

HRA General Meeting 2023

Conveyance Report

A very important aspect of the Association is ensuring that all transfers of property of those registered shareholders are legally and appropriately undertaken in accordance with the covenant on the houses.

This involves a considerable amount of administrative work being undertaken - liaising with both seller's and buyer's solicitors to ensure our requirements are met – and that is not always easy as one person in this room will know. We have to provide solicitors with documents, ensure that both the seller and buyers fees are paid, respond to all queries and register new shareholders with Companies House. There is also a requirement to ensure shareholders details are correct especially when details have changed such as marriage, divorce, death etc.

I took over this role in 2016 and have now successfully completed over 55 house transfers on behalf of HRA. This work is also an income stream for HRA as it generates on average £1500 per annum.

At some point in the future someone will have to volunteer to take over the role. The alternative, if either myself or another volunteer were not able to do it, would be to utilise a solicitor (as we did some years ago) at great expense to the Association. This would increase our expenditure significantly.

As an aside, I have been working on amendments to the Articles since it was first proposed by me at the AGM in 2016. It has taken that time to bring this important aspect of the Association to fruition. Many hours of hard work have been devoted to getting the document just right for the benefit of the Association now and for the directors in the future.

Martin Johnston
Director
Conveyancing