



Registration of a Charge

Company name: **RO PROPERTY MANAGEMENT LIMITED**

Company number: **00887320**



X4MUMYK2

Received for Electronic Filing: **23/12/2015**

Details of Charge

Date of creation: **16/12/2015**

Charge code: **0088 7320 0013**

Persons entitled: **NATIONAL WESTMINSTER BANK PLC**

Brief description: **KATHERINE HOUSE, 9-11 WYLLYOTTS PLACE, POTTERS BAR, HERTS
EN6 2JD (LAND REGISTRY TITLE NO: HD287813)**

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 SAVE FOR MATERIAL REDACTED PURSUANT
TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC
COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by:

GATELEY PLC



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 887320

Charge code: 0088 7320 0013

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th December 2015 and created by RO PROPERTY MANAGEMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd December 2015 .

Given at Companies House, Cardiff on 24th December 2015

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

Legal Charge

THIS IS AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING. YOU WILL HAVE TO PAY IF THE BANK IS NOT PAID BY THE CUSTOMERS. YOUR LIABILITY IS LIMITED TO THE VALUE OF THE PROPERTY.

Owner: RO Property Management Limited (00887320)

Customers: Rowlandson Properties Limited (00805589)
Rowlandson Investments Limited (00707194)
S. Graham Rowlandson & Co. Limited (00878625)

Bank: National Westminster Bank Plc

Property: Katherine House, 9-11 ^{Wyllyotts Place} Potters Bar, Herts EN6 2JD (Land Registry Title No: HD287813). References to the **Property** include any part of it and the other assets charged by Clause 1.

Date: 16 11 2015

You must date
the document

1. Charge

1.1 The Owner with full title guarantee:

1.1.1 charges to the Bank all legal interest in the Property, by way of legal mortgage.

1.1.2 gives to the Bank a fixed charge over any of the following property of the Owner, whether owned now or in the future:

1.1.2.1 any other interest in the Property.

1.1.2.2 all rents receivable from any lease granted of the Property.

1.1.2.3 all the goodwill of the Owner's business carried on at the Property.

1.1.2.4 the proceeds of any insurance affecting the Property.

1.1.2.5 all fixtures and fittings not forming part of the Property.

1.1.2.6 all plant and machinery at the Property, including any associated warranties and maintenance contracts.

1.1.2.7 all furniture, furnishings, equipment, tools and other goods kept at the Property, that are not regularly disposed of in the ordinary course of business.

1.2 This deed secures the payment on demand on any Customer of:

1.2.1 the Customers' Obligations.

1.2.2 any expenses the Bank or a receiver incurs (on a full indemnity basis and with Interest) in connection with the Property or in taking, perfecting, protecting, enforcing or exercising any power under this deed. **Interest** is applied from the date of payment at the rate charged by the Bank to the Customers and calculated both before and after demand or judgment on a daily basis and compounded quarterly on the days selected by the Bank.

The **Customers' Obligations** are all of each Customer's respective liabilities to the Bank (present, future, actual or contingent and whether incurred alone or jointly with another). As the Customers' Obligations include any contingent liabilities, if any Customer gives the Bank a

guarantee of another person's liabilities, this deed will secure that Customer's liabilities under that guarantee.

- 1.3 This deed will secure the amount claimed by the Bank to be the Customers' Obligations regardless of whether the Customers have the power to incur them.
- 1.4 Any amount which is not paid under this deed when due shall bear interest (both before and after judgment and payable on demand) from the due date until the date on which such amount is unconditionally and irrevocably paid and discharged in full on a daily basis at the default rate identified in the document governing the relevant Customers' Obligations to which the overdue amount relates. In such a case default interest will accrue from day to day on a year of 365 days and will be compounded at such intervals as the Bank states are appropriate.

2. Restrictions

The Owner will not, without the Bank's consent:

- 2.1 permit or create any mortgage, charge or lien on the Property.
- 2.2 dispose of the Property.
- 2.3 grant, or accept a surrender of, any lease or licence of the Property or consent to a tenant assigning or sub-letting.
- 2.4 part with or share possession or occupation of the Property.

3. Land Registry

The Owner and the Bank apply to the Land Registry to enter a restriction that "no disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge created by this deed in favour of the Bank referred to in the charges register". The Bank may also register any priority arrangements at the Land Registry which will then be publicly available.

