

25 September 2012

## Official copy/copies

Your ref  
TRIDENT HOUSE

Our ref  
TGL246455/OC/121

The official copy/copies of the document(s) you applied for is/are enclosed.

Land Registry  
Telford Office  
Parkside Court  
Hall Park Way  
Telford  
Shropshire  
TF3 4LR

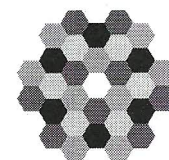
Please contact the Land Registry office named if you have any questions about the enclosed official copy/copies.

DX 28100 Telford 2  
Tel 0300 006 0006  
Fax 0300 006 0026  
Email [telford.office@landregistry.gsi.gov.uk](mailto:telford.office@landregistry.gsi.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

TRIDENT HOUSE

Leonard Nii Boye Mettle  
Flat 7  
Trident House  
Merbury Road  
West Thamesmead, London  
SE28 0NB

213



# Official copy of register of title

Title number TGL246455

Edition date 15.10.2008

- This official copy shows the entries in the register of title on 25 September 2012 at 09:22:19.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 25 September 2012.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Telford Office.

## A: Property register

This register describes the land and estate comprised in the title.

### GREENWICH

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Flats 1 to 30 (inclusive), Trident House, Merbury Road, London (SE28 0NB).

2 (08.06.1999) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title and other land dated 31 March 1999 made between (1) Thamesmead Town (Transferor) and (2) Clevercontrast Limited (Transferee):-

"THE TRANSFEROR WITH FULL TITLE GUARANTEE HEREBY TRANSFERS THE PROPERTY TO THE TRANSFEEE

2.1 TOGETHER WITH inter alia

2.1.1 All wayleaves easements and quasi easements of which the Property enjoys the benefit at the date hereof or which would exist for the enjoyment of the Property if the Property and the Retained Land were in separate ownership, and

2.1.2 All rights advantages benefits of covenants owned annexed to or enjoyed by the Property at the date hereof

.....

2.2 but SUBJECT TO

2.2.1 all matters recorded in the Titles except the Floating Charge dated 27 July 1987 and made between Thamesmead Town (1) and London Residuary Body (2)

2.2.2 all easements wayleaves licences leases and other arrangements

## A: Property register continued

existing at the date hereof serving or benefitting the Transferor or Retained Land or which would exist or be necessary for the enjoyment of the Retained Land if the Property and the Retained Land were in separate ownership

2.2.3 all rights advantages benefits and covenants owned or annexed to or enjoyed by the Retained Land at the date hereof"

- 3 (25.10.2004) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 27 September 2004 referred to in the Charges Register.
- 4 The Transfer dated 27 September 2004 referred to above contains provisions as to light or air, boundary structures and other matters.

## B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (25.10.2004) PROPRIETOR: GALLIONS HOUSING ASSOCIATION LIMITED (Industrial and Provident Society No. IP28979R) of Harrow Manor Way, London SE2 9XH.
- 2 (25.10.2004) The value stated as at 25 October 2004 was £5,629,000.
- 3 (25.10.2004) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of the proprietor by its secretary (or by two trustees, if a charitable trust) or its solicitor or licensed conveyancer that the provisions of section 9 of the Housing Act 1996 have been complied with.
- 4 (25.10.2004) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by his or their personal representatives (excluding a charge made contemporaneously with the Transfer dated 27 September 2004 referred to in the Charges Register) or transfer by the proprietor of any registered charge is to be completed by registration without a certificate signed by the secretary or solicitor to Holding & Management (Solitaire) Limited of Clinton House, High Street, Coleshill, Warwickshire B46 3BP that the provisions of paragraph 13(a) of the said Transfer have been complied with.
- 5 (15.10.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 11 July 2008 in favour of Lloyds TSB Bank PLC referred to in the Charges Register or, if appropriate, signed on such proprietor's behalf by its secretary or conveyancer.

