

Key Considerations for Charities and Not-for-Profit Organisations Dealing with Property

Having the right information available at the outset can help your solicitor understand the proposed property arrangement and identify any legal, practical or governance issues that need to be addressed.

-  **How the Property Will Be Used**
Understanding whether the property will be used for charitable activities, administration, investment or another purpose can affect the advice required and the suitability of the proposed arrangement.
-  **Buying, Leasing or Disposing of Property**
Clarifying the type of transaction helps identify the documents, investigations, approvals and legal requirements that may apply.
-  **What Documents You Have**
Gather any title documents, leases, licences, correspondence, surveys and existing property agreements
-  **Financial Commitments**
Consider the purchase price or rent alongside service charges, maintenance costs, insurance, business rates and other ongoing liabilities before committing to a property.
-  **Charity Specific Requirements**
Certain transactions involving charity land can be subject to additional legal requirements, so identifying these early can help avoid delays or problems with the transaction.
-  **Trustee or Board Approval**
Confirm what internal approvals are needed and ensure significant property decisions are properly considered and documented by those responsible for the organisation.



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