



Acquisition of a Charge

Company name: **SAGE HOMES RP LIMITED**

Company number: **11217910**

Received for Electronic Filing: **23/04/2024**



XD1M1ZND

Details of Charge

Date of creation: **27/07/2023**

Date of acquisition: **25/03/2024**

Charge code: **1121 7910 0106**

Persons entitled: **SITUS ASSET MANAGEMENT LIMITED**

Brief description: **MULTIPLE PROPERTIES INCLUDING THE FREEHOLD PROPERTY KNOWN AS PLOT 113 - 31 HOPWOODS ROAD, BURY ST. EDMUNDS, SUFFOLK, IP32 6GJ (SITE 132C MARHAM PARK). FOR MORE DETAILS PLEASE REFER TO SCHEDULE 1 OF THE INSTRUMENT.**

Contains fixed charge(s).

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: **DEVONSHIRES SOLICITORS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11217910

Charge code: 1121 7910 0106

The Registrar of Companies for England and Wales hereby certifies that a charge acquired by SAGE HOMES RP LIMITED on 25th March 2024 was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd April 2024 .

Given at Companies House, Cardiff on 24th April 2024

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 27 July 2023

SAGE HOUSING LIMITED
as Chargor

SITUS ASSET MANAGEMENT LIMITED
as Security Agent

**SUPPLEMENTAL
MORTGAGE SECURITY
AGREEMENT**

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This Deed is made on 27 July

2023

Between

- (1) **Sage Housing Limited** (No. 05489096) whose registered office is at 5th Floor Orion House, 5 Upper St Martin's Lane, London WC2H 9EA (**Chargor**); and
- (2) **Situs Asset Management Limited** (No. 06738409) whose registered office is at 34th Floor 25 Canada Square, Canary Wharf, London, E14 5LB as security agent and trustee for the Secured Parties (as defined in the Supplemental Security Agreement (as defined below) (**Security Agent**)).

Whereas

- (A) Pursuant to a security agreement dated 15 January 2019 (**Original Security Agreement**) and a supplemental security agreement dated 28 February 2022 (**Security Agreement**) between, amongst others, the Chargor and the Security Agent, the Chargor charged by way of first fixed charge and assignment by way of security certain of its assets as security for, amongst other things, the present and future obligations and liabilities of each Obligor under the Finance Documents (as amended or supplemented).
- (B) In accordance with the Amended Facility Agreement the Chargor has acquired an Additional Property and, accordingly, the Chargor has agreed to enter into this Deed in connection with the Supplemental Security Agreement.
- (C) This Deed is supplemental to the Supplemental Security Agreement.
- (D) It is intended that this document takes effect as a deed notwithstanding the fact that a party may only execute this document under hand.

It is agreed

1 Definitions

In this Deed:

Fixtures means all fixtures and fittings and fixed plant and machinery on the Mortgaged Property (save for any belonging to a tenant or occupier of the Mortgaged Property or other third party)

Mortgaged Property means all freehold or leasehold property of the Chargor which is included in the definition of Security Assets

2 Interpretation

- (a) Capitalised terms defined in the Supplemental Security Agreement have, unless expressly defined in this Deed, the same meaning in this Deed.
- (b) The provisions of clause 1.2 (*Construction*) of the Supplemental Security Agreement apply to this Deed as though they were set out in full in this Deed except that references to the Supplemental Security Agreement will be construed as references to this Deed.
- (c) In this Deed:

- (i) a reference to a Finance Document or other document includes (without prejudice to any prohibition on amendments) all amendments and supplements however fundamental to that Finance Document or other document, including any amendment or supplement providing for further advances or any increase in the amount of a facility or any additional facility;
 - (ii) the term this **Security** means any security created by or pursuant to this Deed; and
 - (iii) a reference to any asset, unless the context otherwise requires, includes any present and future asset.
- (d) Any covenant of the Chargor under this Deed (other than a payment obligation) remains in force during the Security Period.
 - (e) The terms of the other Finance Documents and of any side letters between any Parties in relation to any Finance Document are incorporated in this Deed to the extent required to ensure that any purported disposition of any freehold or leasehold property contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.
 - (f) If the Security Agent considers that an amount paid to a Secured Party under a Finance Document is capable of being avoided or otherwise set aside on the liquidation or administration of the payer or otherwise, then that amount will not be considered to have been irrevocably paid for the purposes of this Deed.
 - (g) Unless the context otherwise requires, a reference to a Security Asset includes the proceeds of sale of that Security Asset.