## C: Charges register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land in this title and other land dated 19 December 1975 made between (1) The Queen's Most Excellent Majesty (2) The Secretary of State for Defence (3) The Crown Estate Commissioners (the Commissioners) and (4) Greater London Council (the Council) contains the following covenant affecting the land in this title and other land:-

"THE Council hereby covenants with the Secretary of State TO THE INTENT that the burden of this covenant may run with and bind the property firstly hereby conveyed and every part thereof into whosoever hands the same may come and TO THE INTENT that the benefit thereof may be annexed to and run with the retained land and every part thereof that neither the property firstly hereby conveyed nor any part thereof shall be used for any noisy noxious or offensive trade or business or for any purpose which may be or become a nuisance damage or annoyance to the Secretary of State or other the owners or occupiers for the time being of the retained land or any part thereof."

NOTE: The retained land referred to lies to the south of the land in this title.

- 2 (06.01.1999) The land is subject to the following rights granted by a Transfer dated 20 November 1998 of land lying to the south of the land in this title made between (1) Thamesmead Town Limited (Transferor) (2) Barratt Homes Limited (Company) and (3) Landmark Housing Association Limited (Transferee):-

"Together with the rights and easements specified in the First Schedule hereto

### THE FIRST SCHEDULE

(Rights granted to the Transferee)

1. Full right and liberty for the Transferee and all persons authorised by him (in common with all other persons entitled to the like right) that at all times by day or by night to the extent necessary for the purpose of domestic use and convenience incidental to the occupation of the Property

(a) to go pass and repass with or without motor vehicles over and along the roadways and on foot only over the paths on the Estate leading to the Property or any garage or common parking area

(b) to go pass and repass with or without motor vehicles over and along such part of the Amenity Areas as may be necessary to gain access to the Property

(c) to go pass and repass on foot only over and along the pathways of the Estate leading to the Property

2. Full right and liberty for the Transferee and all persons authorised by him (in common with all other persons entitled to the like right) to use the Amenity Areas for the purpose of rest and quiet recreation (not involving the playing of games) subject to such regulations for the common enjoyment thereof as the Company may from time to time prescribe

.....

4. The free and uninterrupted passage and running of water soil gas and electricity to and from the Property through the Conduits which are now or may at any time within the Perpetuity Period be laid in or under or over

2121

## C: Charges register continued

the Estate

5. The right for the Transferee with or without workmen and others at all reasonable times on reasonable notice (except in cases of emergency) to enter into and upon other parts of the Estate for the purpose of repairing cleansing maintaining or renewing any sewers drains watercourses cisterns gutters pipes and wires which solely serve the Property and of laying down of any replacement sewers drains watercourses cisterns gutters cables pipes and wires causing as little disturbance as possible and making good any damage caused thereby

6. The benefit of the respective covenants obligations and restrictions contained in the Transfer of any other plot on the Estate made by the Transferor within the Perpetuity Period  
 .....

PROVIDED ALWAYS that none of the rights specified in this Schedule shall apply to or be exercised over any electricity sub-station site or sites land or apparatus of any statutory undertakers or of British Telecom or of any other persons having similar rights included in the Estate."

3 (25.10.2004) A Transfer dated 27 September 2004 made between (1) Tilfen Land Limited and (2) Gallions Housing Association Limited contains restrictive covenants.

*NOTE: Copy filed.*

4 (25.10.2004) The Transfer dated 27 September 2004 referred to above contains a grant of rentcharges as therein mentioned.

5 (19.11.2004) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

6 (15.10.2008) REGISTERED CHARGE dated 11 July 2008 affecting also other titles.

*NOTE: Charge reference TGL174852.*

7 (15.10.2008) Proprietor: LLOYDS TSB BANK PLC (Co. Regn. No. 2065) of 25 Gresham Street, London EC2V 7HN.

