

## **CASE 1512**

### **SECURED LOAN**

Mr & Mrs [REDACTED] are planning to buy their own home and hoping to start a family soon. Although the couple have managed to save £2000 towards a deposit, they will need an additional £4,500 to enable them to put down the required 5% of purchase price.

It is proposed that the Trust make a loan of £4,500, secured on the property when the purchase is complete. Meanwhile, with Chairman's agreement, it has been agreed that Moving Home and Setting Up Home grants can be promised so that Mr [REDACTED] can confirm that funding for the purchase is available. This undertaking has been given on the understanding that if Trustees do not approve a loan, no further grants of this type will be made to support the move.

Please see supporting correspondence from the Centre.

### **RECOMMENDATION**

That secured loan is approved on the basis of appropriate exchange of letters.

Ann Hithersay



# THE MACFARLANE TRUST

Alliance House 12 Caxton Street London SW1H 0QS

Tel: 020-7233-0057

Fax: 020-7233-0839

Mr GRO-A

Our Ref: GRO-A

2<sup>nd</sup> May 2002

Dear GRO-A

## Re: House Purchase

I am writing to confirm our telephone conversation this afternoon.

I called this afternoon to say that I had heard from Susan Daniels that Nationwide was prepared to increase their mortgage offer to 95% of the purchase price of your proposed new home. Therefore you would only be looking for the sum of £4,250 to enable you to make a firm offer to buy the house. I said that the Macfarlane Trust was able to make you grants totalling £5,000 towards the cost of your move. This means that you are now in a position to sign documents related to your offer on the property, safe in the knowledge that the purchase price has been secured.

The Macfarlane Trust grants referred to above include a Setting Up Home grant of £2,500 and a Moving Home grant of £2,500. These grants will be payable as soon as you need them.

As agreed, we shall still take your request to the Trustee Board Meeting on 28<sup>th</sup> May, on the basis that you would like to borrow £4,500 from the Trust as a loan secured on your property. If agreed, this would mean that you received the two grants referred to above as well as the loan. However, should Trustees fail to approve the loan, you would need to complete your purchase with only £5,000 from the Trust.

I very much hope that all will go ahead smoothly and that you will be able to move to your new home later in the year.

With all best wishes  
Yours sincerely

Ann Hithersay  
Chief Executive

CC: Pat Latimer, Social Worker; Susan Daniels, Financial Adviser

2<sup>nd</sup> May, 2002

TO: ANN

FROM: SUSAN

RE: GRO-A

I have just spoken to John at Nationwide and he has agreed to lend 95% with the usual Trust letters and support.

Therefore the Trust will now need to lend GRO-A £4250 rather than the £8500 previously requested.

Could you ask Peter is this is possible. Without this help I think it very unlikely GRO-A will ever be able to afford a house of his own.

The Trust could still take an equity share arrangement for the £4250 thus protecting them for the future.

Regards

GRO-C

Susan

GRO-A

2<sup>ND</sup> May, 2002

GRO-A telephoned me again yesterday evening, he has found his "dream home" and is very keen to proceed.

I informed him that nothing could be done until the Trustees meeting on 28<sup>th</sup> May although I did agree to credit score for a property price of £85,000.

Although I do agree with Peter's thoughts that property prices have increased so rapidly over the last two years that some fall in prices may happen, property has always been a good investment in this country taking a long term view.

Once Mr GRO-A and his family have moved hopefully they will remain there for many years.

The risk to the Trust is if the property were ever to be repossessed, given that the DSS will be paying the mortgage interest this is unlikely and we can monitor the account to do our best to ensure that arrears do not occur.

If the Trust agrees to lend Mr GRO-A the deposit I would suggest they take an equity share in the property rather than an "interest free loan". This has the benefit to Mr GRO-A that he pays no interest on the loan but the Trust would benefit from any increase in property prices on the eventual sale.

Speaking to Mr GRO-A he seems fairly sensible with money, he has no debts or CCJs and has managed to save up £2,000. Unless the Trust is prepared to help him I see no realistic way that Mr GRO-A will be able to ever purchase a home of his own.

GRO-C: Susan Daniels

1512  
The Newcastle Upon Tyne Hospitals



NHS Trust

**Northern Regional Haemophilia Service**  
Newcastle Haemophilia Comprehensive Care Centre  
Royal Victoria Infirmary  
Queen Victoria Road  
Newcastle upon Tyne  
NE1 4LP

Tel: 0191 232 5131  
Ext: GRO-C  
Fax: 0191 230 0651

Ref: PJH/BA

29 April 2002

Ms. A. Hithersay  
The Macfarlane Trust  
Alliance House  
12 Caxton Street  
London  
SW1H 0QS

Dear Ann

Re: GRO-A

I am writing to support GRO-A's request for the Trust to help him buy his own home. I understand Susan Daniels has been advising on this matter.

GRO-A is in good health at the present time. He has a well-maintained CD4 count despite him being HIV positive all these years. He does not require anti-retroviral treatment for his HIV but will be a candidate for Hepatitis C treatment at some stage. His liver function tests are reasonably satisfactory. He does have haemophilic arthropathy and takes medication for high blood pressure.

GRO-A has done exceptionally well. He has had several members of his family die from HIV, has brought up a son as a single parent and now is in a stable marriage. The couple are at present undergoing tests because they want to have their own baby. I do hope the Trust will be able to help.

Kindest Regards,

Yours sincerely,

GRO-C

PETER HAMILTON  
Director

(1512) 2002  
The Newcastle Upon Tyne Hospitals



NHS Trust

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Ms. A. Hithersay  
The Macfarlane Trust  
Alliance House  
12 Caxton Street  
London  
SW1H 0QS

Dear Ann

Re: GRO-A

As you are aware Susan Daniels has been advising GRO-A and has submitted an application for consideration at the next Trustees meeting. In the meantime GRO-A and GRO-A (his wife) have been actively looking for a house in their area. I have discussed with them at length the need to look for something which is suitable for his health needs and not one that needs alterations or repairs.

They have found a house which they feel is perfect for them. It is six years old, has three bedrooms, double glazing, central heating, downstairs WC, level access and garage. Their present two-bedroomed home is rented from a housing association which GRO-A has lived in with his son GRO-A for the past eleven years. GRO-A and GRO-A have lived together for nine years and have been married for eighteen months. The couple very much want to have a family of their own and are being assessed by the Department of Reproductive Medicine at this present time.

GRO-A is a remarkable man. Ten+ members of his extended family died from HIV related illnesses including his brother. Somehow he has managed to successfully bring up his son from a previous relationship and maintain some kind of normal lifestyle. He didn't think owning his own home was a possibility until very recently.

At last he has the opportunity to look forward. His health is stable and he has a very supportive wife and sixteen-year-old son. He would be prepared to accept any conditions the Trustees may make in order to facilitate his house purchase. He would need between £6,500 and £8,000 from the Trust.

(now £4,500)

I do hope the Trust will be able to help. Obviously if he could be advised as soon as possible about whether he can make an offer on the house described, he would be extremely grateful.

With many thanks

Yours sincerely,

GRO-C

PAT LATIMER  
Social Worker  
Haemophilia Centre