3 Creation of security

3.1 General

- (a) All the security created under this Deed:
 - (i) is created in favour of the Security Agent;
 - (ii) is created over present and future assets of the Chargor;
 - (iii) is security by each Chargor for the payment and satisfaction of all the Secured Liabilities; and
 - (iv) is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.
- (b) The Security Agent holds the benefit of this Deed on trust for the Secured Parties.

3.2 Land

- (a) The Chargor charges by way of a first legal mortgage the property specified in Schedule 1 under the heading "Mortgaged Property".
- (b) A reference in this clause to a mortgage or charge of any freehold or leasehold property includes:

- (i) all buildings, fixtures, fittings and fixed plant and machinery on that property (save for any such assets belonging to a tenant or occupier of the property or any other third party); and
- (ii) the benefit of any covenants for title given or entered into by any predecessor in title of the Chargor in respect of that property or any moneys paid or payable in respect of those covenants.

3.3 Confirmation

The Chargor confirms that, as security for the payment of the Secured Liabilities:

- (a) it has charged in favour of the Security Agent by way of first fixed charge the assets (if any) relating to the property specified in Schedule 1 and referred to in clauses 3.2 (*Land*), 3.3 (*Securities*) 3.6(b) (*Accounts*) and 3.7 (*Miscellaneous*) of the Supplemental Security Agreement; and
- (b) it has assigned to the Security Agent by way of security the assets (if any) relating to the property specified in the Schedule and referred to in clauses 3.4 (*Insurances*), 3.5 (*Other contracts*) and 3.6(a) (*Accounts*) of the Supplemental Security Agreement.

4 Incorporation

The provisions of clause 4 (*Restrictions on dealings*) to 17 (*Release*) (inclusive) of the Supplemental Security Agreement are deemed to be incorporated into this Deed with all necessary modifications as if they were set out in full in this Deed.

5 Notices to Landlord

Each Chargor must:

- (a) (in respect of any headlease which is in place on the date of this Deed) within ten Business Days of the date of this Deed or (in respect of any headlease which is entered into or to which a Chargor becomes a party following the date of this Deed) within ten Business Days of the entry into, or becoming a party to, such headlease (save, in each case, where the current landlord is a Chargor or an affiliate of a Chargor) serve a notice of charge, substantially in the form of Part 1 (Notice to Landlord) of Schedule 2, on each landlord of the Mortgaged Property; and
- (b) deliver any receipted notices from landlords that are substantially in the form of Part 2 (Acknowledgement of Landlord) of Schedule 2.

6 Acknowledgment by Chargor landlords

Each Chargor that is a landlord in respect of a headlease in place on the date of this Deed acknowledges that it has received notice of, and confirms that it agrees to, the charge by way of legal mortgage to the Security Agent of all the relevant tenant's rights under the relevant headlease.

7 Deposit of title deeds

Each Chargor must ensure that all deeds and documents of title relating to the Mortgaged Property and all local land charges, land charges and Land Registry search certificates and similar documents received by it or on its behalf are:

- (a) deposited with the Security Agent; or
- (b) held to the order of the Security Agent by a firm of solicitors approved by the Security Agent.

8 HM Land Registry

The Chargor consents to a restriction in the following terms being entered into on the Register of Title relating to the property specified in the Schedule:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 27 July 2023 in favour of Situs Asset Management Limited referred to in the charges register or their conveyancer."

