

Insolvency Act 1986

In the Swansea County Court

NOTE:

These details will be the same as those shown at the top of your petition

Please complete this form in black ink.

In Bankruptcy

No. 0078 of 20 12

R Ivan Alfred Yates

The 'Guidance Notes' Booklet tells you how to complete this form easily and correctly

Show your current financial position and supply the required information by completing all the pages of this form, which will then be your Statement of Affairs

Statement of Truth

I believe that the facts stated-

- a) in this Statement of Affairs and any continuation sheets; and
- b) in the declaration on section 12 of this Statement of Affairs, are true.

Full name..... Ivan Alfred Yates.....

Signed..... .....

Dated..... 20<sup>th</sup> August 2012.....

No 0178 of 2012

NOTE:  
These details will be the same as those shown at the top of your petition  
Please complete this form in black ink.

IN THE  
In Bankruptcy  
Re Ivan Alfred Yates

The 'Guidance Notes' Booklet tells you how to complete this form easily and correctly

Show your current financial position and supply the required information by completing all the pages of this form, which will then be your Statement of Affairs.

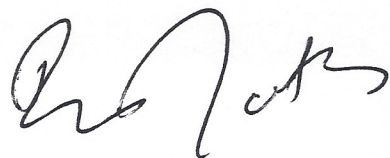
**AFFIDAVIT**

When you have completed the rest of this form, this Affidavit must be sworn before a Solicitor or Commissioner for Oaths or an officer of the court duly authorised to administer oaths

- (a) Insert full name | (a) Ivan Alfred Yates
- (b) Insert occupation | (b) Retired Businessman and Author
- (c) Insert full address | of (c)  
Apartment 25 Meridian Wharf,  
Trawler Road  
Swansea  
SA1 1LB

Make oath and say that the several pages marked

and contained in the exhibit marked "Z" are to the best of my knowledge and belief a full, true and complete statement of my affairs at today's date.

Sworn at 156 St. Helen's Road  
SWANSEA SA1 4DJ. } 

Dated this 17<sup>th</sup> day of August 2012

Before me James H. Jones

141.

A Solicitor or ~~Commissioner for Oaths or authorised officer~~

Before swearing the affidavit, the Solicitor or Commissioner is particularly requested to make sure that the full name, address and description of the deponent are stated, and to initial any crossing out or other alterations in the printed form. A deficiency in the affidavit in any of the above respects will mean it will be refused by the court, and will need to be re-sworn.

IN THE Swansea County Court

No

of

IN BANKRUPTCY

Re

Ivan Alfred Yates

This is the exhibit marked "Z" referred to in the annexed affidavit of  
Ivan Alfred Yates

sworn on the 17<sup>th</sup> day of August 2012.

Before me

James H. Thomas

Officer appointed to administer oaths

Solicitor

17/8



Section 1 :

Personal Details

1.1 Surname

Yates

Forename(s)

Ivan Alfred

Title (Mr, Mrs, Ms etc)

Mr

1.2 Any other names by which you have been known (such as maiden name, alias or nickname).

N/A.

1.3 Date of birth

23rd October 1959

1.4 Place of birth

Dublin

1.5 National insurance number

[REDACTED]

1.6 Home address

25 Meridian Wharf  
Trawler Road  
Swansea SA1 1LB

1.7 Home telephone number

[REDACTED]

1.8 Mobile telephone number

[REDACTED]

1.9 On which telephone number can you be contacted during the day?

mobile

1.10 E-mail address

[REDACTED]

1.11 Are you (tick all that apply):

Single

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Co-habiting

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

A civil partner

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Married

Separated

A former civil partner

Divorced

Widowed

A surviving civil partner

1.12 Are you, or in the last 5 years have you been, involved in proceedings for divorce, separation or the dissolution of a civil partnership?

Yes

No

If No, please go to question 1.14



**Section 1 cont:**

**Personal Details**

If **Yes**, please give details including any agreed settlement whether formal or informal, and any gifts or transfers of property that occurred in those proceedings.

1.13 Name, address and reference of your solicitor in the proceedings

1.14 Have you been bankrupt before?

Yes

No

If **Yes**, when?

Which court and which Official Receiver's office dealt with the proceedings?

1.15 Have you previously entered, or have you tried to enter, into an Individual Voluntary Arrangement (a formal arrangement with your creditors, ratified by the Court, to pay them in full or part over time)?

Yes

No

If **Yes**, give the name and address of the insolvency practitioner involved and the date of the arrangement.

## Section 1 cont:

## Personal Details

1.16 Are you involved in any legal proceedings?

Yes

No

If **Yes**, please give brief details of the nature of the proceedings, the name and address of any solicitor acting for you, the name of the relevant court and any case or reference number.

Enforcement proceedings have been issued in Dublin High Court 2012 no. 5373. These proceedings are contested by myself and an application has been made to dismiss the proceedings. My solicitor is Bill O'connor of Ensor O'Connor solicitors Westgate Wexford Ireland. Proceedings to recover rent against me as a guarantor have been commenced by Valda Sheridan in Dublin High Court, 2011 No 4052S Bill O Connor of Ensoroconnor is my solicitor in these proceedings. The amount claimed is in dispute.

