

Coronavirus (COVID-19)

What we are doing to prepare and ensure continuity

We are committed to taking reasonable precautions within our control to help prevent the spread of Coronavirus while maintaining full business services.

To ensure business continuity in all scenarios, we are taking the following specific actions:

1. Where possible, we will be performing client meetings “online” rather than face-to-face.
2. We will be avoiding any physical contact, such as handshakes in any meetings that continue on a face-to-face basis.
3. Regular cleaning of all our offices.
4. Staff returning from travel, from a high-risk area are being asked to self-isolate.
5. Staff are being asked to self-isolate when either themselves or a close family member presents any symptoms.
6. Staff have been given the option to work from home.

Whilst we are confident that disruption to our service should be minimised there may be times when we may not be able to maintain our usual high service levels. We would like to thank you for your understanding during this difficult and unprecedented situation.

A brief note on the legal implications in conveyancing transactions

You should note that once you have exchanged contracts, you are contractually bound to complete on the transaction on the agreed completion date. If you are unable to complete on time, whatever the reason, including Coronavirus, you will be in breach of contract. The implications of this can range from payment of interest for late completion, payment of other reasonable costs and claims which might flow from the breach of contract, and potentially for buyers, the loss of their deposit.

We are hopeful that solicitors, banks, lenders, removal companies and all other parties involved in a transaction will be working as usual during this time, and if there are problems, that parties will work together and take a pragmatic and sensible approach to ensure that transactions complete as quickly as possible with minimal disruption.

However, you must be alert to the possibility that we could reach a time where there are delays. For example, there may be delays in lenders releasing funds, the solicitors for parties being closed, or removal companies being short staffed or having access issues.

We would encourage you to speak with all of those involved in your transaction, particularly your removal company, prior to exchange of contracts and discuss with them whether they have any operational concerns and whether they have contingency plans in place. You should also think about what arrangements you could make should you or a member of your family need to self-isolate in the lead up to or at completion itself.

As present we hope and anticipate that transactions will proceed as normal, but we wanted to highlight this to you, and reassure you that we have given consideration to the current situation, and have plans in place and will continue to monitor developments.

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