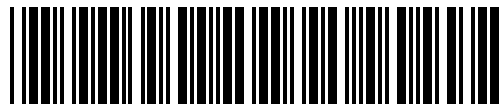




Registration of a Charge

Company Name: **KINGSOAK HOMES LIMITED**

Company Number: **01993976**



XA4TMELN

Received for filing in Electronic Format on the: **19/05/2021**

Details of Charge

Date of creation: **18/05/2021**

Charge code: **0199 3976 0070**

Persons entitled: **LLOYDS BANK PLC**

Brief description:

Contains fixed charge(s).

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **STUART FRATSON**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1993976

Charge code: 0199 3976 0070

The Registrar of Companies for England and Wales hereby certifies that a charge dated 18th May 2021 and created by KINGSOAK HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th May 2021 .

Given at Companies House, Cardiff on 20th May 2021

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

To be presented for registration at Companies House
within 21 days of execution against all
the companies (both "Existing" and "Further") which are a party to this document.

THIS DEED OF ADMISSION is made the 18th day of MAY 2021

BETWEEN:

- (1) **THE SEVERAL COMPANIES** specified in Part I of the schedule hereto (the "**Existing Companies**");
- (2) **THE COMPANIES** specified in Part II of the schedule hereto (the "**Further Companies**");
and
- (3) **LLOYDS BANK plc** (the "**Bank**")

SUPPLEMENTAL to an Omnibus Guarantee & Set-Off Agreement dated 1st September 2008 and made between the Existing Companies named in Part I of the schedule (1) and the Bank (2) as supplemented by a deed dated 18/05/2021... (the said Omnibus Guarantee & Set-Off Agreement as so supplemented is hereinafter referred to as the "**Principal Deed**")

NOW THIS DEED WITNESSETH as follows:

1. In so far as the context admits expressions defined in the Principal Deed shall bear the same respective meanings herein.
2. The parties hereto hereby agree that the Further Companies shall be included within the expressions Companies and Principal for all the purposes of the Principal Deed so that (without prejudice to the generality of the foregoing):
 - 2.1 each Further Company hereby covenants with and guarantees to the Bank to pay or discharge to the Bank on demand:
 - 2.1.1 all money and liabilities whether actual or contingent now or at any time hereafter due, owing or incurred to the Bank from or by any one or more of the Existing Companies and any other Further Company anywhere in any manner whatsoever without limitation whether alone or jointly with any other person and in whatever style, name or form and whether as principal or surety and notwithstanding that the same may at any earlier time have been due, owing or incurred to some other person and have subsequently become due, owing or incurred to the Bank as a result of a transfer, assignment or other transaction or by operation of law including:
 - (a) in the case of the liquidation, administration or dissolution of any such Existing Company or Further Company, all sums (whether actual or contingent) which would at any time have been due, owing or incurred to the Bank by such Existing Company or Further Company if such liquidation, administration or dissolution had commenced on the date of discontinuance and notwithstanding such liquidation, administration or dissolution; and
 - (b) in the event of the discontinuance by any means of the Guarantee in respect of any Existing Company or any Further Company, all cheques, drafts or other orders or receipts for money signed, bills accepted, promissory notes made and negotiable instruments or securities drawn by or for the account of such Existing Company or Further Company on the Bank or its agents and purporting to be dated on or before the date of

discontinuance of that Guarantee, although presented to or paid by the Bank or its agents after the date of discontinuance of that Guarantee and all liabilities of such Existing Company or Further Company to the Bank at such date whether actual or contingent and whether payable forthwith or at some future time or times and also all credits then established by the Bank for such Existing Company or Further Company; and

- 2.1.2 interest on all such money and liabilities to the date of payment at such rate or rates as may from time to time be agreed between the Bank and the Existing Companies and the Further Companies or, in the absence of such agreement, at the rate, in the case of any amount denominated in Sterling, of two percentage points per annum above the Bank's base rate for the time being in force (or its equivalent or substitute rate for the time being) or, in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select; and
- 2.1.3 commission and other banking charges and legal, administrative and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank in enforcing or endeavouring to enforce payment of such money and liabilities whether by any Existing Company or Further Company or others and in relation to the preparation and enforcement of any security held by or offered to the Bank for such liabilities together with interest computed as provided in paragraph 2.1.2 above on each such sum from the date that the same was incurred or fell due,

