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Form AJ

**Financial Conduct Authority**

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## **CO-OPERATIVE AND COMMUNITY BENEFIT SOCIETIES ACT 2014**

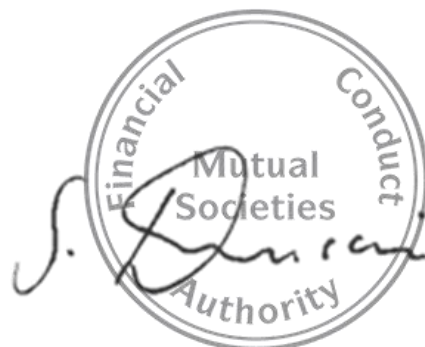
*Acknowledgement of application for recording  
of a charge for the purposes of Part 5 of the said Act*

Name of Society: **AmicusHorizon Limited**

Register No. **30786 R**

The application dated **19 October 2016** for the recording of a charge on assets of the above-named society which was created or evidenced by an instrument dated **12 October 2016** and made between **AmicusHorizon Limited** and **T.H.F.C (indexed) Limited** a certified true copy of which was annexed thereto, was delivered to the Financial Conduct Authority on **19 October 2016**.

Date: **25 October 2016**





dated 12 October 2016

**AmicusHorizon Limited**

and

**T.H.F.C. (Indexed) Limited**

### **Fixed Charge (Fixed Rate Loan Agreement) (for all THFCIL Loans)**

in relation to Flats 1 – 6, 15 Dunstons Grove, East Dulwich, London, SE22 0HJ, Flats 1 – 6 Caernarvon Court, Penshurst Way, Orpington, Kent, BR5 3QQ and Flats 1 – 9 Conway Court, Penshurst Way, Orpington, Kent, BR5 3QH This Charge secures further advances

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

Dated this 19 day of October 2016

*Trowers and Hamblins LLP*

Trowers & Hamblins LLP

**trowers & hamblins**

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## Fixed Charge

dated

12 October

2016

### Parties

- (1) **AmicusHorizon Limited** a charitable Registered Provider registered with the Regulator with registration number L4536 and as a registered society as defined in Section 1 of the Co-operative and Community Benefit Societies Act 2014 with registered number 30786R whose registered office is at Grosvenor House, 125 High Street, Croydon, CR0 9XP (the **Borrower**); and
- (2) **T.H.F.C. (Indexed) Limited** a registered society as defined in Section 1 of the Co-operative and Community Benefit Societies Act 2014 with registered number 27161R whose registered office is at 4<sup>th</sup> Floor 107 Cannon Street London EC4 5AF (THFCIL).

### Agreed terms

#### 1 Interpretation

- 1.1 In this Deed the following words shall have the following meanings:

**Charged Property** means the whole of the freehold property described in the Schedule hereto together with all estates and interests in the Charged Property (other than tenants' fixtures and fittings) and all buildings trade and other fixtures fixed plant and machinery from time to time on any such property and any proceeds of sale or other realisation thereof and shall include each and every or any part or parts thereof;

**Guidance** means any applicable guidance (whether made under Section 36 of the Housing Act 1996 or otherwise), standards, codes of practice or directions (including circulars) with which a Registered Provider is from time to time expected to comply by the Regulator

**Insolvency Act** means the Insolvency Act as amended by the Enterprise Act 2002 (where applicable);

**Insured Risks** means fire, storm, tempest, flood, earthquake, lightning, explosion, impact, aircraft and other aerial devices and articles dropped from them, riot, civil commotion, malicious damage, landslip, subsidence, burst pipes, environmental pollution, terrorist acts and such other risks as THFC may, from time to time, require;

**Principal Agreement** means a Sterling Loan Agreement dated 6 November 1990 and made between the same parties as are parties hereto as from time to time amended varied extended or replaced;

**Receiver** means a receiver and/or manager administrative receiver or any attorney or other such person appointed to carry out the duties of any such person who is a qualified person under the terms of the Insolvency Act;

**Registered Provider** means a registered social landlord registered under the Housing Act 1996 or a private non profit registered provider of social housing pursuant to the Housing and Regeneration Act 2008;

**Regulator** means the Homes and Communities Agency acting through the Regulation Committee established by it pursuant to Part 2 of the Housing and Regeneration Act 2008 or any similar future authority (including any statutory successor) carrying on substantially the same regulatory or supervisory functions;

**these presents** means this Deed and any deed expressed to be supplemental hereto.

- 1.2 Words denoting the singular include the plural and vice versa and words denoting persons include corporations.
- 1.3 In this Deed unless the context otherwise requires or unless otherwise defined in this Deed words and expressions defined in and principles of construction used in the Principal Agreement and used in this Deed shall have the same meaning when used in this Deed and in the event of any inconsistency between the provisions of this Deed and the provisions of the Principal Agreement the provisions of the Principal Agreement shall prevail.
- 1.4 Reference in these presents to any statutory provision shall be deemed unless the context otherwise requires to include reference to any such provision as from time to time amended or re-enacted and to any orders or regulations under such provision.
- 1.5 References in this Deed to the Principal Agreement and/or the Security Documents and/or this Deed shall be deemed to include a reference to each such agreement deed or document as the same may be varied supplemented extended or replaced from time to time.
- 1.6 A person who is not a party to this Deed has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

## **2 Covenant to pay**

- 2.1 The Borrower hereby covenants that it will on demand pay to THFCIL all monies and discharge all liabilities whether certain or contingent which now or hereafter may be or become due owing or incurred to THFCIL by the Borrower when the same are due under or pursuant to
  - 2.1.1 the Principal Agreement each Security Document and this Deed; and
  - 2.1.2 any other arrangement for Borrowing with THFCIL or indebtedness to THFCIL.
- 2.2 Without prejudice to the generality of clause 2.1 this fixed charge is made inter alia for securing further advances under the Principal Agreement.