4. Arrangements with the Customer and Others

The Owner's liability under this deed in respect of any of the Customers' Obligations shall not be discharged, prejudiced or affected by (including without the Owner's consent):

- 4.1 any intermediate payment, settlement of account or discharge in whole or in part of the Customers' Obligations.
- 4.2 ~~any variation, extension, discharge, compromise, dealing with, exchange or renewal of any right or remedy which the Bank may now or after the date of this deed have from or against the Owner, any Customer or any other person in connection with the Customers' Obligations.~~
- 4.3 any act or omission by the Bank or any other person in taking up, perfecting or enforcing any security, indemnity, or guarantee from or against the Owner, any Customer or any other person.
- 4.4 any termination, amendment, variation, novation, replacement, renewal or supplement of or to any of the Customers' Obligations including, without limitation, any change in the purpose of, any increase in or extension or renewal of the Customers' Obligations and any addition of new Customers' Obligations.
- 4.5 any grant of time, indulgence, waiver or concession to the Owner, any Customer or any other person.

- 4.6 any insolvency, bankruptcy, liquidation, administration, winding-up, incapacity, limitation, disability, the discharge by operation of law, or any change in the constitution, name or style of the Owner, any Customer or any other person.
- 4.7 any invalidity, illegality, unenforceability, irregularity or frustration of any actual or purported obligation of, or security held from, the Owner, any Customer or any other person in connection with the Customers' Obligations.
- 4.8 any claim or enforcement of payment from the Owner, any Customer or any other person.
- 4.9 any other act or omission which would not have discharged or affected the liability of the Owner had it been a principal debtor or by anything done or omitted by any person which, but for this provision, might operate to exonerate or discharge the Owner or otherwise reduce or extinguish its liability under this deed.

5. Preservation of the Bank's Claims

- 5.1 Until the Customers' Obligations have been paid in full:
 - 5.1.1 the Owner is not entitled to claim or share any security held by the Bank, or any payment received by the Bank, for the Customers' Obligations.
 - 5.1.2 the Owner will not make any claim against, or in the insolvency of, any Customer or any guarantor of any Customer.
 - 5.1.3 the Owner will not take any security from, or enforce any security against, any Customer or any guarantor of any Customer.
- 5.2 The Owner will hold on trust for the Bank any payment or security received by the Owner in breach of these provisions.

6. Preservation of the Bank's Rights and Further Assurance

- 6.1 This deed is in addition to any other security or guarantee for the Customers' Obligations held by the Bank, now or in the future. The Bank 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 Bank's other rights.
- 6.2 This deed will not be released if the Bank fails to take any intended security or guarantee for the Customers' Obligations or if any other security or guarantee held by the Bank for the Customers' Obligations is unenforceable.
- 6.3 Any release or settlement of liability will only take effect when any reductions in the Customers' Obligations or new security given to the Bank cannot be challenged for any reason. The Bank may retain this deed and any existing security until it is satisfied that it will not have to make any repayments or give up any new security.
- 6.4 If any of the Customers' Obligations are void or unenforceable against any Customer, this deed will still secure the same amount that it would have done had this not been the case.
- 6.5 On request, the Owner will execute any deed or document, or take any other action required by the Bank, to perfect or enhance the Bank's Security.

7. Property Undertakings

The Owner will:

- 7.1 permit the Bank at any time to inspect the Property.

- 7.2 keep all of the Property of an insurable nature comprehensively insured (including if requested by the Bank, terrorism cover) to the Bank's reasonable satisfaction for its full reinstatement cost. In default, the Bank may arrange insurance at the Owner's expense.
- 7.3 hold on trust for the Bank all proceeds of any insurance of the Property. At the Bank's option, the Owner will apply the proceeds in making good the relevant loss or damage, or to reduce the Customers' Obligations or any secured expenses.
- 7.4 where required by the Bank, deposit with the Bank all insurance policies (or copies where the Bank agrees), and all deeds and documents of title relating to the Property.
- 7.5 keep the Property in good condition.
- 7.6 not, without the Bank's consent, carry out any development on or make any alterations to the Property which require planning permission or approval under building regulations.
- 7.7 if the Property is leasehold, comply with the terms of the lease and immediately inform the Bank if any notice is received from the lessor relating to any actual or suggested breach of the lease or threatening action or proceedings for possession or to forfeit the lease.