PROVIDED THAT the liability of the Further Companies under the Guarantee may be determined in the manner (and with the consequences) set out in clause 2 of the Principal Deed;

- 2.2 each of the Existing Companies hereby covenants with and guarantees to the Bank to pay or discharge to the Bank on demand:
 - 2.2.1 all money and liabilities whether actual or contingent now or at any time hereafter due, owing or incurred to the Bank from or by any one or more of the Further Companies anywhere in any manner whatsoever without limitation whether alone or jointly with any other person and in whatever style, name or form and whether as principal or surety and notwithstanding that the same may at any earlier time have been due, owing or incurred to some other person and have subsequently become due, owing or incurred to the Bank as a result of a transfer, assignment or other transaction or by operation of law including:
 - (a) in the case of the liquidation, administration or dissolution of such Further Company, all sums (whether actual or contingent) which would at any time have been due, owing or incurred to the Bank by such Further Company if such liquidation, administration or dissolution had commenced on the date of discontinuance and notwithstanding such liquidation, administration or dissolution; and
 - (b) in the event of the discontinuance by any means of the Guarantee in respect of such Further Company, all cheques, drafts or other orders or receipts for money signed, bills accepted, promissory notes made and negotiable instruments or securities drawn by or for the account of such Further Company on the Bank or its agents and purporting to be dated on or before the date of discontinuance of that Guarantee, although presented to or paid by the Bank or its agents after the date of

discontinuance of that Guarantee and all liabilities of such Further Company to the Bank at such date whether actual or contingent and whether payable forthwith or at some future time or times and also all credits then established by the Bank for such Further Company;

2.2.2 interest on all such money and liabilities to the date of payment at such rate or rates as may from time to time be agreed between the Bank and such Further Company or, in the absence of such agreement, at the rate, in the case of any amount denominated in Sterling, of two percentage points per annum above the Bank's base rate for the time being in force (or its equivalent or substitute rate for the time being) or, in the case of an amount denominated in any currency or currency unit other than Sterling, at the rate of two percentage points per annum above the cost to the Bank (as conclusively determined by the Bank) of funding sums comparable to and in the currency or currency unit of such amount in the London Interbank Market (or such other market as the Bank may select) for such consecutive periods (including overnight deposits) as the Bank may in its absolute discretion from time to time select; and

2.2.3 commission and other banking charges and legal and other costs, charges and expenses (on a full and unqualified indemnity basis) incurred by the Bank in enforcing or endeavouring to enforce payment of such money and liabilities whether by any Existing Company or such Further Company or others and in relation to the preparation and enforcement of any security held by or offered to the Bank for such liabilities together with interest computed as provided in paragraph 2.2.2 above on each such sum from the date that the same was incurred or fell,

PROVIDED THAT the liability of each Existing Company under the Guarantee may be determined in the manner (and with the consequences) set out in clause 2 of the Principal Deed;

2.2.4 the Further Companies and the Existing Companies jointly and severally agree that, in addition to any general lien or similar right to which the Bank as bankers may be entitled by law, the Bank may at any time and from time to time and with or without notice to the Further Companies or the Existing Companies or any of them:

(a) combine or consolidate all or any of the Accounts with all or any of the Principals Liabilities; and

(b) set-off or transfer any Credit Balance in or towards satisfaction of any of the Principals Liabilities;

2.2.5 each Further Company and each of the Existing Companies with full title guarantee hereby charges its Credit Balances to the Bank to secure repayment of the Secured Obligations.

3. ALL the covenants, provisions and powers contained in or subsisting under the Principal Deed (except the covenants for payment and discharge of the money and liabilities thereby secured contained in clause 2 thereof but including, without limitation, the power of attorney contained in clause 22 thereof) shall be applicable for defining and enforcing the rights of the parties under the guarantees hereby provided as if each Further Company had been one of the Companies parties to the Principal Deed.

