

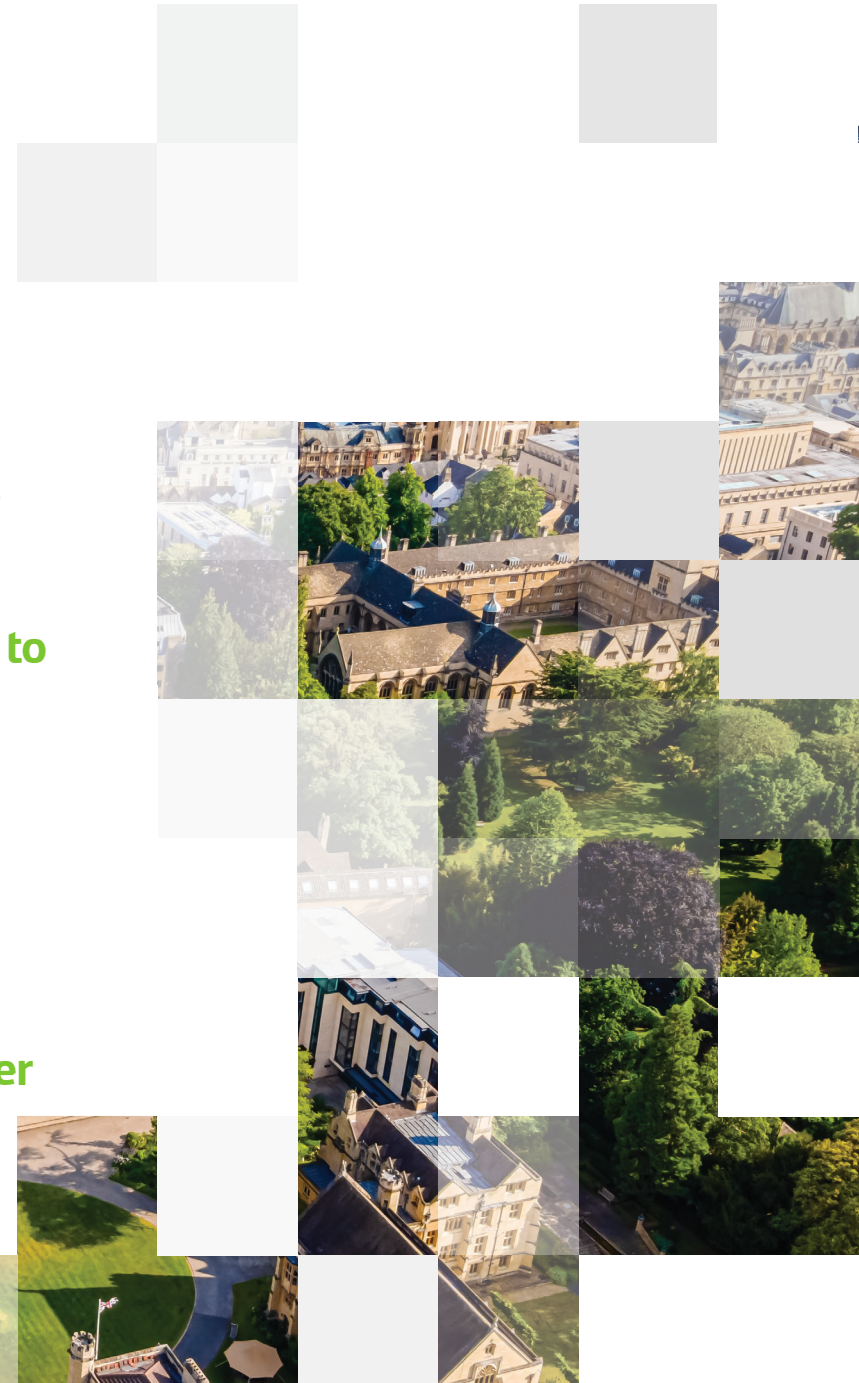


Newsletter July 2025

Get the latest information about the Local Land Charges (LLC) Programme and local authorities' data migration to the central LLC Register.

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- Transforming property transactions with early access to local land charges data
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We have been shortlisted – we need your vote

We are delighted to announce that the **Local Land Charges Programme** has been shortlisted for the prestigious **Tech Innovator of the Year award 2025**. The Innovator category recognises and celebrates organisations that are dedicated to transformative change.

