

MG01

Particulars of a mortgage or charge

302818/13



**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 r  
particulars of a charge for a  
company To do this, please  
form MG01s

FRIDAY



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25/01/2013

#50

COMPANIES HOUSE

For official use

1

**Company details**

Company number 06703003

Company name in full Abbey College in London Limited



**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 01/07/2013

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

Rent Deposit Deed (the "Deed") made between (1) the Company and (2) Woburn Estate Company Limited and Bedford  
Estates Nominees Limited (the "Landlord")

4

**Amount secured**

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

Amount secured

The observance and performance of the obligations of the Company in the Deed and  
to pay the rents reserved by and comply with the lessee's obligations in the Lease (as  
defined below) until it is lawfully assigned (other than by operation of law) and  
thereafter the obligations of the Company in any guarantee of the obligations of the  
person to whom the Company has assigned the Lease

The expression "the Lease" is defined to mean the Lease of the Premises briefly  
described as 23 Bloomsbury Square London WC1 dated 3 September 2004 made  
between

(1) the Landlord and

(2) Albion College Limited

for a term of 10 years from 3 September 2004 and the expression "Licence to Assign"  
is defined to mean the Licence to Assign the Premises dated 17 January 2013 made  
between

(1) the Landlord,

(2) Albion College Limited and

(3) the Company

also to include any other document entered into pursuant to such Lease or which is  
expressed to be supplemental thereto

**Continuation page**

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

**MG01**

## Particulars of a mortgage or charge

**5 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 Woburn Estate Company Limited ✓

Address The Bedford Office, Woburn

Milton Keynes,

Postcode M K 1 7 9 P Q

Name Bedford Estates Nominees Limited ✓

Address The Bedford Office, Woburn

Milton Keynes,

Postcode M K 1 7 9 P Q

**6 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

The Company's equitable interest in

(1) The sum of £75,000 (seventy five thousand pounds) paid by the Company to the Landlord and which the Landlord is obliged under the Deed to pay into the Account (as defined below), and

(2) Any other sums paid into that Account pursuant to the Deed and any interest credited to that Account which has not been released in accordance with the Deed

The Account is defined to mean a separately identified deposit account at Child &amp; Co (or such other bank as the Landlord from time to time nominates), until the said sum of £75,000 is paid into such an account, the Account is defined to mean an interest bearing client account of the Landlord's solicitors

# MG01

## Particulars of a mortgage or charge

### 7 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

### 8 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 870)

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 866) 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)

### 9 Signature

Please sign the form here

Signature

Signature

X

Goodle Hatfield LLP.

X

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

# MG01

## Particulars of a mortgage or 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 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 **Edward Allan**

Company name **Boodle Hatfield LLP**

Address

Post town

County/Region

Postcode **W 1 S 1 D A**

Country

DX **DX 53 Chancery Lane LONDON**

Telephone **020 7629 7411**



### 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,  
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)**



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

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

**COMPANY NO. 6703003  
CHARGE NO. 1**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A RENT DEPOSIT DEED DATED 17  
JANUARY 2013 AND CREATED BY ABBEY COLLEGE IN  
LONDON LIMITED FOR SECURING ALL MONIES DUE OR TO  
BECOME DUE FROM THE COMPANY TO WOBURN ESTATE  
COMPANY LIMITED AND BEDFORD ESTATES NOMINEES  
LIMITED WAS REGISTERED PURSUANT TO CHAPTER 1 PART  
25 OF THE COMPANIES ACT 2006 ON THE 25 JANUARY 2013

GIVEN AT COMPANIES HOUSE, CARDIFF THE 29 JANUARY  
2013

*(Handwritten mark)*



**Companies House**



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