

MG01

Particulars of a mortgage or charge



A fee is payable with this form
We will not accept this form unless you send the correct fee
Please see 'How to pay' on the last page

☒ What this form is for
You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland

☐ What this form is NOT for
You cannot use this form to
particulars of a charge for a
company. To do this, please use
form MG01s.

WEDNESDAY



A03
31/03/2010
COMPANIES HOUSE

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1 Company details

Company number 05399133
Company name in full 1st Site Group Limited

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→ Filling in this form
Please complete in typescript or in
bold black capitals.
All fields are mandatory unless
specified or indicated by *

2 Date of creation of charge

Date of creation 30 03 2010

3 Description

Please give a description of the instrument (if any) creating or evidencing the
charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'.

Description DEBENTURE made between (1) the Chargor and (2) Bibby Financial Services Limited as
security trustee for itself and others (together the "Security Beneficiaries") ("Security
Trustee") ("Debenture")

4 Amount secured

Please give us details of the amount secured by the mortgage or charge

Amount secured

- (a) All present and future obligations and liabilities (whether actual or
contingent and whether owed jointly or severally or alone as principal or
surety or in any other capacity whatsoever and whether a Security Beneficiary
shall have been an original party to the relevant transaction or document) of
the Chargor to the Security Trustee (whether on its own account or on behalf
of any of the Security Beneficiaries) or to the other Security Beneficiaries (or
any of them) at any time (including all monies covenanted to be paid under the
Debenture)
- (b) All reasonable costs charges and expenses properly incurred by the
Security Trustee or the Security Beneficiaries (or any of them) in connection
with the preparation and negotiation of any Finance Document (as defined
below) or any consent or waiver pursuant to or amendment of, any Finance
Document and
- (c) All costs charges and expenses incurred by the Security Trustee
and the Security Beneficiaries (or any of them) in connection with the
protection preservation or enforcement of their respective rights in respect of
the Chargor, howsoever arising under any Finance Document

(together the "Secured Obligations") provided that no obligation or liability
shall be included in the definition of "Secured Obligations" to the extent that,
if it were so included the Debenture (or any part of it) would constitute
unlawful financial assistance within the meaning of sections 151 and 152 of
the Companies Act 1985

Continuation page
Please use a continuation page if
you need to enter more details

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Mortgagee(s) or person(s) entitled to the charge (if any)

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

Continuation page
Please use a continuation page if you need to enter more details.

Name	Bibby Financial Services Limited
Address	105 Duke Street Liverpool
Postcode	L 1 5 J Q
Name	
Address	
Postcode	

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Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Continuation page
Please use a continuation page if you need to enter more details.

Short particulars	<p>1 The Chargor with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994 and as continuing security for payment of all of the Secured Obligations charges and agrees to charge in favour of the Security Trustee (with the benefit of and subject to the provisions of the Security Trust Deed (as defined below)) all the present and future right, title and interest of the Chargor in and to the following assets which are at any time owned by the Chargor or in which the Chargor has an interest</p> <p>1 1 by way of first legal mortgage, the Property (if any) listed in part 1 of schedule 2 to the Debenture, a copy of which is (if relevant) attached to this form MG01 and all other Property (as defined below) (if any) vested in or charged to the Chargor at the date of the Debenture,</p> <p>1 2 by way of first fixed charge</p> <p>(a) all other Property and all interests in Property and all licences to enter upon or use land and the benefit of all other agreements relating to land</p> <p>(b) the assets (if any) listed in part 2 of schedule 2 to the Debenture a copy of which is (if relevant) attached to this form MG01, all plant and machinery, all computers, vehicles, office equipment and other equipment and the benefits of all contracts, licences and warranties relating to the assets referred to in this paragraph (b) (other than any which are for the time being part of the Chargor's stock-in-trade or work-in-progress),</p> <p>(c) all the Charged Securities (as defined below) including those (if any) listed in part 3 of schedule 2 to the Debenture, a copy of which is (if relevant) attached to this form MG01, in each case, together with</p> <p>(1) all Related Rights (as defined below) from time to time accruing to those Charged Securities and</p> <p>(2) all rights which the Chargor may have at any time against any clearance or settlement system or custodian in respect of any Charged Securities or Related Rights,</p>
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Particulars of a mortgage or charge