## **3 Charging clause**

- 3.1 The Borrower with full title guarantee **hereby charges** in favour of THFCIL by way of legal mortgage as a first fixed charge the Charged Property with the payment to THFCIL of firstly the Indexed Outstanding Original Loan interest and all other monies costs and expenses relating to

the Indexed Outstanding Original Loan due from time to time under the Principal Agreement the Security Documents and hereunder and hereunder and secondly the principal amount of any other arrangement for Borrowing with THFCIL or indebtedness to THFCIL any interest and all other monies costs and expenses relating thereto.

3.2 The Borrower so far as it is able hereby assigns to THFCIL (but subject to redemption) the benefit of:

3.2.1 any covenant agreement or undertaking for roadmaking or for the payment of road charges or other private street improvement or drainage expenses in respect of the Charged Property or any indemnity against the payment of any such charges or expenses;

3.2.2 any other covenant agreement tenancy agreement undertaking charge right or remedy relating to the Charged Property; and

3.2.3 all rights of the Borrower to be paid or to receive compensation under any statute by reason of any compulsory acquisition requisitioning or other exercise of compulsory powers in relation to the Charged Property or any refusal withdrawal or modification of planning permission relative thereto or any control or limitation imposed upon or affecting the user of the same.

3.3 Except in any case to which clause 3.4 applies the Borrower irrevocably appoints THFCIL its attorney with full power in its name and on its behalf:

3.3.1 to claim assess agree recover and receive any such compensation as aforesaid; and

3.3.2 to exercise any such right and to give any such notice or counter-notice concerning the Charged Property as by or under any statute the Borrower may be entitled to exercise or give against or to any local or other competent or appropriate authority.

3.4 Provided always that the Borrower may hold and enjoy the Charged Property and receive the rents and profits and exercise all such rights and benefits referred to in clause 3.2 and 3.3 until the security hereby constituted shall have become enforceable.

#### **4 Restrictions**

4.1 The Borrower shall not create or leave outstanding any mortgage charge or other security interest on the whole or any part of the Charged Property other than (i) any mortgage or charge in respect of which THFCIL shall have given its prior written consent (such consent not to be unreasonably withheld or delayed) ranking in priority behind the Fixed Charge created hereunder (ii) the Floating Charge Security and (iii), where the Borrower has created Fixed Charge Security, a floating charge ranking behind the Fixed Charge created hereunder. For the avoidance of doubt where the Borrower has created Floating Charge Security it shall be required to comply with the provisions set out in the Principal Agreement and such Floating Charge Security prior to creating any floating charge in favour of any person.

4.2 The Borrower shall apply to the Land Registry to enter the following restriction in the Proprietorship Register of any registered land forming part of the Charged Property:

No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the entry of this restriction is to be registered without a written consent, signed by the proprietor for the time being of the charge dated 2016 in favour of T.H.F.C. Indexed Limited referred to in the charges register.

- 4.3 Except where it is obliged by law so to do pursuant to the Right to Buy (which disposal shall not alter the Borrower's obligations in relation to withdrawal or substitution of security pursuant to the Principal Agreement) the Borrower shall not sell transfer or otherwise dispose of (whether by a single transaction or a number of transactions related or not) the whole or any part of the Charged Property until redemption of this Fixed Charge The Borrower shall not without the consent of THFCIL cause or allow any person to be registered as proprietor under the Land Registration Act 2002 of the Charged Property or any part thereof.
- 4.4 The Borrower shall not exercise any of the powers of leasing or agreeing to lease vested in or conferred on mortgagors by common law or by statute or create or suffer to be created a tenancy of any description of the whole or any part of the Charged Property or confer or permit to be conferred upon any person any contractual licence, right or interest to occupy or use the whole or any part of the Charged Property and Sections 99 and 100 of the Law of Property Act 1925 shall not apply to these presents.
- 4.5 Notwithstanding the above restrictions the Borrower may from time to time grant assured tenancies (as defined in Part I of the Housing Act 1988) or renew secure or regulated tenancies pursuant to the Rent Act 1977 and the Housing Acts 1980 and 1985 at a rent without a premium on terms complying with the Guidance without any limitation or formula for the review of the rent to the effect that the provisions of Sections 13 and 14 of the Housing Act 1988 shall apply or with provisions for the review of the rent **provided that** where the Borrower is giving Fixed Charge Security such provisions for the review of the rent shall first be approved in writing by THFCIL or such other category of lease or tenancy which in the opinion of THFCIL is of similar short term nature or any other such category of lease or tenancy as may be approved in writing by THFCIL.

## 5 Enforcement

If any of the events set out in clauses 5.1 or 5.2 hereof occurs the security hereby constituted shall become enforceable The said events are:

- 5.1 If THFCIL shall be entitled on written notice to the Borrower to declare the Loan to be immediately due and payable pursuant to clause 22 of the Principal Agreement.
- 5.2 If the Borrower shall be in default of any of the obligations contained in this Deed the Principal Agreement or in any of the Security Documents Provided that if in the opinion of THFCIL such default is capable of remedy the Borrower fails either to remedy such default within 14 days after THFCIL has given notice thereof to the Borrower (which notice shall specify the default) or where THFCIL has approved a proposal produced by the Borrower within such 14 day period to remedy such default in accordance with the provisions of such proposal.



