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## Housing and Planning Act 2016

### Department for Business, Energy & Industrial Strategy – Land Registry

RPC rating: **validated**

#### Description of proposal

This measure introduces a number of deregulatory changes to the requirements governing the functioning of English Private Registered Social Housing Providers (PRPs). As a result of the amendment, PRPs would no longer need to:

- Provide a certificate as to their status under rule 183A Land Registration Rules 2003 (relevant for PRPs applying to be registered as proprietor of a registered estate or charge in England),
- Apply for a Form L restriction to ensure its compliance or, when making a disposal, supply a certificate to comply with restrictions formerly entered in the register.

The measure also makes minor changes to Forms W, X, Y and KK restrictions.

#### Impacts of proposal

LR states that the measure would affect 1,490 PRPs and 36,000 conveyancers.

It explains that the repeal of the certification requirement at the registration stage would have a negligible impact, as most PRPs already have an arrangement which allows LR to confirm their status automatically.

The regulator estimates that there would be a small saving to conveyancers, who would no longer have to supply certificates when making a disposal. Based on an internal costing exercise LR estimates the cost of dealing with one requisition to be £2.96. LR would expect to request 2000 certificates annually. Therefore, the IA estimates the annual saving to business to be around £6,000.

The total one-off familiarisation cost is estimated at £312,000. This involves familiarisation with the web article (£73,000) and the blog article (£239,000).

The RPC verifies the estimated equivalent annual net direct cost to business (EANDCB) of zero. This will be a qualifying regulatory provision that will score under the Business Impact Target.

## Quality of submission

The assessment discusses the costs and benefits of the policy in sufficient detail. The length and the level of detail of the assessment are appropriate for a measure of this size.

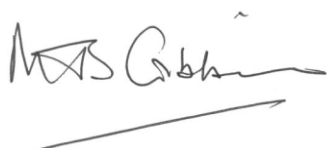
The assessment was not fit for purpose as first submitted. The initial review notice pointed to lack of clarity in relation to impacts and to unclear assumptions in relation to savings estimates. The regulator has addressed these points adequately by revising the assessment and providing more detailed explanation of the reasoning underpinning the impact estimates.

## Departmental assessment

Classification	Qualifying regulatory provision (IN)
Equivalent annual net cost to business (EANCB)	Zero
Business net present value	Zero

## RPC assessment

Classification	Qualifying regulatory provision (IN)
EANCB – RPC validated <sup>1</sup>	Zero
Business Impact Target (BIT) Score <sup>1</sup>	Zero



**Michael Gibbons CBE**, Chairman

<sup>1</sup> For reporting purposes, the RPC validates EANCB and BIT score figures to the nearest £100,000.