



Registration of a Charge

Company name: **MCCARTHY & STONE RETIREMENT LIFESTYLES LIMITED**

Company number: **06622231**



X907BQZF

Received for Electronic Filing: **05/03/2020**

Details of Charge

Date of creation: **03/03/2020**

Charge code: **0662 2231 0155**

Persons entitled: **EDWARD RAWLINGS PROPERTIES LIMITED
EDWARD TERRY RAWLINGS, PAUL EDWARD RAWLINGS AND TRACY
CARON RAPLEY AS TRUSTEES OF THE EDWARD RAWLINGS (HOOK)
LIMITED RETIREMENT BENEFITS SCHEME 001578**

Brief description: **LAND AT STATION ROAD HOOK HAMPSHIRE - FOR MORE DETAILS
PLEASE REFER TO THE INSTRUMENT**

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 THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **RAN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 6622231

Charge code: 0662 2231 0155

The Registrar of Companies for England and Wales hereby certifies that a charge dated 3rd March 2020 and created by MCCARTHY & STONE RETIREMENT LIFESTYLES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th March 2020 .

Given at Companies House, Cardiff on 6th March 2020

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

3 March

2020

- (1) EDWARD RAWLINGS PROPERTIES LIMITED AND EDWARD
TERRY RAWLINGS, PAUL EDWARD RAWLINGS AND
TRACY CARON RAPLEY AS TRUSTEES OF THE EDWARD
RAWLINGS (HOOK) LIMITED RETIREMENT BENEFITS
SCHEME 001578
- (2) MCCARTHY & STONE RETIREMENT LIFESTYLES LIMITED

LEGAL CHARGE
of
LAND AT STATION ROAD, HOOK

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THIS LEGAL CHARGE is made on

3 March

2020

BETWEEN:-

- (1) Owner : **MCCARTHY & STONE RETIREMENT LIFESTYLES LIMITED** whose registered office is at 4th floor 100 Holdenhurst Road Bournemouth Dorset BH8 8AQ (company registration number 06622231).
- (2) Chargee : **EDWARD RAWLINGS PROPERTIES LIMITED** whose registered office is at 34-35 Bell Road, Basingstoke (company number 00781413) ("the First Chargee") and Edward Terry Rawlings, Paul Edward Rawlings and Tracy Caron Rapley as **TRUSTEES OF THE EDWARD RAWLINGS (HOOK) LIMITED RETIREMENT BENEFITS SCHEME 001578** of 34-35 Bell Road, Basingstoke ("the Second Chargee")

BACKGROUND

- 0.1 By the terms of the Agreement (defined in clause 1.1) the Owner agreed to purchase the Property (defined in clause 1.1) subject to obligations to make payments of deferred consideration.
- 0.2 It was agreed by the parties to the Agreement that this Deed would be executed by the Owner in order to secure payment of all deferred sums agreed to be paid by the Owner under the terms of the Agreement.
- 0.3 The parties intend insofar as such payments can be secured by way of a charge by way of legal mortgage that such payments will be so secured under the terms of this Deed but insofar as they cannot be so secured that they will be secured by way of an equitable charge.

AGREED TERMS

1. DEFINITIONS AND INTERPRETATION

In this Deed:

- 1.1. the following words and expressions shall have the following meanings unless otherwise stated:

Act of Insolvency : any of the following:

- a. the Owner suspends payment of its debts or is unable to pay its debts as they fall due or is deemed unable to pay its debts within the meaning of section 123 of the Insolvency Act 1986;
- b. the Owner commences negotiations with all or any class of its creditors with a view to rescheduling any of its debts, or makes a

- proposal for or enters into any compromise or arrangement with its creditors other than for the sole purpose of a scheme for a solvent amalgamation of the Owner with one or more other companies or the solvent reconstruction of the Owner;
 - c. an order is made for or in connection with the winding up of the Owner other than for the sole purpose of a scheme for a solvent amalgamation of the Owner with one or more other companies or the solvent reconstruction of the Owner;
 - d. an order is made for the appointment of an administrator over the Owner;
 - e. the holder of a qualifying floating charge over the assets of the Owner appoints an administrative receiver;
 - f. the Owner is struck off from the Register of Companies;
 - g. the Owner otherwise ceases to exist; or
 - h. failure to repay the Principal Sum as required by clause 2.1.1 hereof.
- Agreement** : an agreement dated the 23rd day of August 2017 (as varied by supplemental agreements dated 20 December 2017 and 5th March 2019 and 17th May 2019 and made (inter alia) between the Chargee and the Owner in relation to the Property as may be varied from time to time.
- Chargee** : means the First Chargee and/or the Second Chargee respectively or as the case may so require.
- Disposal** : a disposition within the meaning of section 27(2) of the Land Registration Act 2002 (other than an Exempt Disposal).
- Exempt Disposal** : any of the following:
- a. any disposal or the grant of any easement or wayleave for nominal consideration for the siting of an electricity substation gas governor pumping station road or other similar service facility or the grant of any easements or rights