## 6 Powers of sale

- 6.1 At any time after the security hereby constituted shall have become enforceable THFCIL may without any consent from or notice to the Borrower or any other person enter upon and take possession of the Charged Property or any part thereof and may sell call in collect convert into money or otherwise deal with the same or any part thereof in such manner and for such consideration as THFCIL shall think fit and with power to sell any of such Charged Property either together or in parcels and either by public auction or private contract either for a lump sum or for a sum payable by instalments or for a sum on account and a mortgage or charge for the balance and with full power upon every such sale to make any special or other stipulation as to title or evidence of commencement of title or otherwise which THFCIL shall deem proper and with full power to buy in or rescind or vary any contract for the sale of the Charged Property or any part thereof and to re-sell the same without in any such case being responsible for any loss which may be occasioned thereby provided that THFCIL shall have acted properly in the selection and continued retention of such receiver and with full power to compromise and effect compositions and for the purposes aforesaid or any of them to execute and do all such assurances and things as THFCIL shall think fit THFCIL may (without prejudice to any right it may have under any other provision of these presents) treat such part of the Charged Property as consists of money as if it were the proceeds of such a sale or other disposal The power of sale conferred by Section 101 of the Law of Property Act 1925 and the powers and incidents in reference to sales by mortgagees contained or referred to in Section 104 and sub-sections (3) and (4) of Section 106 of the said Act shall apply and have effect on the footing that THFCIL is a mortgagee exercising the power of sale conferred by that Act on mortgagees and that this Deed is a mortgage within the meaning of that Act.
- 6.2 The expression **consideration** in clause 6.1 hereof shall include not only money but also fully paid shares stock debenture stock policies or other property and may consist of all or any of such forms of property including money.
- 6.3 Section 103 of the Law of Property Act 1925 shall not apply to these presents.

## 7 Protection of purchasers

No purchaser mortgagor mortgagee debtor or other person dealing with THFCIL or any receiver appointed by it or with its or his attorneys or agents shall be concerned to enquire whether the power exercised or proposed to be exercised has become exercisable or whether any money remains due on the security of these presents or as to the necessity or expediency of the stipulations and conditions subject to which any sale shall have been made or otherwise as to the propriety or regularity of such sale calling in collection or conversion or to see to the application of any money paid to THFCIL or to any such receiver attorneys or agents and in the absence of mala fides on the part of such purchaser mortgagor mortgagee debtor or other person or receiver such dealing shall be deemed so far as regards the safety and protection of such purchaser mortgagor mortgagee debtor or other person or receiver to be within the powers hereby conferred and to be valid and effectual accordingly and the sole remedy of the Borrower and its assigns in respect of any impropriety or irregularity whatsoever in the exercise of such powers shall be in damages only.



## 8 Application of proceeds

THFCIL shall hold the monies arising from any exercise of the powers of conversion and all monies received by THFCIL under the covenant for payment to THFCIL pursuant to the Principal Agreement and hereunder so that it shall thereout in the first place pay or retain or provide for the payment or satisfaction of the costs and charges and expenses and liabilities incurred in or about the execution of such powers or otherwise in relation to these presents including the remuneration of any receiver appointed hereunder and shall apply the residue of such monies:

- 8.1 **First** in or towards repayment of the Indexed Outstanding Original Loan, interest and all other monies costs and expenses relating to the Indexed Outstanding Original Loan due under the Principal Agreement, Security Documents and hereunder, and
- 8.2 **Secondly** in or towards repayment of the principal amount of any other arrangement for Borrowing with THFCIL or indebtedness to THFCIL any interest and all other monies costs and expenses relating thereto such monies to be applied in the proportion which the outstanding amount of that Borrowing or indebtedness bears to the total of all such Borrowings and indebtedness at the date of such payment; and
- 8.3 **Thirdly** in or towards the payment of the surplus (if any) of such monies to the Borrower or other person or persons for the time being entitled thereto in priority to the Borrower as the case may be.

## 9 Undertakings

The Borrower shall at all times during the continuance of these presents:

- 9.1 Pay or procure to be paid and indemnify THFCIL against all rents rates taxes levies assessments impositions calls and outgoings whether governmental municipal or otherwise imposed upon or payable in respect of the Charged Property or any part thereof as and when the same shall become payable and also punctually pay and discharge all debts and obligations which by law may have priority over the security hereby created and so far as the Borrower lawfully can neither agree nor suffer nor permit any local statutory or other authority to take possession of the Charged Property by a requisition notice the exercise of any statutory or other powers or otherwise.
- 9.2 Insure and keep insured to the full value the Charged Property against loss or damage by fire the Insured Risks in an insurance office approved by THFCIL (such approval not to be unreasonably withheld) or with Lloyd's Underwriters in the joint names of the Borrower and THFCIL (where the Borrower is giving Fixed Charge Security) or with the interest of THFCIL noted on the policy (where the Borrower is giving Floating Charge Security) and with the policy containing such provisions for the protection of THFCIL as THFCIL may reasonably require to avoid the interest of THFCIL being prejudiced by any act of the Borrower and the Borrower shall not do or permit anything to be done in or upon or relating to the Charged Property or any part thereof which may make void or voidable any insurance in connection therewith and shall produce the policies of such insurance to THFCIL if required and duly pay or cause to be paid the premiums and other sums of money payable in respect of all such insurances and if required produce to THFCIL the receipt for the same or evidence of payment within seven days

