

Land Registry

Landnet

37

August 2013

In this issue

Land
Registry's
customer
magazine



Welcome to *Landnet 37*.

The [12 October deadline for registering some overriding interests](#) is now just weeks away. The cut-off point is concentrating minds around the country and our teams are busy processing the many applications arriving in our offices. An additional point to remember is that fees are payable for section 117 applications received by us on or after 14 October.

Overriding interests is also one of the subjects examined in the second part of our series on the decade since the implementation of the Land Registration Act 2002. Are there any practice topics you'd like us to explore in *Landnet*? Please let us know.

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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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Designed by Peter Sim, Design Services; published by Land Registry, Head Office, Trafalgar House, 1 Bedford Park, Croydon CR0 2AQ

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Please to remember the Eleventh of October

The last date for lodgement of any section 117 application free from fee payment is Friday 11 October 2013.

From the start of business on Monday 14 October 2013 the fees payable are as follows.

- To register a caution against first registration (CT1) is £40.
- To register either a unilateral notice (UN1) or agreed notice (AN1) is £40 for the first three titles and then £20 for each subsequent title.

New proper office order: where to send your applications

From October you will be able to send your paper applications to any of Land Registry's 14 local offices, regardless of where the property is located.

This simplifies the process, minimises the risk of delays and means you will be able to send all of your paper applications to the same office. The new Land Registration (Proper Office) Order 2013 – made on 1 July – will bring these changes into force on 1 October 2013.

- If you have a customer team your written arrangement as to delivery is unaffected. Please continue to send applications to your customer team.
- If you lodge electronic applications your arrangements will remain unchanged.
- If you are a customer without a customer team we will recommend you send your paper applications to a particular Land Registry office based on your business address. We will publish full guidance on 1 October.
- If you are a member of the public acting without a conveyancer we will recommend

you send your paper applications to a particular Land Registry office based on your home address. We will publish full guidance on 1 October.

What are the current arrangements for paper applications?

Unless you have a written arrangement for delivery with the registrar, you need to send paper applications by post, DX or personally, to the Land Registry office that deals with the administrative area in which the property concerned is located.

To find out where you should send applications before the new order comes into force, please [visit our existing guidance](#).



Registration of estate rentcharges with Companies House

Where an estate rentcharge is granted or reserved on or after 6 April 2013 by a UK registered company (this includes companies registered in Scotland or Northern Ireland) or a limited liability partnership (LLP) affecting its property, the rentcharge must now be registered at Companies House.

Previously, rentcharges were specifically exempted from the Companies House registration regime for company charges. This exemption no longer appears in the Companies Act 2006 as a result of a new filing regime for company charges introduced by the Companies Act 2006 (Amendment of Part 25) Regulations 2013 (SI 2013/600); similar provisions apply to LLPs.

Rentcharges are not primarily financial charges created to secure loans to a company or LLP but Companies House take the view that, despite any policy intention, because of the change to CA 2006, they are within the scope of the Regulations and they have a legal obligation to register them if lodged for registration.

When applying for the substantive registration of an estate rentcharge created on or after 6 April 2013 by a company or limited liability partnership please ensure that you enclose evidence of filing. If evidence is not lodged Land Registry will enter the following qualifying Note in the Property Register.

Note: The title to the rentcharge is subject to the provisions of section 859H of the Companies Act 2006 if and in so far as that section applies to the rentcharge.

If the above Note is entered in the register and evidence of due registration at Companies House is subsequently obtained, application may be made for alteration of the register to remove this qualifying entry.

Where an application is made only to note a new company or LLP estate rentcharge in the Charges Register of the servient title, no qualifying note is required if evidence of Companies House registration is not lodged. A notice does not confer validity on the interest or claim being noted.

Rentcharges and estate rentcharges granted by a UK company or LLP before 6 April 2013 are not affected by the registration provisions of the

Companies Act 2006 and do not need to be registered at Companies House before being noted or substantively registered.

There is no requirement for Companies House registration where a company or LLP acquires property already subject to a rentcharge (“after-acquired property”).



Companies House

Closure of credit account facilities

Our remaining credit account facilities are being closed by Thursday 31 October 2013.

Credit accounts are used by only a small number of customers and many have already chosen to sign up to use variable direct debit (VDD) as an efficient and effective alternative following the closure announcement.

VDD enables you to:

- save time and administration costs
- manage audit/reconciliation using a customer reference, and also the e-services user name where available
- keep a close track of when funds will leave your bank account.

