

MR01

Particulars of a charge

000195/13



Companies House

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

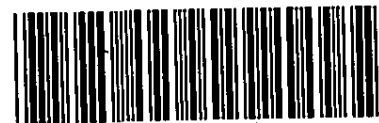
☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

☒ **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.companieshouse.gov.uk

This form **must be delivered to the Registrar for registration**
21 days beginning with the day after the date of creation of the
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
scanned and placed on the public record **Do not send the original**



A12 08/08/2014 #10
COMPANIES HOUSE

FRIDAY

1 Company details

Company number 01204824

Company name in full Hannah Bloom Caring

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 24/07/2014

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 City of London Holdings and Investments Limited

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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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

✓ Legal Charge over Flat 10 The Grange 57-59 Woodford Road South Woodford London E18 2EA

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 statement ^①

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

☐

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

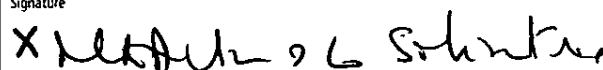
9

Signature

Please sign the form here

Signature

Signature

X  X

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

MRO1

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 Mark Ashton

Company name MK Ashton & Co

Address Suite 3, 1st Floor

Sensor House

10-12 Lewes Road

Post town Brighton

County/Region East Sussex

Postcode B N 2 3 H P

Country

DX

Telephone 01273 273530



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 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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1204824

Charge code: 0120 4824 0009

The Registrar of Companies for England and Wales hereby certifies that a charge dated 24th July 2014 and created by HANNAH BLOOM CARING was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th August 2014

P

Given at Companies House, Cardiff on 18th August 2014



Companies House



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

We hereby certify this to be a true
copy of the original
MK Ashton & Co.
MK Ashton & Co Solicitors

Dated

24th July

2014

SECOND LEGAL CHARGE

**FLAT 10 THE GRANGE
57-59 WOODFORD ROAD SOUTH WOODFORD
LONDON E18 2EA**

(1) HANNAH BLOOM CARING

(2) CITY OF LONDON HOLDINGS AND INVESTMENTS LIMITED

**MK Ashton & Co
Suite 3 First Floor
Sensor House
10-12 Lewes Road
Brighton BN2 3HP**

1 In this Deed the singular includes the plural, the obligations of more than one person are joint and several and the following expressions have the following meanings:

'Borrower'	Hannah Bloom Caring an unlimited Company (Company registration no 01204824) registered office: Unit C Spectrum Studios 2 Manor Gardens London N7 6ER
'Lender'	City of London Holdings and Investments Limited (Company registration no:01145787) whose registered office is at Unit C Spectrum Studios 2 Manor Gardens London N7 6ER
'Loan'	the moneys advanced between the Borrower and the lender for an interest free loan and any other monies arising under this Deed by whatever means
'Property'	Flat 10 The Grange 57-59 Woodford Road South Woodford London E18 2EA registered at HM Land Registry under Title No: EGL372271
'Purchaser'	

- 2 The Borrower hereby charges by way of Legal Mortgage the Property with repayment of the Loan by the Borrower.
3. The parties to this Deed will at all times execute and do all such documents acts and things as may be necessary or convenient to procure the appropriate registration or entry at the Land Registry to give effect to any transfer of or dealing with the Property required or permitted by this Deed and to protect the estate or interest in or concerning the Property of any party to this
4. If the Borrower shall die before the Loan has been redeemed in full then the Property shall be sold and after deduction of the costs of sale the net proceeds of such sale shall be used firstly to repay any outstanding sum on the Loan due to the Lender
5. If the Lender sells the Property and the net proceeds of sale are not sufficient to pay all the sums due to the Lender under this Deed then the Borrower promises the Lender to pay the shortfall to the Lender by until the Loan is fully redeemed.

