



Andrea Tobin, Gillian Ibbotson, Anne Elliott & Natalie Palmer of Latimer Hinks

Latimer Hinks supports local hospice with £20,000 donation

Latimer Hinks Solicitors has made a considerable donation to a local hospice in memory of a former colleague.

The firm has contributed £20,000 to the in-patient unit at St Teresa's Hospice, which provides palliative and end-of-life care and support to residents and carers in South Durham and North Yorkshire.

The Legal 500 and Chambers UK ranked firm organised various fundraising events throughout 2017 to support local charities, which included St Teresa's Hospice in honour of colleague Helen Thomas, who sadly passed away in 2016.

As part of those events, Latimer Hinks marked its 125th anniversary with a Charity Ball which raised over £36,000 from auctions, raffles and ticket sales. Of that, £15,000 is being paid to St Teresa's Hospice.

A further contribution of £5,000 was raised by Hel's Angels, a team of colleagues who came together to raise money in Helen's memory. The group participated in various fundraising events, including the Hamsterley Forest 10k, St Teresa's It's a Knockout and Bark in the Park.

One of the in-patient rooms has recently been named 'The Helen Jane Thomas Room supported by Latimer Hinks Solicitors' as a lasting tribute to Helen.

In addition to the £20,000 donation for the in-patient unit, Latimer Hinks is contributing a further £500 to support the Rapid Response Service, which was an invaluable resource for Helen during her illness. The service provides urgent care within one hour of a crisis occurring, and can often enable ill patients to stay at home rather than being admitted to hospital.

Anne Elliott, Chief Executive at Latimer Hinks, said: "It means a lot to us to be supporting a charity which is so close to the hearts of our team and the local community. Helen was a highly-valued member of Latimer Hinks, and is greatly missed, so to have a room dedicated to Helen is an honour I know she would be proud of."

Jane Bradshaw, Chief Executive of St Teresa's Hospice, said: "We are extremely grateful to the team at Latimer Hinks for the enthusiastic support they have given to St Teresa's Hospice over the years. The recent donations towards our in-patient unit and

Rapid Response Service will make a real difference to the lives of so many people across South Durham and North Yorkshire.

"It was a privilege to work with Helen and to get to know her, and it's such a fitting tribute to name a room in the in-patient unit in her memory. Helen's colleagues have honoured her dedication to the charity by fundraising this last year, and they should all feel proud of what they have achieved."

Natalie Palmer, a Director at Latimer Hinks who led the fundraising drive, said: "We would like to say thank you to everyone who has donated and fundraised in honour of Helen and all of the other local causes we have supported over the years. St Teresa's Hospice was a great support to Helen during her illness, and supporting the new in-patient unit was something very close to her heart."



Latimer Hinks
S O L I C I T O R S



Latimer Hinks Solicitors welcomes ISA reform



Gillian Ibbotson, Solicitor at Latimer Hinks.

Latimer Hinks Solicitors has welcomed the Government's decision to reform income and capital gains tax on ISAs during the administration of a deceased estate.

The firm, specialises in wills and inheritance tax, believes that the previous system of removing the 'tax free wrapper' from ISAs when the account holder died caused unnecessary complications for smaller estates and are pleased at the potential tax saving for bereaved families.

Originally, any income received into the account or gains made by associated stocks and shares during the administration period would be subject to either Income Tax or Capital Gains Tax as appropriate.

The new regulations mean that the accounts will now retain their tax free status throughout the administration period

or for three years after death, whichever is shorter.

Gillian Ibbotson, Trust & Estate Practitioner at Latimer Hinks, said: "This is really positive news for beneficiaries, taking unnecessary stress away and opening up some excellent planning opportunities.

"Many of these accounts are small and, given that interest rates have been very low for years, the effort associated with the necessary tax compliance is disproportionate. The new regime is also positive for those with large stocks and shares ISA portfolios, whose Executors will be able to take a more pragmatic view of the market, disposing of stocks and shares without incurring Capital Gains Tax."

For more information contact Gillian Ibbotson or one of our Private Client team: 01325 341500.

Latimer Hinks 'scrums down' with Mowden Park Sharks



Latimer Hinks Solicitors has continued its support of local community projects and organisations by sponsoring a local hub for women's rugby.

The firm has become Darlington Mowden Park Sharks shirt sponsors for the 2018/19 season following on from its 125th year anniversary commitment to working with local organisations.

Latimer Hinks hopes that its investment in the squad, which plays at Mowden Park, will inspire it onto more success.

