

000027/24

In accordance with Sections 859A and 859J of the Companies Act 2006.

MR01

Particulars of a charge



Companies House



Go online to file this information:
gov.uk/companieshouse

A fee is payable with this form
Please see 'How to pay' on the last page.

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.

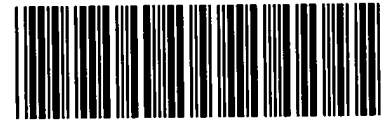
For further information, please refer to our guidance at:
gov.uk/companieshouse

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. It must be scanned and placed on the public record. **Do not send the original.**

WEDNESDAY



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A07

09/07/2025

#287

COMPANIES HOUSE

1 Company details

Company number S C 8 4 2 5 5 2

Company name in full 1ST CONNECT HOMES LTD

For official use

→ **Filling 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 2 5 0 8 2 0 2 5

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 VIDA BANK LIMITED TRADING AS VIDA HOMELOANS

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.

MRO1

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 PROPERTY KNOWN AS 55
HAMMERMAN AVENUE, ABERDEEN, AB24 4SE BEING THE
SUBJECTS REGISTERED IN THE LAND REGISTER OF
SCOTLAND UNDER TITLE NUMBER ABN115195

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.

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

9 Authentication ²

Enter your printed name. You do not need to include a signature.

Name

CHARLOTTE HARLOW

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

²Authentication
This will appear on the public record.

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 CHARLOTTE HARLOW

Company name MOV8 REAL ESTATE

Address 6 REDHEUGHS RIGG

Post town EDINBURGH

County/Region

Postcode E H 1 2 9 Q D

Country SCOTLAND

DX 550449 EDINBURGH 44

Telephone 0131 573 7090

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 authenticated 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 £24 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'

How to send your form

You can upload certain forms to Companies House instead of sending them by post.

If you need to post your form, you must send it to the correct address.

For more information on where to send the form visit:

gov.uk/companies-house/offices

Further information

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

This form is available in an alternative format. Please visit the forms page on our website: **gov.uk/companieshouse**

I certify this document as a true copy



Name: Charlotte Harrow

Signature: Charlotte Harrow

Date: 04/07/2025

Branch: Edinburgh

Vida Homeloans

1 Battle Bridge Lane

London SE1 2HP

www.vidahomeloans.co.uk

STANDARD SECURITY (BUY TO LET)

The Lender: Vida Bank Limited trading as Vida Homeloans, registered in England with company number 09837692 having its registered office at 1 Battle Bridge Lane, London, SE1 2HP and its successors in title, assignees and transferees.

The Borrower: (name and address)

1st Connect Homes Ltd, registered office at 21 Muirhouse Crescent, Edinburgh, EH14 4QF
Company/LLP number (if applicable): SC842552

The Consentor (if applicable): (name and address)

Property: ALL and WHOLE

the property known as 55 Hammerman Avenue, Aberdeen, AB24 4SE being the subjects registered in the Land Register of Scotland under Title Number AB115195 together with the buildings and erections and the heritable fixtures and fittings thereon, the parts, privileges and pertaining thereto including the benefit of all servitudes and title conditions pertaining thereto and the Borrower's whole right title and interest present and future in and to the subjects and others aforesaid.

Mortgage Conditions: Vida Homeloans: Buy to Let Mortgage Loan Terms and Conditions 2024 (Scotland) dated 4 March 2024 and registered in the Books of Council and Session on 29 November 2024.

1. This Standard Security incorporates the Mortgage Conditions and any Offer, the terms of which are incorporated in this Standard Security, copies of which the Borrower acknowledges having received and words defined in which, unless otherwise defined herein, have the same meaning in this Standard Security.
2. The Borrower hereby in security of (i) the payment to the Lender of all monies at any time payable or to become payable by the Borrower to the Lender under the terms of the Mortgage Conditions and any Offer, or on any account whatsoever and (ii) the performance of all other obligations at any time owed by the Borrower to the Lender, with (if applicable) the CONSENT of the Consentor as spouse or civil partner of the Borrower for the purposes of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended or (as applicable) the Civil Partnership Act 2004 as amended, GRANTS in favour of the Lender a Standard Security over ALL and WHOLE the Property.
3. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, as amended by (i) the Redemption of Standard Securities (Scotland) Act 1971 and (ii) the Mortgage Conditions and any Offer, and any lawful variation thereof operative for the time being, shall apply to this Standard Security.
4. The Borrower confirms that the declaration (if applicable) which is attached to this Standard Security shall be regarded as part of this Standard Security.