8 (15.10.2008) The proprietor of the Charge dated 11 July 2008 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	19.11.2004 1 (part of)	Flat 7, Trident House (Ground Floor)	22.10.2004 125 years from 1.4.2004	TGL248018
2	30.11.2004 1 (part of)	Flat 19, Trident House (Second Floor)	12.11.2004 125 years from 1.4.2004	TGL248529
3	01.12.2004 1 (part of)	Flat 25, Trident House (Penthouse Level)	22.11.2004 125 years from 1.4.2004	TGL248572

## Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
4	15.12.2004 1 (part of)	Flat 8, Trident House (Ground Floor )	29.10.2004 125 years from 1.4.2004	TGL249302
5	15.02.2004 1 (part of)	Flat 2, Trident House (Ground Floor)	22.10.2004 125 years from 1.4.2004	TGL249303
6	15.02.2004 1 (part of)	Flat 6, Trident House (Ground Floor)	03.11.2004 125 years from 1.4.2004	TGL249304
7	15.02.2004 1 (part of)	Flat 10, Trident House (First Floor)	29.10.2004 125 years from 1.4.2004	TGL249305
8	15.02.2004 1 (part of)	Flat 15, Trident House (First Floor)	29.10.2004 125 years from 1.4.2004	TGL249306
9	15.12.2004 1 (part of)	Flat 11, Trident House (First Floor)	27.10.2004 125 years from 1.4.2004	TGL249307
10	30.12.2004 1 (part of)	Flat 21, Trident House (Second Floor)	20.12.2004 125 years from 1.4.2004	TGL249864
11	09.02.2005 1 (part of)	Flat 29, Trident House (Penthouse Level)	14.01.2005 125 years from 1.4.2004	TGL251879
12	03.03.2005 1 (part of)	Flat 13, Trident House (First Floor)	26.11.2004 125 years from 1.4.2004	TGL252890
13	11.03.2005 1 (part of)	Flat 20, Trident House (Second Floor)	10.12.2004 125 years from 1.4.2004	TGL253172
14	12.04.2005 1 (part of)	Flat 4, Trident House (Ground Floor)	30.11.2004 125 years from 1.4.2004	TGL254272
15	15.04.2005 1 (part of)	Flat 30, Trident House (Penthouse Level)	11.03.2005 125 years from 1.4.2004	TGL254459
16	14.06.2005 1 (part of)	Flat 28, Trident House (Penthouse Level)	20.12.2004 125 years from 1.4.2004	TGL256921
17	16.06.2005 1 (part of)	Flat 3, Trident House (Ground Floor)	15.10.2004 125 years from 1.4.2004	TGL257074
18	11.07.2005 1 (part of)	Flat 16 Trident House (First Floor)	29.04.2005 125 years from 1.4.2004	TGL258121

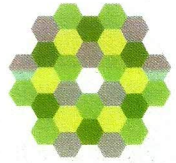
## Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
19	15.07.2005 1 (part of)	Flat 27 Trident House (Penthouse Level)	17.06.2005 125 years from 1.4.2004	TGL258411
20	12.08.2005 1 (part of)	Flat 5 Trident House (Ground Floor)	28.06.2005 125 years from 1.4.2004	TGL259794
21	26.09.2005 1 (part of)	Flat 1 Trident House (Ground Floor)	04.08.2005 125 years from 1.4.2004	TGL261859
22	29.09.2005 1 (part of)	Flat 14 Trident House (First Floor)	12.08.2005 125 years from 1.4.2004	TGL262090
23	19.10.2005 1 (part of)	Flat 26 Trident House (Penthouse Level)	23.09.2005 125 years from 1.4.2004	TGL263030
24	18.11.2005 1 (part of)	Flat 24 Trident House (Second Floor)	12.08.2005 125 years from 1.4.2004	TGL264429
25	21.11.2005 1 (part of)	Flat 9 Trident House (First Floor)	06.05.2005 125 years from 1.4.2004	TGL264489
26	23.11.2005 1 (part of)	Flat 23 Trident House (Second Floor)	27.10.2005 125 years from 1.4.2004	TGL264859
27	23.11.2005 1 (part of)	Flat 7 Trident House (Second Floor)	26.10.2005 125 years from 1.4.2004	TGL264592
28	01.12.2005 1 (part of)	Flat 22 Trident House (Second Floor)	14.10.2005 125 years from 1.4.2004	TGL265020
29	09.12.2005 1 (part of)	Flat 18 Trident House (Second Floor)	18.11.2005 125 years from 1.4.2004	TGL265390
30	21.12.2005 1 (part of)	Flat 12 Trident House (First Floor)	04.11.2005 125 years from 1.4.2005	TGL265861

