

MR01

Particulars of a charge

048249/13

A fee is payable with this form  
Please see 'How to pay' on the  
last page

You can use the WebFiling service to file this form online  
Please go to [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

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

☒ **What this form is NOT for**  
You may not use this form to  
register a charge where there is no  
instrument Use form MR08

For further information, please  
refer to our guidance at  
[www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

This form must be delivered to the Registrar for registration withi  
21 days beginning with the day after the date of creation of the charge  
delivered outside of the 21 days it will be rejected unless it is accompani  
court order extending the time for delivery



You must enclose a certified copy of the instrument with this form This  
scanned and placed on the public record

TUESDAY



\*A2G55BMB\*

A08

03/09/2013

#163

COMPANIES HOUSE

For official use

**1** Company details

Company number 0 6 0 4 1 4 1 8

Company name in full THE PORTLAND HOUSE GROUP LIMITED

→ Filing 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 2 7 m 0 8 y 2 0 y 1 3

**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 BANK OF SCOTLAND PLC

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

# MRO1

## Particulars of a charge

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### Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

#### Continuation page

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

Description

By way of legal mortgage the leasehold property known as 15a Henry Road, Barnet, Hertfordshire and described in a transfer dated 27 August 2013 made between David George Neville and George Henry Neville (1) and the Company (2) (the "Property") together with all present and future buildings and fixtures (including trade and tenant's fixtures) which are at any time on or attached to the Property

**5**

### Fixed charge or fixed security

Does the instrument include a fixed charge or fixed security over any tangible or intangible (or in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☒ **Yes**☐ **No****6**

### Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☒ **Yes** Continue☐ **No** Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☒ **Yes****7**

### Negative Pledge

Do any of the terms of the charge prohibit or restrict the chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☒ **Yes**☐ **No**

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**Trustee statement <sup>①</sup>**

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

☐

<sup>①</sup> This statement may be filed after the registration of the charge (use form MR06)

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**Signature**

Please sign the form here

Signature

Signature

X

*Int cert*

X

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

# MRO1

## Particulars of a charge



### Presenter information

We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.

Contact name Paul Thorogood

Company name Freeth Cartwright LLP

Address 80 Mount Street

Post town Nottingham

County/Region

Postcode N G 1 6 H H

Country

DX 10,039 Nottingham 1

Telephone 0115 9369 369



### 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 £13 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.companieshouse.gov.uk](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.companieshouse.gov.uk)



FILE COPY

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

Company number: 6041418

Charge code: 0604 1418 0022

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th August 2013 and created by THE PORTLAND HOUSE GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd September 2013.

Dx

Given at Companies House, Cardiff on 4th September 2013





**LEGAL CHARGE**

**By**

**THE PORTLAND HOUSE GROUP LIMITED**

**AND**

**BANK OF SCOTLAND PLC**

**Form of Charge filed at H M Land Registry under reference MD1077M**

We certify that save for material redacted  
pursuant to section 859G of the Companies  
Act 2006, this is a true and correct copy of  
the original

Freeth Cartwright LLP

Dated. 2.9.2013

**IMPORTANT NOTICE: We recommend that you consult your solicitor or other independent legal adviser before signing this document.**

This **LEGAL CHARGE** is made the 27 day of August 2013

**BETWEEN.**

- (1) **The Borrower** as described in the Schedule below
- (2) **BoS:** **BANK OF SCOTLAND PLC** incorporated under the Companies Act and having its Registered Office at The Mound, Edinburgh EH1 1YZ including those deriving any title or interest from it, as defined in the Conditions

**IT IS AGREED IN THIS DEED** as follows

- 1 In this Charge the following words have the meanings set out below -
  - "**BoS**" means Bank of Scotland plc
  - "**Conditions**" means BoS's Commercial Charge Conditions (2007 Edition),
  - "**Secured Liabilities**" and "**Rental Sums**" have the same meanings as in the Conditions,
  - "**Property**" means the property described in the Schedule below
- 2 The Borrower agrees to pay to BoS the Secured Liabilities when BoS demands in writing
- 3 The Borrower with full title guarantee charges to BoS as security for the Secured Liabilities -
  - 3 1 by way of legal mortgage the Property together with all present and future buildings and fixtures (including trade and tenant's fixtures) which are at any time on or attached to the Property,
  - 3 2 by way of fixed charge any goodwill relating to the Property or the business or undertaking conducted at the Property,
  - 3 3 by way of fixed charge all plant, machinery and other items attached to and forming part of the Property on or at any time after the date of this Charge,
  - 3 4 by way of assignment the Rental Sums together with the benefit of all rights and remedies of the Borrower relating to them to hold to BoS absolutely subject to redemption upon repayment of the Secured Liabilities,
  - 3 5 by way of fixed charge all rights and interests in and claims made under any insurance policy relating to any of the property charged under this Charge, and
  - 3 6 if the Borrower is a company (which shall include an industrial and provident society registered under the Industrial and Provident Society Acts) by way of floating charge all unattached plant, machinery, chattels and goods now or at any time after the date of this Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property
- 4 All of the provisions of the Conditions shall be deemed to apply to this Charge as though they were set out here in full

Form of Charge filed at H M Land Registry under reference MD1077M

- 5 If the title to the Property is registered at H M Land Registry, the Borrower applies to the Chief Land Registrar to enter upon the register of title to the Property a restriction that 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 for the time being of the Charge dated 27 August 2013 in favour of the Bank of Scotland plc referred to in the charges register
- 6 The Borrower confirms that it has received a copy of the Conditions
- 7 This Charge shall take effect as a Deed
- 8 A person who is not a party to this Charge shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Charge
- 9 This Charge shall be governed by and construed in accordance with English Law

**IN WITNESS** this Charge has been executed as a Deed and delivered on the date at the top of this Charge

**THE SCHEDULE**

- (A) **"The Borrower"** means The Portland House Group Limited
- Registered number 06041418
- Registered Office 4<sup>th</sup> Floor Centre Heights, 137 Finchley Road, London NW3 6JG
- (B) **"Property"** means the leasehold property known as 15a Henry Road, Barnet, Hertfordshire and described in the following document(s) -
- | Date           | Document | Parties  |
|----------------|----------|--|
| 27 August 2013 | Transfer | David George Neville and George Henry Neville (1) and the Borrower (2) |



SIGNED as a Deed by -

PORTLAND HOUSE GROUP LIMITED Signature

in the presence of

Witness' signature

Witness' name *L*

Address

SIGNED as a Deed by -

Signature

in the presence of

Witness' signature

Witness' name

Address

SIGNED as a Deed by

**THE PORTLAND HOUSE GROUP LIMITED**

acting by

Director



Director/Secretary

SIGNED as a Deed by

acting by

Director

Director/Secretary

EXECUTED as a Deed by  
affixing the Common Seal of

in the presence of -

Director -

✓ Director/Secretary -

SIGNED as att-~~est~~ for BoS hv

Signature

Name

Designation

MANAGER, TRANSACTION MANAGEMENT.

Address of BoS for registration and service

Bank of Scotland plc  
Credit Fulfilment  
Level 5  
110 St Vincent Street  
Glasgow  
G2 5ER