after demand by THFCIL and so that if default shall be made in keeping the Charged Property owned by it or any part thereof so insured as aforesaid or in producing any such policy or receipt as aforesaid it shall be lawful for but not incumbent upon THFCIL to insure and keep insured the Charged Property or such part thereof as it may deem fit in its full value or any lesser sum and the Borrower shall on demand repay to THFCIL any sum of money expended by it for such purpose with interest at the rate equal to 3% above the Base Rate of Barclays Bank PLC from day to day from the time of the same having been expended until paid and until such payment the sum shall be a charge on the Charged Property For the purposes of this paragraph the expression **full value** in relation to buildings shall mean full replacement value adequate provision also being made for the cost of clearing the site and architects engineers surveyors and other professional fees incidental thereto and the loss of rents or prospective rents either for a period of not less than three years or in an amount equal to 10% of the full value of the Charged Property Provided always that (without prejudice to any obligations to the contrary imposed by law or by special contract) any money received on any insurance of the Charged Property whether effected by the Borrower or THFCIL shall be applied (i) by the Borrower in or towards making good the loss or damage in respect of which the money is received or (ii) if THFCIL shall so require at any time after the security hereby constituted shall have become enforceable in or towards discharge of any monies due and owing and unpaid under the Principal Agreement or the Security Documents or hereunder and the Borrower shall hold any money received by it from any such insurance in trust for THFCIL following such request.

- 9.3 Keep all buildings trade and other fixtures fixed and other plant and machinery forming part of the Charged Property for the time being in good and substantial repair and in good working order and condition and upon reasonable notice or forthwith in emergency permit THFCIL or any person reasonably approved by it as it shall from time to time in writing for that purpose appoint to enter into and upon the said buildings to view the state and condition thereof and of all such plant machinery and apparatus as aforesaid (but without thereby becoming liable to account as mortgagee in possession).
- 9.4 Forthwith after being required to do so by THFCIL make good any want of repair in all buildings other erections trade and other fixtures fixed plant and other machinery forming part of the Charged Property.
- 9.5 Comply with all requirements of the Town and Country Planning Acts and all building and other regulations and bye-laws so far in each case as the same affect any land or buildings forming part of the Charged Property or the user thereof.
- 9.6 Observe and perform the covenants on the part of the lessor reserved by or contained in any lease agreement for lease or tenancy agreement under which any part of the Charged Property is demised duly enforce performance and observance of the tenant's or lessee's covenants and the conditions contained therein duly and efficiently implement any provisions contained therein for the review of any rent thereby reserved.
- 9.7 Comply with the provisions of all statutes for the time being in force and every notice order direction licence consent or permission given or made thereunder and the requirements of any competent authority so far as any of the same shall relate to the Charged Property or its user or anything done thereon and in particular will not do or omit or suffer to be done or omitted any act matter or thing in on or respecting the Charged Property required to be omitted or done by

the Town and Country Planning Acts or any other Act or statutory provision whatever or which shall contravene the provisions of such Act or Acts or statutory provision aforesaid or any of them and will at all times indemnify and keep indemnified THFCIL against all actions proceedings costs expenses claims and demands in respect of any such matter or thing contravening the provisions of the said Acts or provision aforesaid or any of them.

9.8 Duly observe and perform all covenants obligations agreements stipulations conditions and terms in all contracts agreements and other deeds and documents affecting the Charged Property or any part thereof (save and excepting insofar as such matters are to the satisfaction of THFCIL covered by contingency indemnity insurance laches or THFCIL is otherwise advised to its satisfaction that a breach is no longer enforceable consequent upon laches or for any other reason) and keep THFCIL indemnified against all proceedings and claims on account of any breach of the same.

9.9 Not make or permit any person to commit any waste upon or injure or in any manner or by any means lessen the value of the Charged Property nor sever nor permit to be severed from the Charged Property any fixtures except for the purpose of replacing them with other fixtures of equal or greater value.

9.10 Not to make or permit the making of any alterations or additions adversely affecting the value of the Charged Property.

9.11 Promptly give immediate notice to THFCIL if the Borrower receives notice under Section 146 of the Law of Property Act 1925 or any proceedings are commenced for forfeiture of any lease forming part of the Charged Property or any superior lease or the lessor or any superior lessor attempts to re-enter thereunder and at the request of THFCIL at the expense of the Borrower take such steps as THFCIL may require in relation thereto.

## 10 Appointment of receiver

At any time after the security constituted by this Deed shall have become enforceable THFCIL may without further notice and without becoming liable as Mortgagee in possession by writing appoint a receiver of the Charged Property or any part thereof and remove any receiver so appointed and appoint another or others in his stead and the following provisions shall have effect:

10.1 Such appointment may be made either before or after THFCIL shall have entered into or taken possession of the Charged Property or any part thereof.

10.2 Such receiver may be invested by THFCIL pursuant to the powers of delegation hereinafter contained with such of the powers and discretion exercisable by THFCIL hereunder as THFCIL may think expedient.

10.3 Unless otherwise directed by THFCIL such receiver may exercise all the powers and authorities vested in THFCIL by these presents.

10.4 Such receiver shall in the exercise of his powers authorities and discretion conform to the regulations and directions from time to time made and given by THFCIL.