The finalists will be chosen by public vote. We would love your support, **voting closes on Friday 25 July at 6pm**.

Vote [here](#)

This achievement would not be possible without your ongoing support and collaboration. Together we are streamlining property transactions and delivering a conveyancing experience that is truly fit for the 21st century.

**Innovation
Awards/2025**

**WE'VE BEEN
SHORTLISTED
FOR
TECH INNOVATOR
OF THE YEAR**

Vote for us:

INNOVATION-AWARDS.CO.UK

Transforming property transactions with early access to local land charges data

In today's evolving world of residential conveyancing, staying ahead of regulatory and technological developments is not optional, it's essential. One of the most significant recent developments is the digitisation of the local land charges (LLC) data. This change is helping to reshape how legal professionals assess risk and advise clients.

Within the Residential Property team Liz Ramsden, Partner at Knights in Leeds prompted a significant procedural shift in the firm's approach to property diligence. Traditionally, LLC and CON29 data were obtained after a conveyancing file was opened and a contract pack received. Now, a number of the team access a personal LLC search upfront at the very start of a transaction in migrated areas. The firm then order an official LLC search as part of a comprehensive search package through a search provider upon instruction.

With the national rollout of the LLC Register, several team members check if the relevant local authority has migrated its service to the register, after they are formally instructed. If it has, a LLC search is obtained immediately as part of their risk assessment and due diligence. This enables them to evaluate the property's suitability for the client's intended use, before costs are incurred or delays arise.



Why early access to LLC data matters

This proactive approach delivers tangible benefits for both clients and legal professionals:

- **Informed decision-making:** early access to LLC data provides a clear view of the property's legal status. For instance, if a property is subject to a listed building or conservation area restriction, clients can be advised on the feasibility of their plans before making financial commitments.
- **Fewer enquiries:** many common enquiries are resolved before they are even raised, reducing the volume of correspondence, which helps to accelerate the transaction timeline.
- **Risk mitigation:** identifying issues such as tree preservation orders (TPOs), planning notices, or boundary anomalies earlier allows the team to address them promptly. In one case, a TPO identified in the initial search led a client to revise their extension plans, saving time, money and future complications.

- **Lender confidence:** the full official search package, including CON29 is still obtained to meet mortgage lender requirements. The ability to refresh the search within six months provides an added layer of protection and flexibility.

Clients are already seeing the benefits of this approach. One client considering a major renovation avoided a costly mistake after early identification of a conservation area. Accessing LLC data sooner allowed timely and targeted enquiries to be made, which kept the client's plans on track.

Commitment to innovation and clients

By integrating upfront LLC searches into the conveyancing process, Knights are demonstrating a clear commitment to innovation, efficiency, and client care. This forward-thinking approach empowers clients to make confident, informed decisions at the very start of their property journey. This reduces delays, manages risks earlier, and streamlines the transaction. Importantly, professionals can be confident that there is a [Local Land Charges compensation protocol](#) in place should the need arise.



The role of land and property data in property transactions

I am Christian Woodhouse, Head of Partnerships at Sprift Technologies. With more than 20 years in the property sector, I have worked in several innovative businesses, all trying to solve the challenges within the real estate transaction process. The common theme running through the heart of these challenges is data. Too often its overlooked or its benefits misunderstood, with narrow and short-sighted thinking about its uses. This is why I'm so passionate about projects like the HM Land Registry Local Land Charges Register.

Land and property data is the backbone of every property transaction in England and Wales. From valuation and conveyancing to securing mortgages and finalising ownership, official datasets such as title deeds, boundaries, planning permissions, and historical ownership records underpin the entire process. As the real estate sector evolves, the demand for more digital, accessible and interoperable data becomes increasingly apparent.

Traditional challenges in property transactions

If we pare back a transaction, it reveals a fragmented landscape, with many parties passing the same information around. Vendors share with agents, agents with conveyancers, mortgage brokers with lenders, and conveyancers with lenders and HM Land Registry. This repetition compounds the delays, uncertainties, and inefficiencies that plague property transactions - stemming from:

— limited digital infrastructure:

Many records remain paper-based or scattered across various databases, making retrieval and verification slow.

- incomplete or inaccessible data:** Missing or outdated information delays decision-making and can lead to disputes or errors.
- fall-through rates:** Approximately 1 in 3 property transactions in England and Wales collapse before completion due to delays, miscommunication, or errors in the process.

