



January Winter Edition 2015



2014 was an incredible year for Convey Law. We won two coveted Times and Sunday Times Best UK Conveyancer Awards as well as a host of other awards and accolades.

Our philosophy has always been to provide exceptional revolutionary conveyancing services and to exceed our client's expectations. Last year we achieved one of our key objectives of being recognised as a great conveyancing company by our peers and fellow professionals.

In this newsletter we will review the successes of our exchange prediction procedure and review what 2015 has in store for the housing market.

We raised over £66,000.00 for charity last year and we will look to surpass the £250,000.00 fundraising mark during the early part of 2015. Good luck once again to Geraint Aubrey, our intrepid mountaineer, on climbing the Matterhorn in August – do you dare join him in his quest?!

I hope that you enjoy the newsletter – good luck in finding Colin the Convey Law pig and winning a free bottle of champagne.

Thank you once again for your continued support. We wish you all a prosperous and successful 2015.

Yours Sincerely

Lloyd Davies

Managing Director
Convey Law



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REVOLUTIONARY CONVEYANCING

Working With Our Introducers

103% of what we predicted did complete – we completed more than we anticipated!

Over the last two years we have been working with our introducers to predict the transactions that will complete in a given month. A staggering 103% of what we predicted did complete – we completed more transactions than we anticipated!

This year we will continue this process and look to engage more of our introducers to assist us. We have changed our focus to those transactions which will exchange contracts in the month and we will continue to proceed to exchange of contracts as soon as possible.

The faster that we can exchange contracts, the better it is for our clients, ourselves and our introducers of business.

Thank you again to all of our introducers of business for their continued instructions, assistance and support. We look forward to working with you in 2015.



New Website

We're always trying to stay one step ahead when it comes to technology, that's why we've updated our website. For more info and our latest news visit: www.conveylaw.com



Ask Gareth?

Why do so many transactions exchange contracts and complete within 5 days of each event?

There can be any number of reasons, although the main reason is that clients tend to choose a completion date and the time between exchange of contracts and completion runs out as the legal formalities continue to be processed. These issues are more common with chains of transactions, where more last minute legal formalities are dealt with by more conveyancers.

We endeavour to place our clients in a position to exchange contracts as soon as possible, ensuring that the length of time between exchange of contracts and completion is as long as possible, to give them time to plan and make their removal arrangements.

Gareth Richards
Legal Director at Convey Law

You could WIN a FREE bottle of champagne!

Somewhere in this newsletter we've hidden a small silver piggy bank pig called 'Colin' (just like the one below).

Spot the wee little piggy and you could WIN a FREE bottle of champagne, delivered to your doorstep. The first correct email entry to arrive is the winner. The race is now on - have a good look through and get Colin spotting. Good Luck.

Email your guess to rhosier@conveylaw.com

Congratulations to Steven Hawthorne, Senior Branch Manager at Taunton haart who WON the bottle of champagne last issue after spotting 'Colin'.

Colin was on Page 3 of the newsletter, in the left photograph. Colin was sitting in the window. Good find Steven.





Award Winning Conveyancing

Sunday Times Best Overall UK Conveyancer

Convey Law won a host of awards last year, helping us to celebrate our 10th anniversary in December 2014. The year ended with us winning both the Best Large Conveyancer and Best Overall UK Conveyancer at the Times and Sunday Times Estate Agency Awards at The Lancaster Hotel in London in December.

Earlier in the year we won the Best Direct Conveyancer Award at the LSF UK Conveyancing Awards at the Ricoh Arena in Coventry. The award recognised the work of our sales team in securing client instructions and the transparent legal products and online conveyancing services that we provide.

The Modern Law Awards took place at The Hyde Park Hilton Hotel in London in October. Convey Law was shortlisted for a number of awards from over 10,000 legal practices.

Gareth Richards was highly commended as the Best CLC Regulated Compliance Officer of the Year. Convey Law was also shortlisted and highly commended in relation to its ABS business structure as well as our revolutionary use of conveyancing technology.

“The awards that we won last year are testament to the hard work of our members of staff and the excellent client service that they provide. Well done to you all.”





REVOLUTIONARY CONVEYANCING

PREDICTIONS FOR THE HOUSING MARKET 2015

Despite the forthcoming General Election and the threat of interest rate rises in 2015, we predict the housing market will remain buoyant this year.

HELP TO BUY SCHEMES

The Government Help to Buy Schemes helped to stimulate higher than normal transaction figures at the start of 2014, which continued throughout much of the year and are set to run for the whole of 2015. They will continue to assist first time buyers and individuals looking to move house in raising the required deposits.



STAMP DUTY LAND TAX CHANGES

The stamp duty changes that came into effect in December will have an impact at the start of 2015 as first time buyers will have a little bit more money in their pockets to enter the housing market with more confidence in the event that they are purchasing properties under £500,000.00.

GENERAL ELECTION

Many experts believe that the housing market may be subdued at the start of 2015 with the prospect of the General Election on the horizon. Instructions in April and May will inevitably slow down as a result of the malaise leading up to the General Election. We would expect a resurgence in the summer to make up for the deficit.

RUGBY WORLD CUP

World sporting events and world events such as the volcanic ash scenario or extreme bad weather all impact on the property market. The rugby world cup during the autumn is likely to have an impact on instruction figures, although it is unlikely to have the same impact as previous football world cups or royal events.