- 10.5 THFCIL may from time to time fix the remuneration and agree the expenses of such receiver and direct payment thereof out of the Charged Property but the Borrower alone shall be liable for such remuneration.
- 10.6 THFCIL may from time to time and at any time require any such receiver to give security for the due performance of his duties as such receiver and may fix the nature and amount of the security to be so given but THFCIL shall not be bound in any case to require any such security.
- 10.7 Such receiver shall have power to employ or pay or concur in employing or paying any managers agents or servants for any of the purposes hereinbefore mentioned upon such terms as the receiver shall think fit and to insure any person so employed and any other accountable person against any liability in connection with such employment or with the Charged Property.
- 10.8 Save so far as otherwise directed by THFCIL all monies from time to time received by such receiver shall be paid over to THFCIL.
- 10.9 THFCIL may pay over to such receiver any monies constituting part of the Charged Property to the intent that the same may be applied for the purposes hereof by such receiver and THFCIL may from time to time determine what funds the receiver shall be at liberty to keep in hand with a view to the performance of his duties as such receiver.
- 10.10 THFCIL shall be in no way responsible for any misconduct or negligence on the part of any such receiver provided THFCIL shall have acted properly in the selection and continued retention of such receiver.
- 10.11 Any such receiver shall be the agent of the Borrower for all purposes and be in the same position as a receiver duly appointed by a mortgagee under the Law of Property Act 1925 and the Borrower alone shall be responsible for his acts and defaults and liable on any contracts and engagements made or entered into by him and THFCIL shall not subject to clause 10.10 in making the appointment or in consenting thereto incur any liability for such acts or defaults or otherwise provided that THFCIL shall have acted properly in the selection and continued retention of such receiver.

## 11 **Receiver's powers**

Any such receiver shall (subject to any limitations or restrictions expressed in the deed or other instrument appointing him but notwithstanding any winding-up administration voluntary arrangement or dissolution of the Borrower) have in relation to the Charged Property or as the case may be that part of the Charged Property in respect of which he is appointed:

- 11.1 All the powers (as varied and extended by the provisions hereof) conferred by the Insolvency Act 1986 and the Law of Property Act 1925 on mortgagors and on mortgagees in possession administrators receivers and administrative receivers appointed under those Acts.
- 11.2 Power in the name or on behalf and at the cost of the Borrower to exercise all the powers and rights of an absolute owner in respect of the Charged Property and do or omit to do anything which the Borrower itself could do as an absolute owner and irrespective of any such winding-up administration voluntary arrangement or dissolution.

- 11.3 In addition and without prejudice to the generality of the foregoing every receiver for the time being holding office hereunder shall (notwithstanding any winding-up administration voluntary arrangement or dissolution of the Borrower) have the following powers namely:
- 11.3.1 power to take possession of collect and get in the Charged Property;
  - 11.3.2 power to carry on and manage or concur in the carrying on and management of or any part of the Borrower's business relating to the Charged Property and exercise any powers or rights incidental to the ownership of any of the Charged Property on such terms and conditions and generally in such manner as the receiver shall deem expedient;
  - 11.3.3 power to alter improve develop demolish complete construct modify refurbish or repair any building or land being part or all of the Charged Property and to complete or undertake or concur in the completion or undertaking (with or without modification) of any project in which the Borrower was concerned or interested prior to his appointment being a project for the alteration improvement development demolition completion construction modification refurbishment or repair of any building or land forming the whole or any part of the Charged Property utilising for such purpose (if THFCIL or the receiver so wishes) any chattels plant machinery and materials thereon or on the Charged Property or any part thereof and any plans drawings and specifications of the Borrower and to obtain all necessary planning permissions building regulations approvals and other permissions consents or licences that may be necessary for the development or use of the Charged Property;
  - 11.3.4 without the need to observe the restriction imposed by Section 103 of the Law of Property Act 1925 or any need to observe all or any of the restrictions or other provisions of Section 99 of the said Act to sell or transfer or concur in accepting surrenders of leases or any other agreements relating to the Charged Property terminate or concur in terminating licences of the Charged Property in respect of which the receiver is appointed in such manner and generally on such terms and conditions as he thinks fit and to carry any such sale transfer leasing termination surrender or licensing into effect by conveying assigning leasing accepting surrenders terminating surrendering or licensing Any such sale transfer leasing acceptance of surrender termination surrender or licensing may be for any term and at any rent (with or without review of such rent) or at no rent and for such consideration as the receiver shall think fit (and whether for a lump sum or a consideration payable in instalments and whether for cash or a consideration other than cash) and may if thought expedient by the receiver be for a consideration of nil and fixtures and plant and machinery comprised in this security may be severed and sold separately from the premises to which they are affixed or in which they are contained without the consent of the Borrower being obtained;
  - 11.3.5 power to carry any sale lease or other disposal of any land or buildings and other property and assets forming the whole or any part of the Charged Property into effect by conveying transferring assigning or leasing in the name of the Borrower and for that purpose to enter into covenants and other contractual obligations in the name of and so as to bind the Borrower;