wholly for the benefit of the development of the Property;

- b. any disposal of amenity areas to a management company;
- c. any disposal of a constructed and completed residential dwelling occurring prior to the Payment Date;
- d. any disposal of affordable housing dwellings that are clearly under construction along with associated land (which for the avoidance of doubt shall include buildings constructed to golden brick stage or beyond); or
- e. the sale of the freehold or leasehold reversion of more than one residential dwelling which have been fully built out and which has been sold or leased on a long leasehold basis or otherwise occurring prior to the Payment Date.

Interest : interest at 5% above the base rate from time to time of National Westminster Bank plc calculated on a daily basis during the period beginning on the first day on which the relevant sum is due and ending on the date on which the payment is made whether before or after any judgment and compounded on the usual quarter days.

Principal Sum : £4,900,000.00.

Property : the freehold land at Station Road, Hook registered at the Land Registry with title absolute under title numbers HP629169 HP41115 HP54033 HP398058 HP526248 HP529689 HP627987 HP410215 HP255932, HP732061 HP513583 HP588022 and HP545260.

Working Day : any day which is not a Saturday or Sunday Christmas Day Good Friday or a statutory bank holiday.

- 1.2. Obligations expressed to be made or assumed by a party comprising more than one person are made and are to be construed as made by all such persons jointly and severally;
- 1.3. Words denoting one gender include the other genders and words denoting persons include firms and corporations and vice versa;
- 1.4. Words importing the singular number include the plural and vice versa;
- 1.5. Clause paragraph and schedule headings are not to affect interpretation;

- 1.6. Any obligation on any party not to do or omit to do anything includes an obligation not to allow that thing to be done or omitted to be done by any employee servant agent consultant or other person acting on that party's behalf or under that party's control;
- 1.7. Unless the context otherwise requires a reference to a clause or to a Schedule is a reference to the relevant clause in or Schedule to this Deed and a reference to a paragraph of a Schedule is a reference to the relevant paragraph of that Schedule.
- 1.8. Any references to "liability" include where the context allows claims demands proceedings damages loss costs and expenses.
- 1.9. Any references to any statutes or statutory instruments include any statute or statutory instrument amending consolidating or replacing them respectively from time to time in force and references to a statute include statutory instruments and regulations made pursuant to it.
- 1.10. If any provision of this Deed is held to be invalid or unenforceable then such provision will (so far as invalid or unenforceable) be given no effect and is deemed not to be included in this Deed but without invalidating any of the remaining provisions of this Deed.

2. COVENANT TO PAY

- 2.1. The Owner covenants with the Chargee to pay:
 - 2.1.1. the Principal Sum and any other monies due pursuant to the Agreement to the Chargee on or before the relevant payment dates and in the manner set out in and pursuant to the terms of the Agreement; and
 - 2.1.2. if the Owner fails to make any payment due under this Deed on the due date for payment, Interest on that sum or the part of it from time to time outstanding.

3. CHARGE

- 3.1. The Owner with full title guarantee charges the Property by way of a first legal mortgage.
- 3.2. Insofar as the Principal Sum is unable to be secured by way of a charge by way of legal mortgage the Owner with full title guarantee charges the Property by way of equitable mortgage with the payment to the Chargee of the Principal Sum.

4. DISPOSALS

- 4.1. The Owner covenants with the Chargee not to make any Disposal of the whole or part of the Property without a consent in writing signed by the Chargee.

- 4.2. The Owner consents to an application being made by the Chargee to the Land Registrar for the following restriction to be registered against its title to the Property:

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of clause 4.1 of a legal charge dated the 3 day of March 2020 and made between Edward Rawlings Properties Limited and Edward Terry Rawlings, Paul Edward Rawlings and Tracy Caron Rapley as Trustees of the Edward Rawlings (Hook) Limited Retirement Benefits Scheme 001578 (1) McCarthy & Stone Retirement Lifestyles Limited (2) have been complied with or that they do not apply to the disposition."

