



**Registration of a Charge**

Company Name: **CHS HEALTHCARE LIMITED**

Company Number: **02797701**



Received for filing in Electronic Format on the: **01/08/2023**

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**Details of Charge**

Date of creation: **28/07/2023**

Charge code: **0279 7701 0007**

Persons entitled: **HSBC CORPORATE TRUSTEE COMPANY (UK) LIMITED, AS THE SECURITY TRUSTEE FOR ITSELF AND THE OTHER SECURED PARTIES (AS DEFINED IN THE INSTRUMENT)**

Brief description: **PURSUANT TO CLAUSE 3.1(A), CATHERINE COURT, HIGH WYCOMBE, BUCKINGHAMSHIRE OF REGISTERED TITLE NUMBER BM219571 IS CHARGED, AMONGST OTHER PROPERTIES LISTED IN SCHEDULE 4 OF THE CHARGE, INCLUDING ANY BUILDINGS, FIXTURES (INCLUDING TRADE FIXTURES) ON, OR FORMING PART OF, THE PROPERTIES. FOR MORE DETAILS PLEASE REFER TO THE INSTRUMENT.**

**Contains fixed charge(s).**

**Contains floating charge(s) (floating charge covers all the property or undertaking of the company).**

**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: **KASSIA LEWIS-DEBOOS**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 2797701

Charge code: 0279 7701 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th July 2023 and created by CHS HEALTHCARE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st August 2023 .

Given at Companies House, Cardiff on 2nd August 2023

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**

DATED 28 July 2023

**Between**

The Supplemental Chargors

**-and-**

HSBC Corporate Trustee Company (UK) Limited  
as Security Agent

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**SUPPLEMENTAL SECURITY DEED**

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**PAUL  
HASTINGS**

**Paul Hastings (Europe) LLP**  
100 Bishopsgate  
London, EC2N 4AG  
Tel: +44 20 3023 5100  
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Ref: 51973-00002

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**THIS SUPPLEMENTAL SECURITY DEED** is made on 28 July 2023

**BETWEEN:**

- (1) The companies listed in Schedule 1 (the "**Supplemental Chargors**" and each a "**Supplemental Chargor**"); and
- (2) HSBC Corporate Trustee Company (UK) Limited, as the security trustee for itself and the other Secured Parties (the "**Security Agent**").

**BACKGROUND:**

This supplemental security deed (the "**Supplemental Security Deed**") is supplemental to a debenture dated 24 April 2019 (the "**2019 Debenture**") and a supplement to the 2019 Debenture dated 3 September 2020 in each case between the chargors named therein (including the Supplemental Chargors) and the Security Agent (the "**2020 Supplemental Debenture**", and together with the 2019 Debenture, the "**Debentures**").

**IT IS AGREED AS FOLLOWS:**

**1. INTERPRETATION**

**1.1 Definitions**

Unless otherwise defined in this Supplemental Security Deed, terms defined in the 2019 Debenture shall have the same meaning when used in this Supplemental Security Deed.

**1.2 Construction**

The provisions of clauses 1.2 (*Construction*) to 1.4 (*Permitted Transactions*) of the 2019 Debenture will be deemed to be set out in full in this Supplemental Security Deed.

**2. COVENANT TO PAY**

Subject to any limits on its liability specifically recorded in the Secured Debt Documents, each Supplemental Chargor as primary obligor covenants with the Security Agent (for the benefit of itself and the other Secured Parties) that it will on demand pay the Secured Obligations when they fall due for payment in the manner provided for in the relevant Secured Debt Document.

**3. CHARGING PROVISIONS**

**3.1 Fixed Charges**

Subject to Clause 3.6 (*Excluded Assets*), each Supplemental Chargor, as security for the payment and discharge of the Secured Obligations, charges in favour of the Security Agent (for the benefit of itself and the other Secured Parties) with full title guarantee the following assets, both present and future, from time to time owned by it or in which it has an interest by way of first fixed charge:

- (a) all interests in the Premises, the buildings and fixtures (including trade fixtures) on, or forming part of, the Premises and the benefit of all warranties and covenants given in respect thereof and all licences to enter upon or use the Premises and the benefit of all other agreements relating to the use and/or occupation of the Premises (if any);
- (b) all the Subsidiary Shares (as defined in the 2020 Supplemental Debenture) and all corresponding Distribution Rights (as defined in the 2020 Supplemental Debenture);
- (c) all monies standing to the credit of its Accounts (as defined in the 2020 Supplemental Debenture) and all rights related to the Accounts (as defined in the 2020 Supplemental Debenture); and
- (d) if not effectively assigned by Clause 3.3 (*Security Assignment*), all its rights and interests in (and claims under) the Assigned Agreements.