1.17 Are you, or in the last five years, have you been a director or involved in the management of a company?

Yes

No

If **'Yes'**, please give details of all the companies in question:

Name of company	If the company is subject to liquidation administration, administrative receivership or other insolvency proceedings, give details of the Official Receiver's office or insolvency practitioner dealing with the company.
Celtic Bookmakers (UK) Limited 5173688	The Officers of the Company in May 2012 applied to Companies House to strike off the Company as it was no longer trading.
Platinum Presentations UK Limited 07815870	
Celtic Bookmakers Limited registered in Ireland	Liquidated on the 16th March 2012
Platinum Presentations registered in Ireland No: 469556	





**Section 2 cont:**

**Business Details**

2.12 Have you employed anybody during the last two years?

Yes

No

If **Yes**, do you owe them any money or may any former employee claim that you owe them any money, e.g. for wages, holiday pay or redundancy pay?

Yes

No



**Details of employees to whom money is or may be owing should be included in your list of creditors in Section 4.**

## Section 3 :

## Assets

3.1	Details (if none owned write "NONE")	Approximate value £
1. Cash in hand		4,000.00
2. Cash in bank, building society or similar account	Lloyds TSB Oxford Street Swansea account number [REDACTED]	1,000.00
3. Cash held by anyone for you	None	0.00
4. Money owed to you	Loan to Daughter Sarah who is a student commencing studies at Imperial College London	10,000.00
5. Tools of your trade	None	0.00
6. Stock in trade	None	0.00
7. Machinery, plant and equipment	None	0.00
8. Fixtures and fittings	None of any value	0.00
9. Freehold land and property	As detailed in Section 8 and referred to as additional information in Section 13.	575,000.00
10. Leasehold land and property	25 Meridian Wharf Trawler Road Swansea SA1 1LB	0.00



## Section 3 cont:

## Assets

3.2 Do you have or have you had any endowment or other life policies? Yes

No

3.3 If Yes, give details, including details of lapsed policies.

Name and address (including postcode) of life assurance company or broker	Policy number	When was it taken out, roughly?	Type of policy	Estimated value of policy £	Name and address (including postcode) of any concern holding security over the policy
New Ireland (Cashed 02.08.12)	██████████	1990	Life	0.00	Joint Policy of myself and my wife
Canada Life	██████████	1985	Life	6,015.00	
<b>Total</b>				<b>£ 6,015.00</b>	

3.4 Apart from state benefits, do you have or have you had any personal pension arrangements? Yes

No

If Yes, give details.

Name and address of the pension company	Policy number	Roughly when did you take out the policy? How much have you paid in total?	When are the payments to you due to start?	Amount (if any) being received now, and how often/period £	Value of pension £
Office of the House of Oireachtas Kildare St Dublin	Pensioner code 00242	This is a government pension from time as Member of Parliament	present monthly	2290	0.00
Ministerial Pension from Department of Public	Personell Number 1366556	Former Government Ministers pension	present monthly	838	0.00



## Section 3 cont:

## Assets

	Details	Approximate value £
11. Stocks, shares and investments	Shares held in Platinum Presentation Ireland 99% shareholding	155,000.00
12. Pension policies and other pension entitlements	Please see extra information in Section 13	3,130.00
13. Endowment and other life policies	Canada Life Policy Number [REDACTED]	6,015.00
14. Motor vehicles	2006 Volvo S80 registration [REDACTED]	2,200.00
15. Farming stock and crops	None	0.00
16. National Savings and Premium Bonds	None	0.00
17. Any property or possessions abroad in which you have an interest, including timeshares	As detailed in Section 8 and referred to at Section 13 and also shown in answer to question 3.9	575,000.00
18. Any property or sums due to you under a will or trust	None	0.00
19. Any other property of any value e.g. paintings, furniture or jewellery	Family Household Goods mostly furniture	15,000.00

**Section 3 cont:**

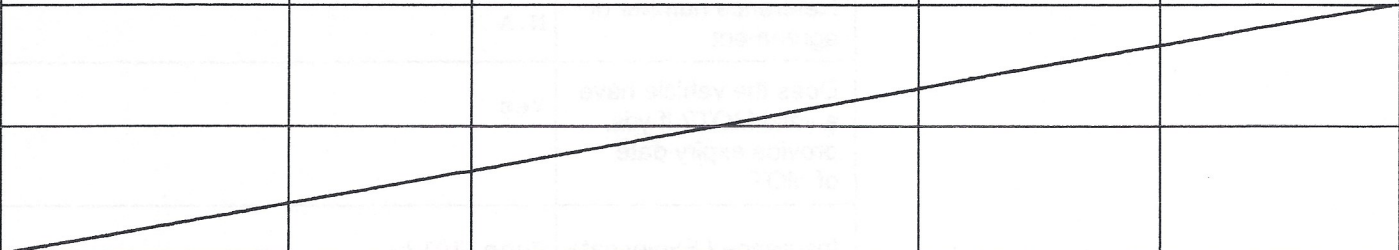
**Assets**

3.5 Have you in the last five years given away, transferred or sold for less than its true value any property or possessions you owned? This includes the surrender of life, endowment and pension policies.