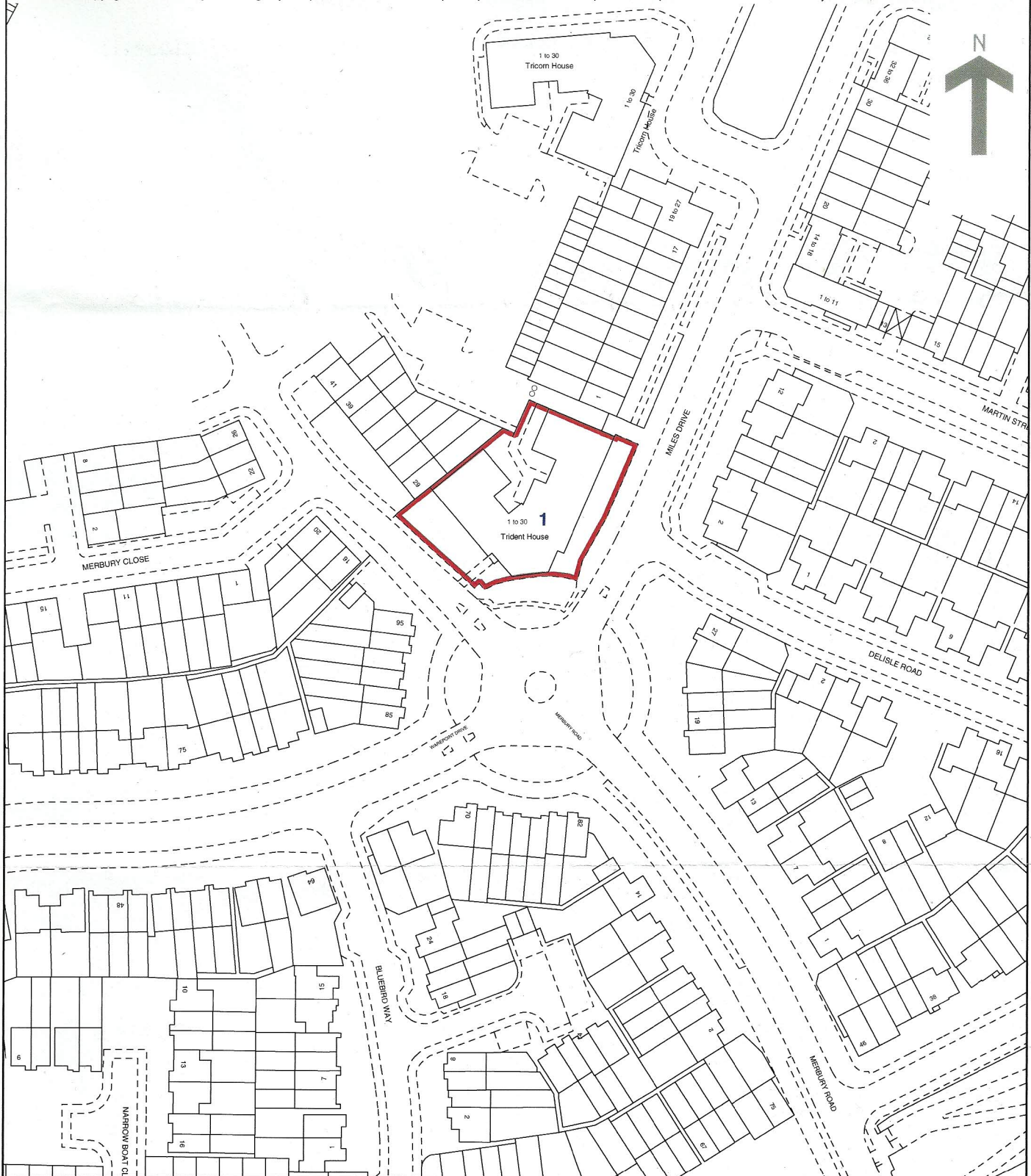
End of register

Land Registry  
Official copy of  
title plan

Title number **TGL246455**  
Ordnance Survey map reference **TQ4480SE**  
Scale **1:1250**  
Administrative area **Greenwich**



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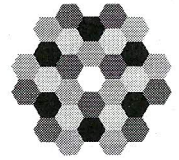


**This official copy issued on 25 September 2012 shows the state of this title plan on 25 September 2012 at 09:53:13. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).**

**This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.**

**This title is dealt with by Land Registry, Telford Office.**





25 September 2012

Your ref  
TRIDENT HOUSE

Our ref  
TGL248018/OC/121

Land Registry  
Telford Office  
Parkside Court  
Hall Park Way  
Telford  
Shropshire  
TF3 4LR

DX 28100 Telford 2  
Tel 0300 006 0006  
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## Official copy/copies

The official copy/copies of the document(s) you applied for is/are enclosed.

Please contact the Land Registry office named if you have any questions about the enclosed official copy/copies.

TRIDENT HOUSE

Leonard Nii Boye Mettle  
Flat 7  
Trident House  
Merbury Road  
West Thamesmead, London  
SE28 0NB



## Official copy of register of title

Title number TGL248018

Edition date 04.02.2011

- This official copy shows the entries in the register of title on 25 September 2012 at 09:20:17.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 25 September 2012.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Telford Office.

### A: Property register

This register describes the land and estate comprised in the title.