Vida Homeloans is a trading name of Vida Bank Limited, registered in England and Wales with company number 09837692 with its registered office at 1 Battle Bridge Lane, London, SE1 2HP. Vida Bank Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority with Financial Services Register Firm Reference Number 738741.

SSBTL V6 0325

STANDARD SECURITY (BUY TO LET)

5. The Borrower grants warrandice and the parties hereto consent to registration of this Standard Security for execution.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with (if applicable) the plan annexed and executed as relative hereto executed for and on behalf of the Borrower and (as applicable) the Consentor as undernoted:

BORROWER

BORROWER (name (in block capitals), signature, capacity of signatory if corporate borrower (e.g. director, authorised signatory, member, partner), place and date of signing)	WITNESS (name (in block capitals), signature and address - each signature to be separately witnessed)
Name (BLOCK CAPITALS): DOLAPO TALABI Signature: <i>[Handwritten Signature]</i> Position (if corporate borrower): DIRECTOR At: GLASCOW On: 19 June 2005	Name of Witness (BLOCK CAPITALS): MARJIE MCNEIL Signature: <i>[Handwritten Signature]</i> Address: 77 RENFREW STREET GLASGOW G2 3BZ
Name (BLOCK CAPITALS): Signature: Position (if corporate borrower): At: On:	Name of Witness (BLOCK CAPITALS): Signature: Address:
Name (BLOCK CAPITALS): Signature: Position (if corporate borrower): At: On:	Name of Witness (BLOCK CAPITALS): Signature: Address:
Name (BLOCK CAPITALS): Signature: Position (if corporate borrower): At: On:	Name of Witness (BLOCK CAPITALS): Signature: Address:



STANDARD SECURITY (BUY TO LET)

CONSENTOR (if applicable)

CONSENTOR (name (in block capitals), signature, place and date of signing)	WITNESS (name (in block capitals), signature and address)
Name (BLOCK CAPITALS): Signature: At: On:	Name of Witness (BLOCK CAPITALS): Signature: Address:

Chamote Hallow
Authorised Signatory of
MOV8 Real Estate Ltd
as Attorney for
Dolapo Talabi



STANDARD SECURITY (BUY TO LET)

DECLARATION

(To be used in cases where the Borrower is an individual and the foregoing Standard Security is not signed by a Consentor)

The **Borrower:** (name and address)

Property:

being ALL and WHOLE the subjects more fully described in the foregoing Standard Security.

1. This is the declaration referred to in the foregoing Standard Security by the Borrower in favour of the Lender over the Property.
2. The Borrower **HEREBY DECLARES** that the Property is not a Matrimonial Home as defined in and in relation to which a spouse of the Borrower has occupancy rights under the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended or a Family Home as defined in and in relation to which a civil partner of the Borrower has occupancy rights under the Civil Partnership Act 2004 as amended.

IN WITNESS WHEREOF this declaration is subscribed by the Borrower as undernoted:

BORROWER

BORROWER (name (in block capitals), signature, place and date of signing)

WITNESS (name (in block capitals), signature and address)

Name (BLOCK CAPITALS):

Signature:

At:

On:

Name of Witness (BLOCK CAPITALS):

Signature:

Address:

I certify this document as a true copy and confirm it presents a true likeness

Name: Chauotte Mallou

Signature: [Signature]

Date: 19 June 2005

Branch: GLASGOW

Grantor	<u>THOMAS TALABI</u> GRANTER 1 FULL NAME
	<u>21 MURRHOWSE CRESCENT</u> GRANTER 1 ADDRESS LINE 1
	<u>EDINBURGH</u> GRANTER 1 ADDRESS LINE 2
	<u>EH4 4QF</u> GRANTER 1 POSTCODE
	<u>DOLAPO TALABI</u> GRANTER 2 FULL NAME
	<u>21 MURRHOWSE CRESCENT</u> GRANTER 2 ADDRESS LINE 1
	<u>EDINBURGH</u> GRANTER 2 ADDRESS LINE 2
	<u>EH4 4QF</u> GRANTER 2 POSTCODE
	Where the Grantor is more than one person, the term 'Grantor' shall be deemed to comprise (a) the persons comprising the Grantor acting jointly and (b) each of the persons comprising the Grantor acting individually and severally from the other persons comprising the Grantor
MOV8	MOV8 Real Estate Limited, having its registered office at 6 Redheughs Rigg, Edinburgh, EH12 9DQ
Transactions	Any dealing in property (including, but not restricted to sales, purchases and remortgages) where MOV8 has received instructions from or on behalf the Grantor.