### **3.2 Floating Charge**

- (a) As further security for the payment of the Secured Obligations and subject to Clause 3.6 (*Excluded Assets*), each Supplemental Chargor charges with full title guarantee in favour of the Security Agent (for the benefit of itself and the other Secured Parties) by way of first floating charge all its present and future assets (excluding any Excluded Subsidiary Shares) not effectively charged by way of first fixed charge under Clause 3.1 (*Fixed Charges*) or assigned under Clause 3.3 (*Security Assignment*).
- (b) The floating charges created by this Clause 3.2 (*Floating Charge*) shall be deferred in point of priority to all fixed Security expressed to rank in priority to the floating charges validly and effectively created by a Supplemental Chargor under the Secured Debt Documents.
- (c) Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created pursuant to paragraph (a) of this Clause 3.2 (*Floating Charge*) above and the Security Agent may appoint an Administrator of a Supplemental Chargor pursuant to that paragraph.

### **3.3 Security Assignment**

- (a) As further security for the payment of the Secured Obligations and subject to Clause 3.6 (*Excluded Assets*), each Supplemental Chargor assigns absolutely with full title guarantee to the Security Agent all its rights, title and interest in the Assigned Agreements, provided that on payment or discharge in full of the Secured Obligations the Security Agent will at the request and cost of the relevant Supplemental Chargor re-assign the relevant rights, title and interest in the Assigned Agreements to that Supplemental Chargor (or as it shall direct).
- (b) Until the occurrence of a Declared Default, but subject to clause 8.7 (*Notice of Security: Intra Group Loans*) of the 2019 Debenture (incorporated by reference into this Supplemental Security Deed pursuant to Clause 5

(*Incorporation Of Terms From The 2019 Debenture*) of this Supplemental Security Deed), the relevant Supplemental Chargor may continue to deal with the counterparties to the relevant Assigned Agreements in the ordinary course of business.

### **3.4 Conversion of Floating Charge**

If a Declared Default has occurred, the Security Agent may, by notice to any Supplemental Chargor, convert the floating charge created under this Supplemental Security Deed into a fixed charge as regards those assets which it specifies in the notice. Each relevant Supplemental Chargor shall promptly following request by the Security Agent execute a fixed charge or legal assignment over those assets in the form which the Security Agent requires, but on terms no more onerous to such Supplemental Chargor than this Supplemental Security Deed and not so as to override any provision in this Supplemental Security Deed which provides that any asset is to be excluded from the fixed charges by virtue of any of the provisions of Clause 3.6 (*Excluded Assets*).

### **3.5 Automatic Conversion of Floating Charge**

If any Supplemental Chargor creates (or purports to create) any Security (except any Security which is not prohibited from being created by the Secured Debt Documents or which is created with the prior written consent of the Security Agent) on or over any Floating Charge Asset, or if any third party levies or attempts to levy any distress, attachment, execution or other legal process against any Floating Charge Asset, the floating charge created under this Supplemental Security Deed will automatically (without notice) and immediately be converted into a fixed charge over the relevant Floating Charge Asset.

### **3.6 Excluded Assets**

- (a) Unless otherwise expressly agreed in writing between the relevant Supplemental Chargor and the Security Agent on or after the date of this Supplemental Security Deed, there shall be excluded from the Security created by Clauses 3.1 (*Fixed Charge*), 3.2 (*Floating Charge*) and 3.3 (*Security Assignment*) and from the operation of any further assurance provisions contained in the Secured Debt Documents:
  - (i) any asset or undertaking situated outside the United Kingdom (save that any such asset or undertaking will, notwithstanding the provisions of this subparagraph (a)(i), be subject to the floating charge created by Clause 3.2 (*Floating Charge*));
  - (ii) any assets of or interests in any joint venture or similar arrangement, any minority interest or any person that is not a member of the Group (save that any such asset or interests will, notwithstanding the provisions of this subparagraph (a)(ii), be subject to the floating charge created by Clause 3.2 (*Floating Charge*));
  - (iii) any asset or undertaking which a Supplemental Chargor is at any time prohibited from creating Security on or over by reason of any contract,



licence, lease, instrument or other arrangement with a third party (including any asset or undertaking which a Supplemental Chargor is precluded from creating Security on or over without the prior consent of a third party), excluding, for this purpose, any New Material Property; and

