd	Copley Dene, Churchwood	Penygarn	Pontypool	Torfean	NP4 8DD
Church Construction	8 Mulcaster Av	Newport			NP19 4NP
Colmax Contracting	12A Maesglus Industrial Est	Newport	South Wales		NP20 2NN
Cambrian Decorators Supplies (GDS) Ltd	Portland Street	Newport			NP20 2DJ
Cornish Concrete	Point Mills	Bissee Truro	Cornwall		TR4 8QZ
D&P Theodore	33-37 Beach Road	Newton	Porthcawl		CF36 5NH
Douglas-Jones Mercer	16 Axis Court	Mallard Way	Swansea Vale	Swansea	SA7 0AJ
Dranrod Ltd	James House	Wern Trading Estate	Rogerstone	Newport	NP10 91Q
DTD Damprooter Ltd	Bedwelly House	Bedwelly Road	New Tredegar	Gwent	NP2 6NH
Debenham Tre Leung	Marchmount House	Dumfries Place	Cardiff		CF10 3RJ
Bridgend Floorsstyle Ltd	1 Mclingrifth Drive	Whitchurch	Cardiff		CF14 21S
Gallese Work Ltd	11 Lower Farm Court	Rhoose Vale Of Glamorgan			CF62 3HQ
Gibbon Equipment Hire Ltd	High Street	Blackwood			NP12 1RE
Gideaward West Ltd	Close Invoice Finance	Ridgeland House		East Sussex	BN3 1UY
Goodwin Timber Frame	Newport Road	Pontymister			NP11 6FX
Hays Construction & Property	Hays House	St George's Square	High Street	New Malden	K13 4JQ
Hewden Tools	PO Box 215	Manchester			M32 0QX
HFG Ltd	Northern Cross	Basing View	Basingstoke	Hampshire	RG21 4HL
HIM Revenue & Customs	Ty Glas	Llanishen	Cardiff		CF14 5YF
Howden Joinery Ltd	Caswell House	Gowerton Road	Brackmills	Northampton	NN4 7BW
Hughes Forrest Ltd	Bolt Street	Newport			NP20 2UP
Jewson Ltd	Pinfold Industrial Estate	Pinfold Lane	Buckley	Flintshire	CF17 3PL
JTS Security Ltd	7 Griffin House	Griffin Street	Newport		NP20 1GL
Knap Consulting Ltd	2 Drake Walk	Atlantic Wharf	Cardiff		CF10 4LN

Company Name	Address 1	Address 2	Address 3	Address 4	Postcode
K Stocker	16C Fair Oak Avenue	Maimdee	Newport		NP19 8FX
M & M Company	7 Beechdale Road	Newport			NP19 8AE
Mark Pearce	1 Church Crescent	Coedkernow	Newport		NP10 8TF
Martin Slagg	4 Guinsborough Drive	St Julians	Newport		NP19 7QA
Moyses Plumbing Supplies Ltd	Units 4 & 5	Eviol Trading Estate	Portland Street	Newport	NP20 2DR
M Phillips Cash Account	14 Blaen Cwadi	Beaufort	Ebbw Vale	Bluenau Gwent	NP23 5QP
Mark Smith Cash Account	8 Mulcaster Avenue	Newport			NP19 4NP
National Plastics	Imperial Buildings, Bridge Street	West End			NP11 4SR
Newport City Council	Civic Centre	Newport			NP20 4UR
Norwich Union	Pithavlis	Perth			PI12 0TQ
Project Hardware Ltd	8 Swift Business Centre	Keen Road	Ocean Park	Cardiff	CF24 5JR
Remitech Groundworks	Ty-1o-Maen Farm	Rumney	Cardiff		CF 2LJ
Rob Ford	39 Barnard Way	Church Village	Pontypridd		CF38 1DQ
Rio Architects Ltd	Stwdio	21a Allensbank Road	Heath	Cardiff	CF14 1PN
Roof Top Tiling Wales Ltd	Unit 4B	Westwinds Industrial Estate	Llangan	Bridgend	CF35 5DR
Richard Phillips	10 Groves Road	Newport			NP20 3SP
Rushar Ltd	31a Broadwater Road	Leeway Industrial Estate	Newport		NP19 4SN
Secur Guard	Century House	Century Works	Penel Green	Swansea	SA7 9BZ
Smith & Francis Ltd	9 - 15 New Road	Station Hill Precinct	Porthcawl		CF36 5DL
Speedy Hire Centre (Western) Ltd	Clarence House, Clarence Road	St Phillips	Bristol		BS2 0NR
Speedy Lifting Ltd	The Pentagon Island	Nottingham Road	Derby		DE21 6BW
Swalec	Ty Meridian	Malthouse Avenue	Cardiff Gate Business Park		CF23 8AU
Tiles 2 Go (UK) Ltd	Unit J5	Gellhirion Ind Est	Pontypridd	Mid Glamorgan	CF37 5SX
Tarmac Ltd	Account Dept	PO Box 2800 Millfields Road	Wolverhampton		WV4 6XR
Tenancy Deposit Solutions	3rd Floor, Kingmaker House	Station Road	New Barnet	Hertfordshire	EN5 1NZ
Travis Perkins	Sales Ledger	PO Box 5227	Northampton		NN5 7ZC
Dwr Cymru Welsh Water	PO Box 690	Cardiff			CF3 5WL

APPENDIX B

A & A Property Investments Limited
(In Administration)

Joint Administrators' Abstract Of Receipts And Payments
To 3 April 2008

RECEIPTS	Total (£)
Bonds Received	1,475 00
AJ Lewis Rent	21 124 40
Rent Received	94 885 76
3rd Party Bonds	1,175 00
Refurbishment Rent	11 362 50
Cash at Bank	1 71
3rd Party Rent	4,190 00
	<hr/>
	134,214 37
	<hr/>
PAYMENTS	
Rents	1,379 90
Deposit Protection Scheme	850 00
Bank Charges	1 95
Tenancy Deposit Solutions	317 25
Lease/HP Payments	1,440 00
Employee Expenses	1,129 31
Agents Fees	462 50
Net Salaries	17 755 92
Vat Receivable	322 44
Post appointment trading expenses	1,808 44
	<hr/>
	25,467 71
Balances in Hand	108 746 66
	<hr/>
	134 214 37
	<hr/>

APPENDIX B

**A & A Property Developments Limited
(In Administration)**

**Joint Administrators' Abstract Of Receipts And Payments
To 3 April 2008**

RECEIPTS	Total (£)
	<u>0 00</u>
PAYMENTS	
Professional Fees	1,500 00
Bank Charges	961 27
Net Salaries	1,840 38
Security expenses	14,725 87
	<u>19,027 52</u>
Balances in Hand	(19,027 52)
	<u><u>0 00</u></u>

APPENDIX B

A & A Property Refurbishments Limited
(In Administration)

Joint Administrators' Abstract Of Receipts And Payments
To 3 April 2008

RECEIPTS	Total (£)
Employee Expenses	21 42
Book Debts	1 712 69
Rent Received	5 901 12
3rd Party Bonds	850 00
Investments Rent	750 00
	<u>9 235 23</u>
PAYMENTS	
Professional Fees	1,500 00
Bank Charges	148 37
Agents/Valuers Fees	225 00
Net Salaries	1 841 18
Vat Receivable	39 38
Security expenses	7 372 89
Employee expenses	344 09
	<u>11 470 91</u>
Balances in Hand	<u>(2 235 68)</u>
	<u>13 706 59</u>