The team currently fields nine internationally capped players, including Tamara Taylor currently playing for England in the 6 Nations, ex-England Captain Katy Daley-McLean, current Scotland Captain Lisa Martin and La Toya Mason (ENG).

Anne Elliott, chief executive of Latimer Hinks Solicitors, said: "We have a number of big rugby fans at the firm, so it made perfect sense to

sponsor the Sharks to support the team through the season and to give something back to the area.

"It's great to see so many women/girls getting involved in the sport, and I know that they have a really talented team, so we are looking forward to seeing the Latimer Hinks logo on the pitch."

Justin Loveridge, Head of Programme at Darlington Mowden Park Sharks, said: "We're delighted to welcome Latimer Hinks to the Mowden Family. We're looking forward to working with them to help develop the Sharks into a beacon for women's rugby in the North East of England."

Darlington Mowden Park Sharks Ladies Rugby Football Club is a women's rugby union club which plays in the Women's Premiership with its home games at the Northern Echo Arena, the largest rugby-specific stadium in England outside of Twickenham.



Local solicitors roll up their sleeves in support of Age UK North Yorkshire and Darlington

Latimer Hinks has been supporting a local charity by volunteering to paint some of the rooms at its new building in Northallerton.

A four-strong team rolled up their sleeves to support Age UK North Yorkshire and Darlington (NYD), a charity which helps older people across the two regions to maintain physical and mental wellbeing, in support of their new building in Northallerton.

Led by Latimer Hinks' Director, Natalie Palmer, who is a Trustee of the charity, the team included Director Elizabeth Armstrong, and Solicitors Daniel Williams and Nikita Noël. They spent an afternoon painting two of the rooms in the Charity's new building which Age UK NYD hopes to open to the public this month.

The new building, located on Zetland Street, will be used for activities as well as providing information and advice to older people in Northallerton and the surrounding area.

Gillian Peel, CEO of Age UK NYD said "We are so grateful to members of Latimer Hinks for giving up their time and volunteering to help paint.



Elizabeth Armstrong, Daniel Williams, Nikita Noël, Natalie Palmer.

The new building provides such opportunity for us to open up other services and to support older people living in the Northallerton area."

We are also looking for other companies to follow Latimer Hinks' lead and make use of this team building opportunity to volunteer and help us smarten up the premises with a lick of paint. There will also be many chances for people to volunteer and help support older people in North Yorkshire and the Darlington."

Natalie Palmer said "It was great to be part of such a rewarding project that will make such a difference to the lives of older people in Northallerton and the surrounding area.

We had a lot of fun volunteering and we hope the new building will be a great place for people to come and socialise."

Elizabeth Armstrong added: "It was an honour to help out with such a worthy cause. Everyone needs support at some point in their lives so it was nice to give

a helping hand to the charity, which does such great work in the community."

This is not the first time Latimer Hinks has supported Age UK NYD and there are plans to further support the charity throughout 2018.

If you wish to volunteer for Age UK North Yorkshire and Darlington, please contact Lynn on 01325 362832 or email lynn.walton@ageuknyd.org.uk

New appointment for top conveyancer

Latimer Hinks welcomes top conveyancer Lisa Stronach to its Residential Property team.

Lisa, who brings with her more than 30 years' experience with North East law firms, will be responsible for advising clients on all aspects of conveyancing including sales, purchases, re-mortgages and property transfers.

Nicola Neilson, Head of Commercial and Agricultural Property, said: "This key appointment boosts our already strong residential property team.

Lisa has a proven track record of conveyancing, for some top firms, and her experience will enhance the expertise in the department.

"In its 125th year in 2017, Latimer Hinks grew considerably, and this was down to our strong performance in all departments, which everyone can be proud of."

Lisa said: "I am really enjoying my new role in the department, which is renowned for its client care and satisfaction. I hope to add to its reputation of ensuring that clients receive the highest levels of service."

Martin Williamson, who heads the residential property team, said: "Lisa is a very well respected conveyancing executive and has the skills and attributes required to fit in perfectly with our conveyancing team. I am delighted she has joined us here at Latimer Hinks and am sure our valued Clients will feel the same."



Lisa Stronach, Conveyancer at Latimer Hinks.

Contacts and services

You & your family

An understanding approach to all your personal legal requirements – from buying and selling your house, your wills, trusts and powers of attorney to tax, long term care, succession planning and retirement issues.

Private Client (Wills, Trusts, Probate, Tax Planning, Long Term Care, Succession Planning and Retirement Issues) **Team:** Anne Elliott, Andrew Way, Elizabeth Armstrong, Natalie Palmer, Jennifer Quayle, Gillian Ibbotson, Luke Busbridge, Daniel Williams, Nadine Kilvington, Kelly Maguire, Toni-Ann Galvin, Nikita Noël, Claire Conway, Julie Porter.