Yes

No

If Yes, please provide the following details.

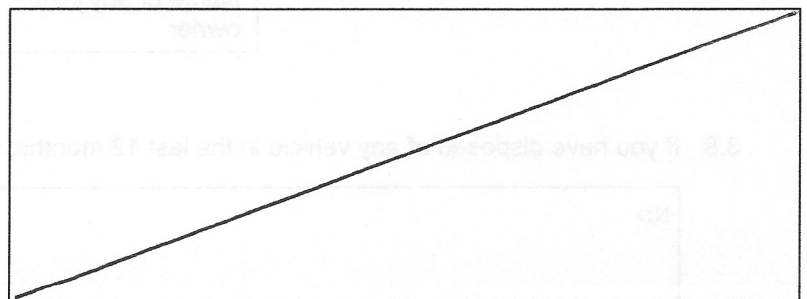
Description of the asset	When did you give away, transfer or sell the asset?	Name and address of recipient	Estimated market value or true value of the asset	Value at which the asset was given away, transferred or sold
				

3.6 In the last 2 years have you made any payment to a creditor, other than in the ordinary course of business, with a view to improving the position of that creditor in case you became subject to insolvency/bankruptcy proceedings?

Yes

No

If Yes, give details.



3.7 Do you own a motor vehicle or have you disposed of any vehicle in the last 12 months? (if you own a motor vehicle, this should also be listed in Q3.1)

Yes

No



## Section 3 cont:

## Assets

If **Yes**, please provide the following details:

Make/Model	Volvo S80
Registration number	[REDACTED]
Estimated value £	2,200.00
Finance outstanding £	0.00
Name of finance company	N.A
Reference number of agreement	N.A
Does the vehicle have a valid MOT? If yes, provide expiry date of MOT	Yes
Insurance / Expiry date	June 2013
Give your general view on the condition of the vehicle	6 year old high mileage 137,000 miles
Location of vehicle	Swansea
Name of any joint owner	N.A

3.8 If you have disposed of any vehicle in the last 12 months, please specify where the vehicle is now.

No



**Section 3 cont:**

**Assets**

3.9 Do you have the use of a motor vehicle that you do not own?

Yes

No

If **Yes**, please provide the following details:

Registration number	/
Owner	
Estimated value £	

3.10 Has an enforcement officer (previously known as sheriff's officer) / bailiff visited you in the last 6 months?

Yes

No

(An enforcement officer / bailiff is an officer of the court who may attend to remove assets for sale, if, for example, a judgment debt has not been paid)

If **Yes**, please provide the following details:

Name of creditor	Amount of claim £	Date distress levied	Description and estimated value of property seized
			/

**Section 4 :**

**List of Secured Creditors**

(e.g. anyone holding a mortgage or charge over property belonging to you)

Name of creditor	Address	Account, reference or agreement number (if known)	Amount owing (A) £	What of yours is claimed and what is its present value? (B) £	Net amount (A-B) £
AIB Bank Plc	Bank Centre Ballsbridge Dublin 4 Republic of Ireland		2,862,676.00	(1) 83 acres of land at Blackstoops Emmiscorthy County Wexford Ireland (value £600,000.00) (2) Plant House Emmiscorthy Ireland (value £155,000.00)	2,107,67
				<b>Total £</b>	<b>2,107,67</b>

**List of Unsecured Creditors**

**Section 4 cont:**

Name of creditor	Address	Account, reference or agreement number (if known)	Amount owing £	Date incurred	What was the debt for?
Valda Sheridan	Farran Boley House Clonskeagh Dublin 4		74,000.00	2011	Rent due from Company Celtic Bookm: where I was a guarantor under the lease. The amount is in dispute.
<b>Total £</b>			74,000.00		





**Section 5 :**

**Bank Accounts and Credit Cards**

Note: Include any current liability also shown in Section 4.

5.1 Do you have any cheque cards, cash dispenser cards, credit or charge cards, debit cards, etc? Yes  No

5.2 If Yes, provide details.

Type of card	Card number	Name and address of bank or supplier	Date obtained
Debit	[REDACTED] Joint acc with wife	Lloyds TSB Oxford Street Swansea	April 2012
Debit	Platinum Presentations Ireland [REDACTED]	Lloyds TSB Oxford Street Swansea	April 2012
Debit	Platinum Presentations UK LTD [REDACTED]	Lloyds TSB Oxford Street Swansea	April 2012

5.3 Are any of the above accounts or cards held jointly with anyone else? Yes  No

If Yes, provide details

Ivan and Deidre Yates joint account [REDACTED].

The other two accounts are Platinum Presentations Company accounts for the Irish and Uk companies.

**WARNING:**

If you become bankrupt it may be possible for the Official Receiver to ask your bank or building society to release some or all of a credit balance to you if it is required for your domestic living expenses. However you should not access any account without first contacting the Official Receiver. If you become bankrupt, you must not use any credit cards



Section 5 cont:

**Bank Accounts and Credit Cards**

Note: Include details of accounts with a debit (overdrawn) balance also shown in Section 4.

5.4 Please list any bank, building society or National Savings accounts you hold, or have held in the last two years, including any joint, business or dormant accounts.