Download a VDD application form: www.landregistry.gov.uk/variabledirectdebit

If you have any queries please contact your customer team if you have one. If you do not have a customer team please contact our credit accounts team on 0300 006 6690.

Stamp duty land tax: requirements for sub-sales

The Finance Act 2013 has made changes to the regime for claiming relief for sub-sale transactions entered into on or after 17 July 2013.

Different requirements apply depending on whether two transfers are involved (ie A to B, then B to C) or just one transfer (ie where A transfers direct to C).

Two transfers

Where A transfers to B, then B transfers to C, both transfers are notifiable. The intermediate purchaser (B) must send a stamp duty land tax (SDLT) return to HMRC in order to claim the relief.

Land Registry does not require two SDLT certificates, unless B wants to be registered, at least momentarily, as proprietor. If B wishes to register their interest in the land, they will need to produce an SDLT5 together with their application for registration and the transfer from A to B, in the normal way.

If B does not wish to register their interest in the land, C will need to produce C's SDLT5, their application for registration and the transfers from A to B and B to C.

C should also either:

- confirm in writing that B acquired the land from A and transferred it to C in pursuance of a “free-standing transfer” for the purposes of Schedule 2A to the Finance Act 2003, or
- produce written confirmation from B (or B's agent) to that effect.

One transfer

If there is only one transfer of the land (ie A to C), we only need the transfer to C with its application for registration and C's SDLT5.

HMRC's guidance on the SDLT pre-completion transactions rules.

Hundreds contact property fraud line

More than 500 calls and emails have been received by our property fraud line in its first six months of operation.

The line was launched on 5 February for owners to quickly alert Land Registry if they are concerned their property might be subject to a fraudulent sale or mortgage.

Callers can ring 0300 006 7030 from 8.30am to 5pm Monday to Friday to speak to specially trained staff for practical guidance about what to do next.

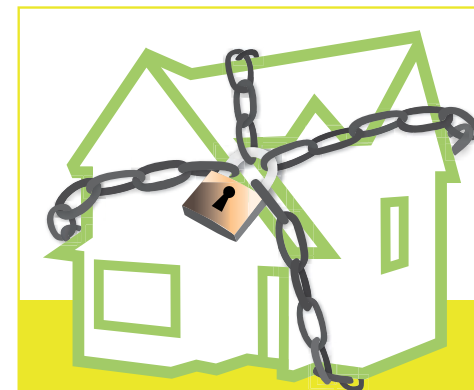
Owners can also fill in our [fraud reporting form](#) and we will call them back during office hours.

Both means of contacting us are intended primarily for members of the public and practitioners who do not work with a Land Registry customer team. Any solicitor or conveyancer with a customer team is encouraged to contact a team member in the first instance.

The properties most vulnerable to property fraud are usually empty, tenanted or mortgage-free. Individuals at a higher risk of fraud include owners who live abroad,

buy-to-let landlords, people in long-term hospital or residential care or partners where a relationship has broken down.

Please pass on our [fraud prevention advice](#) to any client you think may be at risk of property fraud.



Call Land Registry's property fraud line

0300 006 7030

Monday to Friday,
8.30am to 5pm



Digital developments

We are committed to providing straightforward and convenient digital services and we continue to work with customers to identify and develop improvements.

Recent customer surveys, focus groups and consultations have led to simplifications of our digital service terms and conditions and other developments such as developing our new Map Search service and removing the commercial charge for our Register Extract Service.

Updates to Business e-services terms and conditions

Our [electronic Document Registration Service \(e-DRS\)](#) has been opened up to every professional customer who sends us applications to change the register.

You can now use e-DRS without signing a Network Access Agreement (NAA).

A new electronic access role – General Access and e-DRS – enables the use of e-DRS under the Conditions of Use for Portal and Business Gateway. Allocations of electronic roles are managed by a customer’s internal Land Registry portal administrator.

We have removed the Business Gateway Connection Terms and Conditions. The use of Business Gateway will be subject to the Conditions of Use for Portal and Business Gateway.

The NAA will no longer govern access to Information Services. Access to Information Services is governed entirely by the Conditions of Use for Portal and Business Gateway.

Updated documents

To bring these changes into effect we have updated the:

- [Network Access Agreement](#)
- [Technical Manual part 1](#)
- [Conditions of Use for Portal and Business Gateway.](#)

There have been updates to the [notices](#) issued by the registrar under Schedule 2 of the Land Registration Rules 2003.