INTEREST RATES

We do not envisage that interest rates will rise considerably in 2015. The Governor of the Bank of England has new powers to curb lender borrowing, which is a more effective way of slowing down the housing market, as opposed to rising interest rates which slows down the greater economy.



5%
RISE



HOUSE PRICES

We anticipate that house prices will rise consistently throughout the whole of England and Wales by approximately 5 to 6% throughout the course of 2015. House price growth will continue at a higher rate in London and the South East as usual.

OVERALL PROGNOSIS

We expect transaction figures to remain similar to those in 2014, which were a vast improvement on previous years. This will still be a difficult year for new instructions and we will need to work hard on client service to ensure continuity of business.

From

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LAWYERS



REVOLUTIONARY CONVEYANCING



Rob's World

the latest from Convey's Sales & Marketing Director

What a fantastic year 2014 was for Convey Law.

We celebrated our 10th anniversary at the Celtic Manor after having won a host of awards, including the coveted Times and Sunday Times Best Overall UK Conveyancer Awards 2014.

Please note that our new introducer competition has just started, details are below. Prizes are awarded to the introducers who instruct the largest proportional increase in referrals over the period, so everyone has a chance to win a fantastic prize.

In the event that you would like to speak to us about what Convey Law can offer your clients and your company, please do not hesitate to contact me.

I would like to take this opportunity to wish you all a successful and prosperous 2015. Thank you all once again for our tremendous support last year.

Rob Hosier

Sales & Marketing Director

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Fax: 01633 261261
Email: rhosier@conveylaw.com

3 fabulous prize **COMPETITION**

ENTER our NEW fabulous WINTER Competition and you could WIN some fantastic prizes.

1st prize

HOTEL STAY

WIN a relaxing, luxury night away for two.



2nd prize

ADVENTURE DAY

WIN an Adventure Day for two.



3rd prize

SPA DAY

WIN a Spa & Zen Day for two.



The **WINNERS** will be the Introducers with the highest proportional increase of live instructions from the 1st February to the 31th May 2015.

If you require any assistance in selling our legal products please contact **Rob Hosier** on **01633 261212** or your allocated Convey Law Conveyancer.



REVOLUTIONARY CONVEYANCING



Introducer Competition Winners

At Convey Law we love our days out at the rugby. Our introducer competition winners enjoyed a fantastic day out watching Wales beat South Africa, for only the second time in their rugby playing history, at the Millennium Stadium in November.

Thank you all for a fantastic day. Good luck to you all on winning the next competition.

Charity Fundraising 2015 Over £66,000.00 raised!!

Throughout the course of 2014 Convey Law raised over £66,000.00 for our chosen charities. **We will reach the £250,000.00 threshold early in 2015** - a tremendous achievement over the course of the last 5 years.

This year will see the establishment of our Charity Foundation, which will allow us to collect Gift Aid in relation to all client donations and increase our charitable contributions by 25%.

Thank you to all members of staff who took part in our fundraising days and sponsored events. Your contribution has been incredible and has helped us to develop a wonderful charity fundraising culture at Convey Law.





REVOLUTIONARY CONVEYANCING



MATTERHORN CHALLENGE

— TY HAFAN CHILDREN'S HOSPICE —

4,000 FEET UP
 £15,000 RAISED
 £30,000 TARGET



Last year Convey Law Conveyancer, Geraint Aubrey, climbed three peaks in the Bernese Alps and raised over £15,000.00 for Cancer Research UK.

This year we will be supporting Geraint in his quest to conquer the Matterhorn in the Swiss Alps. This iconic mountain is over 4,000 feet in height and represents a significant mountaineering challenge.

We will be looking to help Geraint raise over £30,000.00 for the Ty Hafan Children's Hospice this year.

Are you up for the challenge? Is there someone in your organisation that is fit enough and experienced enough to climb the Matterhorn? In the event that you would like to join Geraint and the team, please do not hesitate to contact us. There is a minimum £5,000.00 fundraising requirement plus expenses.

We wish you the very best of luck on your quest Geraint and we look forward to working with you in raising the required funds for this fantastic charity.

Support Geraint online:
<https://www.justgiving.com/Geraint-Aubrey>



We celebrated our 10th anniversary at the Celtic Manor in December 2014

Congratulations to our 2014 Award Winners for their wonderful achievements and incredible hard work.



Employee of the Year
Kathryn Jones



Team of the Year
Team Phill Edwards



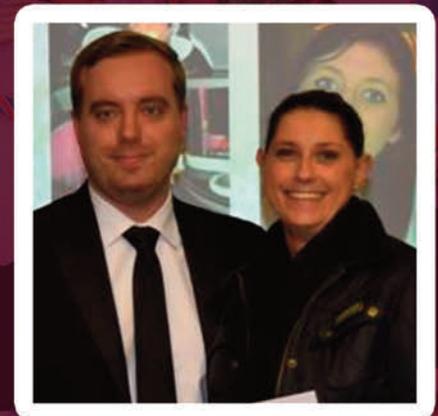
Fastest Timelines
Cheryl Head



Most Improved
Bethany Summers



Best Newcomer
Brie Harris



Introducer Service
Team Kirsty Robinson