

MR01

Particulars of a charge

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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](http://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  
an instrument. Use form MR08

THURSDAY



\*A4ENJ2IJ\*  
A16 27/08/2015 #64  
COMPANIES HOUSE  
A4DV9J034\*  
A09 15/08/2015 #200  
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. Do not send the original

1 Company details

Company number 04639756

Company name in full KINGSTON HOMES LIMITED

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 01/03/2015

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 PATRICIA ANN KINGSTON

Name KENNETH BERNARD KINGSTON

Name STEPHEN JAMES KINGSTON


Name MARK KINGSTON

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

MR01

## Particulars of a charge

<b>4</b>	<b>Brief description</b>	
Brief description	<p>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</p> <p>102 NORTH ROAD HYTHE KENT CT21 5DX</p>	<p>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"</p> <p>Please limit the description to the available space</p>
<b>5</b>	<b>Other charge or fixed security</b>	
X	<p>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</p> <p><input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<b>6</b>	<b>Floating charge</b>	
/	<p>Is the instrument expressed to contain a floating charge? Please tick the appropriate box</p> <p><input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7</p> <p>Is the floating charge expressed to cover all the property and undertaking of the company?</p> <p><input type="checkbox"/> Yes</p>	
<b>7</b>	<b>Negative Pledge</b>	
/	<p>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</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<b>8</b>	<b>Trustee statement <sup>1</sup></b>	
	<p>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</p> <p><input type="checkbox"/></p>	<p><sup>1</sup> This statement may be filed after the registration of the charge (use form MR06)</p>
<b>9</b>	<b>Signature</b>	
Signature	<p>Please sign the form here</p> <p>Signature</p> <p>X  X</p> <p>This form must be signed by a person with an interest in the charge</p>	X

# MR01

## 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  
MR A A DOINIK

Company name  
Hallett & Co

Address  
11 Bank Street

Ashford

Kent

Post town

County/Region

Postcode  
T N 2 3 1 D A

Country  
UK

DX  
DX 30202 Ashford, Kent

Telephone  
01233 625711



### 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 N R Belfast 1



### Further information

For further information, please see the guidance notes on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk) 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.companieshouse.gov.uk](http://www.companieshouse.gov.uk)

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**FILE COPY**

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

Company number: 4639756

Charge code: 0463 9756 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th August 2015 and created by KINGSTON HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th August 2015

Given at Companies House, Cardiff on 2nd September 2015



**Companies House**



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

**Dated**

13<sup>th</sup> August

**2015**

**Kingston Homes Limited**

and

**The Trustees of the Kingston Village Homes Pension Fund**

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**Mortgage**

Relating to

102 North Road, Hythe, Kent CT21 5DX

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Whereby certify this is a true  
and complete copy of the  
original in my possession.  
*Hallett & Co*  
Hallett & Co Solicitors  
11 Bank Street, Ashford  
Kent TN23 1DA

Administrative area                      Kent Shepway  
Title number                              K929475  
Property                                    102 North Road, Hythe, Kent CT21 5DX  
DATE                                        13<sup>th</sup> August                      2015

THIS MORTGAGE is made on            13<sup>th</sup> August                      2015.

#### PARTIES

- (1) Kingston Homes Limited (Company Registration No 04639756) whose registered office is at 37 St. Margaret's Street, Canterbury CT1 2TU (the **Company**) and
- (2) Patricia Ann Kingston, Kenneth Bernard Kingston and Stephen James Kingston all of 16 Pelham Gardens, Folkestone, Kent CT20 2LF, Mark Kingston of 11 Seaton Avenue, Hythe, Kent CT21 5HQ, Paul Kingston of 28 Sene Park, Hythe, Kent CT21 5XB and Barnett Waddingham Trustees Limited (company registration number 02005798), whose registered office is at Decimal Place, Chiltern Avenue, Amersham HP6 5FG, as Trustees of the Kingston Village Homes Pension Fund (the **Debenture Holder**)

#### BACKGROUND

- 1        The Company has created and issued to the Debenture Holder a debenture dated 13<sup>th</sup> August                      2015 (the **Debenture**) containing a floating charge to secure the sums specified therein (the **Principal Sum**) and interest on those sums.
- 2        It has been agreed that the Property shall stand as additional security for the Principal Sum and interest secured by the Debenture

