

## **Carvill & Johnson**

*Text Only Version*

### **Welcome to our website**

Carvill & Johnson is a well-established firm of solicitors based in the heart of Northfield, to the south-west of Birmingham city centre. Located in the heart of a thriving local community, we provide a broad range of legal services normally found only at a city centre practice, but without the associated city centre costs.

We offer practical advice to businesses and private clients. Our different specialists work together to help you anticipate problems before they arise, as well as advise you on the day-to-day conduct of your legal affairs.

With over 20 years' experience as a provider of legal services, a team of four partners and ten lawyers, Carvill & Johnson can offer you the specialised legal skills that you require.

In addition, we have a contract with the Legal Services Commission enabling us to carry out legal aid work for matters relating to separation, divorce or children. Once again this work is supported by our experienced staff for complete peace of mind that you are getting the best support for your needs.

### **Residential Sale and Purchase**

You may be looking for a new home for your growing family, considering a smaller place for your retirement or hoping to get on the property ladder as a first-time buyer. Whatever your circumstances, purchasing a new home can be highly stressful and securing the right legal help will make all the difference to your experience.

Our fixed-fee service means our legal fees are completely transparent and you won't receive any unpleasant surprises.

### **Other transactions**

We want your property purchase or sale to proceed smoothly and easily.

Should you wish Carvill & Johnson to act for you, please contact us. Our details appear below. Our expert solicitors and support staff are always on hand to help throughout the whole process and can be contacted by post, phone or email.

For more information on how Carvill & Johnson can help you:

Contact us now on: 0121 476 9000

email: [property@carvill-johnson.co.uk](mailto:property@carvill-johnson.co.uk)

## Conveyancing Fees - Sale only

At Carvill & Johnson we are determined to help make your house sale as stress-free as possible. We are also committed to offering you a service which represents great value for money.

Our fixed-fees are just that - fixed and all-inclusive. They are calculated on a sliding scale based on the transaction price.

To see how much our costs are for acting for you in the sale of your property, please call us at 0121 476 9000 or email to [property@carvill-johnson.co.uk](mailto:property@carvill-johnson.co.uk).

If you ask us to quote a price for the sale of a specific property, we shall be able to confirm the precise level of fees and disbursements in writing within 24 hours.

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To see how much our costs are for acting for you in the purchase of your property, please call us at 0121 476 9000 or email to [property@carvill-johnson.co.uk](mailto:property@carvill-johnson.co.uk).

Disbursements are payments that must be paid to other parties during the course of the transaction:-

Stamp Duty Land Tax - a form of HM Revenue & Customs taxation payable on the purchase (but not the sale) of properties. All Stamp Duty Land Tax is payable at the time of completion of the purchase. It can, in certain disadvantaged areas, be exempt. If not paid within one month of purchase, a penalty is payable. [Click here for current rates of Stamp Duty Land Tax.](#)

Land Registry fees - these are fees payable for registration of the title of your property at HM Land Registry. Typically they are between £40 and £250 depending on the value of the property being purchased up to a purchase value of £500,000.

Search fees - searches are made with various agencies to enable us to find out all we can about the property you are purchasing. Depending upon which searches are carried out, the charge made by those agencies will usually be between £250 and £300.

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### Other Residential Transactions

As well as standard sale and purchase transactions, Carvill & Johnson can provide a conveyancing service on all other types of residential property transactions such as:

- Remortgage
- Right to buy
- Transfer of equity
- Purchase of freehold

Contact us now to obtain a fixed quote. In addition to our professional costs various disbursements may be incurred. These are explained below.

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If a purchase also involves a mortgage transaction where we will be instructed to act on behalf of a bank or building society, an additional fee of £50 + VAT will be charged for the additional work necessary.

Please note that our quoted fees are based upon the assumption that the transaction proceeds in a straight forward manner. If that is not the case, and unusual

circumstances arise we shall notify you at the time that a further fee may be payable to cover the cost of the additional work. All our quotes are valid for three months.

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### **Commercial Property Transactions**

Whether you represent a small business, major company, or housing association, we can assist you with all legal aspects of property investment and development.

You may require guidance on purchasing, selling or leasing a business, shop or factory.

To ensure that your investment is profitable, your transaction needs to be conducted efficiently, professionally and at the right price.

Our expert team can take you through the process of buying, selling or leasing commercial and industrial property. We will explain all aspects of your transaction, from the smallest to the most substantial.

A full written quotation is provided in advance – keeping our costs transparent, and allowing you to budget appropriately.

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### **Wills and Probate**

Securing a safe future for your family is a priority for many people. Making a will is one of these ways. Our team will consider your best options for estate and taxation planning, so that you can maximise the gifts to your loved ones.

Should you require probate services, we act sensitively and professionally, minimising additional stress at what can be a difficult time. We deal sensitively and professionally, offering a full range of probate services to include estate administration (with or without a will), as well as bringing or defending actions on behalf of the estate and personal representatives.

Our services include:

- ❑ Advice for the elderly on financial matters
- ❑ Powers of Attorney and wills
- ❑ Public Guardianship Office
- ❑ Estate planning
- ❑ Taxation
- ❑ Wills
- ❑ Probate - administering the estate
- ❑ Contested wills

For more information on how Carvill & Johnson can help you:

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### Services For The Elderly

Everyone deserves a secure financial future. We offer professional, prompt advice to the elderly, your families and carers, designed specifically to meet your needs and give peace of mind.

If you wish to make your will, our team will consider your best options so that you can balance your own comfort in the coming years with your wish to provide for any loved ones.

You may be interested in appointing someone to manage your financial affairs and property, either now or at a later date. If so, our team can advise you on the benefits, risks and processes of Powers of Attorney.

We are happy to attend upon you in the office or, should mobility be an issue, in the comfort and security of your own home.

Our services include:

- ❑ Powers of Attorney
- ❑ Receivership under the Public Guardian Office
- ❑ Probate
- ❑ Trusts
- ❑ Tax planning

- ❑ Writing wills
- ❑ Matters affecting the elderly

For more information on how Carvill & Johnson can help you:

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## **Personal Injury**

Have you been injured within the last three years, through no fault of your own?

Talk to us first: we are here to help, no matter how you were injured – for example in a slip or trip, in a road accident, or work or public place accident.

We will talk you through the funding arrangements available including no win no fee - so what have you got to lose? Call us today.

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## **Family and Matrimonial Law Specialists**

We provide expertise employing lawyers on the specialist Law Society Family Law Panel and the Solicitors Family Law Association and the Law Society's Children Panel.

We have established links with specialist barristers and other experts to provide you with the best possible service at all times.

We deal with all aspects of family law, particularly

- ❑ Cohabitation and co-ownership of property
- ❑ Divorce and separation agreements
- ❑ Financial matters after the break-up of a relationship
- ❑ Child support and maintenance
- ❑ Violence in the home
- ❑ Involvement of social services
- ❑ Rights in respect of children

Our services are extremely competitive and estimates can be provided to help you budget. We are also contracted to the Legal Services Commission to provide Legal Aid to clients, so if you are eligible for funding, our services may be available at no cost to you.

- ❑ The Community Legal Service
- ❑ The Solicitors Family Law Association
- ❑ Children Panel Accreditation Scheme
- ❑ Family Law Accreditation Scheme
- ❑ Resolution

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## **Cohabitation and Co-ownership of Property**

Resolving Your Problems:

1. Any relationship breakdown is distressing. At such an emotional time it is difficult to make important decisions concerning the division of any assets, normally the home.
2. The law treats unmarried partners differently to those that have married.
3. We are able to advise in a sympathetic but expert way in respect of this difficult complex area of law.
4. We are also able to advise and help agree arrangements with regards to any children.
5. In order to avoid any problems that arise with unmarried couples we can draft a cohabitation agreement which records your intentions with regards to your assets and how they will be divided in the event of the relationship ending.

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## Divorce and Separation Agreements

As specialists in family law we always ensure:

- ❑ Complete discretion
- ❑ Absolute sensitivity
- ❑ A caring and understanding approach

We shall always ensure that matters will proceed with the least amount of animosity but at the same time ensuring that a fair result is obtained in all cases.

As well as divorce, we can advise on the drawing up of separation agreements, on proceedings for nullity of a marriage and judicial separation proceedings.

We can help resolve problems arising from a marriage breakdown and give you the support you need at this stressful time. Issues such as contact with children, child support and advice on meeting mortgage and other commitments can all be discussed and resolved at this point. As a specialist family law practice we have the expertise and experienced staff who will guide you through the legal process.

We will always pursue cases in a cost-effective manner to keep costs as low as possible, and an estimate will be provided at the outset of the case.

We are authorised to conduct cases through the Legal Aid or public funding. At our first meeting with you we will ascertain if you are eligible for 'legal aid' and if so, will arrange for you to be publicly funded.

However, you must always be cautious when in receipt of public funding as the statutory charge enables the Legal Services Commission to recover any costs incurred in the case from any money or other property retained or gained during the case.

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## Financial Matters After the Break-Up of a Relationship

After a divorce, financial issues have to be resolved between the parties.

The division of the assets or payment of maintenance can be achieved by applying for a financial order. Different orders can be applied to the matrimonial home by the court, depending on the circumstances of the parties.

The financial aspect of the divorce now involves three stages starting with the first appointment, followed by the financial dispute resolution (FDR) appointment and, if no agreement is reached between the parties, the final hearing. The cost of resolving financial issues is often dependent upon the stage at which the case is concluded. We do however, keep all clients fully advised of the likely future costs of the case as it proceeds.

The court can make a variety of orders in relation to financial matters and it is important that you receive the correct advice in these proceedings. Our staff are experts in this area and will advise you how best to proceed, in the hope of achieving a fair result for you.

It is important to realise that the court does not have the same jurisdiction where the couple is not married, but living together.

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### **Child Support, Custody, Access and Other Rights in Respect of Children**

We are specialists in all issues relating to children.

We have solicitors who are members of the Law Society's Children Panel dealing specifically with children issues on a day to day basis.

Your children are very important and in the unfortunate situation where your marriage or relationship breaks up, you want the best for your children. We will do all that we can to help you achieve this.

Working with you we will attempt to help you reach an agreement with the other parent. Should this not be possible we will apply to the court to make what is called a residence order. This order will set out certain directions about the children including a level of child maintenance.

As a parent you will wish to maintain a relationship with your children. Should your children not be living with you we will try to assist in ensuring that the relationship continues.

Contact with your children may be difficult at this time. We are able to negotiate on your behalf to arrange contact, but if this cannot be done on a voluntary basis, we can apply to the court for a contact order.

If you are not married to the other parent of a child and still want to be involved in decisions about the child's education, welfare and health, we can apply to the court to help you obtain a parental responsibility order.

Circumstances may arise where you are concerned that your children may be taken to live in another part of England or possibly taken abroad. Once again we can apply to the court and apply for a prohibited steps order.

Where a child has been abducted, we can help in trying to obtain their return.

All of the above circumstances can be stressful for you as a parent. We aim to help you at this difficult time using the expertise of our specialised staff.

We can also assist you in the legal process of adoption.

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## **Violence in the Home**

Many issues arise where an individual is suffering domestic violence.

The violence is not always physical. It may be sexual or psychological. As the victim you need help and having discussed your situation and looked at the evidence, we consider how best to protect you. One course of action is to apply to the court for an injunction so that the person who is abusing you is stopped from coming near you. The order may also carry a power of arrest. This means that if the person named in the order comes near you, the police have the authority to arrest that person. The breach of other orders such as a "non-molestation" order is automatically a criminal offence now and can lead to immediate arrest in any event.

In addition to your abuse, it may be necessary to consider the effect on your children. We would look at the situation in the family home and any rights of occupation, the maintenance and welfare of the children and any other legal issues relating specifically to your case.

An immediate appointment is always available to anyone suffering domestic violence and our staff are always prepared to attend court on your behalf where an injunction is thought necessary to protect you and your children.

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### **Involvement of Social Services**

The social worker has lead responsibility, on behalf of social services, for undertaking an assessment of the child's needs and the parents' capacity to respond appropriately to the child's identified needs within their wider family and environment. In the great majority of cases, children are safeguarded while remaining at home by social services working with their parents, family members and other significant adults in the child's life to make the child safe, and to promote his or her development within the family setting.

For a small minority of children, where it is agreed at a child protection conference that a child is at continuing risk of significant harm, the child's name will be placed on a child protection register. Social services are then responsible for co-ordinating an inter-agency plan to safeguard the child, which sets out and draws upon the contribution of family members, professionals and other agencies.

In a few cases, social services, in consultation with other agencies and professionals, may judge that a child's welfare cannot be adequately safeguarded if he or she remains at home. In these circumstances, they may apply to the court for a care order, which commits the child to the care of the local authority.

Where the child is thought to be in immediate danger, social services may apply to the court for an emergency protection order, which enables the child to be placed under the protection of the local authority for a maximum of eight days.

Following the imposition of a care order where the local authority looks after a child, or accommodates a child with the agreement of their parents, it is the role of the social worker to ensure that adequate arrangements are made for the child's care and that a plan is made, in partnership with the child, their parents and other agencies, so that the child's future is secure.

As solicitors, we are called upon to act as guardian for the child and protect the interests of that child. We can also be called upon by the parents to act in cases where a child has been taken into care. In all circumstances, the welfare of the child is the uppermost and all agencies including ourselves work towards this goal.

In most cases you will be eligible for Legal Aid. We will ascertain this at our first meeting with you.

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## Other business or private legal issues

Should you have a dispute with a company or a private individual, getting the right professional advice as soon as possible is essential to avoid litigation becoming drawn out, stressful and costly.

We can offer expertise in a wide range of civil problems and advise you on the following:-

- ❑ Dispute resolution
- ❑ Employment tribunals
- ❑ Licensing applications
- ❑ Contract law
- ❑ Consumer law
- ❑ Planning law

If you would like advice, mediation or think you have a case, our team is on hand to help. We offer an efficient, cost-effective service. We will also give a written quotation in advance, so you can make a fully informed decision before proceeding.

We can conduct certain cases on a no win no fee basis.

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## Links

### [THE LAW SOCIETY](#)

This is the representative body for Solicitors in England and Wales.

### [THE LEGAL SERVICES COMMISSION](#)

This is the Legal Aid and Public Funding scheme in England and Wales.

### [THE BIRMINGHAM LAW SOCIETY](#)

This is the representative body for Solicitors in Birmingham and the West Midlands

### [THE CITIZENS ADVICE BUREAU](#)

An organisation which provides free legal advice on issues such as housing, debt and benefits.

### [THE COURT SERVICE](#)

This is the Courts own website from which useful forms and information can be obtained.

### [THE BRITISH AND IRISH LEGAL INFORMATION INSTITUTE](#)

This is a useful site for obtaining case law on a variety of issues.

### **CAFCASS**

This is the Courts independent advisory and reporting service regarding issues relating to children.

### [HER MAJESTY'S STATIONERY OFFICE \(HMSO\)](#)

This is the Government's own shop for sales of court forms, statutes, legislation and other documents.

### [COMPANIES HOUSE](#)

A body from which information can be obtained regarding the status of companies in this country

### [THE LAND REGISTRY](#)

The Land Registry is the government department responsible to the Lord Chancellor. It is responsible for keeping and maintaining the Land Register of England and Wales. It maintains and develops a stable and effective land registration system throughout England and Wales

### **Contact Us**

Our expert solicitors and support staff are always on hand to help with your enquiries and can be contacted by post, phone or email.

Post:

Northfield House

735 Bristol Road South

Northfield

BIRMINGHAM

B31 2NG

Email: [post@carvill-johnson.co.uk](mailto:post@carvill-johnson.co.uk)

Telephone: 0121 476 9000

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