Name and address (including postcodes) of banks etc	Account number	Tick if your regular income is paid into this account	Name of joint account-holder (if applicable)	Balance of account £
AIB Plc Bank Slaney Place Enniscorthy	[REDACTED]		Deidre Yates	0.00
Lloyds TSB Oxford Street Swansea	[REDACTED]	x	Deidre Yates	4,000.00
Platinum Presentations Ireland Lloyds TSB Oxford Street Swansea	[REDACTED]			5,000.00
Platinum Presentations UK Limited Lloyds TSB Oxford Street Swansea	[REDACTED]			5,000.00
Platinum Presentation Bank of Ireland Plc Ballsbridge Dublin 4	[REDACTED]			5,425.00

27

Are any of the above accounts or cards held jointly with anyone else?



If you provide details of any other accounts, you must also provide details of any credit cards you hold. You must also provide details of any credit cards you have used in the last two years, even if you have since closed them. You must also provide details of any credit cards you have used in the last two years, even if you have since closed them.

WARNING:

If you become bankrupt it may be possible for the Official Receiver to ask your bank or building society to release some or all of a credit balance to you if it is required for your home. However, you should not release any account without first asking the Official Receiver. If you become bankrupt you must tell us any details of any credit cards you have used in the last two years, even if you have since closed them.

**Section 6 :**

**Employment and Present Income**

The court can order that you pay part of your earnings or other income to your trustee if your income is more than you need to live on. The order is known as an Income Payments Order and is made under section 310 of the Insolvency Act 1986. Alternatively you can enter into a voluntary arrangement with the Official Receiver or trustee called an Income Payments Agreement under section 310A of the Insolvency Act 1986.

You must answer the following questions about your income and outgoings and you may be asked to provide your wage slips or salary statements and bills such as gas or electricity to support your answers. This will enable a decision to be made as to whether an Income Payments Order or an Income Payments Agreement is appropriate.

The court will not make an Income Payments Order, neither would an Income Payments Agreement be agreed, that would leave you too little income to meet the reasonable domestic needs of you and your family.

If an Income Payments Order or an Income Payments Agreement is made against you, the payments will usually stop after 3 years.

If your income increases while you are bankrupt, you must inform your trustee of the increase within 21 days.

6.1 Are you:                    employed                     self-employed                     unemployed

If you are unemployed, when did you last work, what was your last job and who was your last employer?

6.2 If employed, what is your job and who is your employer? What is the address of the personnel department and your pay reference number?  
When did you start this job?

If self-employed, give the name and address of the business.

Author with no present income from employment

Employed by Platinum Presentations (UK) Limited 25 Meridian Wharf Trawler Road Swansea SA1 1LB who will finance my research and related expenses for my book.

6.3 What is your average monthly take-home pay (include, for example, overtime, commission and bonuses).

£0.00



6.4 How much tax do you usually pay each month?

£ 0.00

6.5 How much do you pay in National Insurance each month?

£ 0.00

6.6 Do you receive any other income, including state benefits or tax credits?

Yes

No

If Yes, state from what source (for example pension, state benefits, part-time earnings) and how much you receive each month?

£ 3,130.00

Pension as a former member of the Irish Parliament and a Government Minister.  
£3,130.00 after tax deducted by Irish Authorities

6.7 How much do other members of your household contribute each month to the household expenses?

£ 0.00

6.8 Total household income (Q6.3 + 6.6 + 6.7)

£ 3,130.00

6.9 Give your current (or last) Income Tax reference number.

[REDACTED]

Address of tax office (including postcode)

Self Assessment  
P O Box 4000 Cardiff  
CF14 8HR





## Section 7 :

## Outgoings

The information in this section may be used to work out how much, if anything, you can afford to pay your creditors each month. It is important that it is accurate and that you include all necessary expenditure.

7.1 How much do you spend each month on the following:-

Mortgage payments or rent on your home

£ 900.00

Housekeeping (including food and cleaning)

£ 600.00

Gas, electricity, other heating

£ 110.00

Water

£ 50.00

Telephone charges

£ 50.00

Travelling to and from work and other essential journeys

£ 100.00

Clothing

£ 100.00

Maintenance payments and fines

£ 1,000.00

Council tax

£ 120.00

Other essential payments (e.g. life/household insurance, car tax & repairs)

£ 100.00

→ Provide details of these payments

**Total**

£ 3,130.00



**Current Property**  
(including properties used for residential and business purposes)

**Section 8 :**

8.1 Give details of any properties you own. (these should also be listed in Q3.1)	Address, type of property (e.g. flat, semi-detached house), number of bedrooms and whether freehold or leasehold	Approximate value of property (A) £	Name and address(es) of any joint owner(s)	Name and address of anyone who holds a charge or mortgage over your property.	Amount owing to each secured creditor (B) £	Net value of the property (A)-(B) £	What insurance is current force and its expiry
	Blackstoops Enniscorthy County Wexford Ireland Detached Freehold 4 bedroom House with 83 acres of farmland Folio 25199F	300,000.00			0.00	300,000.00	Insurance arranged mother's broker.
	Dormer Bungalow at Blackstoops Enniscorthy County Wexford folio 10913F	75,000.00	Deidre Yates (wife) 25 Meridian Wharf Trawler Road Swansea		0.00	75,000.00	Insurance arranged broker.