- 11.3.6 power to make any arrangement or compromise of claims as he shall think fit;
- 11.3.7 power to effect and renew insurances and to enter into such bonds covenants commitments engagements guarantees and indemnities or other like matters in any way relating to the Charged Property and the use occupation protection and preservation thereof and from time to time to make all requisite payments to effect maintain or satisfy the same;
- 11.3.8 power to take or defend proceedings in the name of the Borrower including proceedings for the compulsory winding-up of the Borrower and proceedings for directions relating thereto;
- 11.3.9 power to employ engage and appoint such managers and other employees and professional advisers on such terms as he shall think fit including without limitation power to engage his own firm in the conduct of the receivership;
- 11.3.10 power to raise or borrow money from THFCIL or any other person to rank for payment in priority to the security constituted by or pursuant to this Charge and with or without a mortgage or charge on the Charged Property or any part of it and at such rate of interest and on such terms as the receiver may think fit;
- 11.3.11 power to pay any rent or other outgoings and payments charged on or otherwise relating to the Charged Property or the ownership occupation or use thereof;
- 11.3.12 power to commence carry out and complete any acts and matters and execute any contracts deeds or other documents for the preservation or improvement of the security hereby created and cancel or otherwise determine upon terms any agreements or contracts in any way relating to the Charged Property or make any arrangements or compromise relating to the Charged Property which may be expedient in the interests of THFCIL;
- 11.3.13 power to do all such other things as may seem to the receiver to be incidental or conducive to any other power vested in him or to be conducive to the realisation of the security constituted by or pursuant to this Charge.

## **12 Order of payment**

All monies received by any receiver appointed hereunder shall be applied first in payment of the costs charges and expenses of and incidental to the receiver's appointment and the payment of his remuneration and in the payment and discharge of any liability incurred by the receiver on the Borrower's behalf in the exercise of any of the powers of the receiver and then in the manner provided in clause 8 hereof with respect to the monies to arise from any sale calling in collection or conversion under the powers of conversion.

## **13 Further assurance**

The Borrower shall from time to time and at all times execute and do all such assurances consents acts and things as THFCIL may reasonably require for perfecting the security intended to be created by these presents and for facilitating or effecting any dealings by THFCIL under the powers of these presents as regards the Charged Property and after the

security hereby constituted has become enforceable and THFCIL shall have determined to enforce the same shall from time to time and at all times execute and do all such assurances and things as THFCIL may require for facilitating the realisation of the Charged Property and for exercising all the powers authorities and discretion hereby conferred on THFCIL.

**14 Power of attorney**

The Borrower hereby irrevocably appoints THFCIL and any receiver appointed hereunder from time to time jointly and also severally to be its attorney in its name and on its behalf to execute and do all assurances acts and things which it ought to execute and do under the covenants and provisions herein contained and generally to use its name in the exercise of all or any of the powers hereby conferred on THFCIL or any receiver appointed by it PROVIDED THAT such appointment and authority shall lapse automatically in respect of the Borrower upon the discharge of the charge given by the Borrower pursuant to these presents.

**15 Indemnity**

THFCIL and every receiver attorney manager agent or other person appointed by THFCIL hereunder shall be entitled to be indemnified out of the Charged Property in respect of all liabilities and proper costs charges and expenses incurred by it or him in the execution of any powers or discretion vested in it or him pursuant to these presents and against all actions proceedings costs claims and demands in respect of any matter or thing done or omitted in anywise relating to these presents.

**16 Continuance of security**

16.1 This Security shall be continuing and not be satisfied by any intermediate payment or satisfaction of any part of the liabilities secured hereunder and shall be in addition to and not affected by any other encumbrance now or hereafter held by THFCIL for all or any part of such liabilities.

16.2 The provisions of Section 93 of the Law of Property Act 1925 shall not apply to this Charge.

**17 Discharge**

Subject to clause 19 hereof upon payment of all monies due under the Principal Agreement the Security Documents and hereunder THFCIL shall at the request and cost of the Borrower execute and do all such deeds acts and things as may be necessary to release the Charged Property or such part thereof as may remain vested in it or subject to this Deed from the charge herein contained.

**18 Substitute fixed assets**

Subject to the provisions of clause 19, 20 and 21 of the Principal Agreement and subject to clause 19 hereof the Borrower may at any time substitute for the Charged Property or any part thereof such other real property and/or Permitted Investments and/or cash (the **Substitute Fixed Assets**) and THFCIL will at the request of the Borrower and upon payment by the Borrower of all costs incurred including without limitation all costs properly incurred in obtaining a valuation of such property discharge the Charged Property or the appropriate part thereof provided that:



18.1 The Borrower shall obtain and provide a certified copy of the consent of the Regulator or the Welsh Assembly Government as appropriate under Section 9 of the Housing Act 1996 to the creation of the first legal charge over the Substitute Fixed Assets which comprise real property (as defined in the Principal Agreement).

18.2 The Borrower shall enter into a first fixed charge (in form and content satisfactory to THFCIL) over the Substitute Fixed Assets.

18.3 The Borrower shall deposit (for so long as it remains subject to a first fixed charge in favour of THFCIL) the title deeds of and each document evidencing the title of the Borrower to each such Substitute Fixed Asset with THFCIL and in connection therewith provide to THFCIL a certificate of title from solicitors approved by THFCIL in the form required by and satisfactory to THFCIL in respect of each such Substitute Fixed Asset. If for any reason a certificate of title is not delivered to THFCIL in a form which is satisfactory then the Borrower shall provide as security a property of equivalent value subject to a fixed charge in respect of which a satisfactory certificate of title is provided.