#### GREENWICH

- 1 (19.11.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 7, Trident House, Merbury Road, London (SE28 0NB).

NOTE: Only the ground floor flat is included in the title.

- 2 (19.11.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 22 October 2004  
Term : 125 years from 1 April 2004  
Parties : (1) Gallions Housing Association Limited  
(2) Leonard Nii Boye Mettle

NOTE: The Lessee is under an obligation to surrender the lease in the circumstances therein mentioned

- 3 (19.11.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (19.11.2004) The Transfer dated 27 September 2004 referred to in the charges register contains provisions as to light or air, boundary structures and other matters.
- 5 (19.11.2004) The landlord's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

## B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (19.11.2004) PROPRIETOR: LEONARD NII BOYE METTLE of Flat 7, Trident House, Merbury Road, London SE28 0NB.
- 2 (19.11.2004) The price, other than rents, stated to have been paid on the grant of the lease was £82,500.
- 3 (19.11.2004) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 22 October 2004 in favour of OneSavings Bank PLC referred to in the Charges Register.
- 4 (19.01.2005) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, is to be registered without a certificate signed on behalf of Gallions Housing Association Limited by its secretary or conveyancer that the provisions of clause 13(15)(d) of the registered Sub-Underlease dated 22 October 2004 and made between (1) Gallions Housing Association Limited and (2) Leonard Nii Boye Mettle has been complied with.

