MR01
Particulars of a charge

Go online to file this information at www.gov.uk/companieshouse
A fee is be payable with please see ‘How to pay’ on

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 that
instrument. Use form MR08.

This form must be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge. If
delivered outside of the 21 days it will be rejected unless it is accompanied by a
court order extending the time for delivery.

You must enclose a certified copy of the instrument with this form. This will be
scanned and placed on the public record. Do not send the original.

1
Company details
Company number 5 3 9 1 3 8
Company name in full QUEEN'S HOUSE (KELSO) LIMITED

2
Charge creation date
Charge creation date 20 03 98 20 01 7

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 The Royal Bank of Scotland plc

Name

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.
MR01
Particulars of a charge

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
ALL and WHOLE the subjects known as and forming Queen’s House, Angrafiat Road, Kelso, TD5 7NS.

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 *
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.

☐

*This statement may be filed after the registration of the charge (see form MR06).

9 Signature
Please sign the form here.

Signature

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

06/16 Version 2.1
**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.

<table>
<thead>
<tr>
<th>Contact name</th>
<th>Stephanie McLaren</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company name</td>
<td>Ballfour+Manson LLP</td>
</tr>
<tr>
<td>Address</td>
<td>56-66 Frederick Street</td>
</tr>
<tr>
<td>Post town</td>
<td>Edinburgh</td>
</tr>
<tr>
<td>County/Region</td>
<td>Midlothian</td>
</tr>
<tr>
<td>Postcode</td>
<td>EH2 1LS</td>
</tr>
<tr>
<td>Country</td>
<td>UK</td>
</tr>
<tr>
<td>DX</td>
<td>ED 4 EDINBURGH</td>
</tr>
<tr>
<td>Telephone</td>
<td>0131 200 1434</td>
</tr>
</tbody>
</table>

**Important information**

Please note that all information on this form will appear on the public record.

**How to pay**

A fee of £23 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.

**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.

**Further information**

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse
CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 539138

Charge code: SC53 9138 0002

The Registrar of Companies for Scotland hereby certifies that a charge dated 3rd August 2017 and created by QUEEN'S HOUSE (KELSO) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th August 2017.

Given at Companies House, Edinburgh on 18th August 2017

Companies House
THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

<table>
<thead>
<tr>
<th>Owner:</th>
<th>QUEENS HOUSE (KELSO) LIMITED, a Company incorporated under the Companies Acts in Scotland with Company Number 539138 and having its Registered Office at Academy House, Shedden Park Road, Kelso, Roxburghshire TD5 7AL, sometime known as Redcross Housing Association (Roxburghshire) Limited and thereafter, Queens House (Kelso) Limited having changed their name from Red Cross Housing Association to Queens House (Kelso) Limited by registration of change of name on 11 July 1996 in terms of the Rules under the Industrial and Provident Societies Act 1965, Queens House (Kelso) Limited having been a Company registered under The Industrial and Provident Societies Acts 1893 to 1928 and having their Registered Office formerly at 17 High Street, Hawick and latterly at 10 The Square, Kelso, Roxburghshire.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bank:</td>
<td>The Royal Bank of Scotland plc, Company Number SC90312, Credit Documentation, 1 Hardman Boulevard, Manchester, M3 3AQ.</td>
</tr>
<tr>
<td>Property:</td>
<td>ALL and WHOLE the subjects known as and forming Queens House, Angrafiart Road, Kelso TD5 7NS in the Roxburgh District of Borders Region and for the purchase of registration of writs in the County of Roxburgh being the subjects shown delineated in red on the Plan annexed and executed as relative hereto and being PART AND PORTION of ALL and WHOLE that piece of ground situated on the west side of the public road leading from the Kelso to Smalholm Road at the Angrafiart Plantation to Kelso Racecourse containing 4 acres and 45 decimal or one thousandth parts of an acre Imperial Measure and being the subjects more particularly described in in Feu Farm disponed by and shown delineated and coloured red on the sketch or plan annexed and executed as relative to Feu Charter by James Brunton Commission for His Grace Sir Henry John Innes Ker Baronet Duke and Earl of Roxburghe in favour of the County Council of the County of Roxburgh dated 29 April and recorded in the Division of the General Register of Sasines applicable to the County of Roxburgh on 6 June 1902; Together with (One) the whole rights common, mutual and otherwise pertaining thereto, (Two) the parts, privileges and pertinents effering thereto including without prejudice to the foregoing generality the servitude rights of access and wayleaves reserved to the proprietors of the subjects hereby secured within the Disposition by Queen's House (Kelso) Limited in favour of the Firm of J S Crawford registered in the Land Register of Scotland under Title Number ROX3470 on Second August Two Thousand and Two including a servitude right of vehicular and pedestrian access over those parts of the private roadways now known as Jubilee Drive and Queens Acre, Kelso shown coloured brown on the said plan annexed and executed as relative hereto, (Three) the fittings and fixtures therein and thereon and (Four) the Owners whole right title and interest present and future, therein and thereto.</td>
</tr>
</tbody>
</table>

Ancillary Rights: | All rights ancillary to ownership of the Property as more fully described in the Terms |
1 Obligations

1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The Obligations are all the Owner’s liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an Other Person)) and all obligations under this standard security and include:

1.1.1 Interest at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank,

1.1.2 any expenses the Bank incurs (on a full indemnity basis and with Interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.

1.2 A Certificate signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

2 Charge

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

2.1 grants a standard security to the Bank over the Property, and

2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

3 Standard Conditions

The Owner agrees that the Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

4 Warrantice

The Owner grants warrantice but excepting therefrom the Standard Security granted by Red Cross Housing Association (Roxburghshire) Limited in favour of The Royal Bank of Scotland plc recorded in the Division of the General Register of Sasines applicable to the County of Roxburgh on First July Nineteen Hundred and Eighty Eight.
Owner – Company

5 Registration and execution

The Owner consents to registration of this standard security and any Certificate for execution. This standard security is executed as follows:

Signature of Director/secretary/authorised signatory
RAYMOND JOHN JONES
Full name of above (print)
LINDA MAY FULTON (WITNESS)
LINDA MAY FULTON
Address of witness
2 PRESTON COTTAGES, DUNS,
TD 11 3TQ.

Signature of director/secretary/authorised signatory
GEOBART HASSACK YOUNG
Full name of above (print)
23rd May 2017
Date of signing
KELSO

July 2011