LA
up.

- 4.3. The Chargee will at its own cost within 10 Working Days of written request send the Owner a properly executed form DS3 and RX4 in respect of any part of the Property that is subject to an Exempt Disposal.
- 4.4. On receipt of the Principal Sum the Chargee will immediately apply to the Land Registry to remove the restriction and issue to the Owner a DS1 to discharge the Legal Charge.

5. FURTHER COVENANTS

- 5.1. The Owner further covenants with the Chargee:

- 5.1.1. within 5 Working Days of a written demand to repay to the Chargee all monies costs charges and expenses properly paid or incurred by the Chargee in relation to the enforcement of the security created by this Deed;
- 5.1.2. to comply with all obligations covenants conditions restrictions and stipulations affecting or attaching to the Property (so far as the same are still subsisting and capable of being enforced);
- 5.1.3. duly and punctually pay all rates taxes and outgoings relating to the Property;
- 5.1.4. to comply with all obligations relating to the Property imposed by any present or future statute or any statutory instrument regulation or order made under it or imposed by any statutory public local or other authority and any court of law and any government department; and
- 5.1.5. to observe and perform all obligations on the part of the Owner contained and referred to in the Agreement in so far as the same shall remain to be complied with.

6. POWER OF SALE ETC.

- 6.1. The power of sale and leasing conferred by virtue of this Deed is immediately exercisable by the Chargee without notice at any time or times after the happening of any of the following events:

- 6.1.1. the Owner is in breach of its covenants or obligations under clause 2.1.1 of this Deed; or
 - 6.1.2. an Act of Insolvency occurs.
- 6.2. Any receiver appointed by the Chargee under the power conferred by virtue of this Deed in respect of the Property has as attorney for the Owner and in addition to any other powers conferred on it full power:
- 6.2.1. to sell the Property on such terms as the receiver thinks fit;
 - 6.2.2. to grant options to sell the Property on such terms and in such circumstances as the receiver thinks fit;
 - 6.2.3. to grant any lease or tenancy of the Property for such term or terms of years and at such rent or premium and generally on such terms as the receiver thinks fit;
 - 6.2.4. to accept the surrender of any lease or tenancy on such terms as the receiver thinks fit;
 - 6.2.5. to enter upon and take possession of the Property and to repair decorate alter improve add to or develop it and to complete any development or building on it which may have commenced;
 - 6.2.6. to manage carry on or concur in carrying on at the Property any trade or business whatsoever and for that purpose to enter into and perform such contracts and arrangements and incur such obligations as the receiver thinks fit;
 - 6.2.7. to compromise or settle any claim or claims relating to the Property and to determine or pay any compensation or any other sums which any tenant or occupier of the Property may be entitled to receive and to apply any compensation received in respect of the Property in or towards the discharge of the Principal Sum;
 - 6.2.8. to employ such persons as the receiver thinks fit for any of the foregoing purposes and to apply for and obtain such approvals permissions consents and licences and to enter into and perform such contracts and arrangements to purchase such materials and to incur such obligations as the receiver thinks fit;
 - 6.2.9. to raise or borrow from any person and to secure payment of money (whether or not in priority to the Principal Sum) for any of the foregoing purposes in such manner as the receiver thinks fit; and
 - 6.2.10. to do all such other acts and things as may in the opinion of the receiver be necessary or desirable in connection with any of the foregoing powers.
- 6.3. All sums expended by the receiver in pursuance of the powers conferred on it by this Deed will on demand be repaid by the Owner and will be paid together with Interest.

- 6.4. Any receiver appointed in relation to this Deed is the agent of the Owner. The Owner is solely responsible for the receiver's acts defaults and remuneration. The Chargee and the receiver are entitled to be indemnified by the Owner in respect of all liability suffered or incurred directly or indirectly by either of them in the execution of any powers authorities or discretions vested in either or both of them or in respect of any matter or thing done or omitted to be done in relation to the Property.

7. POWER OF ATTORNEY

- 7.1. For as long as any charge created by virtue of this Deed subsists the Owner irrevocably appoints the Chargee (and any person nominated in writing under the hand of any officer of the Chargee including a receiver) to act jointly and severally where appropriate as the attorney of the Owner.
- 7.2. In the Owner's name and on its behalf and as the act and deed of the Owner the Chargee as such attorney may execute and deliver any deed assurance agreement or instrument or perform any other act which may be necessary or desirable for any of the purposes of this Deed.

