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STATUTORY INSTRUMENTS

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**2012 No. 3012**

**The Charitable Incorporated  
Organisations (General) Regulations 2012**

**PART 4**

**CIO CAPACITY AND RELATED MATTERS**

**Execution of documents**

**20.**—(1) A document is executed by a CIO—

- (a) by the affixing of its common seal; or
- (b) whether or not the CIO has a common seal, in accordance with paragraph (2).

(2) A document is validly executed by a CIO if it is signed—

- (a) where the CIO has more than one charity trustee, by at least two of the CIO's charity trustees; or
- (b) where the CIO has only one charity trustee, by that charity trustee.

(3) A document—

- (a) signed in accordance with paragraph (2); and
- (b) expressed, in whatever words, to be executed by the CIO,

has the same effect as if executed under the common seal of the CIO.

(4) In favour of a purchaser a document is to be treated as duly executed by a CIO if it purports to be signed in accordance with paragraph (2).

(5) For the purposes of paragraph (4), “purchaser” means a purchaser in good faith for valuable consideration and includes a lessee, mortgagee or other person who for valuable consideration acquires an interest in property.

(6) References in this regulation to a document being (or purporting to be) signed by a charity trustee are to be read, in a case where a body corporate is a charity trustee, as references to the document being (or purporting to be) signed by an individual authorised by the body corporate to sign on its behalf.