

HEWITSONS

OUR PROPERTY SERVICES FOR CHARITIES



Property concerns for charities are different for each charity and different from those of businesses. We therefore have a specific property service for charities. We understand the charity sector and our service is designed to support you in achieving your objectives, so your charity continues to make a real impact.

Many charities own property, whether for their activities, as offices or as an investment. Charity law and regulation raises specific issues for property management and transactions and failure to comply can lead to transactions failing or to legal challenges. Our specialist property and charity Solicitors provide a tailor-made service for charities to ensure compliance and success.

Our property service for charities includes:

- **Governance**
Advising trustees on their duties and procedures, including training and advice on property related activities.
- **Management**
Advising on the repair and maintenance of buildings (including listing), refurbishment and construction projects, and planning issues.
- **Ownership**
General health check including reviewing the title of land, registering property with the Land Registry and addressing permanent endowment.
- **Strategy**
Considering how property requirements fit within your charity's strategy, liaising with agents to advise on specific projects, or an overall policy for the retention or disposal of property.

- **Dealings**
Handling transactions, whether a sale, acquisition or lease, and ensuring compliance with the constitutional, regulatory and statutory obligations specific to charities. We also deal with all necessary Charity Commission involvement.
- **Disputes**
Advising you on the options for resolution when a dispute arises, both alternative dispute resolution and court proceedings, and handling the dispute as it proceeds to conclusion.

The way we work:

Our service is flexible so you can use it however it suits you. Here are some of the ways we work with charities:

- **Here when you need us**
We are available as and when needed. Just make initial contact with us and let us know as and when you need our help on any particular transaction.



■ **Strategic reviews**

We can undertake a comprehensive review of your properties and advise on potential future development, planning and construction issues, the most effective way to hold land, and the development of your property strategy.

■ **Specific issues**

We regularly assist on specific transactions when charities ask us, such as mergers, sales, purchases and leases, refinancing and mortgaging, and dispute resolution. We advise on the best type of documents to protect your legal and taxation position, particularly in the context of development. Our team includes charity Solicitors and property specialists who provide a competitively priced service for you with great experience in this sector to help on any legal or regulatory issues which may arise. Whatever your needs, we can help.

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We pride ourselves on delivering an outstanding service to a wide range of individuals, businesses and institutions including charities, educational and sports bodies. The firm's size and breadth of specialisms means each client receives the focus it requires. We operate UK wide and have worldwide reach via our network of independent law firms, LawExchange International.

This document is written as an outline guide only and any action should not be based solely on the information given here. Appropriate professional advice should always be taken in specific instances.

Hewitsons LLP is authorised and regulated by the Solicitors Regulation Authority.