8. Possession and Exercise of Powers

- 8.1 The Bank 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 Bank takes possession.
- 8.2 If the Bank makes a demand on any Customer, the Bank may then take possession or exercise any of its other powers without further delay.
- 8.3 Any purchaser or third party dealing with the Bank or a receiver may assume that the Bank's powers have arisen and are exercisable without proof that demand has been made.
- 8.4 The Bank will not be liable to account to the Owner for any money not actually received by the Bank.

9. Appointment of Receiver

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

10. Powers of the Bank and Receivers

- 10.1 The Bank or any receiver may:
 - 10.1.1 carry on the Owner's business that is conducted at the Property.
 - 10.1.2 enter, take possession of, and/or generally manage the Property.
 - 10.1.3 complete any unfinished works or carry out any new works of building, reconstruction, maintenance or repair on the Property.
 - 10.1.4 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 any land. References to land or the Property include land or other property that is purchased by the Bank or a receiver under this power.
 - 10.1.5 sell, lease, surrender or accept surrenders of leases, charge or deal with the Property without restriction, including disposing of any fixtures separately.

- 10.1.6 complete any transactions by executing any deeds or documents in the name of the Owner.
- 10.1.7 take, continue or defend any proceedings and enter into any arrangement or compromise.
- 10.1.8 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.
- 10.1.9 employ advisers, consultants, managers, agents, workmen and others.
- 10.1.10 purchase or acquire materials, tools, equipment, furnishings, goods or supplies.
- 10.1.11 do any acts which the Bank or a receiver considers to be incidental or beneficial to the exercise of their powers.
- 10.2 A receiver may borrow and secure the repayment of any money, in priority to the Customers' Obligations, for these purposes.
- 10.3 Joint receivers may exercise their powers jointly or separately.
- 10.4 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.
- 10.5 The Bank may exercise any of its powers even if a receiver has been appointed.
- 10.6 The Bank may set off any amount due from the Owner against any amount owed by the Bank to the Owner. The Bank may exercise this right, without prior notice, both before and after demand.

11. Application of Payments

- 11.1 The Bank may apply any payments received for the Customer to reduce any of the Customers' Obligations, as the Bank decides.
- 11.2 If the Bank receives notice of any charge or other interest affecting the Property, the Bank may suspend the operation of any Customer's account(s) and open a new account or accounts. Regardless of whether the Bank suspends the account(s), any payments received by the Bank for any Customer after the date of that notice will be applied first to repay the Customers' Obligations arising after that date.
- 11.3 The Bank may place any amount realised from the Property in a separate account without applying it to the Customers' Obligations. The Bank may keep this arrangement in place for as long as the Bank considers necessary.

12. Power of Attorney

To give effect to this deed and secure the exercise of any of their powers, the Owner irrevocably appoints the Bank, 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 take, continue or defend any proceedings.

13. Certificate of the Customers' Obligations

A certificate signed by a Bank official as to the amount due from any Customer or the amount secured on the Property will be binding on the Owner, except if there is an obvious error.

14. More than One Customer Including Partnerships

- 14.1 Where the Customer is more than one person (including the partners of a partnership):

14.1.1 the Customers' Obligations include their joint, several and independent liabilities. References to the Customers are to them together and separately.

14.1.2 the Bank may release the Owner from this Security for any one Customer or partner (where a Customer is a partnership), without affecting the continuation of this Security in respect of any other Customer or partner.

14.2 Where a Customer is a partnership:

14.2.1 this deed will remain a continuing security if a partner leaves or joins the partnership, if the partnership dissolves, or if there is a change in name or constitution of the partnership.

14.2.2 the Customers' Obligations are those of the partners of the partnership present and future which relate to the partnership business.

15. Consents and Notices

15.1 All consents and notices must be in writing.

15.2 The Bank may deliver a notice to the Owner at its registered office or at the contact details last known to the Bank.

15.3 A notice signed by an official of the Bank 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.

15.4 A notice from the Owner to the Bank will be effective on receipt.

16. Transfers

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

17. Law

17.1 English law governs this deed and the English courts have exclusive jurisdiction.

17.2 For the benefit of the Bank, 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
RO Property Management Limited as Owner
in the presence of :-

Witness' signature--

Witness' name in full--SUSAN M YOUNG HUSBAND

Address --

Occupation FINANCE DIRECTOR

Signed by the Bank