9 Continuation

- (a) Except insofar as supplemented by this Deed, the Supplemental Security Agreement will remain in full force and effect.
- (b) References in the Supplemental Security Agreement to this Deed and expressions of similar import are deemed to be references to the Supplemental Security Agreement as amended by this Deed and to this Deed.
- (c) This Deed is designated a Finance Document.

10 Security Agent provisions

- (a) The Security Agent executes this Deed in the exercise of the rights, powers and authority conferred and vested in it under the Facility Agreement and any other Finance Document for and on behalf of the Secured Parties for whom it acts. It will exercise its powers, rights, duties and authority under this Deed in the manner provided for in the Facility Agreement and, in so acting, it shall have the protections, immunities, limitations of liability, rights, powers, authorisations, indemnities and benefits conferred on it under and by the Facility Agreement and the other Finance Documents.
- (b) The Security Agent shall not owe any fiduciary duties to any party to this Deed or any of their directors, employees, agents or affiliates.
- (c) Notwithstanding any other provisions of this Deed, in acting under and in accordance with this Deed the Security Agent is entitled to seek instructions from the Secured Parties in accordance with the provisions of the Facility Agreement and at any time, and where it so acts or refrains from acting on the instructions of a Secured Party or Secured Parties entitled to give it instructions, the Security Agent shall not incur any liability to any person for so acting or refraining from acting.

11 Governing law

This Deed and any non-contractual obligations arising out of or in connection with it are governed by English law.

12 Enforcement

12.1 Jurisdiction of English courts

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to non-contractual obligations arising from or in connection with this Deed or a dispute regarding the existence, validity or termination of this Deed) (**Dispute**).
- (b) The Parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.
- (c) This clause 12 is for the benefit of the Secured Parties only. As a result, the Secured Parties shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Secured Parties may take concurrent proceedings in any number of jurisdictions.

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

Schedule 1**Mortgaged Property**

All the land and buildings contained in and (save where expressly stated otherwise) comprising the whole of the title number set out in the table and including all of the dwellings specified.

UPRN	Plot number (and Property Address / Description)	Registered Proprietor	New Title Number	Developer's Title Number	Description of Transfer	Scheme Number / Name	Tenure Freehold (F) / Leasehold (L)
000132C00030	Plot 113 – 31 Hopwoods Road, Bury St. Edmunds Suffolk IP32 6GJ	Sage Housing Limited	SK423788	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2) Sage Housing Limited	Site 132C Marham Park	F
000132C00031	Plot 114 – 33 Hopwoods Road, Bury St. Edmunds Suffolk IP32 6GJ	Sage Housing Limited	SK423788	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2) Sage Housing Limited	Site 132C Marham Park	F

000132C00032	Plot 115 – 35 Hopwoods Road, Bury St. Edmunds Suffolk IP32 6GP	Sage Housing Limited	SK423788	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2) Sage Housing Limited	Site 132C Marham Park	F
000132C00033	Plot 116 – 37 Hopwoods Road, Bury St. Edmunds Suffolk IP32 6GJ	Sage Housing Limited	SK423788	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2) Sage Housing Limited	Site 132C Marham Park	F
000132C00059	Plot 117– 39 Hopwoods Road, Bury St. Edmunds Suffolk IP32 6GJ	Sage Housing Limited	SK423787	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2) Sage Housing Limited	Site 132C Marham Park	F
000132C00060	Plot 118– 41 Hopwoods Road, Bury St. Edmunds Suffolk IP32 6GJ	Sage Housing Limited	SK423787	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2)	Site 132C Marham Park	F

					Sage Housing Limited		
000132C00061	Plot 119 – 43 Hopwoods Road, Bury St. Edmunds Suffolk IP32 6GJ	Sage Housing Limited	SK423787	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2) Sage Housing Limited	Site 132C Marham Park	F
000132C00062	Plot 120 – 45 Hopwoods Road, Bury St. Edmunds Suffolk IP32 6GJ	Sage Housing Limited	SK423787	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2) Sage Housing Limited	Site 132C Marham Park	F
000132C00063	Plot 121 – 47 Hopwoods Road, Bury St. Edmunds Suffolk IP32 6GJ	Sage Housing Limited	SK423787	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2) Sage Housing Limited	Site 132C Marham Park	F

