
The Bury Athenaeum - Transfer of Ownership

Bury Athenaeum has 8 Holding Trustees, 4 are registered as owners of Bury Athenaeum at the Land Registry - namely Neville Edmondson, Peter Edwards, Susan Woods and Richard Moss. However, these need to be changed and this will recur in the future. A solicitor is necessary and fees range from £800 to £2000 depending upon the circumstances of the changes required. Legal costs would be incurred each time a change is made in future. An alternative long term solution would be to transfer ownership away from the Holding Trustees to the Charity Commission's Official Custodian. Such a custodian would replace the Holding Trustees on the Land Registry and take instruction directly from the Managing Trustees (aka the current Board of Directors).

This is a free service provided by the Charity Commission to save a charity from the expense of updating the deeds at the Land Registry whenever there is a change in ownership of their (holding) trustees. There is no risk that charity land and property will remain vested in people who are no longer involved with the charity and who may be difficult or impossible to trace.

The custodian has no authority (e.g. to sell the premises) and is a notional name at the Land Registry that would not require changing in future. For more details refer to: The Official Custodian for Charities' land holding services ([Guidance Note CC13](#)) - issued by the Charity Commission for England and Wales.

The Constitution would need to be updated to remove references to the Holding Trustees and their roles would cease to exist **if the following proposal by the Board is carried by a 2/3 majority at a general meeting**. The next such meeting is the **AGM on Mon 13 March 2023**.

AGM proposal

"The Board of Directors propose that ownership of Bury Athenaeum is transferred from the registered owners at the Land Registry - namely Neville Edmondson, Peter Edwards, Susan Woods and Richard Moss to the Charity Commission's Official Custodian as described in the document "Official Custodian for Charities' land holding services ([Guidance Note CC13](#))" - issued by the Charity Commission for England and Wales."

Tom Wilson
Hon. Secretary
4 January 2023