



Registration of a Charge

Company name: **ST. CATHERINE'S CARE HOMES LIMITED**

Company number: **04234156**

Received for Electronic Filing: **30/05/2019**



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Details of Charge

Date of creation: **22/05/2019**

Charge code: **0423 4156 0001**

Persons entitled: **HSBC UK BANK PLC AS SECURITY TRUSTEE FOR THE SECURED PARTIES (SECURITY AGENT)**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 6 AND 7-11 MONSON STREET, LINCOLN, LN5 7RZ AND LAND ADJOINING 6 MONSON STREET, LINCOLN, LN5 7RZ AND REGISTERED AT THE LAND REGISTRY WITH TITLE NUMBER LL74678, LL24901 AND LL219095.**

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: **ADDLESHAW GODDARD LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4234156

Charge code: 0423 4156 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 22nd May 2019 and created by ST. CATHERINE'S CARE HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th May 2019 .

Given at Companies House, Cardiff on 31st May 2019

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

Security Deed of Accession

This Deed is made on

22 May 2019

Between

- (1) 4AWH Finance Limited (registered in England with number 11666266 for itself and for the Chargors (**Parent**);
- (2) 4AWH P02 LIMITED (registered in England with number 11959833) and St. Catherine's Care Homes Limited (registered in England with number 04234156) (each an **Acceding Chargor** and together the **Acceding Chargors**); and
- (3) HSBC UK Bank plc as security trustee for the Secured Parties (**Security Agent**).

Whereas

- (A) This Deed is supplemental to a debenture dated 8 April 2019 between, inter alia, the Parent, the Chargors and the Security Agent (**Debenture**).
- (B) The Acceding Chargors have also entered into an Accession Deed to the Facilities Agreement on or about the date of this Security Deed of Accession and by doing so appoint the Parent as their agent on the terms set out in the Accession Deed.

It is agreed

1 Definitions and interpretation

1.1 Definitions

- (a) Save to the extent otherwise defined in this Deed, terms defined in the Debenture have the same meaning when used in this Deed.
- (b) In this Deed, **Subsidiary Shares** means all shares present and future held by each of the Acceding Chargors or their Subsidiaries including those listed in schedule 2 (Subsidiary Shares) to this Deed.

1.2 Interpretation

Clauses 1.2 (Interpretation), 1.3 (Third party rights), 1.4 (Administration), 1.5 (Incorporated terms) and 1.6 (Intercreditor Agreement) of the Debenture are incorporated in this Deed as if they were set out in full in this Deed, but so that references in those clauses to **this Deed** shall be construed as references to this Security Deed of Accession.

2 Accession of Acceding Chargor

2.1 Accession

The Acceding Chargors each agrees to be a Chargor for the purposes of the Debenture with immediate effect and agrees to be bound by all of the terms of the Debenture as if it had originally been a party to it.

EXECUTION VERSION

2.2 Covenant to pay

Each Acceding Chargor covenants with the Security Agent as security trustee for the Secured Parties that it will pay and discharge the Secured Obligations when they become due for payment and discharge in accordance with the terms of the Finance Documents.

2.3 Charging provisions

All security created by a Chargor under clauses 2.4 to 2.7 inclusive is:

- (a) a continuing security for the payment and discharge of the Secured Obligations;
- (b) granted with full title guarantee;
- (c) granted in respect of all the right, title and interest (if any), present and future of that Acceding Chargor in and to the relevant Charged Property; and
- (d) in favour of the Security Agent as security trustee for the Secured Parties.

2.4 First legal mortgages

Each Acceding Chargor charges by way of first legal mortgage the properties described in schedule 1 (Properties) to this Deed and, in each case, all Premises and Fixtures on each of the Properties.

2.5 Assignments

- (a) Each Acceding Chargor assigns:
 - (i) the Key-man policies described in schedule 3 (Key-man Policies) to this Deed;
 - (ii) the agreements described in schedule 4 (Relevant Agreements) to this Deed; and
 - (iii) its Relevant Policies.
- (b) Each Acceding Chargor shall remain liable to perform all its obligations under the Key-man Policies, the Relevant Agreements, and the Relevant Policies.