These challenges highlight the pressing need for more digitised, integrated property data systems to quicken, streamline and enhance transaction security. This is easier said than done - there have been a few systems and platforms that have gallantly tried (Veyo) but ultimately none have succeeded.

Today, there is renewed optimism as technologies mature and data is the norm, not an ideology. Transferring information between businesses is easier and more secure. APIs (Application Programming Interface) will shortly become the preferred means of sharing critical information in real-time, seamlessly.



With this in mind, HM Land Registry's digitisation of local land charges demonstrates what is possible. Instant access to critical data that once took weeks or months to retrieve, now empowers buyers and professionals to make quicker, better-informed decisions.

The case for more digital data

The integration of advanced digital tools and technologies, into the property market, offers transformative potential. Digital data is the catalyst that will:

- **speed up transactions:** Records can be accessed and verified instantly, reducing bottlenecks in the conveyancing process. Automated workflows and tools, powered by AI, can expedite tasks such as title checks, valuation, and fraud detection.
- **improving security:** Digital systems allow sensitive property information to be encrypted and stored securely, reducing the risk of fraud or error. Blockchain technology, for instance, can create tamper-proof records of ownership and transactions.

- **reduce fall-through rates:** Real-time communication updates, alerts and greater transparency between buyers, sellers, and agents will minimise misunderstandings or discrepancies.
- **facilitating innovation:** A strong digital data infrastructure, opens the doors for new smarter solutions, such as property transaction platforms and predictive analytics for market trends.



Image: Shutterstock/Imran Khan's Photography

Moving forward: The pivotal role of digital data

For England and Wales to move beyond its legacy systems, stakeholders must prioritise the digitisation of land and property data. Initiatives such as HM Land Registry's digital transformation are already paving the way. However, further investment in technology and collaboration between government, industry, and tech providers is critical. Digitisation is not just a technical upgrade it is a strategic necessity.

The widespread adoption of digital property data promises to make transactions faster, more secure, and less prone to failure. It also has the potential to democratise access to property information, empowering buyers and sellers alike. As the sector continues to innovate, the enhancement of digital infrastructure will undoubtedly redefine the landscape for property transactions in England and Wales.

By embracing this shift, the property market can unlock efficiency, transparency, and trust, creating a better experience for all involved.

Recent events

Association of Independent Personal Search Agents Conference

The Association of Independent Personal Search Agents (IPSA) held their annual conference on 9 June 2025 celebrating 20 years as a trade association. Members received industry insights and a chance to connect with the independent search community.

Representatives from the Local Land Charges (LLC) Programme updated IPSA members on the progress of the programme, policy developments and wider government objectives. The team received encouragement from delegates and acknowledgement that HM Land Registry (HMLR) are actively listening to and acting on feedback.

Jamie Winch, Senior Stakeholder and Innovation Manager for the LLC Programme received The Unshakeable Optimist award from Heather Poole-Gleed, Chief Executive at IPSA. The award was presented to Jamie as a thanks for the ongoing work and support he has delivered over the last 12 years.



Heather Poole-Gleed, Chief Executive of IPSA said **“It was wonderful to have representatives from HMLR in attendance at our 20th Anniversary event. Jamie Winch talked about how IPSA members have been involved since the inception of the LLC Programme and went on to explain how HMLR will work with IPSA on new projects and consultations going forward.”**

Propertymark One

On 13 June 2025, the Propertymark One conference provided an opportunity to raise awareness of the LLC Register in the property industry, showing estate agents and property professionals how to access the upfront data to save time in the early stages of the property transaction process.

The LLC team presented the live LLC service to many delegates from a range of organisations, helping them understand how to fully utilise the search service and data. The team welcomed some familiar faces to the stand from previous years as they discussed the benefits they have seen since using the LLC search service.



The Local Land Charges Stakeholder and Innovation team meeting delegates at Propertymark One

Propertymark are a key stakeholder for HMLR and with their conferences we are enhancing this partnership. Through engaging with Propertymark we receive direct feedback from users, helping us to build the service that the sector needs.

Future Propertymark events the LLC Programme is attending are listed on the ‘Upcoming events’ page. We hope to see you at an event soon.

propertymark

Upcoming events

We are looking forward to meeting customers and stakeholders at the upcoming events. Our team will answer your questions, and demonstrate the local land charges live search service, and its new enhancements.

To register your attendance at any of these events, visit the event organiser's website.