000132C00064	Plot 137 – 3 Purdys Close, Bury St. Edmunds Suffolk IP32 6GQ	Sage Housing Limited	SK423787	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2) Sage Housing Limited	Site 132C Marham Park	F
000132C00065	Plot 138 – 5 Purdys Close Bury St Edmunds Suffolk IP32 6GQ	Sage Housing Limited	SK423787	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2) Sage Housing Limited	Site 132C Marham Park	
000132C00072	Plot 144 – 4 Purdys Close, Bury St. Edmunds Suffolk IP32 6GQ	Sage Housing Limited	SK423787	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2) Sage Housing Limited	Site 132C Marham Park	F
000132C00073	Plot 145 – 6 Purdys Close Bury St. Edmunds Suffolk IP32 6GQ	Sage Housing Limited	SK423787	SK403514	Transfer dated 3 May 2023 made between (1) Bellway Homes Limited and (2)	Site 132C Marham Park	F

					Sage Housing Limited		
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Schedule 2

Forms of Letter for Landlords

Part 1 - Notice to Landlord

[On the letterhead of a Chargor]

To: [Landlord]

◆

Dear Sirs,

Supplemental Mortgage Security Agreement dated ◆ between ◆ and ◆ as security agent (Supplemental Mortgage Security Agreement)

We refer to the lease of [add address] dated ◆ and made between ◆ and ◆ (**Lease**).

This letter constitutes notice to you that under the Supplemental Mortgage Security Agreement we have charged by way of legal mortgage to ◆ as security agent and trustee for the Secured Parties as referred to in the Supplemental Mortgage Security Agreement, the **Security Agent** all our rights under the Lease.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Please confirm your [acknowledgement of/agreement to]¹ the above by signing the attached acknowledgement and returning it to the Security Agent at ◆ with a copy to ourselves.

Yours faithfully,

.....

For ◆

¹ Obligors' legal counsel to check lease terms and update with consent or acknowledgement, as appropriate.

Part 2 - Acknowledgement of Landlord

To: ♦ as Security Agent

Copy: ♦ as Chargor

♦

Dear Sirs,

Re: Supplemental Mortgage Security Agreement dated ♦ between [*Chargor*] and [*Security Agent*] as security agent (Supplemental Mortgage Security Agreement)

We confirm receipt from ♦ (**Chargor**) of a notice dated ♦ 2020 (**Notice**) in relation to the Lease (as defined in the Notice) of [*add address*].

[We confirm that we agree to the charge by way of legal mortgage by the Chargor to the Security Agent all of its rights under the Lease.]²

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Yours faithfully,

.....

For ♦

² Obligors' legal counsel to check lease terms - this paragraph can be deleted if the landlord does not have a consent right.

Signatories to the Mortgage Supplemental Security Agreement

Chargor

Executed as a deed by
Sage Housing Limited
acting by two directors or by a director and its
secretary

) DocuSigned by:
Mark Sater Mark Sater
84538DE95A014D0.....
) Director
) DocuSigned by:
Sydney Taylor Sydney Taylor
728FACCF34E6437.....
) Director/Secretary

Security Agent

Executed as a deed by
Situs Asset Management Limited
as Security Agent for the Secured Parties
acting by Maria Thonon

) DocuSigned by:
Maria Thonon
D4E009F1C8EF495.....
)
) Authorised Signatory

DocuSigned by:
Paul Rahl
CA900ED515F7483.....
Signature of witness
Paul Rahl
Name
10th Floor, 25 North
Address Colonnade
.....

I confirm that I was physically present when Situs Asset Management Limited signed this deed.

DocuSigned by:
Paul Rahl
CA900ED515F7483.....