2.6 First fixed charges

Each Acceding Chargor charges by way of first fixed charge:

- (a) all interests and estate in any freehold, leasehold or commonhold property now or subsequently owned by it (other than any freehold, leasehold or commonhold property effectively charged by way of legal mortgage under clause 2.4, and in each case, the Premises and Fixtures on each such property;
- (b) the proceeds of sale of its Secured Property and all licences to enter on or use any Secured Property;
- (c) the benefit of all other agreements, instruments and rights relating to its Secured Property;

EXECUTION VERSION

- (d) all plant, machinery, vehicles, computers, office and other equipment, all furniture, furnishings, equipment and tools and any removals or replacement of them, (together **Chattels**) present and future and the benefit of all contracts, licences, warranties, maintenance contracts relating to them and any renewals and replacements of them;
- (e) the Subsidiary Shares together with all Related Rights;
- (f) the Investments together with all Related Rights;
- (g) all book and other debts due to that Acceding Chargor and their proceeds (both collected and uncollected) (together **Debts**) and all rights, guarantees, security or other collateral in respect of the Debts or any of them) and the benefit of any judgment or order to pay a sum of money and all rights to enforce the Debts (or any of them);
- (h) all monies from time to time standing to the credit of each Blocked Account;
- (i) all monies from time to time standing to the credit of each account held by that Acceding Chargor with any bank, building society, financial institution or other person other than any Blocked Account (each an **Account**);
- (j) all its Intellectual Property;
- (k) all its goodwill and uncalled capital;
- (l) the benefit of all Authorisations held or utilised by it in connection with its business or the use of any of its assets and the right to recover and receive compensation payable in respect of any of them;
- (m) to the extent that any assignment in clause 2.5 is ineffective as an assignment, the assets referred to in that clause.

2.7 Floating charge

Each Acceding Chargor charges by way of first floating charge all its assets and undertaking wherever located both present and future other than any assets effectively charged by way of legal mortgage or fixed charge or assigned under clauses 2.4, 2.5 or 2.6.

2.8 Qualifying floating charge

This Deed contains a qualifying floating charge and paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created by or under this Deed.

3 Consent of existing charging companies

The Chargors agree to the terms of this Deed and agree that its execution will in no way prejudice or affect any Security granted by any of them by or under the Debenture.

4 Security power of attorney

The Acceding Chargors, by way of security, irrevocably and severally appoints the Security Agent, each Receiver and any of their delegates or sub-delegates to be its attorney to take any action which the Acceding Chargor is obliged to take under this Deed or the Debenture. The Acceding Chargors ratify and confirm whatever any attorney does or prompts to do pursuant to its appointment under this clause 4.

EXECUTION VERSION

5 Notices

Each Acceding Chargor confirms that its address details for notices in relation to clause 23 (Notices) of the Debenture are as follows:

4AWH P02 Limited

Address: Cabot Square Capital Llp, 1 Connaught Place, London, United Kingdom, W2 2ET

Facsimile: ()

Attention: ()

St. Catherine's Care Homes Limited

Address: Cabot Square Capital LLP, 1 Connaught Place, London, England, W2 2ET

Facsimile: ()

Attention: ()

6 Counterparts

This Deed may be executed in any number of counterparts and this has the same effect as if the signatures on the counterparts were on a single copy of this Deed.

7 Governing law and jurisdiction

Clause 30 of the Debenture shall be incorporated in this Deed as if set out here in full but so that references to the Debenture shall be construed as references to this Deed.

This Deed has been entered into as a deed on the date given at the beginning of this Deed.

Schedule 1

Properties

Property	Property Address	Title Number	Tenure
Monson Care Home	6 and 7-11 Monson Street, Lincoln LN5 7RZ and land adjoining 6 Monson Street, Lincoln LN5 7RZ	LL74678 LL24901 LL219095	Freehold

EXECUTION VERSION

Schedule 2
Subsidiary Shares

None

EXECUTION VERSION

Schedule 3

Key-man Policies

None

EXECUTION VERSION

Schedule 4
Relevant Agreements

None

SIGNATURES TO THE SECURITY DEED OF ACCESSION




Parent

Executed as a deed by
4AWH Finance Limited
acting by two directors or by a director and its
secretary

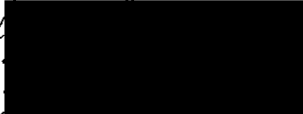

) 
) Director/ 
)
) Director/Secretary 

Acceding Chargors

Executed as a deed by
4AWH P02 Limited
acting by two directors or by a director and its
secretary

) 
) Director/ 
)
) Director/Secretary 

Executed as a deed by
St. Catherine's Care Homes Limited
acting by two directors or by a director and its
secretary

) 
) Director/ 
)
) Director/Secretary 

Security Agent

Executed as a deed by)
)
as duly authorised attorney for and on behalf of)
HSBC UK Bank plc in the presence of)

.....
Signature of witness

Name

Address

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