## C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (19.11.2004) A Conveyance of the freehold estate in the land in this title and other land dated 19 December 1975 made between (1) The Queen's Most Excellent Majesty (2) The Secretary of State for Defence (3) The Crown Estate Commissioners (the Commissioners) and (4) Greater London Council (the Council) contains the following covenant affecting the land in this title and other land:-

"THE Council hereby covenants with the Secretary of State TO THE INTENT that the burden of this covenant may run with and bind the property firstly hereby conveyed and every part thereof into whosoever hands the same may come and TO THE INTENT that the benefit thereof may be annexed to and run with the retained land and every part thereof that neither the property firstly hereby conveyed nor any part thereof shall be used for any noisy noxious or offensive trade or business or for any purpose which may be or become a nuisance damage or annoyance to the Secretary of State or other the owners or occupiers for the time being of the retained land or any part thereof."

NOTE: The retained land referred to lies to the south of the land in this title.

- 2 (19.11.2004) The land is subject to the following rights granted by a Transfer dated 20 November 1998 of land lying to the south of the land in this title made between (1) Thamesmead Town Limited (Transferor) (2) Barratt Homes Limited (Company) and (3) Landmark Housing Association Limited (Transferee):-

"Together with the rights and easements specified in the First Schedule hereto

# C: Charges register continued

## THE FIRST SCHEDULE

(Rights granted to the Transferee)

1. Full right and liberty for the Transferee and all persons authorised by him (in common with all other persons entitled to the like right) that at all times by day or by night to the extent necessary for the purpose of domestic use and convenience incidental to the occupation of the Property

(a) to go pass and repass with or without motor vehicles over and along the roadways and on foot only over the paths on the Estate leading to the Property or any garage or common parking area

(b) to go pass and repass with or without motor vehicles over and along such part of the Amenity Areas as may be necessary to gain access to the Property

(c) to go pass and repass on foot only over and along the pathways of the Estate leading to the Property

2. Full right and liberty for the Transferee and all persons authorised by him (in common with all other persons entitled to the like right) to use the Amenity Areas for the purpose of rest and quiet recreation (not involving the playing of games) subject to such regulations for the common enjoyment thereof as the Company may from time to time prescribe

.....

4. The free and uninterrupted passage and running of water soil gas and electricity to and from the Property through the Conduits which are now or may at any time within the Perpetuity Period be laid in or under or over the Estate

5. The right for the Transferee with or without workmen and others at all reasonable times on reasonable notice (except in cases of emergency) to enter into and upon other parts of the Estate for the purpose of repairing cleansing maintaining or renewing any sewers drains watercourses cisterns gutters pipes and wires which solely serve the Property and of laying down of any replacement sewers drains watercourses cisterns gutters cables pipes and wires causing as little disturbance as possible and making good any damage caused thereby

6. The benefit of the respective covenants obligations and restrictions contained in the Transfer of any other plot on the Estate made by the Transferor within the Perpetuity Period

.....

PROVIDED ALWAYS that none of the rights specified in this Schedule shall apply to or be exercised over any electricity sub-station site or sites land or apparatus of any statutory undertakers or of British Telecom or of any other persons having similar rights included in the Estate."

3 (19.11.2004) A Transfer of the freehold estate in the land in this title and other land dated 27 September 2004 made between (1) Tilfen Land Limited and (2) Gallions Housing Association Limited contains restrictive covenants.

NOTE: Copy filed under TGL246455.

4 (19.11.2004) The land is subject to the rights reserved by the Transfer dated 27 September 2004 referred to above.

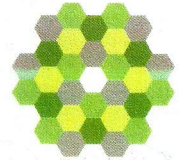
## C: Charges register continued

- 5 (19.11.2004) The Transfer dated 27 September 2004 referred to above contains a grant of rentcharges as therein mentioned.
- 6 (19.11.2004) REGISTERED CHARGE dated 22 October 2004.
- 7 (04.02.2011) Proprietor: ONESAVINGS BANK PLC (Co. Regn. No. 7312896) of Reliance House, Sun Pier, Chatham, Kent ME4 4ET and of DX 6710 Chatham.