## 19 **Avoidance**

No assurance security guarantee or payment which may be avoided under any law relating to bankruptcy insolvency or administration (including Sections 238 239 242 243 or 245 of the Insolvency Act) and no release settlement discharge or arrangement given or made by THFCIL on the faith of any such assurance security guarantee or payment shall prejudice or affect the right of THFCIL to enforce the security created by or pursuant to these presents to the full extent of all the monies intended to be secured by these presents THFCIL may in its absolute discretion retain the security so created for a period of one month plus such statutory period within which any assurance security guarantee or payment can be avoided or invalidated after all monies intended to be secured by these presents shall have been paid in full notwithstanding any release settlement discharge or arrangement given or made by THFCIL on or as a consequence of such payment.

## 20 **Possession**

If THFCIL shall enter in possession of the Charged Property it may from time to time at pleasure go out of such possession and shall not be liable to account as mortgagee in possession while in fact out of such possession Provided that notice of such fact within seven days after its happening be given to the Borrower.

## 21 **Subsequent charges**

If THFCIL receives notice of any subsequent mortgage, charge assignment or other disposition affecting the Charged Property or any part thereof or interest therein, in breach of the provisions of these presents, THFCIL may open new accounts of the Borrower, if THFCIL does not open a new account then unless THFCIL gives express written notice to the contrary to the Borrower it shall nevertheless be treated as if it had done so at the time when it received such notice, and as from that time all payments made by or on behalf of the Borrower to THFCIL shall be credited or be treated as having been credited to the new account, and shall not operate to reduce the amount due from the Borrower to THFCIL at the time when it received notice.

22      **Provisions severable**

The illegality invalidity or unenforceability of any provisions of this Deed under the law of any jurisdiction shall not affect its legality validity or enforceability under the law of any other jurisdiction nor the legality validity or enforceability of any other provision of this Deed.

23      **Notices**

23.1      Each communication to be made hereunder shall be made in writing and may only be made by letter or by transmission of electronic mail to electronic mail address [offices@thfcorp.com](mailto:offices@thfcorp.com).

23.2      Any communication or document to be made or delivered by one person to the other pursuant to this Deed shall (unless that other person has by 15 days' written notice to the former specified another address) be made or delivered to that other person at the address identified with its signature in the Principal Agreement or the electronic mail address given in the preceding clause 23.1 of this Deed and marked for the attention of the officer identified therein and shall be deemed to have been made or delivered when left at that address (and a receipt received therefor) or (as the case may be) two days after being deposited in the post postage prepaid and by recorded delivery in an envelope addressed to it at that address or the next day following transmission in the case of electronic mail.

24      **Principal Agreement**

The terms of the Principal Agreement shall for the purposes of Section 2 of the Law of Property (Miscellaneous Provisions) Act 1989 be deemed to be incorporated herein.

25      **Law**

This Legal Charge shall be governed by the law of England and Wales.

26      **Rules**

The Borrower hereby certifies that the creation of the legal charge created by this Deed in favour of THFCIL does not contravene any provision of its Rules.

27      **Charity**

27.1      The land charged is held by **AmicusHorizon Limited** an exempt charity.

This Fixed Charge has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

### **Schedule**

**All that** freehold property situate at Flats 1 – 6, 15 Dunstons Grove, East Dulwich, London, SE22 0HJ as the same is registered at H.M. Land Registry with Title Absolute under Title Number TGL149137, TGL74114, SGL54059, SGL165078 & SGL473268 and situate at Flats 1 – 6 Caernarvon Court, Penshurst Way, Orpington, Kent, BR5 3QQ and Flats 1 – 9 Conway Court, Penshurst Way, Orpington, Kent, BR5 3QH as the same is registered at H.M. Land Registry with Title Number SGL596393

Executed as a deed by affixing THE )  
COMMON SEAL of AMICUSHORIZON )  
LIMITED in the presence of: )

Authorised signatory

*Paul Harker*

Authorised signatory

*B. Paul*

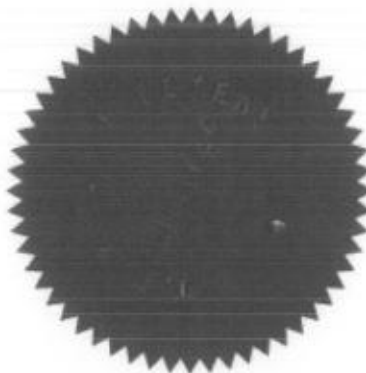
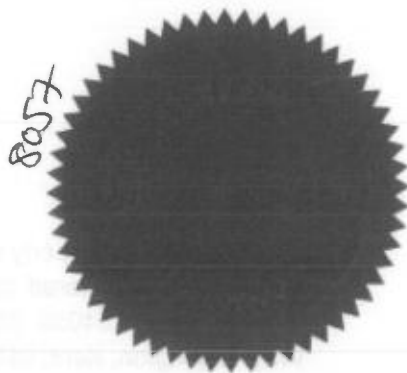
Executed as a deed by affixing THE )  
COMMON SEAL of T.H.F.C. (INDEXED) )  
LIMITED in the presence of: )

Authorised signatory

*Bill*

Authorised signatory

*Senella Edge*



IND 1016 / 01



BANK OF ENGLAND  
PRUDENTIAL REGULATION  
AUTHORITY



## Mutual Societies Application Form

### Notification of charges

**Full name of society or credit union:**

AmicusHorizon Limited

### **Important information you should read before completing this form**

Registered societies and credit unions can complete this form if they wish to:

- record a charge;
- register a floating charge (Scottish societies only);
- notify us of a partial or complete satisfaction of a charge; or
- notify us of a release of a charge.