8.2 Give details of any properties you rent or lease, either alone or jointly.	Address of property	Monthly rent £	Name and address(es) of any joint tenant(s)	Name and address of landlord
	25 Meridian Wharf Trawler Road Swansea SA1 1LB	900.00	Deidre Yates (wife)	Ferrara Quay Limited C/O Dawsons estate agents Swansea

**You must take or send to the Official Receiver a copy of your lease or rent agreement.  
A rent demand or rent book will help if you do not have a copy agreement.**



**Section 8 cont:**

**Current Property**

8.3 Apart from properties that you own, rent or lease, are there any other properties in which you may otherwise have an interest?

If Yes, give details

Yes

No

Address of property, type of property (e.g. flat, semi-terraced) and number of bedrooms	Who lets you use it?	How much do you pay?	Is there a written agreement?

8.4 Does anyone else have an interest in any of the properties that you own, rent or lease? This interest may be as a sub-tenant, a guarantor of the mortgage, a partner, a joint tenant, joint lessee or otherwise.

If Yes, give details

Yes

No

Address of property (including postcode)	Name of person with an interest	Their address, if different from the property (including postcode) and reference	Nature of interest
Blackstoops Enniscorthy County Wexford Ireland and 83 acres of farm land folio 251997  Dormer Bungalow at Blackstoops Enniscorthy Folio 109137  Please see section 13	(1) My Mother Mary Yates (2) Niall and Trever Ashmore trading Ashmore Partnership  (1) Deidre Yates (my wife co-owner) (2) my mother Mary Yates	(2) The Beeches Bally Carney Enniscorthy Wexford  (1) 25 Meridian Wharf Trawler Road Swansea	(1) Life Tenancy (2) Long term agricultural tenancy  (1) Co owner (2) Rights of Residency

## Property Disposed of in the last Five Years

**Section 9 :**

9.1 Give details of any properties, owned alone or jointly, that you have sold, given away or transferred in the five years before the presenting of your bankruptcy petition.

Address of property	Value of property £	When did you sell, transfer or give away the property?	To whom did you sell, transfer or give away the property?	Net sale proceeds (less any charges and legal fees) £	Details of solicitor (name and address) acted on your behalf in the transaction
None					



**Section 10 :**

**Members of your Household and Dependents**

10.1 Give the names and ages of all occupants of your household and state which, if any, are dependent on you.

Wife  
Deidre Yates age 49  
  
Children  
Sarah Yates 21  
John Yates 17  
  
Both in full time education

10.2 Apart from members of your household, is any other person dependent upon you?

**Yes**

**No**

If **Yes**, provide details including their name, address and reason for dependency

My mother Mary Yates of Blackstoops, Enniscorthy Wexford Ireland who since 1979 has received my share of any income from the land at Blackstoops Enniscorthy Wexford under an agreement between us her for her lifetime and the tenants the Ashmore Partnership have paid the money to her direct.

**Section 11 :**

**Causes of Bankruptcy**

11.1 When did you first have difficulty paying your debts?

March 2012 when AIB exercised default options on personal guarantees on the loans granted to Celtic Bookmakers Ireland

11.2 What do you think are the reasons for you not having enough money to pay your debts? You should provide reasons to support your answer. For example, it would not be enough to state "the recession" without explaining its effect on your affairs.

My family business Celtic Bookmakers and its UK subsidiary expanded to 63 betting shops including those acquired by funding from bank loans. The unprecedented Irish recession resulted in a steep decline in disposable incomes which led to a 40% decline in company turnover of 180,000.000.00 euros to 110,000.000.00 euros. Subsequent company losses resulted in AIB Plc appointing receivers to Celtic Bookmakers in Ireland on the 16th January 2011 and the subsequent liquidation of the company on the 16th March 2012 leaving a residual balance due to the bank after the disposal of the business of £2,862,676.00. The UK operation closed down due to the lack of support as the Irish office had closed.

As an individual being called upon to satisfy the company corporate losses and liabilities under the terms of a Personal Guarantee I am unable to meet those liabilities from my assets and income and despite negotiations with AIB Plc to reach an agreement they have remained inflexible insisting on full repayment. Other than those former company liabilities I have at no time had any personal creditors who have remained unpaid.

11.3 Have you lost any money through betting or gambling during the last two years?

Yes

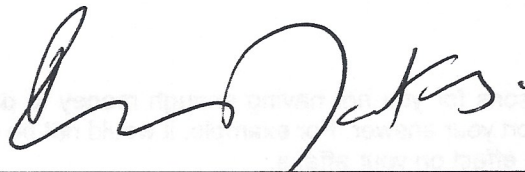
No

If Yes, how much have you lost?



I hereby confirm that my answers to all the above questions (including any extra information on pages following this declaration) are to the best of my knowledge and belief a true and accurate statement of my affairs as at today's date. I understand that I may be committing a criminal offence if I deliberately give false information in relation to my bankruptcy.

Your signature



Name in  
BLOCK CAPITALS

IVAN ALFRED YATES

Date

17<sup>th</sup> August 2012



## Section 13 :

## Extra Information

Question No:

If there is insufficient space on any page, you should continue your answer to the question on this page. The question number should be given in the left-hand column.

