

22 July 2008

## News Release

### **LCVS works to bring the city's charity and voluntary sector under one roof**

One of Liverpool's oldest charity organisations is to buy a new home as part of its long term strategy to support the city's charity and voluntary sector.

Ahead of its centenary next year, Liverpool Charity and Voluntary Services (LCVS) has purchased Stanley House, a 42,000 sq ft building on Dale Street from Genting Stanley Plc in a multi-million pound deal part-funded by The Co-operative Bank.

The decision to purchase is part of organisation's long term strategy to support and develop voluntary and community groups in Liverpool. The new head office will also provide affordable, accessible office space for other local charities – combining services including communal meeting rooms and shared back office functions such as IT.

Alan Lewis, chief executive at LCVS said: "Many of our local charities and voluntary groups are paying commercial rents, which with Liverpool's regeneration can be really expensive, especially when they cannot recover VAT. We need them to stay in the city centre and this development helps by providing affordable rents and shared office services."

David Swaffield, partner and head of property at law firm Hill Dickinson who acted on behalf of LCVS said: "This acquisition proves that there are still deals to be done, even in the current climate. Stanley House met our clients' criteria and has proved to be an excellent purchase."

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Rob Dawson, senior corporate manager at The Co-operative Bank said: “The Bank has always had a strong presence in the charity sector which has a natural fit with our ethical stance. We’ve been able to combine this expertise with the work undertaken by the property finance team to support LCVS. The new premises will give a real boost to Liverpool’s charities and community groups in Liverpool.”

Mason Owen’s Chris Connor said: “LCVS has been searching for suitable premises for some years to fulfil many of its ambitions. When we were appointed to act as agents for Genting Stanley it quickly became apparent to me this would be perfect for LCVS. I am sure it fits their dreams and expectations and I was delighted to play a part in what is a significant property transaction. Genting Stanley is delighted with the price we have achieved particularly as the company will remain as tenants of LCVS.”

The multi-million pound deal was undertaken by a team of local professionals. Mason Owen sold the building on behalf of Stanley Leisure and is now acting for LCVS. Funding was provided by The Co-operative Bank, law firm Hill Dickinson, surveyors C B Richard Ellis, accountants Baker Tilly and corporate property advisers Chris Hennessey at CBRE all acted on behalf of LCVS.

### **Ends**

**Image One:** (from left) Alan Lewis LCVS, David Swaffield of Hill Dickinson, Sue Newton chair LCVS, Chris Connor of Mason Owen, Rob Dawson of The Co-operative Bank

**Image Two:** (from left) David Swaffield, Alan Lewis, Chris Connor, Rob Dawson. Front: Sue Newton

#### **For more information contact**

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Notes to editors:

#### **Hill Dickinson**

Hill Dickinson LLP offers a comprehensive range of legal services from offices in Liverpool, Manchester, London and Chester and its associated firm Hill Dickinson

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International has offices in London and Greece. Collectively, the firm has over 150 partners and a complement of more than 1000 staff.

The firm announced results of £68.4 million in fee income for the year ended 30 April 2007. The figure is a rise of 31 per cent for the year ending May 2006, and represents continued overall growth in all areas of the firm's business.

Hill Dickinson is a major force in insurance and is well respected in the company and commercial arena. The firm's marine expertise is internationally renowned and is one of the largest marine practices in the UK following a merger with Hill Taylor Dickinson on 1 November 2006. The firm has a highly reputable commercial litigation practice, an award winning property practice and is widely regarded as a leader in the fields of employment, intellectual property, NHS clinical/health related litigation and private client.

The firm is advising Liverpool 2008: European Capital of Culture as exclusive Official Lawyers on all legal and contractual dealings with sponsors, partners, suppliers, event organisers and the myriad of other businesses involved in the multi-year programme in 2008 and in the legacy years following.

Liverpool Charity and Voluntary Services is a charitable trust corporation promoting philanthropy and is an umbrella body for Liverpool's voluntary, community and faith sector providing a range of sector specific business support services. As trustee of over £31 million of charitable assets LCVS supports individuals, corporates and other charities to distribute over £3 million in grants each year.

The business support including community accountancy helps over 400 organisations a year improve their effectiveness and our community network teams engage over 1800 organisations have a say in developing and improving public services.

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