IN WITNESS whereof this deed has been executed by the Existing Companies and the Further Companies and has been delivered upon its being dated, in the case of the Existing Companies other than the Attorney, for and on its behalf by the Attorney pursuant to a power of attorney contained in the Principal Deed and a resolution of the board of directors of the Attorney appointing any two Directors or a Director and the Company Secretary for this purpose in accordance with section 74(4) of the Law of Property Act 1925 or applicable law of any jurisdiction and all other powers thereto enabling it.

The Schedule

Part I - The Existing Companies

<u>Name</u>	<u>Company Number</u>	<u>Registered Office</u>
Barratt Developments P L C	00604574	Barratt House Cartwright Way Forest Business Park Bardon Hill, Coalville Leicestershire, LE67 1UF
Barratt Commercial Limited	00168039	Barratt House Cartwright Way Forest Business Park Bardon Hill, Coalville Leicestershire, LE67 1UF
BDW North Scotland Limited (formerly Barratt North Scotland Limited)	SC027535	Blairton House Old Aberdeen Road Balmedie Aberdeenshire AB23 8SH
BDW Trading Limited	03018173	Barratt House Cartwright Way Forest Business Park Bardon Hill, Coalville Leicestershire, LE67 1UF
David Wilson Homes Limited	00830271	Barratt House Cartwright Way Forest Business Park Bardon Hill, Coalville Leics, LE67 1UF
Kingsoak Homes Limited	01993976	Barratt House Cartwright Way Forest Business Park Bardon Hill, Coalville Leicestershire, LE67 1UF
Wilson Bowden Developments Limited	00948402	Barratt House Cartwright Way Forest Business Park Bardon Hill, Coalville Leics, LE67 1UF

Wilson Bowden Limited

02059194

Barratt House
Cartwright Way
Forest Business Park
Bardon Hill, Coalville
Leics, LE67 1UF

Part II - The Further Companies

Name

Company Number

Registered Office

Oregon Timber Frame Ltd.

SC181419

Blairton House
Old Aberdeen Road
Balmedie
Aberdeen
Scotland
AB23 8SH

Oregon Contract Management Limited

SC185115

Blairton House
Old Aberdeen Road
Balmedie
Aberdeen
Scotland
AB23 8SH

EXECUTED as a deed by Oregon Timber Frame Ltd. acting by its:

KENNETH BRIAN DUNKLEY.....(insert full name)

Director

[Redacted Signature]

.....(signature)

PETER WADE.....(insert full name)

Director/Secretary

[Redacted Signature]

.....(signature)

In the presence of

Witness: (name)

.....(signature)

Address:

.....

.....

Occupation:

EXECUTED as a deed by Oregon Contract Management Limited acting by its:

KENNETH BRIAN DUNKLEY.....(insert full name)

Director

[Redacted Signature]

.....(signature)

PETER WADE.....(insert full name)

Director/Secretary

[Redacted Signature]

.....(signature)

In the presence of

Witness: (name)

.....(signature)

Address:

.....

.....

Occupation:

EXECUTED as a deed by Barratt Developments P L C acting by its:

JESSICA ELIZABETH WHITE (Insert full name)
Director

.....(signature)

KAMALJEET Kaur BAINS (insert full name)
Director/Secretary*

.....(signature)

in the presence of

Witness: (name)

.....(signature)

Address:

.....

.....

Occupation:

EXECUTED as a deed by the Existing Companies other than Barratt Developments P L C acting by Barratt Developments P L C their duly authorised attorney acting by its:

JESSICA ELIZABETH WHITE (insert full name)
Director

.....(signature)

KK BAINS (insert full name)
Director/Secretary*

.....(signature)

* Delete as applicable.

~~As Counsel for BDW Trading Limited
and on behalf of Barratt Corporate
Secretarial Services Limited, the
Corporate Secretary for all other
Existing Companies.~~

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