Event	Date	Location
Propertymark	16 September 2025	Manchester
Propertymark	25 September 2025	Leicester
OpenReach Developer Forum	8 October 2025	Birmingham
Property Developer Show	8 October 2025	Leeds
Propertymark	9 October 2025	Kent
Sort Ball / Sort Group	15 October 2025	Manchester
Propertymark	16 October 2025	Sussex
EA Masters Conference	4 November 2025	London
Propertymark	26 November 2025	Newmarket



Oops, we may have sent you several emails in error

If you received several repeat emails inviting you to have your say on Local Land Charges updates, we can only apologise for clogging up your inbox as we meant to send the email just the once. We're very grateful for your patience and for responding to the survey in such large numbers. We're now considering the whole range of your views and preferences, so watch this space for content tailored to the most popular topics arising.

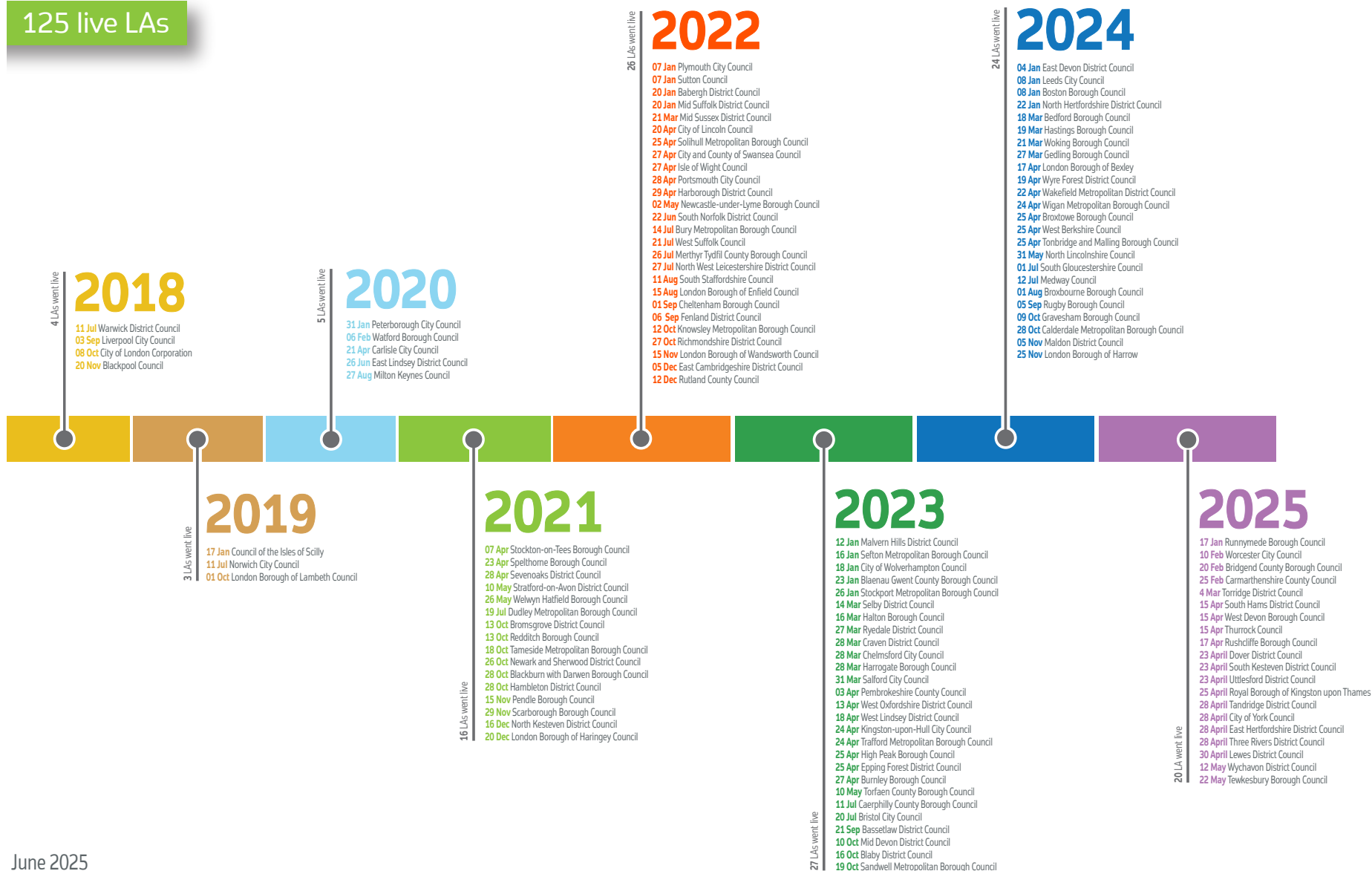


Image: Shutterstock/mtkang

Local authorities on the register by 30 June 2025

