

MR01

Particulars of a charge



Companies House

033950/23



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☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument.

☐ **What this form is for**
You may not use this form to
register a charge where the
instrument. Use form

This form must be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge. If
delivered outside of the 21 days it will be rejected unless it is accompanied by a
court order extending the time for delivery.



You must enclose a certified copy of the instrument with this form. This will be
scanned and placed on the public record. Do not send the original.

1 Company details

Company number 4 4 1 8 1 5 1

Company name in full Spurgeon's College

For official use

→ **Filling in this form**
Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date d 1 d 0 m 0 m 2 y 2 y 0 y 2 y 2

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge.

Name The Baptist Union Corporation Limited

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below.

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge.

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Particulars of a charge

4	Brief description Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument. Brief description Property know as Former Raleigh Park Baptist Church, Arodene Road, London, SW2 2BH registered with freehold title number TGL348411	Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument". Please limit the description to the available space.
5	Other charge or fixed security Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6	Floating charge Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> Yes	
7	Negative Pledge Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8	Trustee statement ¹ You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge. <input type="checkbox"/>	¹ This statement may be filed after the registration of the charge (use form MR06).
9	Signature Please sign the form here. Signature X ACS X This form must be signed by a person with an interest in the charge.	

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Particulars of a charge



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. The contact information you give will be visible to searchers of the public record.

Contact name Laura Mynott

Company name Anthony Collins Solicitors LLP

Address 134 Edmund Street

Post town Birmingham

County/Region

Postcode B 3 2 E S

Country United Kingdom

DX

Telephone 0121 214 3687



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 a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.



Important information

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



How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

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.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

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

HM Land Registry

Legal charge of a registered estate

CH1

This form should be accompanied by either Form AP1 or Form FR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the borrower is a company.

Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) of the property: TGL348411
2	Property: Former Raleigh Park Baptist Church, Arodene Road, London, SW2 2BH
3	Date: 10 February 2022
4	Borrower: Spurgeon's College <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 4418151 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register: The Baptist Union Corporation Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 00032743 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix: I/we hereby certify that this is a true copy of the original

Anthony Collins Solicitors LLP

Anthony Collins Solicitors LLP
134 Edmund Street
Birmingham
B3 2ES

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

Insert details of the sums to be paid (amount and dates) and so on.

6 Lender's intended address(es) for service for entry in the register:

Baptist House, Broadway, Didcot, Oxfordshire, England, OX11 8XD

7 The borrower with

- ☒ full title guarantee
☐ limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

8 ☐ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register

☒ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:

No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor of the Charge dated 10 February 2022 in favour of The Baptist Union Corporation Limited whose registered office is at Baptist House, Broadway, Didcot, Oxfordshire, England, OX11 8XD or their conveyancer.

9 Additional provisions

9.1 The loan is for the sum of £1,000,000.00 ("the Loan").

9.2 The Lender will have security for the Loan over the Property.

9.3 The Loan will be fully repayable in whole or part by the Borrower upon:

- 9.3.1 agreement in writing with the Lender; or
9.3.2 the Borrower selling or disposing of the Property.

9.4 Interest will be charged on the total Loan amount as determined under the Loan Agreement entered into of even date with the interest being repayable monthly in arrears provided that the interest will be calculated as follows:

9.4.1 the first £400,000 of the Loan interest will be due from the 20 December 2021; and

9.4.2 the remaining £600,000 of the Loan interest will be due from the 10 February 2022.

9 February 2021 Interest repayments will commence from the 10 February 2022 with any interest which has accrued from 20 December 2021 to being payable upon repayment of the Loan under the Loan Agreement.

9.5. The Charity Trustees being the persons who have the general control and management of its administration certify that they have power under the memorandum and articles of the Borrower to effect this Charge and that they have obtained and considered such advice as is mentioned in Section 124 (2) of the 2011 Act.

9.6 The land charged is held by the Borrower a non-exempt charity and this Charge is not one falling within Section 124 (9) of the 2011 Act so that the restrictions imposed by Section 124 of the 2011 Act apply.

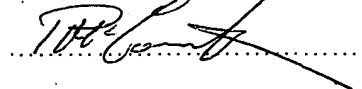
9.7 Philip McCormack and Helen Stokley being two of the Charity Trustees have been authorised to execute this Charge on behalf of all of the Charity Trustees pursuant to an authority granted under S.333 of the 2011 Act.

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.


Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

10 Execution

Signed as Deed by **Spurgeon's College**
acting by a director



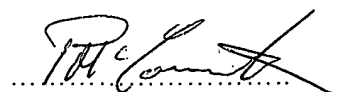
in the presence of:

Signature of Witness 

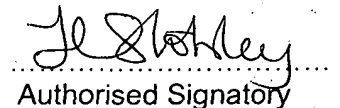
Name SOPHIE ELLIS

59 MANOR PARK ROAD
Address WEST WICKHAM BR4 0JY

EXECUTED AS A DEED on behalf
of all of the Charity Trustees by
Philip McCormack and
Helen Stokley being two of
this number duly authorised
pursuant to a resolution made
under the provisions of Section 333
of the 2011 Act in the presence of:



Authorised Signatory



Authorised Signatory

Witness Signature: 

Witness Name: SOPHIE ELLIS

Witness Address: 59 MANOR PARK ROAD
WEST WICKHAM BR4 0JY

Witness Occupation: Project & Personal Assistant

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4418151

Charge code: 0441 815 1 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 10th February 2022 and created by SPURGEON'S COLLEGE was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th February 2022 .

Given at Companies House, Cardiff on 21st February 2022



Companies House



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