THIS DEED WITNESSES:

### **3 Definitions and interpretation**

In this Deed, unless the context requires otherwise:

- 3.1 the **Property** means the freehold premises described in the Schedule;
- 3.2 the expression 'the Company' and 'the Debenture Holder' where the context admits include their respective successors and assigns whether immediate or derivative;
- 3.3 terms defined in the Companies Act 2006 have the same meanings;
- 3.4 reference to any statute or statutory provision includes a reference to:
  - (a) that statute or statutory provision as from time amended extended or re-enacted or consolidated, and
  - (b) all statutory instruments or orders made pursuant to it;
- 3.5 words denoting the singular shall include the plural and vice versa;
- 3.6 words denoting any gender include all the genders and words denoting persons shall include firms and corporations and vice versa;
- 3.7 references to **clauses** are to the clauses or sub-clauses of this Deed and references to **Schedules** are to the schedules to this Deed; and

- 3.8 the clause headings do not form part of this Deed are for convenience only and shall not be taken into account in its construction or interpretation.

#### **4 Charge**

The Company with full title guarantee charges the Property by way of legal mortgage to secure payment of all the Principal Sum interest and other sums from time to time secured by the Debenture

#### **5 Leases**

The Company shall not without the consent in writing of the Debenture Holder exercise the power of leasing conferred by law (including the common law) upon mortgagors in possession.

#### **6 Power of sale**

The power of sale conferred by the Law of Property Act 1925 shall be exercisable without the restrictions imposed by Section 103 of that Act.

#### **7 Covenants of the Company**

The Company covenants with the Debenture Holder that during the continuance of the Debenture the Company will

- 7.1 develop and thereafter keep all of the Property in good and proper repair and condition;
- 7.2 keep all of the Property of an insurable nature insured to the full value of such property with a well-established and reputable insurance office or with Lloyd's underwriters against loss or



damage by fire lightning aircraft and things dropping from such aircraft subsidence impact flood storm and tempest burst pipes and tanks and such other risks as the Debenture Holder may from time to time reasonably specify and shall produce the last receipts for all such insurances to the Debenture Holder for inspection on demand; and

- 7.3 comply in full with all the covenants conditions and obligations on the part of the Company under the Debenture.

## 8 Consolidation

The restriction on the right of consolidating mortgage securities which is contained in the Law of Property Act 1925 Section 93 shall not apply to this Deed.

EXECUTED AS A DEED on the date written above by the Company and signed by or on behalf of the Debenture Holder

EXECUTED as a DEED by  
KINGSTON HOMES LIMITED  
acting by.-

)  
)  
)

Director

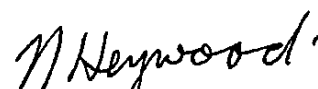
  


Director/Secretary

SIGNED as a DEED by  
PATRICIA ANN KINGSTON  
in the presence of:-

)  
)  
)

P.A. Kingston

  
17 PELHAM GARDENS  
FOLKESTONE CT20 2LF

SIGNED as a DEED by )  
KENNETH BERNARD KINGSTON )  
in the presence of:- )

*M Heywood*

*K B Kingston*

SIGNED as a DEED by )  
STEPHEN JAMES KINGSTON )  
in the presence of:- )

*[Signature]*

25 LULY AVENUE  
BROADMEAD VILLAGE  
FOLKESTONE  
CT19 5UF

SIGNED as a DEED by )  
MARK KINGSTON )  
in the presence of:- )

*[Signature]*

*[Signature]*

SIGNED as a DEED by )  
PAUL KINGSTON )  
in the presence of:- )

*[Signature]*

*[Signature]*

EXECUTED as a DEED by )  
BARNETT WADDINGHAM )  
TRUSTEES LIMITED )  
acting by:- )

Director

Director/~~Secretary~~

*[Signature]*

*[Signature]*  
*[Signature]*

## **SCHEDULE**

102 North Road, Hythe, Kent CT21 5DX, title number K929475