- (iv) any asset or undertaking subject to Security in favour of a third party (provided that such Security is not prohibited from being created by the Secured Debt Documents or is created with the prior written consent of the Security Agent) where such Security expressly prohibits the creation of Security in favour of the Security Agent, excluding, for this purpose, any New Material Property;
- (v) the Beech Hurst and Hinton Grange properties (as defined in the Senior Facilities Agreement), provided that the relevant Supplemental Chargors are continuing to take steps to dispose of the Beech Hurst and Hinton Grange properties in accordance with paragraph (h) of the definition of "Permitted Transaction" under the Senior Facilities Agreement; and
- (vi) the Excluded Account (as defined in the 2020 Supplemental Debenture) and:
  - (A) any other client account solely containing amounts held on behalf of, or on trust for, clients of any member of the Group (including, but not limited to, refundable deposits); and
  - (B) any other account solely containing amounts reserved to pay the costs of any claim, action or proceeding of, or instituted by, the Competition and Markets Authority,

and, in each such instance, this Supplemental Security Deed will charge all amounts which the relevant Supplemental Chargor may receive, or has received, in connection with that asset or undertaking.

- (b) Each Supplemental Chargor shall use commercially reasonable endeavours to ensure that instruments and agreements which it enters into after the date of this Supplemental Security Deed do not contain restrictions which would cause them to be excluded from the charges pursuant to paragraph (a) above by virtue of the provisions of either paragraph (a)(ii) or (a)(iii) above, provided that such Supplemental Chargor shall be under no requirement to comply with this Clause 3.6(b) if such compliance would interfere with the ability of the relevant Supplemental Chargor to conduct its operations and business in the ordinary course as permitted by the Secured Debt Documents.
- (c) For each instrument and agreement referred to in paragraphs (a)(ii) or (a)(iii) above and following the occurrence of a Declared Default, each relevant Supplemental Chargor undertakes to:

- (i) on request from the Security Agent, apply for the relevant consent or waiver from such third party within fourteen (14) days of the date of such request; and
- (ii) in respect of any instrument or agreement which provides that the relevant third party will not unreasonably withhold its consent to charging:
  - (A) to use all reasonable endeavours (for a reasonable amount of time) to obtain such consent as soon as possible; and
  - (B) to keep, if requested by the Security Agent, the Security Agent informed of the progress of its negotiations.
- (d) Forthwith upon receipt of the relevant waiver or consent referred to in (c) above, the relevant instrument or agreement shall stand charged to the Security Agent under Clause 3.1 (*Fixed Charges*). If required by the Security Agent, at any time following receipt of that waiver or consent, the relevant Supplemental Chargor will forthwith execute a valid fixed charge or legal assignment in such form as the Security Agent shall reasonably require but consistent with the terms of the charges created under this Supplemental Security Deed.

#### **4. NEGATIVE PLEDGE AND DISPOSAL RESTRICTIONS**

- (a) A Supplemental Chargor may not create or agree to create or permit to subsist any Security over all or any part of the Charged Property unless such security is not prohibited by the terms of the Secured Debt Documents.
- (b) A Supplemental Chargor may not sell or otherwise dispose of all or any part of the Charged Property except as not prohibited by the Secured Debt Documents or with the prior consent of the Security Agent.

#### **5. INCORPORATION OF TERMS FROM 2019 DEBENTURE**

- (a) The provisions of clause 4 (*Continuing Security*), clause 5 (*Further Assurance*) and clause 7 (*Representations and Warranties*) to clause 21 (*Miscellaneous*) (inclusive) of the 2019 Debenture shall be deemed to be incorporated into this Supplemental Security Deed with all necessary modifications as if they were set out in full in this Supplemental Security Deed, but as if references in those clauses to:
  - (i) "this deed" and other similar expressions were a reference to this Supplemental Security Deed;
  - (ii) "Chargor" and "Charging Company" was a reference to each Supplemental Chargor under this Supplemental Security Deed; and
  - (iii) "Charged Property" (including references to relevant specific assets within the Charged Property), was a reference to the assets charged under this Supplemental Security Deed.

- (b) The representations and warranties made in clause 7 (*Representations and Warranties*) of the 2019 Debenture and incorporated by reference into this Supplemental Security Deed shall be made on the date hereof by reference to the facts and circumstances on that date.

## **6. THE DEBENTURES**

The Debentures shall remain in full force and effect as supplemented by this Supplemental Security Deed.