- 6 For the purposes of the Law of Property Act 1925, the sums secured by this Deed become due one month after the date of this Deed. The Lender's power of sale under that Act will then arise.
- 7 The Borrower promises the Lender
- (a) to comply with and perform all restrictive or other covenants and stipulations which at any time affect the Property or the use and enjoyment of the Property
 - (b) to keep all buildings, gates, fences, drains, roads, pathways and other works in good and substantial repair
 - (c) not to make any structural alteration or addition of any kind to the Property without the written consent of the Lender
 - (d) not to remove from the Property any fixture or fitting except in order to replace it with one of equal or greater value
8. The Borrower shall insure the Property in their name and shall ensure that the Lender's interest is noted on the policy throughout the period during which any part of the Loan is outstanding
- 9 The Borrower promises the Lender
- (a) not to carry out any building or other activity on the Property which may be or may involve development within the meaning of the Planning Acts without the written consent of the Lender
 - (b) not to change the use of the Property
 - (c) to comply with the Planning Acts in all respects relating to the Property
 - (d) within 14 days of receiving any notice, order, proposal, application, requirement, consent or receipt given or made by a public or local authority to give full details to the Lender and to inform the Lender of any steps taken or proposed to be taken to comply with any such matter
- 10.1 The Lender may at any time enter the Property and inspect its state and condition without becoming liable as a mortgagee in possession.
- 10.2 If the Borrower has failed to comply with any of his promises relating to the use and repair of the Property, the Lender may appoint a Receiver who will be entitled to such reasonable remuneration as the Lender may state in the form of appointment or subsequently in writing, and shall be the Agent of the Borrower, and the Lender or any Receiver appointed by the Lender may enter the Property

and carry out such work as is necessary to make good the Borrower's failure without becoming liable as a mortgagee in possession.

10.3 In addition to the powers conferred on him by statute the Receiver may without being answerable to the Borrower:

- (a) make arrangements with and allowances to any existing or former tenant or occupier of the Property
- (b) bring about the determination or surrender of any tenancy or the recovery of possession of the Property or the enforcement of any obligation owed to the Borrower by any tenant or occupier

10.4 At any time after the Lender has entered into possession of the Property or appointed a Receiver, the Lender may give up possession or remove the Receiver by giving notice in writing to that effect to the Borrower

11. The Borrower will not without the prior written consent of the Lender transfer the Property subject to the mortgage.

11.1 The powers given by the Law of Property Act 1925 to a borrower in possession of the mortgaged property to lease, agree to lease and accept a surrender of a lease do not apply to the mortgage.

11.2 The Borrower promises that he will not grant or agree to grant any lease or tenancy of, or licence to occupy, the Property without the written consent of the Lender (such consent not to be unreasonably withheld or delayed) and will not part with or share possession or occupation of the Property

12 The Loan will become immediately due and payable and the Lender may immediately exercise the power of sale which applies to the mortgage without giving notice to the Borrower at any time after any of the following events has occurred:

- (a) a bankruptcy order has been made against the Borrower or he has entered into any arrangement with his creditors
- (b) the Borrower has failed to comply with any of his promises or obligations contained in this Deed
- (c) the Property has been compulsorily purchased or requisitioned
- (d) in the reasonable opinion of the Lender the Property has been damaged or abandoned or has lost value through neglect or mismanagement
- (e) the Borrower dies and his death causes money to become payable under any Policy of Insurance effected in connection with this Deed.

- 13 At any time after the power of sale has become exercisable the Lender or the Receiver may
- (a) remove from the Property the Borrower and any tenants, workmen and other persons in possession of the Property without the written consent of the Lender
 - (b) accept surrenders and grant leases or tenancies as the Lender or Receiver may in its or his discretion think fit
 - (c) carry out such repairs, alterations and additions to, and generally manage the Property as the Lender or the Receiver may in its or his discretion think fit
 - (d) as the Borrower's agent and at his expense remove, store, sell or otherwise dispose of or deal with any furniture or goods which the Borrower refuses or omits to remove from the Property.
14. All reasonable liabilities, costs and expenses of any kind incurred by the Lender or any officer or agent of the Lender in respect of the Property, this Deed, any other security the Lender holds for the payment of the sums which the mortgage secures, the protection or enforcement of the terms of this Deed or such security or the collection of sums due under this Deed or such security must be paid by the Borrower to the Lender on an indemnity basis. These costs include the costs of legal proceedings whether brought by or against the Borrower or any other person
- 15 Such liabilities costs expenses and charges are payable by the Borrower to the Lender on demand. They will be added to the Loan from the date of expenditure.
- 16 Any notice or other document to be served by the Lender on the Borrower under this Deed may be served personally or sent by post to his last-known address (or, in the case of the Borrower, to the Property if that is not his last-known address). If it is sent by post, it will be taken to have been duly served 48 hours after it is posted

Executed as a deed by
BETTY FREEMAN
acting by a director
in the presence of

B. Freeman

Signature of witness .. *[Signature]*

Name (in block capitals). *HAZEL SMITH*

Address .. *226 LARKSHALL RD
CHINGFORD
LONDON E4 6NP*