



Property Health Check for academy trusts

Property issues are one of the most common causes of delay in academy transfers and transactions, but real estate is rarely at the top of the agenda for school leaders.

It's worth being proactive about property to futureproof your plans – whether you're looking to transfer or surrender property, grant leases or undertake audits.

Our Property Health Check helps academy trusts identify and resolve issues early, giving you confidence that your estate is ready for change.

What's involved?

For a fixed fee of **£250 per title**, we provide a clear, practical review of your property position to inform decision-making going forward. The Health Check includes:

- Identifying all land and property held in your ownership via Land Registry searches
- Confirming that the correct entity is named as the legal owner
- Highlighting historic entries or restrictions that may no longer be required
- Flagging any third-party consents needed before a future disposal or transfer.

If any issues are identified during your Property Health Check, we'll explain your options and provide a clear, competitive quote to put things right.

Our track record

Lease not transferred

A trust discovered – too late in the process – that a lease had never been transferred following conversion. The previous entity had been dissolved, making the position difficult to resolve. We identified the issue early and managed the steps needed to regularise the title, avoiding significant delay.

Unregistered land

Part of a school site had never been registered, creating uncertainty during a transfer. On review, it became apparent that – on conversion – the council was unable to deduce title for part of the site and the Land Registry had subsequently refused to register the lease. By flagging this early, our team enabled the trust to address the issue quickly without delaying completion.

The matter could have been delayed by the new trust requiring rectification of the issue or the provision of a statutory declaration or statement of truth supporting a subsequent application for adverse possession. The fact that we picked this up in good time meant that the issue did not delay completion.

Act now, not later

This isn't just checking for compliance – our Health Check ensures you avoid disruption when it matters most. Our expert Education Real Estate lawyers will spot issues early, offer practical guidance on resolution and help you to unlock value and reduce risk in your estate strategy.

Key contacts

If you would like to discuss our Property Health Check service and see if it's a good fit for your school, please get in touch with the team today.



Morgan West, Partner, Real Estate

M: 07525 594 645 | **E:** mwest@hcrlaw.com