- 3.1  
(2) Joint Account Ivan and Deidre Yates Lloyds TSB Oxford Street Swansea account number [REDACTED]
- 3.12 Office of the House of Oireachtas Kildare St Dublin 2 Pensioner Code [REDACTED] £2,290.00 per month net after tax deducted at source in Ireland Ministerial Pension from Department of Public Expenditure Number [REDACTED] (Group 176) £838.00 net after tax deduction at source in Ireland
- 5.4 AIB Plc Selany Place Enniscorthy Account Number [REDACTED] £252.00 Platinum Presentations No 469556  
AIB Plc Selany Place Enniscorthy Account Number [REDACTED] £19.50 Platinum Presentations No 469556
- 8.1 Approximatey 80 acres of land at Blackstoops Enniscorthy folios 1610 and 22432.  
Charge in favour of AIB Plc. The value of the land is £200,000.00  
Amount owed to each secured creditor - All future liabilities  
  
Plant-s House Folio 16628F  
Value £155,000.00.  
Charge in favour of AIB Plc but they have been repaid the original purchase price and the property is subject to a contract since 2009/2010 in favour of Platinum Presentations No 469556 who purchased the same by paying the monies to AIB Plc.
- 8.4 (1) Land adjacent to house at Blackstoops Enniscorthy being approx 80 acres in folio 25199F and land being approximately 80 acres in folios 1610 and 22432 at Blackstoops Enniscorthy Folios 1610 and 22432  
Niall and Trever Ashmore trading Ashmore Partnership Tenant  
Charged to AIB and subject to tenancy
- 2) Plant House Enniscorthy County Wexford folio 166287  
Deidre Yates 23 Meridian Joint owner Wharf Trawler Road Swansea  
  
This property is charged to AIB Plc is the subject of a contract from 2009/2010 in favour of Platinum Presentations who have repaid the original purchase price to AIB Plc



Question  
No:

The following information amplifies the situation in relation to my property holdings in Enniscorthy County Wexford.

(i) Folio 25199F which is a holding of approximately 80 acres of land with a house namely Blackstoops House on it. I am the registered owner but the house and land is subject to rights in favour of my mother during her lifetime and include a right of way to the property and land. In addition to the house there were farm buildings within the holding which have been converted to offices and were used as the administrative offices for Celtic Bookmakers. My mother let the house and the offices to a German lady on a short term letting. The German lady resided at the house and used the offices as accommodation for a business which was to provide physiotherapy treatment for disabled children. The German lady has now vacated the house but she is continuing to run the business from the offices. My mother now wishes to keep the house and to make it available for her grandchildren and my wife when they are in Ireland and they need accommodation.

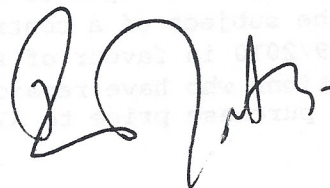
(ii) Folio 10913 which is a dormer bungalow which is adjacent to the house and this bungalow is registered in the name of myself and my wife Deirdre and was our original home when we were first married in 1985. My mother lives there now and has rights of residence over that property during her lifetime and this was a result of an exchange of the holding under Folio 25199F which was transferred from my mothers name to my name for tax purposes and my mother was given a right of residency to reside in that bungalow for her lifetime and a life interest in the house and 80 acres at Blackstoops Enniscorthy Foilo 251997. Neither of the Folios 25199F and 10913F are the subject of any charge or mortgage.

(iii) Folios 1610 and 22432 which comprise land of approximately 83 acres which came to me from my father through a discretionary trust after his death. This land is in two parcels one of which is landlocked. Both these folios are charged to AIB Plc by way of a secured charge.

(iv) Folio 16628F comprises of another property known as Plant-s House which borders some of the farmland. This folio is to beregistered in the name of Platinum Presentations the Irish Company and this property is rented to a tenant. Since 2009-2010 it has been the subject of a contract in favour of Platinum Presentations Ireland

(v) The entire land comprised within folio 25199F and folios 1610 and 22432 are leased to a local farmer a Mr N Ashmore. The land has been leased to him since 1979 and the rental received by my mother

**Please note that a conversion rate of 1.29 euros to pounds sterling has been used to ascertain the monitary value of assets.**



Ivan Yates  
25 Meridian Wharf  
Trawler Road  
Swansea  
SA1 1LB

The Court Manager  
Bankruptcy Section, Swansea County Court  
Swansea Civil Justice Centre  
Caravella House  
Quay West 1  
Quay Parade  
Swansea  
SA1 1SP

1<sup>st</sup> November 2012

Dear Sir/ Madam,

I refer to an application by RPC on behalf of Times Newspapers Ltd in my Insolvency Case No 0178 of 2012 to inspect and take copies of my file. RPC have advised me that a hearing is listed for notice on 29<sup>th</sup> November at 11.00am in the Swansea County Court. I wish to submit that I fail to see how publication of this file serves the public interest, given that nobody has disputed my COMI in Swansea.