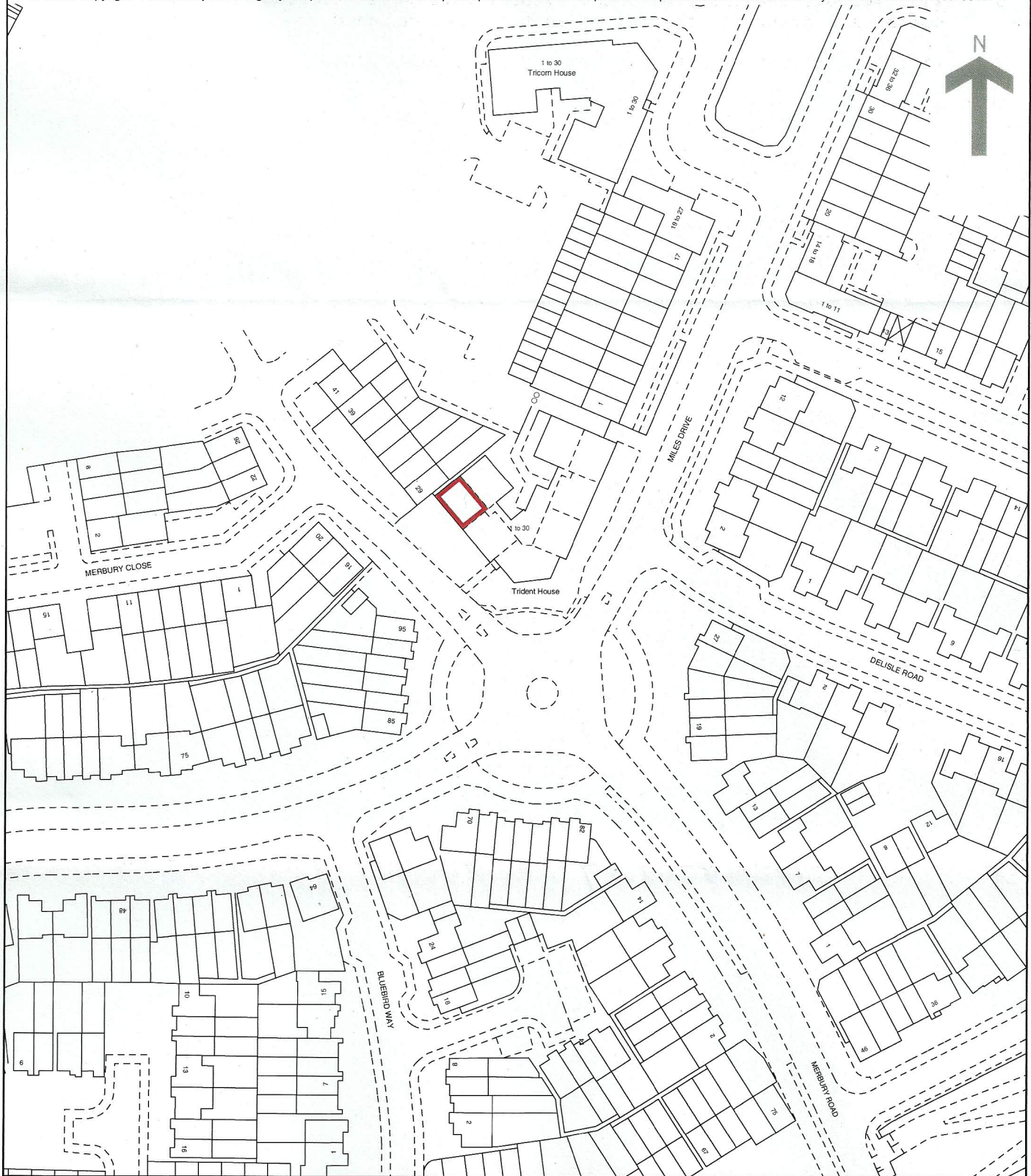
End of register

Land Registry  
Official copy of  
title plan

Title number **TGL248018**  
Ordnance Survey map reference **TQ4480SE**  
Scale **1:1250**  
Administrative area **Greenwich**



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