

P.O. 20994577/23

In accordance with
Sections 859A and
859J of the Companies
Act 2006.

MR01

Particulars of a charge



Companies House



Go online to file this information
www.gov.uk/companieshouse

A fee is 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 MR02.

For further information, please
refer to our guidance at:
www.gov.uk/companieshouse

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



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

FRIDAY



ACXYBT4
A03 01/03/2024 #290
COMPANIES HOUSE

1 Company details

Company number S C 1 3 7 6 9 0

Company name in full Westpoint Homes Limited

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 5 m 0 m 2 y 2 y 0 y 2 y 4

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 East Dunbartonshire Council

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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| | | | |
|--|---|---|---|
| 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. | 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". |
| Brief description | ALL and WHOLE those subjects at 18 Strathblane Road, Milngavie, Glasgow, G62 8DH which subjects are registered in the Land Register of Scotland under Title Number DMB99438 | 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. | ¹ This statement may be filed after the registration of the charge (use form MR06). |
| <input type="checkbox"/> | | | |
| 9 | Signature | Please sign the form here. | |
| Signature | Signature  ANDREW PATRICK KEARNS WALKER, SOLICITOR, EAST DUNBARTONSHIRE COUNCIL | | |
| This form must be signed by a person with an interest in the charge. | | | |

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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 | Andrew Walker |
| Company name | East Dunbartonshire Council |
| Address | 12 Strathkelvin Place, Southbank Marina, Kirkintilloch |
| Post town | Glasgow |
| County/Region | |
| Postcode | G 6 6 1 T J |
| Country | |
| DX | |
| Telephone | 0141 578 8022 |



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

STANDARD SECURITY

by

WESTPOINT HOMES LIMITED

in favour of

EAST DUNBARTONSHIRE COUNCIL

Property: Subjects at Strathblane Road, Milngavie

*Certified a true copy
Standard Security*

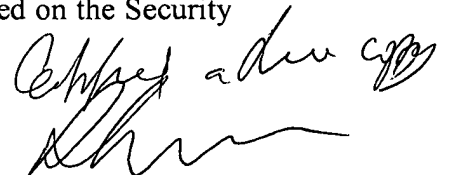
[Signature]

*Robert Macdonald BSc
Member North Fife Council*

14 February 2014

We, WESTPOINT HOMES LIMITED incorporated under the Companies Acts (Company Registration Number SC137690) and having our Registered Office at 3 Arthur Street, Clarkston, Glasgow, G76 8BQ (the "**Debtor**"), DO HEREBY IN SECURITY OF payment of the Additional Consideration (as defined in the Overage Agreement constituted by: The Formal Offer by Morton Fraser MacRoberts dated 9th February 2024, the Formal Letter by East Dunbartonshire Council dated 9th February 2024 and any subsequent amendment, variation, supplement or novation thereto (the "**Overage Agreement**")) payable by the Debtor (the "**Secured Obligations**") to EAST DUNBARTONSHIRE COUNCIL, constituted by and under the Local Government, etc. (Scotland) Act 1994 and having its headquarters at 12 Strathkelvin Place, Southbank Marina, Kirkintilloch G66 1TJ (the "**Council**") GRANT in favour of the Council a Standard Security over ALL and WHOLE those subjects at 18 Strathblane Road, Milngavie, Glasgow, G62 8DH which subjects are registered in the Land Register of Scotland under Title Number DMB99438 together with (by way of inclusion and not exception): (One) the fixtures and fittings thereon; (Two) the parts, privileges and pertinents thereof; and (Three) the Debtor's whole right, title and interest present and future therein and thereto (which plot or area of ground and others hereby secured are hereinafter referred to as the "**Security Subjects**"); The standard conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation thereof operative for the time being shall apply (the "**Standard Conditions**"); And the Debtor agrees that the Standard Conditions shall be varied in accordance with the Overage Agreement and the following provisions:-

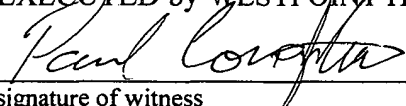
1. the Debtor shall:-
 - 1.1 except as otherwise provided for in the Overage Agreement not until the Secured Obligations no longer fall to be implemented or observed or without the express consent in writing of the Council, such consent not to be unreasonably withheld or delayed, dispose or agree to dispose of the Security Subjects with or without the burden of this Standard Security; and
 - 1.2 implement and observe the Secured Obligations.
2. Standard Condition 9(1)(b) shall be deleted and substituted by the following:-
"where there has been a failure to comply with any requirement arising out of the security or any breach or non-observance or non-implementation by the Debtor of the Secured Obligations."
3. The undertakings and obligations on the part of the Debtor contained in this Standard Security shall be in addition to, and not in substitution for, the undertakings and obligations on the part of the Debtor contained in the Overage Agreement.
4. The Council shall grant and deliver a discharge of this Standard Security or deeds of restriction, as appropriate, in accordance with the Overage Agreement.
5. For the avoidance of doubt the Debtor is entitled without the consent of the Council to (and the Standard Conditions are amended to the extent, if any, necessary to allow the Debtor to):- (a) register over inter alia the Security Subjects a deed or deeds of conditions in its standard form dealing with inter alia (i) regulation of use of the residential units erected or to be erected on the Security

Handwritten signature and initials in black ink, appearing to be 'C. Fraser' and 'M. R.'.

Subjects and any common areas and granting access and services rights to them, (ii) granting rights over, and regulating contributions to the cost of maintenance of, common areas, and (iii) including such other terms and conditions and the grant of and reservation of rights of the sort normally included in developers' deeds of conditions as the Debtor, acting reasonably, wishes to include and (b) grant to statutory undertakers, utility providers and others such servitude rights and real burdens as are required to service the Debtor's development on inter alia the Security Subjects;

5. The Debtor grants warrandice and consent to registration of these presents for preservation and execution: IN WITNESS WHEREOF these presents consisting of this and the preceding page are executed as follows:

EXECUTED by WESTPOINT HOMES LIMITED

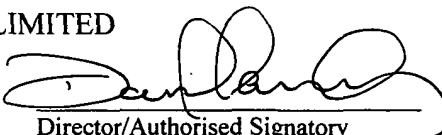

signature of witness

PAUL COUGHLIN
full name of witness

3 AETHUR STREET,
address of witness
CLACKSTON, G76 8BQ

place of signing

9TH FEB. 2024
date of signing


Director/Authorised Signatory

DAVID MATHEW
print name





FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 137690

Charge code: SC13 769 0 0082

The Registrar of Companies for Scotland hereby certifies that a charge dated 15th February 2024 and created by WESTPOINT HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st March 2024 .

Given at Companies House, Edinburgh on 4th March 2024



Companies House



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