6	Short particulars of all the property mortgaged or charged
	Please give the short particulars of the property mortgaged or charged
Short particulars	<p>(d) all monies standing to the credit of the Chargor from time to time on any and all accounts with any bank, financial institution or other person in each case together with all interest from time to time accrued or accruing on such monies and all rights to repayment of all the foregoing;</p> <p>(e) any investment made out of any monies or account of the Chargor and all rights to repayment of any of the same</p> <p>(f) all Intellectual Property (as defined below)</p> <p>(g) the Assigned Assets (as defined below) to the extent they are not effectively assigned under the Debenture</p> <p>(h) (to the extent not otherwise charged or assigned in the Debenture) the benefit of all licences, consents, agreements and authorisations held or used in connection with the business of the Chargor or the use of any of its assets, any letter of credit issued in favour of the Chargor and all bills of exchange and other negotiable instruments held by it;</p> <p>(i) all the goodwill and uncalled capital of the Chargor;</p> <p>(j) all Non-Vesting Debts (as defined below) and their proceeds owing to the Chargor at the date of the Debenture or in the future, all NV Related Rights (as defined below) relating to any Non-Vesting Debts, all NV Take-On Debts (as defined below) and their proceeds, all NV Related Rights relating to any NV Take-On Debts, all Subsequent NV Debts and their proceeds owing to the Chargor at the date of the Debenture or in the future and all NV Related Rights relating to any Subsequent NV Debts; and</p> <p>1.3 by way of first fixed charge all its present and future (1) assets and undertaking (wherever located) which are not effectively charged by way of first fixed mortgage or charge or assigned pursuant to the Debenture and (2) (whether or not effectively so charged) heritable property and all other property and assets in Scotland</p> <p>2. The Chargor assigns and agrees to assign absolutely (subject to a provision for reassignment on redemption in accordance with the terms of the Debenture) all its present and future right, title and interest in and to the following ("Assigned Assets")</p> <p>2.1 the insurances, all claims under such insurances and all proceeds of such insurances</p> <p>2.2 the Security Accounts (as defined below) and all monies at any time standing to the credit of the Security Accounts together with all interest from time to time accrued or accruing on such monies, and all rights to repayment of any of the foregoing</p> <p>2.3 any investments made out of any monies or account of the Chargor and all rights to repayment of any of the same, and</p> <p>2.4 all present and future right, title and interest of the Chargor in and to (to the extent not otherwise assigned) the Receivables (as defined below)</p> <p>Restrictions on dealing</p> <p>Note 1 The Debenture contains a negative pledge that the Chargor will not without the prior written consent of certain Security Beneficiaries, create or permit to subsist or agree to create or permit to assist any Security Interest (as defined below) upon any of the Security Assets (as defined below) (except a Permitted Security Interest (as defined below))</p> <p>Note 2 The Debenture contains the following negative covenants</p> <p>Disposal The Chargor will not without the prior written consent of certain Security Beneficiaries sell, transfer, lease, lend or otherwise dispose of or part with (whether by a single transaction or a number of transactions and whether related or not), or agree to do any of the same the whole or any part of its interest in any of the Security Assets (except for a Permitted Disposal (as defined below))</p> <p>Onerous Obligations The Chargor will not (without the prior written consent of certain Security Beneficiaries) enter into any onerous or restrictive obligation affecting any of the Security Assets.</p> <p>Land The Chargor will not (except with the prior written consent of certain Security Beneficiaries) confer on any person any lease or tenancy of any of the Property or accept a surrender of any lease or tenancy (whether independently or under any statutory power), any right or licence to occupy any land or buildings forming part of the Property; or any licence to assign or sublet any part of the Property. The Chargor will not do or permit to be done anything as a result of which any lease may be liable to forfeiture or otherwise determined</p> <p>Receivables The Chargor will not sell, assign, charge, factor or discount or in any other manner deal with any of the Receivables without the prior written consent of certain Security Beneficiaries</p> <p>Security Accounts The Chargor will not attempt or be entitled to withdraw (or direct any transfer of) all or any part of the monies in any Security Account without the prior written consent of the Security Trustee (or any person authorised by the Security Trustee) and the Security Trustee (or such person) shall be entitled in its absolute discretion to refuse to permit any such withdrawal</p> <p>Note 3 The Debenture contains the power to appoint a receiver and/or administrator</p> <p>Note 4 The Debenture contains a power of attorney in favour of the Security Trustee</p> <p>Note 5 Definitions</p> <p>"Bibby Companies" means the parties (other than the Security Trustee) to the Security Trust Deed from time to time being, at the date of the Debenture, those listed in schedule 1 to the Debenture</p> <p>"Bibby Debt Companies" means those Bibby Companies identified as such in schedule 1 to the Debenture or the accession deed by which they became a party to the Debenture to which Secured Obligations are owed by the relevant Chargor at the relevant time.</p> <p>(Continued)</p>

