

MR01

Particulars of a charge



Companies House

CASH RECEIPT / 13

ATTACH.

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

☒ 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
instrument Use form MR08

TUESDAY



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A13

19/04/2016

#186

COMPANIES HOUSE

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. This will be
scanned and placed on the public record

1 Company details

Company number 09901722

Company name in full Sole of Discretion CIC

For official use

→ 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 30/03/2016

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 RBS Social & Community Capital

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	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	<p>By way of legal mortgage, all right, title, estate and other interests of the Company in each freehold and/or leasehold property now or at any time vested in or held by or on behalf of the Company including all buildings ("Charged Property")</p> <p>By way of fixed charge all right, title, estate and other interests of the Company in each Charged Property not effectively mortgaged under the above</p>	
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 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6	Floating charge Is the instrument expressed to contain a floating charge? Please tick the appropriate box <input checked="" type="checkbox"/> Yes Continue <input type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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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)

9

Signature

Please sign the form here

Signature

Signature

X

CAPITM LAW LLP

X

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

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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	Huw Poulton
Company name	Capital Law LLP
Address	Capital Building
	Tyndall Street
Post town	Cardiff
County/Region	
Postcode	C F 1 0 4 A Z
Country	United Kingdom
DX	33013 Cardiff
Telephone	02920 475 077



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 NR Belfast 1



Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email 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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9901722

Charge code: 0990 1722 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th March 2016 and created by SOLE OF DISCRETION CIC was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th April 2016

dp

Given at Companies House, Cardiff on 26th April 2016



Companies House



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

THIS IS AN IMPORTANT DEED YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING

Owner: Sole of Discretion CIC whose registered office is at Peter Rollison, Cawley Priory, South Pallant, Chichester, West Sussex, England, PO19 1SY **Registered No:** 09901722

Fund: RBS Social & Community Capital

1. Owner's Obligations

The Owner will pay to the Fund on demand all the Owner's Obligations. The **Owner's Obligations** are all the Owner's liabilities to the Fund (present, future, actual or contingent and whether incurred alone or jointly with another) and include

- 1 1 **Interest** at the rate charged by the Fund, calculated both before and after demand or judgment on a daily basis and compounded according to agreement, or, in the absence of agreement, quarterly on the days selected by the Fund
- 1 2 any expenses the Fund or a receiver incurs (on a full indemnity basis and with Interest from the date of payment) in connection with
- 1 2 1 the **Property** charged by Clause 2. References to Property include any part of it
- 1 2 2 taking, perfecting, protecting, enforcing or exercising any power under this deed

2. Charge

The Owner, as a continuing security for the payment on demand of the Owner's Obligations and with full title guarantee, gives to the Fund

- 2 1 a fixed charge over the following property of the Owner, owned now or in the future
 - 2 1 1 all Land vested in or charged to the Owner, all fixtures and fittings attached to that Land and all rents receivable from any lease granted out of that Land. References to **Land** are to any interest in heritable, freehold or leasehold land
 - 2 1 2 all plant and machinery, including any associated warranties and maintenance contracts
 - 2 1 3 all the goodwill of the Owner's business
 - 2 1 4 any uncalled capital
 - 2 1 5 all stock, shares and other securities held by the Owner at any time in any Subsidiary and all income and rights relating to those stocks, shares and securities
- A **Subsidiary** is an entity controlled, directly or indirectly, by the Owner or by a Subsidiary of the Owner. "Control" means the ability to appoint or remove directors or exercise the majority of voting rights, alone or with the agreement of others
- 2 1 6 all intellectual property, licences, claims, insurance policies, proceeds of any insurance and any other legal rights
- 2 1 7 the benefit of any hedging arrangements, futures transactions or treasury instruments
- 2 2 a floating charge over all the other property, assets and rights of the Owner owned now or in the future which are not subject to an effective fixed charge under this deed or under any other security held by the Fund

3. Restrictions

The Owner will not, without the Fund's consent

- 3 1 permit or create any mortgage, standard security, charge or lien on the Property
- 3 2 dispose of the Property charged by Clause 2 1

**Certified to be a true
copy of the original**

Signed:-/

Date:-

Wm Lw Lw

04.06.16.

- 3 3 dispose of the Property charged by Clause 2 2, other than in the ordinary course of business
- 3 4 call on, or accept payment of, any uncalled capital
- 3 5 deal with its book and other debts, except by collecting them in the ordinary course of its business. In particular, the Owner will not realise its book and other debts by means of invoice discounting or factoring arrangements
- 3 6 grant, or accept a surrender of, any lease or licence of any of its Land or consent to a tenant assigning or sub-letting
- 3 7 dispose of, part with or share possession or occupation of any of its Land

4. Property Undertakings

The Owner will

- 4 1 permit the Fund at any time to inspect the Property
- 4 2 keep all Property of an insurable nature comprehensively insured (including if requested by the Fund, terrorism cover) to the Fund's reasonable satisfaction for its full reinstatement cost. In default, the Fund may arrange insurance at the Owner's expense
- 4 3 hold on trust for the Fund all proceeds of any insurance of the Property. At the Fund's option, the Owner will apply the proceeds in making good the relevant loss or damage, or to reduce the Owner's Obligations
- 4 4 where required by the Fund, deposit with the Fund all insurance policies (or copies where the Fund agrees), and all deeds and documents of title relating to the Property
- 4 5 keep the Property in good condition
- 4 6 not, without the Fund's consent, carry out any development on or make any alterations to any Land which require planning permission or approval under building regulations
- 4 7 pay all the money the Owner receives in respect of book and other debts into an account with the Fund. The Fund may specify the relevant account

5. Conversion of Floating Charge to Fixed Charge

- 5 1 The Fund may by notice convert the floating charge on any of the Property into a fixed charge. Following this notice, the Owner will not dispose of the affected Property without the Fund's consent
- 5 2 The floating charge will become a fixed charge if an administrator of the Owner is appointed

6. Investigating Accountants

The Fund may require the Owner to appoint a firm of accountants to review its financial affairs, if

- 6 1 any of the Owner's Obligations are not paid when due
- 6 2 the Fund considers that the Owner has breached any other obligation to the Fund
- 6 3 the Fund considers any information provided by the Owner to be materially inaccurate

Any review required will take place within 7 days of the Fund's request (or longer if the Fund agrees). The firm, and the terms of reference, must be approved by the Fund. The Owner (and not the Fund) will be responsible for the firm's fees and expenses, but the Fund may make payment and the Owner will repay the Fund on demand.

7. Possession and Exercise of Powers

- 7 1 The Fund does not have an immediate right to possession of the Property or its income (and will not be considered to be taking possession if it enters to inspect or repair the Property). The Owner will continue in possession until the Fund takes possession.

- 7 2 The Fund may take possession and enforce this deed without further delay if
- 7 2 1 the Fund demands payment of any of the Owner's Obligations
- 7 2 2 the Owner asks the Fund, or the Fund receives notice of intention, to appoint an administrator or an administration application is made
- 7 2 3 a meeting is called or a petition is presented for liquidation of the Owner
- 7 2 4 any security is enforced in respect of any assets of the Owner
- 7 3 Any purchaser or third party dealing with the Fund or a receiver may assume that the Fund's powers have arisen and are exercisable without proof that demand has been made
- 7 4 The Fund will not be liable to account to the Owner for any money not actually received by the Fund

8. Appointment of Receiver or Administrator

The Fund may appoint or remove a receiver or receivers of the Property, or appoint an administrator of the Owner. If the Fund appoints a receiver, the Fund may fix and pay the receiver's fees and expenses. The receiver will be the Owner's agent and the Owner (and not the Fund) will be responsible for the acts, defaults and remuneration of the receiver.

9. Powers of the Fund and Receivers

- 9 1 The Fund or any receiver may
 - 9 1 1 carry on the Owner's business
 - 9 1 2 enter, take possession of, and/or generally manage the Property
 - 9 1 3 complete any unfinished works or carry out any new works of building, reconstruction, maintenance or repair on any Land
 - 9 1 4 purchase any Land or other property and purchase, grant or release any interest in or right over Land or the benefit of any covenants affecting that Land. References to Land or Property include land or property that is purchased by the Fund or a receiver under this power
 - 9 1 5 sell, lease, surrender or accept surrenders of leases, charge or deal with the Property without restriction, including disposing of any fixtures separately from the Land
 - 9 1 6 complete any transactions by executing any deeds or documents in the name of the Owner
 - 9 1 7 take, continue or defend any proceedings and enter into any arrangement or compromise
 - 9 1 8 insure the Property and any works, arrange indemnity and other similar insurance, and obtain bonds and give counter-indemnities and other security in connection with this
 - 9 1 9 call up any uncalled capital with all the powers conferred by the Owner's articles of association
 - 9 1 10 employ advisers, consultants, managers, agents, workmen and others
 - 9 1 11 purchase or acquire materials, tools, equipment, furnishing, goods or supplies
 - 9 1 12 do any acts which the Fund or a receiver considers to be incidental or beneficial to the exercise of their powers
- 9 2 A receiver may borrow and secure the repayment of any money, in priority to the Owner's Obligations
- 9 3 Joint receivers may exercise their powers jointly or separately
- 9 4 A receiver will first apply any money received from the Property towards the repayment of all money that the receiver has borrowed and secondly in payment of the receiver's fees and expenses. The receiver will then apply any remaining money received as required by law