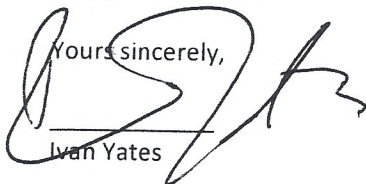
District Judge P. Llewellyn and the Official Court Receiver, having reviewed the details of my habitual residence and my long past association with Swansea raised no objections to my bone fides. My principal creditor, Allied Irish Bank, have also accepted my UK COMI as they have nominated Baker Tilly to be my Trustees in Bankruptcy. These were duly appointed by the Insolvency Service on 12<sup>th</sup> October by order and are proceeding to administer my former estate.

While a number of weeks have elapsed since my bankruptcy order, I have continued to live on a full time basis at the above address. I have been completely transparent with the Irish media over the past year about my personal and financial circumstances, as evidenced by the copious data provided by RPC in their original submission to the court. I submit that it is unnecessary for all of the personal and family details in my bankruptcy file to be published in the Irish version of the Sunday Times. I can only guess their motive is to attempt to query the validity of some aspect of my case. This is without any foundation.

I will happily accept whatever Judge Llewellyn determines, but would suggest it is an unreasonable intrusion into my personal affairs at this difficult time for me and my family. I did not intend to be present in the court if there is a hearing, as it may only attract further publicity and photographers.

Many thanks

Yours sincerely,

  
Ivan Yates

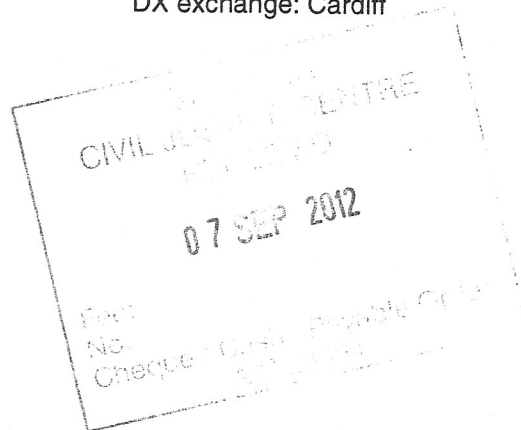
SWANSEA CIVIL JUSTICE CENTRE RECEIVED 14 NOV 2012 Fee: No: Cheque / Cash / Payable Order A/C 23534
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Official Receiver's Office  
Cardiff  
3rd Floor Companies House  
Crown Way  
Cardiff  
CF14 3ZA

Swansea County Court  
Caravella House  
Quay West  
Quay Parade  
SWANSEA  
SA1 1SP

Tel: 029 2038 1300  
Fax: 029 2038 1318  
DX address: 33052  
DX exchange: Cardiff



Your ref:  
Our ref: **BKT3716307 - Please quote this in any reply**  
Direct Line: 02920381304  
E-mail: [sarah.calford@insolvency.gsi.gov.uk](mailto:sarah.calford@insolvency.gsi.gov.uk)  
Date: 5 September 2012

Dear Sir/Madam

IN THE SWANSEA COUNTY COURT

178 of 2012

**RE: Mr Ivan Alfred Yates Retired Businessman and Author of Apartment 25  
Meridian Wharf, Trawler Road, Swansea, SA1 1LB**

A bankruptcy order was made against the above-named on 31 August 2012, on a petition presented on 20 August 2012.

This office is dealing with the administration of the insolvency; claims against Ivan Alfred Yates and enquiries should be addressed to S Calford, telephone 02920381304.

**All amounts owing to the insolvent should be held to the order of the Official Receiver.**

Yours faithfully



S Evans  
Assistant Official Receiver

NNM



www.bis.gov.uk/insolvency

Official Receiver's Office  
Cardiff  
3rd Floor  
Companies House  
Crown Way  
CARDIFF  
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Quay West  
Quay Parade  
Swansea  
SA1 1SP

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DX address: 33052  
DX exchange: Cardiff

Your ref:  
Our ref: BKT3716307 - Please quote this in any reply  
Direct Line: 02920381304  
E-mail: sarah.calford@insolvency.gsi.gov.uk  
Date: 9 October 2012

Dear Sir/Madam

IN THE SWANSEA COUNTY COURT

178 of 2012

THE INSOLVENCY ACT 1986

RE: Mr Ivan Alfred Yates Retired Businessman and Author of Apartment 25  
Meridian Wharf, Trawler Road, Swansea, SA1 1LB  
IN BANKRUPTCY

A bankruptcy order was made on 31 August 2012.

**Notice of No Meeting of Creditors**

I have decided under section 293 of the Insolvency Act 1986, not to summon a meeting of creditors.

**Requisitioning a Meeting of Creditors**

One quarter in value of creditors may require me to call a meeting of creditors to appoint an alternative trustee.

Details on how to requisition a meeting are available from our website [www.bis.gov.uk/insolvency](http://www.bis.gov.uk/insolvency) or the Insolvency Enquiry Line on 0845 602 9848.

**Proof of Debt (Formal Claim Form)**



INVESTOR IN PEOPLE

A BIS SERVICE



As I have decided not to summon a meeting of creditors, I am not enclosing a proof of debt with this notice. Should you wish to lodge a formal claim and require a proof of debt form, it is available on our website or from this office. Proofs of debt received will not be acknowledged.