You must not use this form if your society is

- a building society; or
- registered under one of the Friendly Societies Acts (1974 or 1992).

Please note:

- we have an information note that may assist you in completing this application.
- any personal details you give on the form will be placed on the society's file.
- it is important you give accurate and complete information and disclose all relevant information. If you do not, it may take us longer to assess your application.

Please keep a copy of the form and the supporting documents for future reference.

### **Terms in this form**

'FCA', 'PRA', 'us' and 'we' refer to the Financial Conduct Authority or Prudential Regulation Authority.

'You' refers to the person signing the form on behalf of the society or credit union.

'The 2014 Act' is the Co-operative and Community Benefit Societies Act 2014



## Mutual Societies Application Form

### Notification of charges

#### Filling in the form

**1** If you are using your computer to complete the form:

- use the TAB key to move from question to question and press SHIFT TAB to move back to the previous question; and
- print out the completed form and arrange for it to be signed in sections 1 and 2.

**2** If you are filling in the form by hand:

- use black ink;
- write clearly; and
- arrange for it to be signed in sections 1 and 2.

**3** If you make a mistake, cross it out and initial the changes, do not use correction fluid.

**4** If you:

- leave a question blank;
- do not get the form signed; or
- do not attach the required supporting information

without telling us why, we will have to treat the application as incomplete. This will increase the time taken to assess your application.

**5** If there is not enough space on the form, you may need to use separate sheets of paper. Clearly mark each separate sheet of paper with the relevant question number. Any separate sheets should be signed by the signatory to the form.

**6** Email a scanned copy of the signed form and supporting documents to

[mutual.societies@fca.org.uk](mailto:mutual.societies@fca.org.uk)

or

send it by post to:

**Mutuals Team**  
**Financial Conduct Authority**  
**25 The North Colonnade**  
**Canary Wharf**  
**LONDON**  
**E14 5HS**

# 1

## Details of charges

### Society or credit union details

#### 1.1 Society or credit union details

Register number	30786R
-----------------	--------

### Details of charges (fixed or floating)

#### 1.2 What are you applying to record or register?

- |  |                             |
|--|-----------------------------|
| <input checked="" type="checkbox"/> Recording a charge                           | ▶ Continue to question 1.3  |
| <input type="checkbox"/> Registering a floating charge (Scottish societies only) | ▶ Continue to question 1.3  |
| <input type="checkbox"/> Complete satisfaction of a charge                       | ▶ Continue to question 1.8  |
| <input type="checkbox"/> Partial satisfaction of a charge                        | ▶ Continue to question 1.11 |
| <input type="checkbox"/> Release of a charge                                     | ▶ Continue to question 1.14 |

### Recording/registering a charge (fixed or floating)

#### 1.3 Names of the parties the charge is made between

Name	(1) AmicusHorizon Limited
Name	(2) T.H.F.C (Indexed) Limited
Name	
Name	

#### 1.4 Date of Instrument (dd/mm/yyyy)

1	2	/	1	0	/	2	0	1	6
---	---	---	---	---	---	---	---	---	---

#### 1.5 You must confirm that a certified copy of the charge is attached

This must be certified with an original signature

☒ Yes

#### 1.6 Are you submitting this charge outside the 21 day time limit?

☒ No

☐ Yes ▶ Give the reasons why below

--



**Signature****1.7 This must be signed by one of the following:**

- the Secretary of the society or credit union; or
- a Solicitor acting on behalf of the society or credit union; or
- a person interested in the charge on behalf of the society or credit union.

Signature	<i>Trowers and Hamblins LLP</i>
Full name and address of signatory	Trowers & Hamblins LLP 55 Princess Street Manchester M2 4EW NZJ/10196.1075/TVC - X01
Position or capacity acting	Solicitors for and behalf of the Society
Date	19/10/2016

End of form

**Complete satisfaction of charge (fixed or floating)****1.8 Date the charge was satisfied (dd/mm/yyyy)**

			/				/				
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**1.9 You must confirm that you have attached a copy of both the original acknowledgment certificate and the first page of the charge**☐ Yes**1.10 Give details below of the property no longer charged, e.g. address**

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Continue to question 1.17

**Partial satisfaction of charge (fixed or floating)****1.11 Date the charge was partially satisfied (dd/mm/yyyy)**

			/				/				
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**1.12 You must confirm that you have attached a copy of both the original acknowledgment certificate and the first page of the charge**☐ Yes

# 2 Statutory Declaration

## Declaration

### 2.1 The Secretary and a member of the committee of management (or director) of the society or credit union must sign below in front of a commissioner for oaths (or a notary public or justice of the peace)

We do solemnly and sincerely declare that the particulars entered on this form in relation to the specified charge or floating charge are true to the best of our knowledge, information and belief.

And we make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act 1835.

#### Member of the committee of management (or director) of society or credit union

Name	
Signature	
Date	dd/mm/yy

#### Secretary of society

Name	
Signature	
Date	dd/mm/yy

#### Declared before

- ☐ a solicitor;  
☐ a commissioner for oaths;  
☐ notary public; or  
☐ justice of the peace

Name	
Declared at	
Signature	
Date	dd/mm/yy

#### End of form

## £

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### Release of charge (fixed or floating)

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 / 

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☐ Yes

**Signature**

Signature	
Full name	
Date	dd/mm/yy

FCA • Mutuals notification of charges (F) • Release 2 • July 2014