The changes to the NAA and the Technical Manual Part 1 follow [a consultation between 10 June and 5 July](#). The consultation responders were overwhelmingly in support of the proposals and the changes.

- Please see [our response to the comments received during the consultation](#).

Map Search update

We are continuing to develop our new [online Map Search service](#) to be launched later this year.

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

In July several customers took part in [a project development day run in conjunction with the Government Digital Service](#).

Our project team have also been [explaining how we're building the online map](#).

Regular customer feedback will help us develop and evaluate the service based on user need. Please contact either [Angela Jackson](#) or [John Taylor](#) of the Product Development & Management Team with your thoughts and comments.

Register Extract Service fee removed

The commercial fee for our [Register Extract Service](#) (RES) has been removed.

RES is available exclusively to our customers using Business Gateway – our case management system feed. It is an electronic data stream which automatically populates a customer's casework management system with property register details directly from us, removing the potential for human error and saving time on manual input.

For the statutory charge of £3 per official copy of the register, Business Gateway customers will now be able to enjoy the full benefit of this service.

Data developments

We are pledged to support innovation and benefit the wider economy by releasing all our licensable data by 2018, enabling the development of new products and applications for commercial and non-commercial purposes. By listening to our customers we will prioritise the release of datasets that meet their emerging needs, provided it is technically and legislatively feasible.

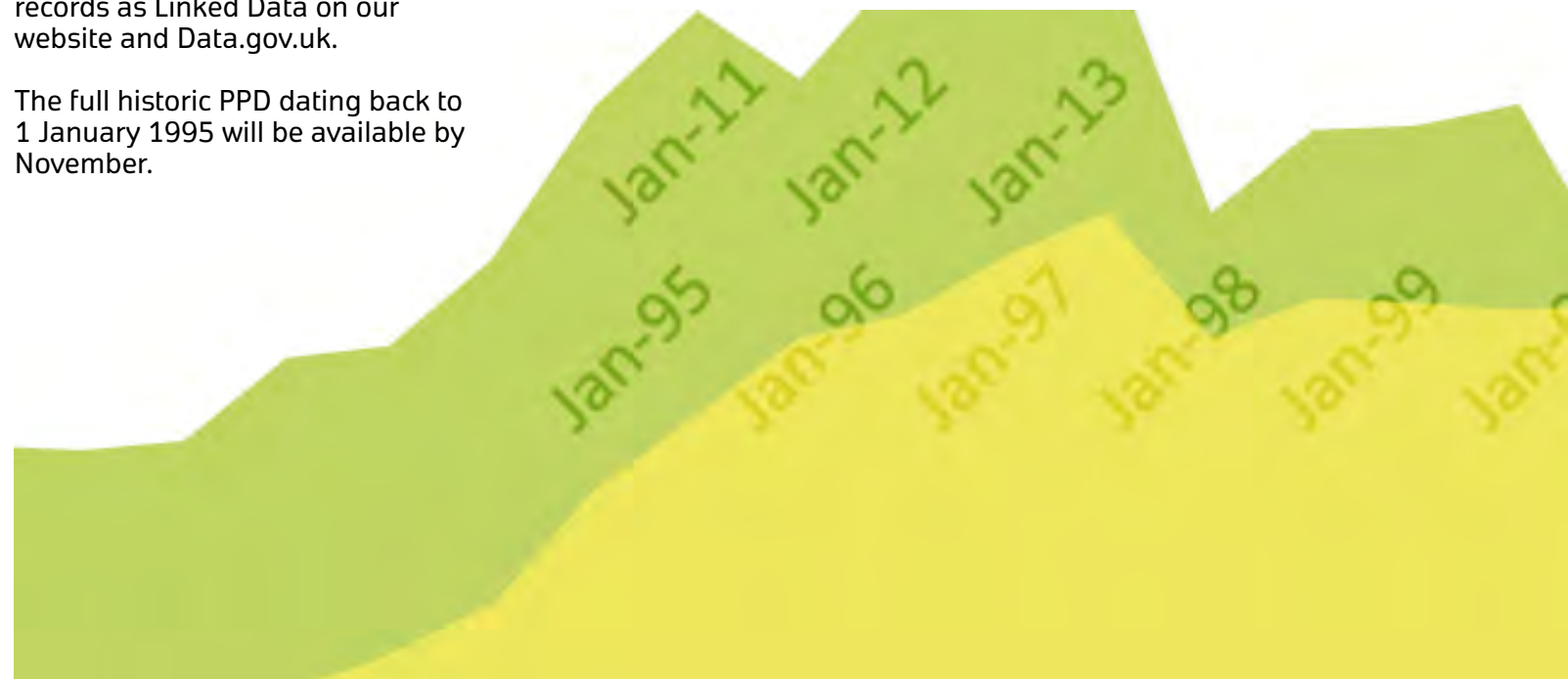
Since June we have released our [historic Price Paid Data \(PPD\)](#) and [House Price Index \(HPI\)](#) background tables, which are now available as machine readable [Linked Data](#). The machine-readable format enables our data to be easily linked to other data sources, manipulated and analysed.

You can now access 17 million HPI background table records and nearly two million historic PPD records as Linked Data on our website and Data.gov.uk.

The full historic PPD dating back to 1 January 1995 will be available by November.

Next month (September) we will introduce a new download function to our [INSPIRE Index Polygons service](#). With a geographic information system (GIS) you will be able to download the polygon extent of freehold records in England and Wales. This will give you a better spatial understanding of registered property and allow the data to be compared and contrasted with other relevant information.

We are also working with Ordnance Survey to make the Polygon Index (freehold and leasehold) dataset available by the end of the year. This chargeable service will provide you with the most complete registered spatial data available.



Ownership Change Indicator: delivering greater efficiencies

With council tax arrears rising to almost £2.4 billion, local authorities' need for accurate and definitive data has never been greater.

Councils across England and Wales have benefited from a number of our [commercial services](#) including our flood risk reports and property index datasets. We have also designed a bespoke service exclusively for local authorities which helps them deliver multiple efficiencies. It's called [Ownership Change Indicator](#) and, like many of our digital services, we developed, constructed and tested it in collaboration with the end customer.

Meeting and exceeding requirements

In 2010 the Revenues department of the London Borough of Waltham Forest asked if we could help them speed up the time it took to create council tax accounts. This would allow them to send out bills and collect revenue as quickly as possible. They suggested we could help by providing a monthly list of properties that had changed ownership within their area.

We studied Waltham Forest's needs in detail and designed Ownership Change Indicator. The service provides the information they need, and goes further – it provides a

list of ownership changes over a monthly period and confirms the:

- date ownership changed hands
- price paid for the property
- correct spelling of names and addresses.

What do customers think about the service?

In the subsequent six-month pilot period Waltham Forest found this enhanced data was more valuable than they had anticipated. As well as fulfilling their initial need, they reported other surprising benefits such as:

- the dataset enabled them to highlight anomalies in their existing data which they were then able to follow up quickly with the Valuation Office
- the confirmation of correct spellings and completion dates helped them to set up council tax accounts with improved accuracy, helping them to follow up on unpaid accounts.

Twenty-one local authorities across England and Wales now use Ownership Change Indicator and we have received some very positive feedback about the service.

Wendy Gibbs, Revenues Group Manager, London Borough of Waltham Forest

"[We expect to be able to] bill new residents for council tax at an earlier stage, hold a more accurate database and save money by reducing the number of Land Registry searches we need to make at a later date."

Alison McGurk, Revenue Support Team, Preston City Council

"We estimate that we have not been advised about the change of ownership for 10 per cent of the properties on each report. Receiving the data so quickly after the change takes place improves our efficiency and puts an end to sending out backdated bills and eliminates the time and expense of following up returned mail."

This is just one of the examples of how public sector data can bring wider social and economic benefit. Find out more about:

- [Ownership Change Indicator](#)
- [other commercial services we offer](#)
- [the public data we hold.](#)

Alternatively contact our [Commercial Services Team](#).

The Land Registration Act 2002 – 10 years on

Part 2: Easements and overriding interests

In the second of a series on the anniversary of the Land Registration Act 2002, a Land Registry lawyer reflects on the significance of the legislation for easements and overriding interests

One of the principal objectives of the Land Registration Act 2002 was to minimise the number of interests affecting a property which could not be investigated easily online. Easements in particular were a substantial property interest, yet they could take effect and bind a purchaser or chargee of registered land without appearing in the register, as an overriding interest¹.

Investigation of title therefore required extensive pre-contract



investigation to uncover these possibly valuable subjective interests and, in theory at least, a site visit and examination.

With respect to easements, the 1925 legislation contained provisions for the registrar to enter notes of easements², or for a proprietor to apply for notice of freedom from or the existence of overriding interests, but the former was discretionary and the latter at the initiative and expense of the proprietor³. Whether the existence of an easement affecting the property and binding a potential purchaser could be identified from the register was a somewhat hit or miss affair.

With this in mind, an objective of the Land Registration Act 2002 (LRA 2002) was to require registration of new expressly granted easements before they could take effect as a legal easement, with the sanction that they did not take effect as such unless registered, and to gradually force older easements, which took effect as overriding interests, into the register. At the same time, the rights of those who had relied on the old law had to be considered.

To speed up the process of bringing overriding interests into the register generally, applicants for registration were given a legislative duty to disclose unregistered interests which overrode registration and

which were not obvious from the registered title or submitted documents⁴.

¹ S.70 (1)(a) Land Registration Act 1925, where easements were casually thrown in with rights of sheepwalk, rights of water etc.

² Rules 40 and 41, Land Registration Rules 1925 (LRR 1925).

³ Rule 197, LRR 1925.

⁴ Rules 28 and 57, Land Registration Rules 2003 (LRR 2003) (panels 11 of form FR and AP1, and form DI). Land Registry also has the power to enter into the register notice of any overriding interest it becomes aware of, subject to serving notice on the registered proprietor, s.37, LRA 2002 and Rule 89, LRR 2003.

cont'd

So how has this worked out in practice?

With respect to all interests which may override under the LRA 2002 it is important to appreciate that:

- there are two sets of interests involved: one overriding at first registration in Schedule 1 of the Act, and the other overriding on subsequent dealing with a registered title in Schedule 3, and that they are different, although they have large degrees of overlap⁵
- interests which may override under these schedules only have the effect ascribed to them by the Act. So, on subsequent dispositions out of registered titles, they override the priority of a donee for valuable consideration under ss.29 and 30. Otherwise, the basic rule in s.28 applies, namely, that the priority of an interest affecting a registered estate or charge is not affected by the disposition of the estate or charge
- once noted in the register, the interest cannot take effect in the future as an overriding interest⁶.

Looking now at the most significant category.

Easements as overriding interests

The burden of most easements will be clearly noted in the register, but investigation of those which might

still affect as overriding interests requires the conveyancer to consider the following questions.

1. Is the claimed easement capable of taking effect as a legal easement generally (registration requirements aside)? For example, might it only be an equitable easement or lesser form of interest?
2. Is the easement created by express grant or by implication or prescription/long user?
3. Is the servient land registered?
4. If so, when was it registered?
5. When was the easement created, before or after 13 October 2003?
6. Is the donee taking a disposition of an unregistered estate (prior to first registration), or a disposition of a registered estate, or part of it?
7. If on a disposition out of, or of, a registered estate, is the disposition for valuable consideration so that ss.29 or 30, LRA 2002 might bite?
8. Was the easement ever noted in the register?

The position is complex, not least because although most post-2003 easements must be registered to be legally effective, there are still many older easements about that are capable of taking effect as overriding interests.

Easements arising before 13 October 2003

1. Legal easement expressly granted; servient title registered at 13 October 2003.

The general rule is that a legal easement which took effect against a title which was already registered on 13 October 2003 remains an overriding interest on a subsequent sale of a registered title for the purposes of paragraph 3 of Schedule 3 indefinitely (unless they become the subject of a notice in the register which is then cancelled): paragraph 9 of Schedule 12.

2. Legal easement expressly granted; servient title unregistered at 13 October 2003.

Such easements do not gain the benefit of paragraph 9 of Schedule 12 as they are not an 'overriding interest in relation to a **registered** estate' at 13 October 2003, but they can take effect as an overriding interest on first registration, pursuant to paragraph 3 of Schedule 1. On subsequent dispositions for valuable consideration of the registered title after 13 October 2006⁷, they can take effect as an overriding interest only if the requirements of paragraph 3 of Schedule 3 are met, taking account of the exception, so:

- a. the existence of the easement must be known to the person

to whom the disposition is made, or

- b. its existence must be obvious on a reasonably careful inspection of the land, or
- c. it must have been exercised within the year before the disposition.

3. Legal easement acquired other than by express grant; servient title registered at 13 October 2003.

The position is the same as for express grant easements as at 1 above; it makes no difference for the purpose of paragraph 9 of Schedule 12 whether the easement was expressly granted or acquired by prescription or implication.

4. Legal easement acquired other than by express grant; servient title unregistered at 13 October 2003.

The position is as in 2 above.

⁵After 13 October 2013 both include most short non-registrable leases, interests of persons in actual occupation, legal easements or profits a prendre, customary rights, public rights and local land charges, and mines and mineral rights but legal easements, profits a prendre and rights of a person in occupation are subject to further limitations under Schedule 3.

⁶Ss.29(3) and 30(3), LRA 2002.

⁷Paragraph 10 of Schedule 10 provides for the omission of the exception only for the period of three years from the coming into force of the Schedule.

Contact details

Remember, from **13 October 2003** some procedures and all Land Registry Forms will change and existing practice guidance material will need to be replaced.

For enquires and printed copies of Practice Guides and Practice Bulletins, contact:

- Actionline **0870 9088 061** – open weekdays 9am to 5pm;
- Or your local **Land Registry Office**.

For frequently asked questions, details of training courses and electronic copies of Forms, Practice Guides and Practice Bulletins:

- Regularly check our website **www.landregistry.gov.uk/lract2002**

If you have any comments or suggestions about this CD ROM, please send them to:

Education and Training Unit,
Land Registry,
32 Lincoln's Inn Fields,
London WC2A 3PH
(DX 1098 London /Chancery Lane).

www.landregistry.gov.uk/lract2002

Land Registry Land Registration Act 2002

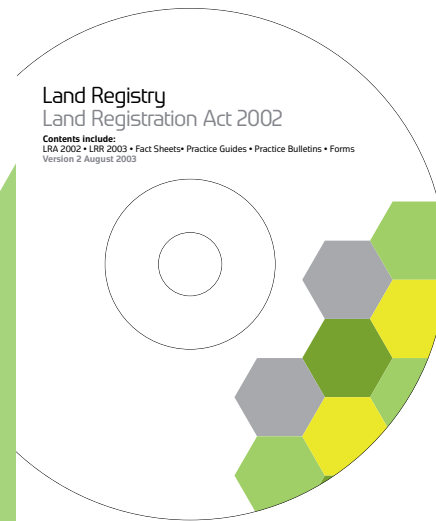


The Land Registration Act 2002 is the first major overhaul of the land registration system for over 75 years.

This CD ROM provides background information and practice guidance to help you through the key changes.

Action Packed

13 October 2003



5. Equitable easement; servient title registered on 13 October 2003.

These easements will have qualified as overriding interests at the time if they were openly exercised or enjoyed⁸. They maintain their overriding status on subsequent dispositions for valuable consideration of the registered title by virtue of paragraph 9 of Schedule 12.

Easements arising on or after 13 October 2003

6. Legal easement expressly granted; servient title registered at the time.

A newly granted express legal easement created on or after 13

October 2003 must be 'completed by registration' or it does not take effect at law and will not generally bind the interests of successors in title to the servient land. The message is clear: register it, or lose it. With respect to easements granted in prescribed clauses leases, these must be referred to in clause LR11.1 of the lease and the title number of the affected land (whether it is the landlord's registered title out of which the lease is granted or another title) referred to in clause LR2 to ensure that the registration requirements are met⁹.

7. Legal easement expressly granted; servient title unregistered at the time.

These may take effect as overriding interests on first registration. This is because, even though expressly granted by deed post-13 October 2003, they are not required by s.27 to be completed by registration¹⁰. A caution against first registration might be entered against the servient land, to ensure that the need to note the burden of the easement is picked up on first registration of that land. If the easement is not noted it continues to take effect as an overriding interest under Schedule 1 on first registration of the servient land, but will only take effect as an overriding interest on subsequent disposition of the registered

servient land after 13 October 2006 if all the requirements of paragraph 3 of Schedule 3 are met (see 2 above).

8. Legal easement acquired other than by express grant; servient title registered at the time.

An easement acquired by prescription or by implication against a registered title is still a legal easement; it is not caught by the requirements for registration in s.27(2)(e) because it is not an express grant or reservation. It will take effect as an overriding interest on subsequent dispositions of the servient land after 13 October 2006 under Schedule 3, if all

⁸ *Celsteel Limited v Alton House Holdings Limited* [1985] 1 WLR 204. Equitable easements sometimes arise because the easement has not been perfected by a formal deed of grant, or because they are not granted in perpetuity or for a term of years. Paragraph 9 of Schedule 12 refers to 'easements' which are an overriding interest in relation to a registered estate as at 13 October 2003, without distinguishing whether these are legal or equitable easements.

⁹ If the lease is not a prescribed clauses lease, the title numbers of the servient land should be referred to in panel 2 of form AP1 and see generally paragraph 5 of [Practice Guide 62 – Easements](#) for information on the registration of easements in leases.

¹⁰ S.27 only refers to express deeds of easement in the case of a **registered** estate or charge.

cont'd

the requirements of paragraph 3 are satisfied (see 2 above). However, as, by its nature, a prescriptive right is a right acquired by generally continuous use 'without force, without secrecy and without permission', it is likely to be obvious on a reasonably careful inspection of the land and, therefore, to fall within paragraph 3 of Schedule 3. The same may be true of an implied right. The existence of the claimed easement will in all probability not be discernable by Land Registry through the deeds of either property.

9. Legal easement acquired other than by express grant; servient title unregistered at the time.

The position is essentially the same as in 7 above.

10. Equitable easement.

The position of equitable easements post-13 October 2003 is very different to that of pre-2003 equitable easements; they are not capable of taking effect as an overriding interest under the 2002 Act pursuant to Schedule 1 or 3 (which only include legal easements). In order to maintain their priority against any purchaser or chargee for valuable consideration of the servient land pursuant to sections 29 and 30, they must therefore be noted against the servient title if registered. This is

another situation where use of a caution against first registration against the unregistered land would ensure that the existence of the claimed equitable easement is picked up on first registration.

Overriding interests other than easements, and the 13 October 2013 'cliff'

Of course, easements are not the only rights that can operate as overriding interests and so affect a title despite not appearing in the register.

The other major category of unknowns is 'interests belonging at the time of the disposition to a person in actual occupation'¹¹. Both on first registration, and subsequent transfers of registered titles, this category of interests continues to make inspection and careful checking of the property itself, and the rights of any occupants, very important.

The interests which will be losing their status as interests which override without specific entry in the register at midnight on 12 October 2013 are: franchises, manorial rights, right to rent reserved to the Crown on the granting of any freehold estate (whether or not the right is still vested in the Crown), non-statutory rights in respect of

embankments or sea or river walls, right to payment in lieu of tithe and rights in respect of repairs to church chancels. Many of these find their origins in feudal law, such rights being those not altogether abolished on enfranchisement under the Law of Property Act 1922.

Until 13 October 2013 the interests can be protected without fee by a notice in the register or caution against first registration in the case of unregistered land.

Where are we now with overriding interests?

These developments still leave a large, but diminishing, pool of significant legal interests which may affect the title of the property without being recorded in the registered title and this seems to be a state of affairs which will continue for many years. Overriding interests are not perhaps being disclosed and brought into the register as quickly as intended under the 2002 Act.

However, more interests, in particular new interests, are being so recorded, so that the register is now almost certainly the first place a conveyancer should look to find out about any easements affecting the land – even if they then go on to take steps such as making sure that the site is inspected.

Further information
[Practice Guide 15 – Overriding interests and their disclosure](#)

[Practice Guide 52 – Easements claimed by prescription](#)

[Practice Guide 62 – Easements](#)

[Practice Guide 66 – Overriding interests losing automatic protection in 2013](#)

¹¹ Paragraph 2 of Schedule 1, paragraph 2 of Schedule 3; there are more limitations on such interests overriding under Schedule 3.

Consumer affairs member of the Land Registration Rule Committee

The Land Registration Rule Committee was established under the Land Registration Act 2002.

It includes a judge of the Chancery Division of the High Court and a range of professional stakeholders: members nominated by the Law Society, Council of Mortgage Lenders, the Council for Licensed Conveyancers, the Bar Council and the Royal Institution of Chartered Surveyors. The committee's role is to advise and assist the Secretary of State in making land registration rules and fee orders.

The Lord Chancellor is now seeking to appoint a committee member with consumer affairs experience and knowledge, on the coming to an end of the founding member's appointment to the committee.

Experience in and knowledge of consumer affairs is required, ideally from a consumer perspective of conveyancing procedures in England and Wales.

Remuneration

The appointment is unpaid, but travel and any other out-of-pocket expenses will be reimbursed.

Eligibility

The post is open to anyone who is legally entitled to work, either paid or unpaid, in the UK. If you are unsure of your status, please explain your circumstances in your covering letter.

Requirements for the role

The role requires:

- the ability to consider issues quickly and objectively
- the ability to analyse and understand complex information
- the ability to evaluate information on the basis of sound judgement and intellect
- the ability to work effectively within a formal committee environment
- effective influencing and persuasive skills.

Working arrangements

Members of the Rule Committee are expected to attend meetings.

The committee sits on average once or twice a year. You must be able and willing to make sufficient time available to serve on the committee. We expect that

committee meetings will usually be held in central London.

The appointment will be initially for a period of four years.

Support under Equality Act 2010

If you require information about support available under the Equality Act and any particular arrangements to be made to help you with your application please contact Kylie Jubb, Resourcing Team Manager, on 0300 006 2514.

Applying for the post

Please apply using the civil service online jobs website or by sending your CV and a covering letter to HR Resourcing Team, Land Registry, Nottingham Office, Castle Wharf House, 2 Castle Wharf, Nottingham NG1 7AU. Applications must reach us by no later than 13 September 2013.

Shortlisted candidates will be invited to attend an interview, likely to be held in Croydon.

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 4 – Adverse possession of registered land](#), [Practice Guide 5 – Adverse possession of \(1\) unregistered land \(2\) registered land where a right to be registered was acquired before 13 October 2003](#), [Practice Guide 16 – Profits a prendre](#), [Practice Guide 18 – Franchises](#), [Practice Guide 19 – Notices, restrictions and the protection of third party interests in the register](#), [Practice Guide 38 – Costs](#), [Practice Guide 40 – Land Registry plans – Supplement 3 – Boundaries](#) and [Supplement 4 – Boundary agreements and determined boundaries](#), [Practice Guide 52 – Easements claimed by prescription](#), [Practice Guide 66 – Overriding interests losing automatic protection in 2013](#), [Public Guide 19 – Title plans and boundaries](#) and [Public Guide 23B \(HSS\) – Application by a local authority for a restriction to protect a statutory charge](#) have been amended as a result of The Transfer of Tribunal Functions Order 2013.

Section 7 of [Practice Guide 10 – Official searches of the index map](#) has been updated to provide clarification of our plan requirements. Sections 7 and 9 have been amended to include a link to the Ordnance Survey (OS) website, which provides details of OS partners selling large scale mapping products.

Sections 5.3 and 6 of [Practice Guide 11 – Inspection and application for official copies](#) have been amended to confirm what happens if there are pending applications in Land Registry when an application for official copies is received.

Section 9.1 of [Practice Guide 12 – Official searches and outline applications](#) has been amended to clarify that an outline application should not be used to protect an electronically lodged application.

A number of changes have been made to [Practice Guide 16 – Profits a prendre](#) to clarify our practice. In particular, this edition provides more information about the registration of discontinuous leasehold profits a prendre.

Section 2 of [Practice Guide 34 – Personal insolvency](#) has been amended to confirm that a charge survives disclaimer as does the

chargee's power of sale.

An amendment has been made to section 6.1 of [Practice Guide 35 – Corporate insolvency](#) to confirm that a charge survives disclaimer as does the chargee's power of sale.

Section 2 of [Practice Guide 37 – Objections and disputes – A guide to Land Registry practice and procedures](#) has been amended to confirm that in some circumstances more time can be allowed to respond to a notice.

Section 3.2 of [Practice Guide 39 – Rectification and indemnity](#) has been amended to clarify the objection period when we serve notice.

A link to a list of stockists of large scale maps has been added to section 5 of [Practice Guide 40 – Land Registry plans – Supplement 1 – The basis of Land Registry plans](#).

Section 1 of [Practice Guide 40 – Land Registry plans – Supplement 2 – Guidance for preparing plans for Land Registry applications](#) has been updated to provide clarification of our plan requirements.

Amendments have been made to section 5.10 of [Practice Guide 47 – Transfers of public housing estates](#)

to clarify the non-compulsory use of form PSD 103.

[Practice Guide 71 – Electronic services](#) has been amended as a result of the removal of any requirement for Business e-services customers to sign a Network Access Agreement in order to use the electronic Document Registration Service.

Section 2 of [Practice Guide 75 – Transfer under a chargee's power of sale](#) has been amended to confirm that a charge survives disclaimer as does the chargee's power of sale.

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](#).