8. TRUST POWERS

- 8.1. The Owner declares that as and when the security created by this Deed is enforceable the Owner will hold the Property (subject to its rights of redemption) upon trust to convey assign or otherwise deal with the Property in such manner and in favour of such person as the Chargee directs.
- 8.2. Insofar as the Property is charged by way of equitable mortgage the Owner declares that it holds the Property on trust so that the Chargee will have such powers of sale and leasing as the Chargee would have had under a charge by way of legal mortgage but subject thereto to hold the Property for the Owner in trust for itself absolutely and beneficially.
- 8.3. The Owner declares that it is lawful for the Chargee by deed to appoint a new trustee or trustees of the Property whether in addition to or in substitution for the Owner as if the Owner wished to be discharged from the trust or in place of any trustee or trustees as if he or they were dead.

9. NOTICES

- 9.1. All notices under this Deed must be in writing.
- 9.2. Unless the receiving party acknowledges receipt a notice is valid only if it is given by hand sent by special or recorded delivery or sent by fax (provided in the case of sending by fax the fax is properly addressed and transmitted as evidenced by a fax delivery report) and served:
- 9.2.1. at its registered office where the receiving party is a company incorporated in the United Kingdom; or
- 9.2.2. where the receiving party is the Owner at the Property; or

9.2.3. where the receiving party is the Chargee at that party's address shown in this Deed or at an address specified in a notice given by that party to the other.

9.3. Unless it is returned through the postal service undelivered a notice sent by special delivery or recorded delivery is to be treated as served on the third working day after posting whenever (and whether or not) it is received.

9.4. A notice sent by fax is to be treated as served on the day on which it is sent unless the fax is sent after 4.00pm or sent on a day that is not a working day in which case service is on the next working day.

10. THIRD PARTY RIGHTS

Save as expressly provided none of the provisions of this Deed are intended to or will operate to confer any benefit (pursuant to the Contracts (Rights of Third Parties) Act 1999) on a person who is not named as a party to it.

11. TRUSTEE LIMITATION OF LIABILITY

Without prejudice to any other obligations of Edward Terry Rawlings, Paul Edward Rawlings and Tracy Caron Rapley as Trustees of the Edward Rawlings (Hook) Limited Retirement Benefits Scheme 001578 it is expressly agreed and understood that the recourse of any party against the said Trustees will be limited to the assets held by the said Trustees from time to time as Trustees of the Edward Rawlings (Hook) Limited Retirement Benefits Scheme 001578.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

EXECUTED as a deed by **McCARTHY &
STONE RETIREMENT LIFESTYLES LIMITED**
by a director in the presence of a witness:

)
)
)

GARY NEIL DAY
NAME (Print)

Witness's signature

: 

Witness's name (capitals)

: NERONIKA LIMBERGER

Witness's address (capitals)

: McCarthy & Stone
Retirement Lifestyles Ltd
4th Floor

Witness's occupation
(capitals)

: 100 Holdenhurst Road
Bournemouth BH8 8AQ
LEGAL ASSISTANT

EXECUTED as a deed by **EDWARD
RAWLINGS PROPERTIES LIMITED**
by a director in the presence of a witness:

)
)
)

NAME (Print)

Witness's signature

: _____

Witness's name (capitals)

: _____

Witness's address (capitals)

: _____

Witness's occupation
(capitals)

: _____

EXECUTED as a deed by)
EDWARD TERRY RAWLINGS)
in the presence of an independent witness:)

NAME (Print)

Witness's signature : _____

Witness's name (capitals) : _____

Witness's address (capitals) : _____

Witness's occupation : _____
(capitals)

EXECUTED as a deed by)
PAUL EDWARD RAWLINGS)
in the presence of an independent witness:)

NAME (Print)

Witness's signature : _____

Witness's name (capitals) : _____

Witness's address (capitals) : _____

Witness's occupation : _____
(capitals)

EXECUTED as a deed by)
TRACY CARON RAPLEY)
in the presence of an independent witness:)

NAME (Print)

Witness's signature : _____

Witness's name (capitals) : _____

Witness's address (capitals) : _____

Witness's occupation : _____
(capitals)