The Grantor, hereby appoints MOV8 to be their attorney, with full power to carry out the actions described below in respect of the Transactions and they confer upon MOV8 the following powers to be exercised at such time or times and in such manner and generally on such terms and conditions as MOV8 in its sole discretion thinks in respect of the following actions:-

1. To execute and deliver on behalf of the Grantor any Disposition or Conveyance, Standard Security or other document pertaining to the Transactions, including any Security, Deed of Variation, Declaration (including any Declaration of any kind, including Declarations in connection with occupancy rights issues for properties affected by Matrimonial Homes legislation), Land and Buildings Transaction Tax Mandate, ARTL Mandate, Assignation, Minute of Agreement in connection with Shared Equity transactions (including Help to Buy and LIFT funded transactions), mandates needing to be issued to other solicitors, local authorities and any other organisations, or other document as MOV8 may specify as required in respect of the Transactions;
2. To grant, execute and deliver, or to accept, any deeds or documents necessary or appropriate to exercise any of the powers conferred upon MOV8.

The Grantor provides and declares that:-

- All acts and deeds done or granted by MOV8 by virtue of the powers conferred in this document shall be as valid and binding as if done or granted by the Grantor;

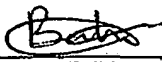

- Persons paying money or transferring property to MOV8 shall not be concerned with or be bound to see the application of such money or property;
- The Granter binds themselves to ratify, approve of and confirm all that MOV8, or any agent appointed by them, shall do or cause to be done in virtue of the powers contained in this document;
- This appointment shall remain in force until recalled by the Granter in writing but, until MOV8 shall have received recorded delivery notice of such recall or of other lawful termination of this appointment, MOV8 shall be entitled to continue to act in terms of this document;
- All powers conferred by this document shall be operative and may be acted and relied upon by third parties upon production of a certified copy of this document until they shall have had notice of such recall or other termination however occasioned; and
- MOV8 shall be bound, by acting in terms of this document, to account to the Granter for their intromissions arising from their actions under this document and to make payment to the Granter of whatever balance may be due to the Granter upon being relieved of all obligations and liabilities undertaken or incurred on the Granter's behalf; but declaring that MOV8 shall incur no responsibility whatever in respect of the actings, intromissions or management of any bankers, brokers or other agents employed by them or of any substitute Attorney whom they may appoint.
- With regard to the endurance and termination of the above powers they shall be operative until (a) the Granter's Attorney shall have received notice of recall or termination, or (b) that date 12 months from the date hereof whichever shall be earlier.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are executed by the Granter as follows:-

At EDINBURGH [ENTER NAME OF THE TOWN E.G. EDINBURGH]

On 15 May 2025 [ENTER DATE E.G. 1 NOVEMBER 2019]


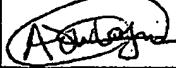
In the presence of this Witness

Witness Signature 	Granter 1 Signature 
Witness Full Name (Print) BABATUNDE TALABI	
Witness Address (Print) 33/3 PENNYWELL GARDENS EH4 4WJ	
Witness Occupation (Print) PRODUCT MANAGER	

At EDINBURGH [ENTER NAME OF THE TOWN E.G. EDINBURGH]

On 15 May 2025 [ENTER DATE E.G. 1 NOVEMBER 2019]

In the presence of this Witness

Witness Signature 	Granter 2 Signature 
Witness Full Name (Print) BABATUNDG TALABI	
Witness Address (Print) 33/3 PENNYWELL GARDENS EH4 4WJ	
Witness Occupation (Print) PRODUCT MANAGER	



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 842552

Charge code: SC84 255 2 0001

The Registrar of Companies for Scotland hereby certifies that a charge dated 25th June 2025 and created by 1ST CONNECT HOMES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th July 2025 .

Given at Companies House, Edinburgh on 11th July 2025



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES