

Land Registry

Landnet

38

October 2013

In this issue

Land
Registry's
customer
magazine



Welcome to *Landnet* 38.

Thanks to everyone who completed the *Landnet* reader survey. In an ever-changing digital world we need to adapt the way we publish to meet your needs and the survey showed an even split in the popularity of *Landnet's* two main formats: PDF and online.

We're also starting to publish material on the [Land Registry blog](#), which offers the opportunity for immediate publication but also for presenting articles in a different way and for readers to add their comments.

We didn't get as many responses to the survey as we'd have liked but we're always open to your comments and ideas so please get in touch if you have any views on *Landnet* or suggestions for articles.

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Landnet can be made available in other formats on request. If you require *Landnet* in another format, please contact Customer Support by email customersupport@landregistry.gsi.gov.uk or on 0844 892 1111.

To receive a bulletin every time *Landnet* is published, please send your name, job title and email address to gavin.curry@landregistry.gsi.gov.uk

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Overriding interests after 12 October

Although 13 October 2013 sees certain overriding interests losing their status, please note that rule 35 of the Land Registration Rules 2003 (LRR 2003) still takes effect.

This provision obliges the registrar to enter a notice on first registration in respect of any interest which appears from examination of title to affect the registered estate.

Therefore even after 12 October, if there is sufficient evidence of such incumbrances on examination of title, we will continue to make a subjective entry in the register of those burdens. This means that any exclusion of mines and minerals or copyhold entries and chancel repair liability disclosed in the deeds of title will continue to be entered in the register.

Matters that adversely affect, set out on the title, are not overriding interests; they simply bind the property because there is notice of them on the title.

Rule 28, LRR 2003 still applies and there remains a duty to disclose any of the interests listed in Schedule 1 Land Registration Act 2002 that are within the actual knowledge of the applicant on form DI.

New proper office order: where to send your applications

Paper applications can now be sent to a Land Registry office based on your location rather than that of the property concerned. The new Land Registration (Proper Office) Order 2013 has made this possible by designating all Land Registry's 14 local offices "proper offices" for the receipt of any such applications.

Sending all of your paper applications to the same office should simplify your processes and helps us equalise the distribution of work at our offices, reducing delays in the processing of applications.

- If you have a Land Registry customer team, please send applications to your customer team.
- If you are a business customer without a customer team, we recommend you send your paper applications to a particular Land Registry office based on your business address.

- If you are a member of the public acting without a conveyancer, we recommend you send your paper applications to a particular Land Registry office. The relevant office depends on the location of your home.

To find out which Land Registry office is responsible for receiving applications from your area, please visit either our updated [Contact us](#) page or see [Practice Guide 51 – Where to send paper applications](#).

Reader survey results

Over the summer we ran a *Landnet* reader survey on the website, receiving 85 responses. This was short of the number generally considered necessary to achieve a statistically representative result but the findings – presented here in the order of the questions we asked – were still valuable to us.

On a scale of 0 to 10 how likely are you to recommend *Landnet* to a colleague or contact?

Zero was ‘not at all likely to recommend’ and 10 was ‘extremely likely to recommend’. Almost 80 per cent of respondents gave a score of 7 or more out of 10.

The results were analysed using the Net Promoter System (NPS), under which the percentage of ‘detractors’ (those scoring 0 to 6) is subtracted from the percentage of ‘promoters’ (those scoring 9 to 10), giving *Landnet* an NPS score of +9. The lowest possible score is -100 and the highest +100.

Detractors	Passives	Promoters
21.2%	48.2%	30.6%

‘If you could make one change to *Landnet*, please tell us what this would be?’

The five most common suggestions were:

- no changes required
- improve the presentation/format
- have a printable/paper version
- have more practical guidance
- bring Land Registry staff to life.

‘How do you prefer to read *Landnet*?’

Answers to this multiple-choice question revealed an even split between the online edition and the PDF.

- Follow links to the online edition: 17.9 per cent.
- Read the online edition in full: 22.6 per cent.
- Read the PDF: 41.7 per cent.
- No preference: 17.9 per cent.

What happens next?

We’ll use the survey findings, along with other evidence, to guide any decisions we make on the format and content of *Landnet*. In the short term we can respond to specific suggestions by making the online edition as attractive as possible, making clearer that both editions are printable and other measures.

Longer hours for Business e-services

Our online service hours for [Business e-services](#) customers using the portal and Business Gateway have been extended [following a trial](#). The services are now available from 6.30am to 11pm every day, including bank holidays.

Our [Find a property](#) service is available 24 hours a day, seven days a week, including bank holidays.

Find a Property

Now open 24/7



Portal and Business Gateway

6.30am-11pm every day



Digital services

Visibility of electronic application results

Electronic application results in the portal can now be:

- viewed and downloaded for 30 calendar days
- viewed on a single screen as we've amalgamated the two separate PDF document areas.

Please see our [quick guide](#) that outlines the enhancements.

Notification of completed applications

We offer a free e-notification service that tells you when completed e-Document Registration Service (e-DRS) applications are available for download via a [RSS \(Really Simple Syndication\) feed](#).

To join the 13,000 customers who have subscribed to the service in the past six months, activate the simple subscription process through the portal and choose to receive your notifications in your email inbox, internet browser and/or chosen RSS feed reader.

The following resources will help you set up e-notifications so you can start receiving them today.

- Follow our [simple RSS user guide](#).
- Learn about subscribing, activating and managing a subscription to the Business e-services RSS feed with our [online training module](#).
- View information on the [Microsoft Office webpage](#).

Sending form AP1 electronically

E-DRS allows you to complete form AP1 (Application to change the register) electronically.

You can:

- send us an electronic AP1 – there's no need to print a form, complete it by hand, and scan it before sending it
- receive correspondence, (including requisitions) electronically, by adding an email address to panel 7 of the form.

How to complete and send an electronic form AP1

1. Save a [copy of form AP1](#) to your hard drive.
2. Complete the form electronically.
3. Simply type your business' name in to panel 15 to sign the form with an electronic signature.
4. Save the form and attach it to your e-DRS application.

How to receive electronic correspondence and requisitions

If you provide an email address in panel 7 of form AP1, we can correspond electronically and

send an electronic requisition if there's a problem. Completing this section consistently and accurately can save paper and time for both of us.

Customer focus group

We are forming a customer focus group to help us refine and develop our ideas for further improvements to e-DRS. If you'd like to help us shape a service which handles around 14.5 million documents annually and is used by more than 190,000 professionals, please [contact us](#) and let us know.

INSPIRE Index Polygons available to download

Our [INSPIRE Index Polygons](#) are now available to download.



The new download feature substantially improves the usability of the service by allowing predefined pots of INSPIRE Index Polygons to be downloaded into your own mapping system. Each pot represents freehold registrations within a specific local authority area in England and Wales.

Using a Geographical Information System (GIS) you will be able to view the downloaded polygons and assess the indicative extent of registered properties. The data can also be compared and contrasted with other available datasets. By downloading this data you will be able to gain a spatial understanding of registered assets within a portfolio and better manage these assets.

The INSPIRE view service was introduced in November 2011, following a European Union initiative to simplify the way public bodies shared spatial data across Europe. The data held within our INSPIRE Index Polygons show the position and indicative extent of all registered freehold property in England and Wales. Each polygon has a unique identification number called the Land Registry-INSPIRE ID. This can be used in our Find a property service to obtain the title registration and plan information for each polygon.

Map Search update

Map Search will be a free-to-use web-based digital service enabling you to search an online map and swiftly check whether land and property in England or Wales is registered. It will also allow you to obtain title numbers and details of freehold or leasehold tenure.

Our development of Map Search continues following further customer events held at some of our offices. These events allowed customers an early view of the product, giving them an opportunity to comment on the concept.

We are now inviting a small cross-section of customers to participate in testing the service from their own offices. We intend to extend this trial throughout the autumn.

We will continue to develop the service based upon customer feedback and add further features. Following the successful completion of testing we will provide this service to all Business e-services portal customers.

If you are interested in participating during this testing phase please contact either John Taylor or Catherine Bunker in our Product Development & Management Team at mapsearch@landregistry.gsi.gov.uk

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The Land Registration Act 2002 – 10 years on

Part 3: Adverse possession

In the third of a series on the anniversary of the Land Registration Act 2002, a Land Registry lawyer reflects on the significance of the legislation for adverse possession

Intentions of the Land Registration Act 2002, the mischief to be cured

The intention of the Land Registration Act 2002 (LRA 2002) was that it should be registration alone that should confer title. The creation of a new scheme for adverse possession was intended “to reflect the logic of title registration and to strike a more appropriate balance between landowner and squatter”¹.

The fundamental point about the new scheme was that a registered proprietor could, in most cases, defeat the claim on the first application based on 10 years’ adverse possession. However the proprietor would lose the land if they had still not regained possession of it two years later.

The scheme would not be a change to the Limitation Act 1980 but an entirely self-contained scheme, borrowing the concepts and the definition of the phrase ‘adverse possession’ from the 1980 Act and case law.

The result has been a series of exceptions and alternative application possibilities.

Which application?

- 1) Where an application is in respect of **unregistered land** the law under the Limitation Act 1980 continues and application should be made on form FR1.

- 2) Where a registered title as at 13 October 2003 was already held on trust for a squatter who had previously demonstrated at least 12 years’ adverse possession, pursuant to s.75(1), Land Registration Act 1925 (LRA 1925)², **transitional provisions** apply and application should be made on form AP1.
- 3) Where an application is in respect of registered land under the provisions of paragraph 1 of Schedule 6, LRA 2002 application should be made on form ADV1. **Care must be taken with the Schedule 6 exceptions**, such as for landowners who have lost mental capacity, persons serving abroad and the Crown. These exceptions result in mandatory statements that the applicant is obliged to make in a statutory declaration made no more than one month before the application³. In 2008 Land Registry introduced form ST1⁴ (statement of truth) to help overcome the difficulty of getting these technical statements correct.

¹ Paragraph 14.4 of Law Commission Report 271 *Land registration for the twenty-first century*.

² Paragraph 18 of Schedule 12.

³ Rule 188, Land Registration Rules 2003.

⁴ Land Registration (Amendment) Rules 2008, r.4(1) and paragraph 59 of Schedule 1 in force 10 November 2008.

cont’d

There also needed to be relief from the strict regime of Schedule 6 for justifiable cases. These are the three scenarios set out in paragraph 5. The first two may not be considered as strictly adverse possession at all.

1. Unconscionability/equity by estoppel: paragraph 5(2).
 2. Proprietor being otherwise entitled to be registered as proprietor: paragraph 5(3).
 3. The ‘neighbour’ exception, ie that for the 10 years the squatter as adjacent neighbour to the land has also occupied this land and reasonably believed that it belonged to them: paragraph 5(4).
- 4) Where a title has been registered before or after 13 October 2003, but the squatter states that they had already extinguished the documentary title by the date of first registration, an application should be made for **alteration under the provisions of Schedule 4, LRA 2002** on form AP1⁵.
- 5) A squatter in the course of extinguishing the documentary title, the limitation period not yet having expired, cannot register a **caution against first registration** except in very limited circumstances⁶.

Main developments

So what have been the main developments in adverse possession in the first 10 years since the introduction of the Act?

1. Unregistered land

Case law in this area still contains the main meat of development of the fundamental concepts. Ten years ago we were starting to wrestle with the implications of *JA Pye (Oxford) Limited v Graham* [2002] UKHL 30, endorsing the basic tenets in *Powell v McFarlane*⁷, which despatched the concept of implied licence and confirmed that the squatter only had to have the intention to exclude the rest of the world, so far as reasonably practical, not to obtain ownership of the land. The Grand Chamber of the European Court of Human Rights (ECHR)⁸ eventually confirmed in 2008 that cancellation of registered title on the basis of adverse possession under s.75, LRA 1925 without compensation was not contrary to Article 1 of Protocol 1 of the European Convention on Human Rights (the Convention).

Another noteworthy case was *Roberts v Swangrove Estates Limited*⁹ concerning claims of adverse possession of riverbed and foreshore by the Crown against a lordship title owner and the Pye principle that ‘everything depended on the particular circumstances’. In this

case, commercial dredging and grant of licences (not particularly overt acts) were sufficient to establish adverse possession of riverbed and foreshore¹⁰.

Two further important decisions were *R (on the application of Smith) v Land Registry Peterborough Office CA*¹¹, that Land Registry may generally exclude highway from any adverse possession application as the factual possession involved will be illegal, and *R (Diep) v CLR*¹², that the policy of not granting absolute grade title where no evidence of the documentary title owner has been deduced is neither unlawful nor irrational.

There was strong endorsement of the authority of the Adjudicators and Deputy Adjudicators (now Judges of the Property Chamber, First-tier Tribunal) in *Wilkinson v Farmer*¹³. Mummery LJ at paragraph 25 stated that the Adjudicators and Deputy Adjudicators were “usually more experienced and expert at deciding this kind of question than appellate courts are. A measure of ‘weighed deference’ should be accorded to the findings and conclusions in their reasoned decisions.”

Survey procedure has also changed slightly since the coming into force of the Act. Since 2012 these are now undertaken by Ordnance Survey staff on behalf of Land Registry rather than

by Land Registry staff. Also greater efforts are taken to identify, and give notice of the proposed survey to, the existing registered proprietor or likely documentary title owner.

The main problems generally with unregistered land cases are:

- (a) a lack of appreciation of some of the Limitation Act principles, such as different limitation periods and written acknowledgement of title¹⁴
- (b) an overemphasis on the applicant’s sincere belief and assumption of ownership of land, where there may be very few overt acts of possession or indications of exclusive possession on the ground

⁵ Paragraph 3 or 5 of Schedule 4, LRA 2002.

⁶ S.15(3)(a)(i), LRA 2002. *Turner v Chief Land Registrar* [2013] EWHC 1382 (Ch) and see [Practice Guide 5](#), paragraph 9.

⁷ [1979] 38 P&CR 452.

⁸ *JA Pye (Oxford) Limited v UK ECHR* 44302 30 August 2007 [2008] EHRR 45 overturning decision of Judge Pellonpää 15 November 2005 [2006]43 EHRR 3.

⁹ Also known as *Roberts v Crown Estates Commissioners Chancery* [2017] 2 P&CR 17 CA [2008] CH 439 and see also *The Port of London Authority v Tower Bridge Yacht & Boat Co Ltd* [2013] EWHC 3084 (Ch) concerning mooring.

¹⁰ See also *Walker v Burton* [2012] EWHC 978 (Ch) for the lesser degree of activities required in relation to a fell.

¹¹ [2010] EWCA Civ 200.

¹² [2010] WLR (D) 215.

¹³ [2010] EWCA Civ 1148.

(c) oversight of the implications of the applicant being in occupation under a lease, so that any land gained by adverse possession is treated as an accretion to their lease¹⁵ rather than acquisition of a freehold title by the tenant.

2. Transitional cases

Between 2005 and 2008 the state of the law was uncertain as a result of the judgment of Nicholas Strauss QC in *Beaulane Properties v Palmer* [2005] EWHC 817, and the first decision in the ECHR in *Pye* (see above), that cancellation of registered titles on the basis of adverse possession without compensation was contrary to the Convention. This decision was swept away by the final decision of the Grand Chamber of the ECHR in *Pye* published in 2008.

In *Franks v Bedward* [2011] EWCA Civ 772 the High Court ordered that the applicants' adverse possession application be reinstated to the date it was made with its original priority date, having been cancelled by a Deputy Adjudicator on a technicality, despite the fact that two charges had been registered against the registered title in the interim.

3. Applications under paragraph 1 Schedule 6 LRA 2002

In *Hopkins v Beacon* [2011] EWHC 2899 (Ch) the court found that failure to tick the appropriate box in form NAP

did not in principle prevent the form from being effective counter-notice.

In *Baxter v Mannion* CA [2011] EWCA Civ 120 the court confirmed that it was possible to rectify a title gained under paragraph 1 of Schedule 6 if it turned out the title had been wrongly granted, eg that the applicant was not in adverse possession.

Generally, objectors considering relying on technical mistakes by applicants may wish to consider the case of *Hackney LBC v Smith*¹⁶. Here a local authority who had relied on a litigant in person's mistaken application under paragraph 1 of Schedule 6 had a costs order made against them because it was clear that the applicant had a good claim under the transitional provisions.

From 1 July 2013, disputed applications are no longer dealt with by the Office of the Adjudicator to HM Land Registry but by the Land Registration division of the Property Chamber, First-tier Tribunal, with a [completely new set of rules and procedures](#)¹⁷.

4. Second application against registered land under paragraph 6 of Schedule 6

Where the application under paragraph 1 did not succeed. Land Registry is just starting to see some of these.

Conclusion

Generally, the pressure on adverse possession cases should be downwards.

From 1 September 2012 squatting in a residential building became a criminal offence¹⁸. There is some speculation that the offence may be extended to commercial buildings in due course, leaving adverse possession as a civil law concept which will probably be relevant only to land and water. It has now become harder, more costly and prolonged to obtain a title by adverse possession against registered land, except where the occupation is very long standing, ie at least 12 years prior to 13 October 2003.

However, unregistered land and transitional cases abound and there is no sign of the flow of these diminishing. There may also be many cases where alteration is sought in the future against titles granted on the basis of adverse possession, such as where notices have not been received.

The case law concerning Schedule 6 applications is beginning to develop, and the concepts of adverse possession itself continue to be developed judicially with such cases as *Dyer v Terry*¹⁹ (verges and parking), *Tennant v Adamczyk*²⁰ (parking and reading back intention), *Chambers v LB Havering*²¹ and *Baxter v Mannion*

(see above on fencing and horses), *Hunter v Carr*²² (adverse possession of a pond) and *Walker v Burton & Bamford*²³ (adverse possession of a fell).

Further information

[Practice Guide 4 – Adverse possession of registered land](#)

[Practice Guide 5 – Adverse possession of \(1\) unregistered land and \(2\) registered land where a right to be registered was acquired before 13 October 2003](#)

¹⁴ S.29, Limitation Act 1980.

¹⁵ *Smirk v Lyndale* [1974] 3 WLR 91 and *Tower Hamlets v Barrett* [2005] EWCA Civ 923.

¹⁶ Unreported but available on Westlaw 5 February 2012 Vos J Chancery Division.

¹⁷ The Tribunal Procedure (First-tier Tribunal) Property Chamber Rules 2013 SI 2013 No 1169 (L.8).

¹⁸ S.144, Legal Aid, Sentencing and Punishment of Offenders Act 2012.

¹⁹ [2013] EWHC 209 (Ch).

²⁰ [2005] EWCA Civ 1239.

²¹ [2011] EWCA Civ 157.

²² [2013] EW Land RA 2012/1070.

²³ [2012] EWHC 978, CA [2013] EWCA Civ 1228.

Unilateral notices protecting manorial rights and chancel repair liability

We have received various questions about what will happen in certain circumstances when a unilateral notice is lodged to protect a claim to a manorial right or chancel repair liability. The following explanation about how we will respond may be helpful.

Q Presumably there is no point anyone lodging an application to enter a notice to protect a claimed manorial right or chancel repair liability if an official search with priority is pending?

My understanding is that if you apply to register a disposition after 12 October 2013 within the priority period that you have under a priority search, your disposition would take priority to any other applications submitted during your priority period, including applications to register a notice to protect a manorial right or chancel repair liability lodged before 13 October 2013. Is this correct?

A It is likely that someone who believes they have the interest will still lodge an application even if there is a protecting search pending. The search may expire without a valid protected application being lodged. Alternatively the protected application could be a legal charge or a deed of grant of easement for value. In these situations the notice will still bind the proprietor of the land.

Your second question appears to relate to the following potential scenario.

1. There is a protecting search which was lodged prior to 13 October.

2. There is a UN1 application to protect a manorial interest or chancel repair liability lodged prior to 13 October.
3. The protected application includes a transfer for valuable consideration and is lodged after 12 October within the priority period of the search.

We are aware that there are certain conflicting views about how the court might decide the issue. It is not for Land Registry to give legal advice.

Where this situation exists Land Registry will contact both applicants and in the absence of a non-groundless objection to the entry of the notice we will register the disposition and enter the notice at the same date. It will remain open to the proprietor to apply to cancel the notice by lodging a UN4.

If the transferee objects and the parties cannot agree how the notice should be dealt with this will be a dispute. The matter will be governed by s.73 of the Land Registration Act 2002. We will not be able to register the applications until the objection has been disposed of. Unless the objection can be disposed of by agreement between the parties, we must refer it to the Land Registration division of the Property Chamber, First-tier Tribunal.



Q What will happen in the following situation?

1. I exchange contracts on 15 October 2013.
2. Immediately prior to doing so I lodge an OS1 which gives me a 30-day priority period.
3. Three days later a UN1 is lodged in respect of chancel repair liability.
4. I complete a week after that and lodge my application for registration within the priority period.

As the UN1 has been lodged prior to the TR1 being executed but during my priority period, do I avoid chancel repair liability?

A It is not for Land Registry to give legal advice.

We will register the disposition and enter the notice at the same date as the registration of the disposition.

It will remain open to the proprietor to apply to cancel the unilateral notice by lodging a UN4. If the proprietor does we will serve a notice on the notice holder. If they lodge a non-groundless objection and the parties cannot agree about whether or not the notice should be cancelled there will be a dispute. The matter will then be governed by s.73 of the Land Registration

Act 2002 and unless the objection can be disposed of by agreement between the parties, we must refer it to the Land Registration division of the Property Chamber, First-tier Tribunal.

In addition some doubts have been expressed as to whether or not chancel repair liability constitutes an interest that affects a registered estate for the purpose of section 132(3) (b). If it were to be decided that it was not an interest affecting a registered estate then it may not constitute an overriding interest and the liability may potentially continue to affect indefinitely. We are aware that there are certain conflicting views about how the court might decide this issue.

Q I registered a transfer on 14 October 2013. Will Land Registry reject any future application to register a unilateral notice to protect a claimed manorial right?

A No, we will register the unilateral notice.

Land Registry cannot require evidence that the interest claimed validly affects the property; all we can require is that the nature of the interest claimed is an interest capable of being protected by notice. A manorial right is capable of being protected by notice. It

would not be appropriate for the registrar to try to investigate whether or not the transfer was a registrable disposition for valuable consideration that may potentially result in the interest no longer binding the proprietor when it is not a requirement that the applicant lodges any supporting evidence that the claimed interest exists.

The applicant who lodges a unilateral notice is responsible for ensuring that they have a valid interest and there is liability under s.77 if they lodge a notice without reasonable cause. You should also bear in mind the effect of a notice; it does not make a claimed interest valid, it is merely capable of preserving any priority that a valid interest already has against a subsequent registrable disposition for valuable consideration that is registered.

It will remain open to the proprietor to apply to cancel the unilateral notice by lodging a UN4. If the proprietor does we will serve a notice on the notice holder. If they lodge a non-groundless objection and the parties cannot agree about whether or not the notice should be cancelled there will be a dispute. The matter will then be governed by s.73 of the Land Registration Act 2002 and unless the objection can be disposed of by agreement

between the parties, we must refer it to the Land Registration division of the Property Chamber, First-tier Tribunal.

Improving urban maps

Gary Osborne of Survey & Mapping Services explains a new initiative to improve the accuracy and enhance the detail of urban maps



Aerial photography from 2011 overlaid with the MasterMap Topography Layer

Ordnance Survey © Crown copyright

Minor changes in urban areas have not been systematically picked up by Ordnance Survey over the last 30 to 40 years due to the priority it has understandably given to recording significant topographic changes throughout Great Britain.

Ordnance Survey (OS) is now embarking on an Urban Content Improvement (UCI) programme to improve the representation and scope of the data shown on its MasterMap Topography Layer in urban areas, mainly affecting 1:1250 mapping.

OS aims to capture around 14,000 km² of urban geography over an estimated three years, using high-resolution imagery from aerial photography.

The existing map detail will be compared side by side with the aerial imagery, plotting any new features and moving those existing features which fail the set quality standards. This will be supplemented by the work of surveyors in the field where detail is obscured or unclear.

OS is conducting a trial focused on the Bristol and Bath area to establish the best methods of delivering UCI. Once completed, it will look to roll out a nationwide approach to other urban areas.

UCI follows the Positional Accuracy Improvement (PAI) programme which principally affected 1:2500 mapping.

Unlike PAI, where significant differences in the position of map detail were seen, UCI will mainly bring small changes and differences. In most cases you will see detail added rather than moved. Land Registry practice has not been changed to reflect UCI.

Changes

The main changes will be:

- more building extensions and private garages shown
- minor paths, such as those in parks and cemeteries, kept more up to date
- better recording of the continuation of one feature under another, such as a river under a bridge
- reclassification of line work, such as where a wall has been removed to allow for front-of-property parking
- inclusion of changes relating to important detail where change is often difficult to detect, such as kerb alterations.

By improving accuracy to better reflect the real world the changes will go further than just adding additional detail to the map.

Approach

OS has adopted a collaborative approach.

- It outlined its intentions at workshops held around the country in autumn 2010. We attended and we were then represented in the Bristol User Group set up by OS.
- OS received an overwhelmingly positive response and as a result made adjustments against specific points of feedback. We were heavily involved in feedback throughout the trial period.
- The guiding principles are to:
 - deliver consistency of content, ensuring that real-world objects are captured, modelled and maintained in a consistent fashion and existing inaccuracies are eliminated
 - ensure that all features are maintained over their lifecycle
 - improve the description of a feature, particularly in terms of its form and function, in addition to what it looks like from above.

Full details of the current areas affected by the UCI programme can be found on the [OS website](#).

Practice and public guides

You can find the latest versions of all our [practice guides](#), [practice bulletins](#) and [public guides](#) on our website.

[Practice Guide 1 – First registrations](#), [Practice Guide 6 – Devolution on the death of a registered proprietor](#), [Practice Guide 10 – Official searches of the index map](#), [Practice Guide 12 – Official searches and outline applications](#), [Practice Guide 20 – Applications under the Family Law Act 1996](#), [Practice Guide 26 – Leases – determination](#), [Practice Guide 32 – Bulk applications](#), [Practice Guide 39 – Rectification and indemnity](#), [Practice Guide 47 – Transfers of public housing estates](#), [Practice Guide 49 – Return and rejection of applications for registration](#), [Practice Guide 51 – Where to send paper applications](#), [Practice Guide 56 – Formal apportionment and redemption of a rent or a rentcharge that affects a registered estate](#), [Public Guide 1 – A guide to the information we keep and how you can obtain it](#), [Public Guide 3 – General Land Registry information](#), [Public Guide 4 – Protecting home rights under](#)

[the Family Law Act 1996](#), [Public Guide 13 – Applications for first registration made by the owner in person](#), [Public Guide 18 – Joint property ownership](#) and [Public Guide 22 – Keeping your name in the register up to date](#) have been amended as a result of Land Registration (Proper Office) Order 2013.

A minor change has been made in section 9.5 of [Practice Guide 14 – Charities](#) to refer to the Mission and Pastoral Measure 2011 which has superseded the Pastoral Measure 1983.

[Practice Guide 1 – First registrations](#), [Practice Guide 25 – Leases – when to register](#) and [Practice Guide 28 – Extension of leases](#) have been amended as a result of a change of telephone number of HM Revenue & Customs' stamp taxes helpline.

[Practice Guide 43 – Applications in connection with court proceedings, insolvency and tax liability](#) has been amended as a result of the closure of the few remaining Land Registry credit accounts and the creation of the National Crime Agency.

Section 2 of [Practice Guide 66 – Overriding interests losing](#)

[automatic protection in 2013](#) has been amended to confirm that a fee will be payable on any application to protect an interest received after 11 October 2013. Section 6 confirms that on first registration the registrar will enter interests which appear from their examination of the title to affect the registered estate.

[Public Guide 24 – INSPIRE](#) has been amended as a result of the launch of INSPIRE's new download service on 16 September 2013.

Section 3.1 of [Public Guide 25 – Registration and notices about mines and minerals, chancel repairs and manorial rights](#) has been amended to provide more information about ownership of mines and minerals. The frequently asked questions in section 8 include information about the entries that we will make on first registration and on 'fracking'.

Annual Report and Management Plan

Read our [2012/13 Annual Report and Accounts](#) and our [2013/14 Annual Management Plan](#).

ICR's annual report

Our [Independent Complaints Reviewer's annual report for 2012/13](#) describes how we responded to the issues upheld by our complaints reviewer.

Landnet archive

Read [past issues of Landnet](#).