Residential Conveyancing Team: Nicola Neilson, Martin Williamson, Rosanne Tweddle, Jonathan Sturgeon, Laura Richardson.

Business & commercial

Advice on commercial property, employment and contract law, buying and selling a business and succession planning.

Commercial Team: Nick Poole.

Commercial Property Team: Neil Stevenson, Nicola Neilson, Adam Wood, Rosanne Tweddle, Jonathan Sturgeon, Laura Richardson.

Farms & estates

Expertise in land sales and purchases, option agreements, tenancy agreements, succession planning, diversification schemes and renewable energy developments.

Agricultural Team: Anne Elliott, Neil Stevenson, Nicola Neilson, Elizabeth Armstrong, Martin Williamson. Adam Wood, Rosanne Tweddle.

Private Client Team: Anne Elliott, Andrew Way, Elizabeth Armstrong, Natalie Palmer, Jennifer Quayle, Gillian Ibbotson, Luke Busbridge, Daniel Williams, Nadine Kilvington, Kelly Maguire, Toni-Ann Galvin, Nikita Noël, Claire Conway, Julie Porter.

Residential Conveyancing Team: Nicola Neilson, Martin Williamson, Rosanne Tweddle, Jonathan Sturgeon, Laura Richardson.

Contact details for

Latimer Hinks:
Tel: 01325 341500
lh@latimerhinks.co.uk
www.latimerhinks.co.uk

Can you transfer ownership of a house with a mortgage?

When looking to transfer the ownership of a property, such as from joint names into a sole name, perhaps on divorce or separation, or indeed from sole into joint names, having a mortgage can make things more complicated.

While it is perfectly possible to transfer the ownership of a property with a mortgage, provided you have the mortgage company's consent, in most cases the mortgage company will wish to see the old mortgage paid off and replaced with a new one. Any new owner, be they a sole owner or jointly, will need to pass the lender's eligibility checks.

Adding someone else to the ownership of the property, and therefore the mortgage, can be relatively straightforward because it will usually be the combined income that is looked at by the lender. As long as the joint income is equal to or higher than the individual of the original owner when the mortgage was agreed, those applying should still be eligible for the same mortgage.

There can be more of an issue if a property is to be transferred from joint to sole ownership as the proposed sole owner may possibly have difficulty in meeting the mortgage lender's lending criteria.

If it is proposed to transfer a property from sole to joint ownership it is important that the proposed new joint owner can satisfy any other requirements of the lender, such as age or length of residency in the UK, and of course their credit history will not need to give the lender any concerns. There are other rules and regulations which may vary from lender to lender and it is a good idea to consult a lender as soon as possible to ensure that the proposed transfer is a realistic proposition.

In the event that a lender agrees that a property can be transferred from a sole owner into joint names, subject to the existing mortgage, then in those cases the new owner will need to sign documentation with the lender to agree to be bound by all of the terms and conditions in the original mortgage deed which created the mortgage. The lender will not consent to the transfer of the property otherwise.

It is also important to note that it is not the mortgage which is transferred into joint or sole names but in fact the ownership of the property itself, the mortgage arrangements usually having to be changed to reflect that. A transfer of the property of course means the preparation of the necessary deed of transfer and an application to register at HM Land Registry.

A very important consideration is Stamp Duty Land Tax. This can be a complicated area but, in simple terms, if a property is transferred subject to a mortgage then the amount of the ongoing mortgage debt which the new owner takes on responsibility for (typically half) is classed as the figure upon which Stamp Duty Land Tax would be payable so anybody contemplating a transfer of property subject to a mortgage should make sure they have understood what the liability may be here early in the process.

There are other potential costs particularly if the proposed new joint owners obtain a mortgage from a different lender than the existing mortgage. In these circumstances the legal costs can be significant and will include potentially search fees and valuation costs etc. as, in many respects, the transaction, at least to the new lenders point of view, is little different from a purchase.

Finally, if it is proposed to transfer a property into joint names before embarking on the process the proposed new joint owners should make sure that they have agreed between themselves what their respective shares in the value of the property following its transfer will be and how these should be recorded, perhaps they also need to contemplate whether or not they should set out in writing their respective responsibilities as regards the mortgage payments and ongoing maintenance repairs and insurance costs. As with most things, once the detail is looked into, there is a little more to think about than would initially meet the eye!



Martin Williamson,
Director & Head of Residential Property
Contact: 01325 341500
Email: mw@latimerhinks.co.uk