HM Land Registry Local Land Charges Register

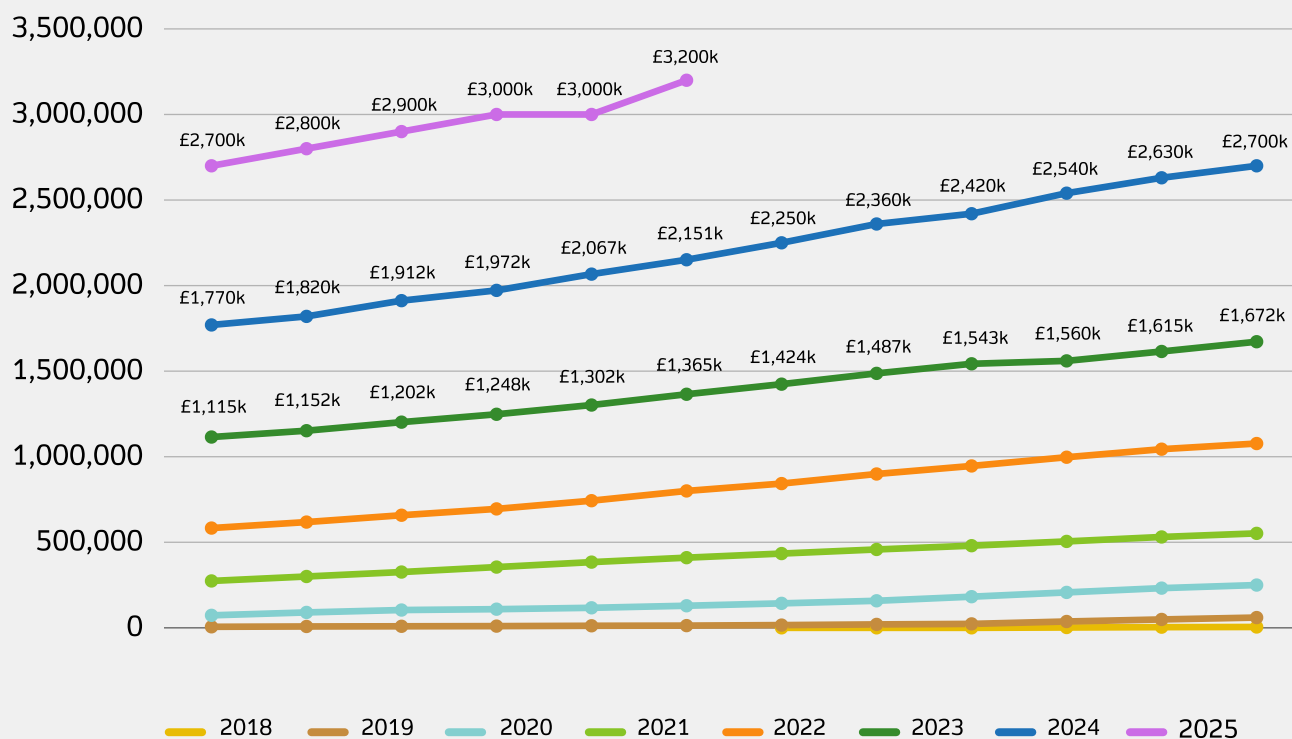
125 live LAs



The national LLC Register cost savings

Since programme launch, the LLC Register has recorded a total cost saving of over **£3.2million** from searches with customers in migrated areas, saving an average of **12.4 days** to obtain an LLC search result. More than **7.4 million** charges from **125 local authorities** have been **migrated** to the register.

Cost savings since service go live



This graph illustrates the accumulative savings as more local authorities join the national LLC Register

The national LLC Register – total number of searches

Since July 2018,
we have recorded

1,709,877

searches on
the register

Search figure accurate up to the end of the preceding month (June 25)

Kind regards

A handwritten signature in black ink, appearing to read 'R. Griffiths'.

Rhonda Griffiths

Head of Programme Management
and Policy, Local Land Charges

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