- 9 5 The Fund may exercise any of its powers even if a receiver has been appointed
- 9 6 The Fund may exercise any rights attached to charged stock, shares and other securities as it considers necessary to preserve the value of, or realise, that Property. Otherwise the Fund will only exercise those rights as instructed by the Owner
- 9 7 The Fund may set off any amount due from the Owner against any amount owed by the Fund to the Owner. The Fund may exercise this right, without prior notice, both before and after demand. For this purpose, the Fund may convert an amount in one currency to another, using its market rate of exchange at the relevant time
- 9 8 Any credit balance with the Fund will not be repayable, or capable of being disposed of, charged or dealt with by the Owner, until the Owner's Obligations, both before and after demand, have been paid in full. The Fund allowing the Owner to make withdrawals will not waive this restriction in respect of future withdrawals

10. Application of Payments

- 10 1 The Fund may apply any payments received for the Owner to reduce any of the Owner's Obligations, as the Fund decides
- 10 2 If the Fund receives notice of any charge or other interest affecting the Property, the Fund may suspend the operation of the Owner's account(s) and open a new account or accounts. Regardless of whether the Fund suspends the account(s), any payments received by the Fund for the Owner after the date of that notice will be applied first to repay the Owner's Obligations arising after that date

11. Preservation of Other Security and Rights and Further Assurance

- 11 1 This deed is in addition to any other security or guarantee for the Owner's Obligations held by the Fund now or in the future. The Fund may consolidate this deed with any other security so that they have to be redeemed together, but it will not merge with or prejudice any other security or guarantee or any of the Fund's other rights
- 11 2 On request, the Owner will execute any deed or document, or take any other action required by the Fund, to perfect or enhance the Fund's security under this deed

12. Power of Attorney

To give effect to this deed and secure the exercise of any of their powers, the Owner irrevocably appoints the Fund, and separately any receiver, to be the Owner's attorney (with full power of substitution and delegation), in the Owner's name to sign or execute any documents, deeds and other instruments, or to take, continue or defend any proceedings

13. Consents, Notices and Demands

- 13 1 All consents, notices and demands must be in writing
- 13 2 The Fund may deliver a notice or demand to the Owner at its registered office or at the contact details last known to the Fund
- 13 3 A notice or demand signed by an official of the Fund will be effective at the time of personal delivery, on the second business day after posting, or, if by fax, at the time of sending, if sent before 6 00 p.m. on a business day, or otherwise on the next business day. A **business day** is a weekday other than a national holiday
- 13 4 A notice from the Owner to the Fund will be effective on receipt

14. Transfers

The Fund may allow any person to take over any of its rights and duties under this deed. The Owner authorises the Fund to give that person or its agent any financial or other information about the Owner. References to the Fund include its successors

15. Law

- 15 1 English law applies to this deed and the English courts have exclusive jurisdiction

15 2 For the benefit of the Fund, the Owner irrevocably submits to the jurisdiction of the English courts and irrevocably agrees that a judgment or ruling in any proceedings in connection with this deed in those courts will be conclusive and binding on the Owner and may be enforced against the Owner in the courts of any other jurisdiction

Executed and Delivered as a deed by
the Owner

)
)
)
)
)



Director

Director/Secretary

If there is only one signature, which must be that of a Director, a witness is required

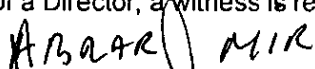
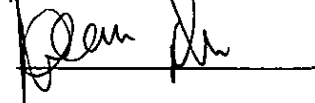
Signed by the Director in the presence of

Witness' signature

Witness' name in full

Address

Occupation

6 LANDSEER ROAD K13 SWT
SELF EMPLOYED

Date

~~30 04 16~~
30 03 16 a.

You must date
the document

Signed for the Fund