

MG01

Particulars of a mortgage or charge



19C.2
LASERFORM

A fee is payable with this form

We will not accept this form unless you send the correct fee
Please see 'How to pay' on the last page



What this form is for

You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland



What this form is NOT for

You cannot use this form to register
particulars of a charge for
company. To do this, please use
form MG01s

FRIDAY



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A1GHTQSI

31/08/2012

#245

COMPANIES HOUSE

1

Company details

Company number

1 5 8 7 9 7 2

Company name in full

BUPA Care Homes (GL) Limited (the "Tenant")

59

For official use

→ Filing in this form

Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2

Date of creation of charge

Date of creation

28 08 2012

3

Description

Please give a description of the instrument (if any) creating or evidencing the
charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'

Description

Rent Deposit deed (the "Rent Deposit Deed")

4

Amount secured

Please give us details of the amount secured by the mortgage or charge

Amount secured

As specified in the continuation pages to this
form

Continuation page

Please use a continuation page if
you need to enter more details

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5	Mortgagee(s) or person(s) entitled to the charge (if any)	
	Please give the name and address of the mortgagee(s) or person(s) entitled to the charge	
Name	UK Care No 1 Limited	
Address	PO Box 34, St Martin's House, Le Bordage, St Peter Port, Guernsey	
Postcode	G Y 1 4 A U	
Name		
Address		
Postcode		
6	Short particulars of all the property mortgaged or charged	
	Please give the short particulars of the property mortgaged or charged	
Short particulars	As specified in the continuation pages to this form	

Continuation page
Please use a continuation page if
you need to enter more details

Continuation page
Please use a continuation page if
you need to enter more details

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7 Particulars as to commission, allowance or discount (if any)

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered

Commission, allowance or discount Nil

8 Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860). If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 870).

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 866). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate gives the verification, an officer of that body must sign it. We will also accept a verified copy where section 867(2) applies (property situated in another part of UK).

9 Signature

Please sign the form here

Signature

Signature

X Everheds LLP

X

This form must be signed by a person with an interest in the registration of the charge

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Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name Susan Ledger (ref 229052 000001)

Company name Eversheds LLP

Address Bridgewater Place, Water Lane

Post town Leeds

County/Region

Postcode L S 1 1 5 D R

Country

DX DX 12027 Leeds - 27

Telephone 0845 497 9797



Certificate

We will send your certificate to the presenter's address if given above or to the Company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register
- ☐ You have included the original deed with this form
- ☐ You have entered the date the charge was created
- ☐ You have supplied the description of the instrument
- ☐ You have given details of the amount secured by the mortgagee or chargee
- ☐ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☐ You have entered the short particulars of all the property mortgaged or charged
- ☐ You have signed the form
- ☐ You have enclosed the correct fee



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £13 is payable to Companies House in respect of each mortgage or charge.

Make cheques or postal orders payable to 'Companies House'



Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below.

For companies registered in England and Wales:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland:

The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland

The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1



Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk

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Amount secured

Please give us details of the amount secured by the mortgage or charge

Short particulars

The amount secured by the Rent Deposit Deed is all present and future obligations and liabilities of the Tenant to the Landlord for due performance of the covenants and breach of warranties on the part of the Tenant contained in.

- (a) the Lease,
 - (b) the Rent Deposit Deed, or
 - (c) the Debenture,
- (the "**Obligations**").

All capitalised terms used in this form and its continuation pages are defined in the Appendix to this form

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Short particulars of all the property mortgaged or charged

Please give us the short particulars of the property mortgaged or charged

Short particulars

Charge of Deposit Sum

1. The Tenant, with full title guarantee, has charged to the Landlord, by way of a first fixed charge, the Tenant's interest in the Deposit Sum (including any interest earned thereon) as a continuing security for the payment, discharge and performance of the Obligations.

Negative pledge

2. The Tenant warrants to the Landlord that the Deposit Sum is, and at all times whilst the Rent Deposit Deed subsists, will continue to be maintained in the Deposit Account, free from any charge, encumbrance, lien (including banker's lien), trust or interest whatsoever, other than the charge contained in Clause 5.1 of the Rent Deposit Deed (as described in paragraph 1 above)

Definitions

- 3 All capitalised terms used in this form and its continuation pages are defined in the Appendix to this form

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Please give us the short particulars of the property mortgaged or charged

Short particulars

APPENDIX

DEFINITIONS AND CONSTRUCTION

Definitions

In this form and its Appendices the following definitions apply:

"Bank" means HSBC Bank plc, City of London Corporate Office, 27-32 Poultry, London, EC2P 2BX and its successors and assigns,

"Debenture" means the debenture dated 28 August 2012 and the charge dated 28 August 2012 each between BUPA LeaseCo (Guernsey) Limited (1) and the Tenant (2),

"Deposit Account" means the interest earning deposit account designated Deposit Account (account number 51203312 Sort Code 40-02-50) opened by and in the name of the Tenant, and includes any renewal, redesignation or renumbering thereof from time to time;

"Deposit Sum" means £47,332 (Forty seven thousand three hundred and thirty two pounds);

"Landlord" means UK Care No. 1 Limited whose registered office is situate at PO Box 34, St Martin's House, Le Bordage, St Peter Port, Guernsey, GY1 4AU and whose address for service in the United Kingdom is care of BUPA House, 15-19 Bloomsbury Way, London, WC1A 2BA and includes the person for the time being entitled to the reversion immediately expectant on the determination of the term of the Lease;

"Lease" means the underlease of the property known as Sabourn Court, Oakwood Drive Leeds LS8 2JB and registered at the Land Registry under title number WYK677017 dated 2 February 2000 and made between BUPA LeaseCo (Guernsey) Limited (1) and the Tenant (2) and BUPA Care Homes Group Limited (3) (as varied by a deed of variation made between the same parties and dated with the same date as the Rent Deposit Deed),

"Obligations" has the meaning given to it in the continuation pages to this form,

"Rent Deposit Deed" has the meaning given to it in part 3 of this form,

"Tenant" has the meaning given to it in part 1 of this form and, in the case of an individual, includes any personal representative of such individual,



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 869(5) & (6) of the Companies Act 2006

**COMPANY NO. 1587972
CHARGE NO. 59**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 28
AUGUST 2012 AND CREATED BY BUPA CARE HOMES (GL)
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM THE COMPANY TO UK CARE NO.1 LIMITED UNDER
THE TERMS OF THE AFOREMENTIONED INSTRUMENT
CREATING OR EVIDENCING THE CHARGE WAS REGISTERED
PURSUANT TO CHAPTER 1 PART 25 OF THE COMPANIES ACT
2006 ON THE 31 AUGUST 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 5 SEPTEMBER
2012



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES