Selling solicitor says sellers daughter says seller is in hospital not well. Daughter has power of attorney but fingers crossed seller doesn’t pass away will cause months delays.

Jackie personally wouldn’t do title indemnity policy either – another buyer down the line might not accept either. Want to know building control from a safety perspective. Will ask seller to ask council for completion certificate or letter of comfort but no guarantees.

Council inspection would clear everything up for us. We can’t do it without their consent. They might prefer to put the house back on the market and find another buyer who will accept the title indemnity policy – for a quicker sale.

Mr graham only passed away in September and his half share not automatically passed to his wife – her title needs to be redone before she can give away pre-emption as she only owns half.

Roof space – probably oversight from the time. Mrs Graham not likely to just hand over her half of the roof. Sellers need to negotiate fees including legal and again needs Mr Grahams title share sorted out.

Rights of access – Affidavit to confirm right – title indemnity policy to back this up not expensive 60-70£. Need one or the other, better both. Rights unlikely to be challenged. Affidavit is from seller to confirm she has used road for 20 years with no issues. Servitude right of parking – again affidavit, standard title indemnity policy will not cover parking (might be a specialist). Should bear in mind likelihood of next buyer to accept title indemnity policy too. Access one most will accept but not building works one.

Ownership of lower flat – just foundations, roof and roof space shared courtyard is definitely ours. Shared access gas meter – where actually is this? – outside box on side wall (outer walls are shared.)

Basically not going to be settled by 8th January.