## **7. ACKNOWLEDGEMENT**

- (a) The entry into, the terms of, and the creation of any Security pursuant to (and the compliance by each Supplemental Chargor with the terms of) this Supplemental Security Deed shall be permitted for all purposes under and in connection with the Finance Documents and does not and will not (and will not be deemed to) constitute a breach of any representation, warranty or undertaking in or term or provision of the Debentures or any other Finance Document or a Default or Event of Default.
- (b) The performance of, satisfaction of, and compliance with, any undertaking, requirement, provision or obligation by each Supplemental Chargor under this Supplemental Security Deed constitutes the performance of, satisfaction of, and compliance with, the corresponding undertaking, requirement, provision or obligation under the Debentures and further, the performance of, satisfaction of, and compliance with, any undertaking, requirement, provision or obligation by each Supplemental Chargor under the Debentures will be deemed to constitute the performance of, satisfaction of, and compliance with, the corresponding undertaking, requirement, provision or obligation by such Supplemental Chargor under this Supplemental Security Deed.
- (c) The parties acknowledge that the creation and ranking of security created pursuant to Clause 3.1 (*Fixed Charges*), Clause 3.2 (*Floating Charge*) and Clause 3.3 (*Security Assignment*) is subject to the Debentures and the Intercreditor Agreement and that the application of proceeds pursuant to this Supplemental Security Deed and the Debentures is provided for in the Intercreditor Agreement.

## **8. GOVERNING LAW AND JURISDICTION**

- (a) This Supplemental Security Deed is governed by and shall be construed in accordance with English law. Any non-contractual obligations arising out of or in connection with this Supplemental Security Deed are governed by English law.
- (b) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Supplemental Security Deed (including a dispute regarding the existence, validity or termination of this Supplemental Security Deed or any non-contractual obligation arising out of or in connection with this Supplemental Security Deed) or the consequences of its nullity (a "**Dispute**").

- (c) The parties agree that the courts of England are the most appropriate and convenient courts to settle any Disputes between them and accordingly no party shall argue to the contrary.

**IN WITNESS WHEREOF** this Supplemental Security Deed has been duly executed as a supplemental security deed on the date first above written.

**SCHEDULE 1**  
**SUPPLEMENTAL CHARGORS**

<b>Name</b>	<b>Registered Number</b>
Care UK Limited	01668247
Care UK Community Partnerships Ltd	02644862
Community Health Services Limited	02147783
CHS Healthcare Limited	02797701

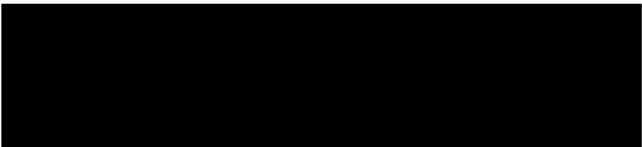
**SIGNATORIES TO THE SUPPLEMENTAL SECURITY DEED**

**THE SUPPLEMENTAL CHARGORS**

**EXECUTED as a DEED by**

**CARE UK LIMITED** acting by:

\_\_\_\_\_ as Director:



Matt Rosenberg  
Director

Jonathan Calow  
Company Secretary

In the presence of:

Witness: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Occupation: \_\_\_\_\_

**Notice Details**

Address: Connaught House 850 The Crescent, Colchester  
Business Park, Colchester CO4 9QB

Attention: Jonathan Calow

**EXECUTED as a DEED by**

**CARE UK COMMUNITY PARTNERSHIPS LTD** acting by:

\_\_\_\_\_ as Director:

Matt Rosenberg  
Director

Jonathan Calow  
Company Secretary

In the presence of:

Witness: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Occupation: \_\_\_\_\_

Notice Details

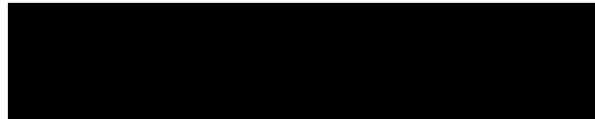
Address: Connaught House 850 The Crescent, Colchester  
Business Park, Colchester CO4 9QB

Attention: Jonathan Calow

**EXECUTED as a DEED by**

**COMMUNITY HEALTH SERVICES LIMITED** acting by:

\_\_\_\_\_ as Director:



Matt Rosenberg  
Director

Jonathan Calow  
Company Secretary

In the presence of:

Witness: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Occupation: \_\_\_\_\_

Notice Details

Address: Connaught House 850 The Crescent, Colchester  
Business Park, Colchester CO4 9QB

Attention: Jonathan Calow



**EXECUTED as a DEED by**

**CHS HEALTHCARE LIMITED** acting by:

\_\_\_\_\_ as Director:



Matt Rosenberg  
Director

Jonathan Calow  
Company Secretary

In the presence of:

Witness: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Occupation: \_\_\_\_\_

Notice Details

Address: Connaught House 850 The Crescent, Colchester  
Business Park, Colchester CO4 9QB

Attention: Jonathan Calow

**THE SECURITY AGENT**

**EXECUTED as a DEED by**

HSBC Corporate Trustee Company (UK) Limited acting by:

Julian Tucker as Authorised Signatory: \_



Notice Details

Address: 8 Canada Square, London E14 5HQ

Attention: ISV Trustee Administration

Email: 