

005653/E23

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 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.

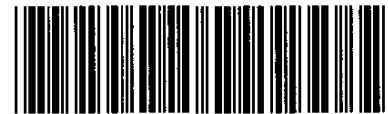
☒ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument. Use form MR08.

For further information, please
refer to our guidance at:
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 the form is 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. The copy must be scanned and placed on the public record. **Do not send the original**



A16 *A80S0S03* #253
08/03/2019
COMPANIES HOUSE

1 Company details

Company number 0 1 1 8 6 5 2 3

Company name in full Aveley Homes Limited

44 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 0 7 0 3 2 0 1 9

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 Lloyds Bank plc

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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Particulars of a charge

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.

Brief description

All that leasehold land and premises known as 9 Mitchell House, The Butts, Warwick and parking space 8

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.

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.

☒ Yes

☐ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ Yes Continue

☒ No Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ 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.

☒ Yes

☐ No

8

Trustee statement¹

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.

☐

¹This statement may be filed after the registration of the charge (use form MR06).

9

Signature

Please sign the form here.

Signature

Signature

X

Lodders Solicitors 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

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	Lauren Pearson
Company name	Lodders Solicitors LLP
Address	Number Ten Elm Court
Arden Street	
Post town	Stratford upon Avon
County/Region	Warwickshire
Postcode	C V 3 7 6 P A
Country	UK
DX	16201 Stratford upon Avon
Telephone	01789 206126



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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1186523

Charge code: 0118 6523 0044

The Registrar of Companies for England and Wales hereby certifies that a charge dated 7th March 2019 and created by AVELEY HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th March 2019.

DX

Given at Companies House, Cardiff on 13th March 2019



Companies House



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

We hereby certify this to be a true copy of
the original

Lodders

Lodders Solicitors LLP

Number Ten, Elm Court, Arden Street
Stratford upon Avon CV37 6PA

Dated: 7 March 2019

1 Aveley Homes Limited

2 Lloyds Bank plc

DEED OF SUBSTITUTION

THIS DEED OF SUBSTITUTION is made the 7th day of March 2019 BETWEEN Aveley Homes Limited of Saracens Manor Halford Road, Ettington, Stratford-Upon-Avon, Warwickshire, CV37 7TL (the Mortgagor) of the one part and Lloyds Bank plc of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton, WV9 5HA ("the Mortgagee") of the other part and is made supplemental to the legal charge ("the Principal Deed") dated 17/10/2007 and registered at Land Registry on 24/10/2007 and made between the parties hereto.

NOW THIS DEED WITNESSETH as follows:-

1 In consideration of the legal charge contained in Clause 2 below, the Mortgagee as Mortgagee hereby releases unto the mortgagor all that the property described in the First Schedule hereto ("the Released Property") to hold the same unto the Mortgagor free from the principal moneys and interest secured by and from all claims under or in relation to the Principal Deed.

2 In consideration of the release contained in Clause 1 above, the Mortgagor as beneficiary owner hereby charges by way of legal mortgage all that the property described in the Second Schedule hereto ("the Substituted Property") with the payment of the principal moneys, interest and costs in the Principal Deed covenanted to be paid upon the terms contained in the Principal Deed.

3 The Mortgagor hereby declares except insofar as varied by the substitution of the Substituted Property for the Released Property, the Principal Deed shall remain in full force and effect between the parties hereto and shall henceforth be read and construed as if the Substituted Property had been the property included and mortgaged therein.

IN WITNESS whereof the Mortgagor and the attorney of the Mortgagee have executed this Deed as a Deed and delivered it the day and year first before written.

THE FIRST SCHEDULE

The released Property


All that leasehold land and premises known as Flat 9 Mitchell House, The Butts, Warwick and parking space being more particularly described in the lease dated 28/08/1979 made between Clarke Bros (Leamington) Limited (1) and John Owen Rice (2) being for a term of 99 years from the 01/09/1978 at an annual rent of £40 which said lease is registered at Land Registry with title number WK253307

THE SECOND SCHEDULE

The Substituted Property

All that leasehold land and premises known as 9 Mitchell House, The Butts, Warwick and parking space 8 being more particularly described in the lease dated of even date herewith and made between Roy Frederick Titcomb and Victoria Jane Bartholomew (1) and the Mortgagor (2) being for a term from the date of this lease until 31st August 2137 at a rent reserved by the Lease, which said lease is or is about to be registered at Land Registry with title absolute.

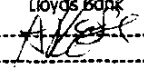
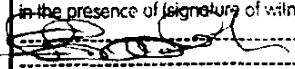
SIGNED as a Deed by:
Aveley Homes Limited


NEIL CRABB

in the presence of: ALISON STANFORTH
C/O 9 EUSTON PLACE
LEAMINGTON SPA
WARMS
CV32 4LN



SIGNED as a Deed by:
as Attorney for Lloyds Bank plc
in the presence of:

SIGNED AS A DEED	
BY ADAM PETER ROSE as authorised signatory for Lloyds Bank in the presence of (signature of witness)	} Per Pro Lloyds Bank  Senior Case Handler
 Wobaston Rd, Wolverhampton WV9 5HZ	

SARAH BOOTH