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in accordance with  
Sections 859A and  
859J of the Companies  
Act 2006 as applied by  
The Limited Liability  
Partnerships (Application  
of Companies Act 2006)  
Regulations 2009.

**LL MR01**

## Particulars of a charge created by a Limited Liability Partnership (LLP)



Companies House



Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

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

☒ **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 LL MR02

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

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. It must be scanned and placed on the public record. **Do not send the original.**



\*AAEHAVYA\*

A22

05/10/2021

#121

COMPANIES HOUSE

TUESDAY

### 1 LLP details

LLP number

LLP name in full

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

### 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

Name

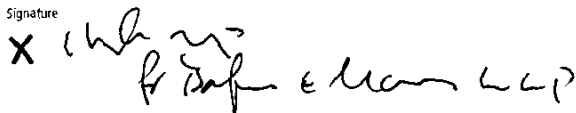
Name

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.

**LL MR01****Particulars of a charge created by a Limited Liability Partnership (LLP)**

<b>4</b>	<b>Brief description</b> 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	27 Dunedin Street, Edinburgh, EH7 4JG, (and comprising 23, 25 & 27 Dunedin Street) registered in the Land Register of Scotland under Title Number MID154372	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.
<b>5</b>	<b>Other charge or fixed security</b> 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		
<b>6</b>	<b>Floating charge</b> 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 <b>Section 7</b>  Is the floating charge expressed to cover all the property and undertaking of the LLP?  <input type="checkbox"/> Yes		
<b>7</b>	<b>Negative Pledge</b> Do any of the terms of the charge prohibit or restrict the LLP 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		
<b>8</b>	<b>Trustee statement <sup>1</sup></b> You may tick the box if the LLP named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.  <input type="checkbox"/>		<sup>1</sup> This statement may be filed after the registration of the charge (use form LL MR06).
<b>9</b>	<b>Signature</b> Please sign the form here.  Signature		
	This form must be signed by a person with an interest in the charge.		

# LL MR01

## Particulars of a charge created by a Limited Liability Partnership (LLP)



### 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 **stephanie nichol**

LLP name **Balfour+Manson LLP**

Address **56-66 Frederick Street**

Post town **Edinburgh**

County/Region

Postcode **E H 2 1 L S**

Country **Scotland**

DX

Telephone **0131 200 1200**



### Certificate

We will send your certificate to the presenter's address if given above or to the LLP'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 LLP name and number match the information field on the public Register.
- ☐ 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 LLPs registered in England and Wales:

The Registrar of Companies, Companies House, Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

#### For LLPs 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 LLPs 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](http://www.gov.uk/companieshouse) 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.gov.uk/companieshouse](http://www.gov.uk/companieshouse)



FILE COPY

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

LLP number: OC438446

Charge code: OC43 8446 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th September 2021 and created by DUNEDIN STREET (EDINBURGH) LLP was delivered pursuant to Part 25 of the Companies Act 2006 as applied by the Limited Liability Partnerships (Application of Companies Act 2006) (Amendment) Regulations 2013 on 5th October 2021.

Given at Companies House, Cardiff on 13th October 2021



Companies House



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES



CERTIFIED A TRUE COPY  
Shepherd and Wedderburn LLP  
1 Exchange Crescent  
Conference Square  
Edinburgh EH3 8UL

*Paul R. Donald*  
21/9/21

**Standard Security  
LLP owns the Property**

**THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.**

<b>Owner:</b>	<b>Dunedin Street (Edinburgh) LLP</b> , a limited liability partnership registered in England and Wales and having their Registered Office at 6 Duke Street, St James's, London, SW1Y 6BN Number OC438446
<b>Bank:</b>	<b>The Royal Bank of Scotland plc</b> , Company Number SC83026, Corporate Documentation & Operations, 1 Hardman Boulevard, Manchester, M3 3AQ
<b>Property:</b>	ALL and WHOLE the subjects known as 27 Dunedin Street, Edinburgh, EH7 4JG (and comprising 23, 25 & 27 Dunedin Street), registered in the Land Register of Scotland under Title Number MID154372
<b>Ancillary Rights:</b>	All rights ancillary to ownership of the Property as more fully described in the Terms
<b>Terms:</b>	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security and are available to be read and printed online. To access the Terms go to <a href="http://www.rbs.co.uk/terms">www.rbs.co.uk/terms</a> and enter <b>ss0511</b> or a copy can be obtained from the Owner's solicitor.

## **1 Obligations**

- 1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The **Obligations** are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an **Other Person**)) and all obligations under this standard security and include:
- 1.1.1 **Interest** at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank,
- 1.1.2 any expenses the Bank incurs (on a full indemnity basis and with Interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.
- 1.2 A **Certificate** signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

## **2 Charge**

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

- 2.1 grants a standard security to the Bank over the Property, and
- 2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

**3 Standard Conditions**

The Owner agrees that the **Standard Conditions** specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

**4 Warrandice**

The Owner grants warrandice, but excepting therefrom the existing leases of the Property, namely:- (1) Lease between Thistle-Peat Limited and Reuben Welch, Malcolm Scott Davies and Stephen Irvine as partners of and trustees for the firm of Alien Rock dated 23 February and 7 March all in 2017 and registered in the Books of Council and Session on 10 March 2017 as amended or varied by the Minute of Variation of Lease between Thistle-Peat Limited and Reuben Welch, Malcolm Scott Davies and Stephen Irvine as partners of and trustees for the firm of Alien Rock dated 29 November and 11 December and registered in the Books of Council and Session on 22 December, all dates in the year 2017 (Unit 1 27 Dunedin Street, Edinburgh EH7 4JG), (2) Lease between Thistle-Peat Limited and Reuben Welch, Malcolm Scott Davies and Stephen Irvine as partners of and trustees for the firm of Alien Rock dated 29 November and 11 December all in 2017 and registered in the Books Of Council and Session on 29 December 2017 (Unit 2 27 Dunedin Street, Edinburgh EH7 4JG) and (3) Lease between Thistle Peat Limited and Sixt Rent A Car Limited dated 25 January and 1 February all in 2018 and registered in the Books of Council and Session on 22 February 2018 (Unit 3 27 Dunedin Street, Edinburgh EH7 4JG).

**5 Registration and execution**

The Owner consents to registration of this standard security and any Certificate for execution. This standard security is executed as follows:

Signed for and on behalf of Dunedin Street (Edinburgh) LLP



Signature of member/~~attorney~~/witness

EDWARD CARTWRIGHT

Full name of above (print)

6 DUKE STREET

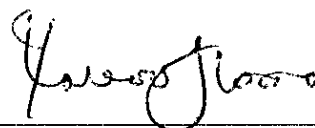
ST JAMES'S

LONDON SW17 6BN

Address of witness

EDWARD MICHAEL CARTWRIGHT  
SIGNING IN HIS CAPACITY AS  
DIRECTOR OF HUB RESIDENTIAL  
LIMITED, A DESIGNATED  
MEMBER

November 2019



Signature of member/~~attorney~~

ROBERT SLOSS

Full name of above (print)

6 DUKE STREET

Date of signing

14/03/21

ROBERT GRANT SLOSS SIGNING BOTH  
AS A DESIGNATED MEMBER AND  
AS A DIRECTOR OF HUB RESIDENTIAL  
LIMITED, A DESIGNATED MEMBER