Yours faithfully

I Carter  
Official Receiver



Reference: **BKT3716307****RTC**

**THE INSOLVENCY ACT 1986**  
IN THE SWANSEA COUNTY COURT

178 of 2012

**IN BANKRUPTCY**

**RE: Mr Ivan Alfred Yates Retired Businessman and Author of Apartment 25 Meridian Wharf, Trawler Road, Swansea, SA1 1LB**

Date of Birth: 23 October 1959

The bankruptcy order was made on 31 August 2012, on the petition of the debtor.

This is my report to creditors under Rule 6.73 of the Insolvency Rules 1986.

Information relating to the assets and liabilities of which I am aware follows. A breakdown of the liabilities by creditor type is attached.

<b>ASSET TYPE</b>	<b>NUMBER OF ASSETS</b>	<b>ESTIMATED REALISABLE VALUE</b>
Cash In Hand	1	£2,000.00
Cash - Building Society/Bank	1	£1,000.00
Book Debts	1	£10,000.00
Freehold Property	4	£337,500.00
Stocks and Shares	1	£155,000.00
Insurance Policies	1	£6,015.00
<b>TOTAL ASSETS</b>	<b>9</b>	<b>£511,515.00</b>
<b>TOTAL LIABILITIES</b>		<b>£2,536,676.00</b>
<b>ESTIMATED DEFICIENCY</b>		<b>£2,025,161.00</b>

Notes

The freehold properties are stated to be subject to life and agricultural tenancies, and rights of residency, which may affect their realisable values.

The stocks and shares are shares in a private limited company, the value of which is uncertain.

All the liabilities are guarantee liabilities.

At the date the bankruptcy order was made, the bankrupt was living in rented accommodation





The bankrupt claims the following asset(s) as exempt property, as defined by section 283 of The Insolvency Act 1986:

- Volvo S80 motor car

On the basis of the above information there appears to be a prospect of a distribution to creditors. Any distribution made will depend on the value of the assets realised and the costs of the bankruptcy proceedings.

The bankrupt states that:

He was a director of a bookmaking company which was placed into receivership in January 2011, and which went into liquidation in March 2012. The company's assets realised insufficient to repay a bank holding a charge over the assets, and the bankrupt became liable to repay the bank under his personal guarantee.

He was unable to meet his liabilities from his income and assets, and filed his own petition in bankruptcy.

The bankrupt attributes his insolvency to:

Liability under personal guarantees following insolvency of company.

I intend to apply to the Secretary of State for Business Innovation and Skills for the appointment of an insolvency practitioner to replace me as trustee of the bankruptcy estate. I am seeking the consent of the majority unsecured creditor in this regard.

As a result of the issue of the notice of no meeting attached, I am trustee of the bankruptcy estate.

Enquiries concerning this bankruptcy should be addressed to S Calford, at the address below; telephone number 02920381304. When telephoning or writing, please quote the full name of the case.

I will be pleased to receive from creditors useful information concerning the bankrupt's dealings or property, together with particulars of any written or oral statement made by the bankrupt concerning their financial position, and to consider suggestions for further explanation or enquiry.

Further information about insolvency procedures is available at [www.bis.gov.uk/insolvency](http://www.bis.gov.uk/insolvency)

Possible breaches of the insolvency legislation may be reported directly to me or by using The Insolvency Service's 24 hour hotline on 0845 6013546.

Date 5 October 2012

I Carter  
Official Receiver  
Cardiff  
3rd Floor  
Companies House  
Crown Way  
CARDIFF  
CF14 3ZA



Reference: **BKT3716307**

*This report was printed on  
5 October 2012*

IN THE SWANSEA COUNTY COURT

Re: **IVAN ALFRED YATES**

**LOCRTC  
List of creditors**

178 of 2012

**Creditor Type:**

**Amount Scheduled**

BK - Banks

£2,817,676.00

GC - Guarantee Creditors

£74,000.00

**END OF REPORT**





Official Receiver's Office  
Cardiff  
3rd Floor  
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Direct Line: 02920381304  
E-mail: [sarah.calford@insolvency.gsi.gov.uk](mailto:sarah.calford@insolvency.gsi.gov.uk)  
Date: 11 October 2012

Dear Sir/Madam

**IN THE SWANSEA COUNTY COURT**

178 of 2012

**THE INSOLVENCY ACT 1986**

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IN BANKRUPTCY**

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**Proof of Debt (Formal Claim Form)**



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**THE INSOLVENCY ACT 1986**  
IN THE SWANSEA COUNTY COURT

178 of 2012

**IN BANKRUPTCY**

**RE: Mr Ivan Alfred Yates Retired Businessman and Author of Apartment 25 Meridian Wharf, Trawler Road, Swansea, SA1 1LB**

Date of Birth: 23 October 1959

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*This report was printed on*  
*5 October 2012*  
IN THE SWANSEA COUNTY COURT

**LOCRTC**  
**List of creditors**

178 of 2012

**Re: IVAN ALFRED YATES**

**Creditor Type:**

**Amount Scheduled**

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GC - Guarantee Creditors

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*END OF REPORT*