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Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Short particulars

"Returned Goods" means any goods relating to a Contract of Sale giving rise to a Debt which a Customer shall reject or return or intimate a wish to do so or shall be recovered from a Customer;

"Security Accounts" means the account(s) and/or trust into which the Security Trustee (or any person authorised by the Security Trustee) from time to time directs the Chargor to pay all monies which it may receive in respect of the Receivables together with all additions to or renewals or replacements thereof

Security Assets" means all property and assets from time to time charged or assigned (or expressed to be charged or assigned) by or pursuant to the Debenture

Security Interest" means any mortgage, pledge, lien charge, assignment by way of security, hypothecation, security interest, title retention, preferential right or trust arrangement or any other security agreement or arrangement having the effect of security;

Security Trust Deed" means the security trust deed dated 11 June 2004 and entered into between (1) the Security Trustee and (2) various Companies,

Subsequent NV Debts" means all Debts (the subject of Receivables Financing Agreement entered into after the date of the Debenture) both present and future which come into existence on or after the date that the Receivables Financing Agreement was entered into which are added to but which do not for any reason vest absolutely and effectively in the relevant Bibby Debt Company, from time to time

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Particulars as to commission, allowance or discount (if any)

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered

Commission allowance or discount

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Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860). If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 866)

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 870). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate gives the verification, an officer of that body must sign it. We will also accept a verified copy where section 867(2) applies (property situated in another part of UK)

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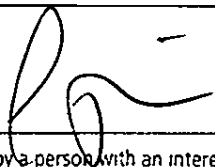
Signature

Please sign the form here

Signature

Signature

X



X

This form must be signed by a person with an interest in the registration of 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 and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name Samantha Roberts

Company name Bobby Factors Ltd

Address Packington House
3-4 Horsefair

Post town Banbury

County/Region Oxfordshire

Post code OX116 0AA

Country

DX

Telephone 01295 256222

☒ 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 the original deed with this form
- ☒ You have entered the date the charge was created
- ☒ You have supplied the description of the instrument
- ☒ You have given details of the amount secured by the mortgagee or chargee
- ☒ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☒ You have entered the short particulars of all the property mortgaged or charged
- ☒ You have signed the form
- ☒ You have enclosed the correct fee

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.

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,
First Floor, Waterfront Plaza, 8 Laganbank Road,
Belfast, Northern Ireland, BT1 3BS
DX 481 N R 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



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 869(5) & (6) of the Companies Act 2006

**COMPANY NO. 5399133
CHARGE NO. 5**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A DEBENTURE DATED 30 MARCH
2010 AND CREATED BY 1ST SITE GROUP LIMITED FOR
SECURING ALL OBLIGATIONS AND LIABILITIES DUE OR TO
BECOME DUE FROM THE COMPANY TO BIBBY FINANCIAL
SERVICES LIMITED UNDER THE TERMS OF THE
AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING
THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1
PART 25 OF THE COMPANIES ACT 2006 ON THE 31 MARCH 2010

GIVEN AT COMPANIES HOUSE, CARDIFF THE 1 APRIL 2010

80
J.J.



Companies House
— for the record —



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES