



Newsletter September 2025

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

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Recent migrations to live service

Four local authorities successfully migrated since our July newsletter.

These include:

London Borough of Southwark

14 July 2025

Ashfield District Council

1 August 2025

Canterbury City Council

21 August 2025

Vale of Glamorgan Council

26 August 2025

130 migrated local authorities are listed alphabetically on [GOV.UK](https://gov.uk)

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Live service wants your opinion

The 2025 Live Service survey is now live. Local authorities that have already migrated are invited to take part. The survey link has been issued by Relationship Managers. To ensure we get a full picture, we encourage you to share the survey with other departments that are involved with the Local Land Charges Programme.

Your feedback will help us to ensure that users get the best possible live service experience. Following the first survey last September, we made improvements to the Live Service Handover Pack, created the Quality Response Tracker, introduced the Application Processing Interface Continuity Action Plan and more. We are keen to know what more we can do to improve live service.

Please respond to the survey by 5.00pm on 3 October 2025. If you have not received the survey link, please contact the SPI team.



API port access is changing

The port that the application programming interface (API) currently connects to is changing from Port 3000 to Port 433 on 13 October 2025.

What do I need to do?

Your IT teams will need to update the current maintain API URL from:

`maintain-llc.landregistry.gov.uk:9000`

to

`api.maintain-llc.landregistry.gov.uk`

The location of API URL fields will vary by supplier.

You will need to whitelist both IP addresses below, if you haven't already done this. These addresses are in addition to the current IP addresses you hold for HM Land Registry.

— 162.159.141.44

— 172.66.1.40

If you do not update your API URL before 13 October, you will not be able to access your application API.

All API users have received two email updates regarding this change. If you have any questions about this change, please contact your Relationship Manager.

The Ministry of Housing, Communities and Local Government Property Data Pilot update

HM Land Registry (HMLR) recently launched a pilot on behalf of The Ministry of Housing, Communities and Local Government (MHCLG). Together, we are exploring whether digitalising and enhancing access to building regulations and highways data can improve the home buying and selling process.

We will work with the nine authorities below, who represent a diverse range of structures, such as county, district, unitary, metropolitan and London Borough councils – spanning urban and rural locations:

- **Caerphilly County Borough Council**
- **City of London Corporation**
- **East Devon District Council**
- **Leicestershire County Council**
- **London Borough of Enfield**
- **Medway Council**
- **Sefton Metropolitan Borough Council**
- **Stockport Metropolitan Borough Council**
- **West Sussex County Council**

HMLR will provide ongoing support to each of the participants throughout the pilot. In parallel we will work with a group of customers who are involved in different stages of the home buying and selling process. This work will help us to better understand how any changes may impact their experience.

If you are interested in hearing more about the pilot, please [contact us](#).



Image: Shutterstock/Andrei Nekrasov

Help improve the transparency of land or option agreements

HM Land Registry is developing a new digital service to improve the transparency of land or option agreements, also known as contractual control agreements. These agreements give prospective buyers the exclusive right to buy the land, without imposing any obligation to do so. This initiative is part of the Levelling Up and Regeneration Act 2023 and supports wider reforms to increase visibility of land ownership and contractual agreements.

To ensure the service meets user requirements, we are inviting local authority planning teams to take part in research sessions. These sessions will inform service development and ensure it supports planning functions effectively. Please [contact our researcher](#) to get involved.

Online research sessions will take 60 minutes and involve:

- Answering questions about your role and planning responsibilities
- Explaining the impact of agreement information on decision making
- Exploring ways to best access agreement information for your needs.

When the service is launched local authorities will be able to:

- Enhance planning processes by identifying land subject to contractual controls quickly
- Improve forecasting of development and infrastructure requirements
- Avoid planning delays.

Your voice matters, help us to build a tool that works for you and your community, by sharing your requirements and any concerns.



Implementation of API continuity action plan

On 18 August 2025, the Application Programming Interface (API) continuity action plan was introduced for API users in live service. The plan ensures that our customers can continue accessing land and property information in the event of a technical API issue. Local authorities (LAs) who use an API as their primary method to update the Local Land Charges Register will be provided with access to the Maintain User Interface (UI) to continue registering, amending and cancelling charges until the API issue is resolved.

How are issues monitored?

Relationship Managers are constantly monitoring LA registration volumes and API activity. If no charges have been registered for seven working days, the Relationship Manager will contact the LA to check if there is a problem. If a problem exists it will be assessed, and we will support the LA to resolve it.



What happens if an issue is identified?

If a technical issue has been identified and is not resolved by day 21, the Relationship Manager will provide the LA with Maintain UI access and training guides to allow a smooth transition from the API to UI Maintain if needed.

If by close of play on day 28 the issue persists, the API Continuity Action Plan will be invoked from day 29.

When the problem has been resolved, the Relationship Manager and the HMLR technical team will work with the LA to re-synchronise the register to ensure the service returns to its previous state.

Please contact the [SPI team](#) with any questions.

November regional workshops

In November the Local Land Charges (LLC) Programme is hosting three regional workshops for local authorities.

The in-person workshops will give you a better understanding of your role during migration and live service, while networking with peers in your region. Workshops will run between 10.00am – 3.00pm, refreshments and lunch will be provided.

During the workshops you will hear latest updates on the LLC Programme, the MHCLG Property Data Pilot and more.

Hear from MHCLG as they discuss our shared objective of reducing duplicative work for local planning authorities. They will share updates on our joint work on listed buildings, wider data analysis work, development of planning permission data specifications and opportunities for further engagement with the LLC community.

Please register for one event by 31 October to secure your seat.

Thursday 6 November

10.00am – 3.00pm

**DoubleTree by Hilton Hotel
Manchester - Piccadilly
1 Auburn Street,
Manchester M1 3DG**

[Register here for the Northern event](#)

Tuesday 11 November

10.00am – 3.00pm

**The Birmingham Conference
& Events Centre
Hill Street,
Birmingham B5 4EW**

[Register here for the Midlands event](#)

Thursday 20 November

10am to 3.00pm

**De Vere Grand Connaught Rooms,
61- 65 Great Queen Street,
London WC2B 5DA**

[Register here for the Southern event](#)

We look forward to seeing you at an event.



Upcoming events

We are looking forward to meeting customers and stakeholders at the upcoming events listed here. 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
<u>IQ Legal - Residential Conveyancing and Commercial Property Conference</u>	18 September 2025	Southampton
<u>Propertymark Regional Conference</u>	25 September 2025	Leicester
<u>For Legal - A Conveyancing Law Update</u>	30 September 2025	Bristol
<u>A Conveyancing Law Update in Manchester For Legal</u>	7 October 2025	Manchester
<u>OpenReach Developer Forum</u>	8 October 2025	Birmingham
<u>Property Developer Show</u>	8 October 2025	Leeds
<u>Propertymark Regional Conference</u>	9 October 2025	Kent
<u>For Legal - A Commercial Property Update</u>	15 October 2025	London
<u>For Legal - A Conveyancing Law Update</u>	16 October 2025	Birmingham
<u>Propertymark Regional Conference</u>	16 October 2025	Sussex
<u>For Legal - A Conveyancing Law Update</u>	21 October 2025	London
<u>For Legal - A Conveyancing Law Update</u>	28 October 2025	Lincoln
<u>EA Masters Conference</u>	4 November 2025	London
<u>IQ Legal - Residential Conveyancing and Commercial Property Conference</u>	11 November 2025	Leeds
<u>IQ Legal - Residential Conveyancing and Commercial Property Conference</u>	24 November 2025	Exeter
<u>Propertymark Regional Conference</u>	26 November 2025	Newmarket
<u>Mortgage Advice Bureau Conference</u>	27 November 2025	Birmingham
<u>The Negotiator</u>	28 November 2025	London
<u>IQ Legal - Residential Conveyancing and Commercial Property Conference</u>	9 December 2025	Peterborough

Digital Planning Improvement Fund: Open for applications

Transform your planning services through digital innovation with the Ministry of Housing, Communities and Local Government (MHCLG).

The [MHCLG's Digital Planning Improvement Fund](#) is accepting applications from local planning authorities across England.

The £50,000 grant opportunity will enable local planning authorities to:

- understand your organisation's digital planning maturity to baseline a starting point
- create an action plan to help improve your organisation's digital planning maturity
- identify, prepare and publish planning datasets to the [Planning Data Platform](#)
- join [Open Digital Planning](#) (ODP), a collaborative community of forward-thinking planning authorities
- access tailored training and improvement opportunities

Applications can be submitted anytime and close at midday on 30 October 2025, with successful applicants starting in February 2026.

[A question and answer session](#) is taking place on 20 October at 11.30am to help potential applicants.

For more information visit the [Digital Planning Improvement Fund webpage](#).



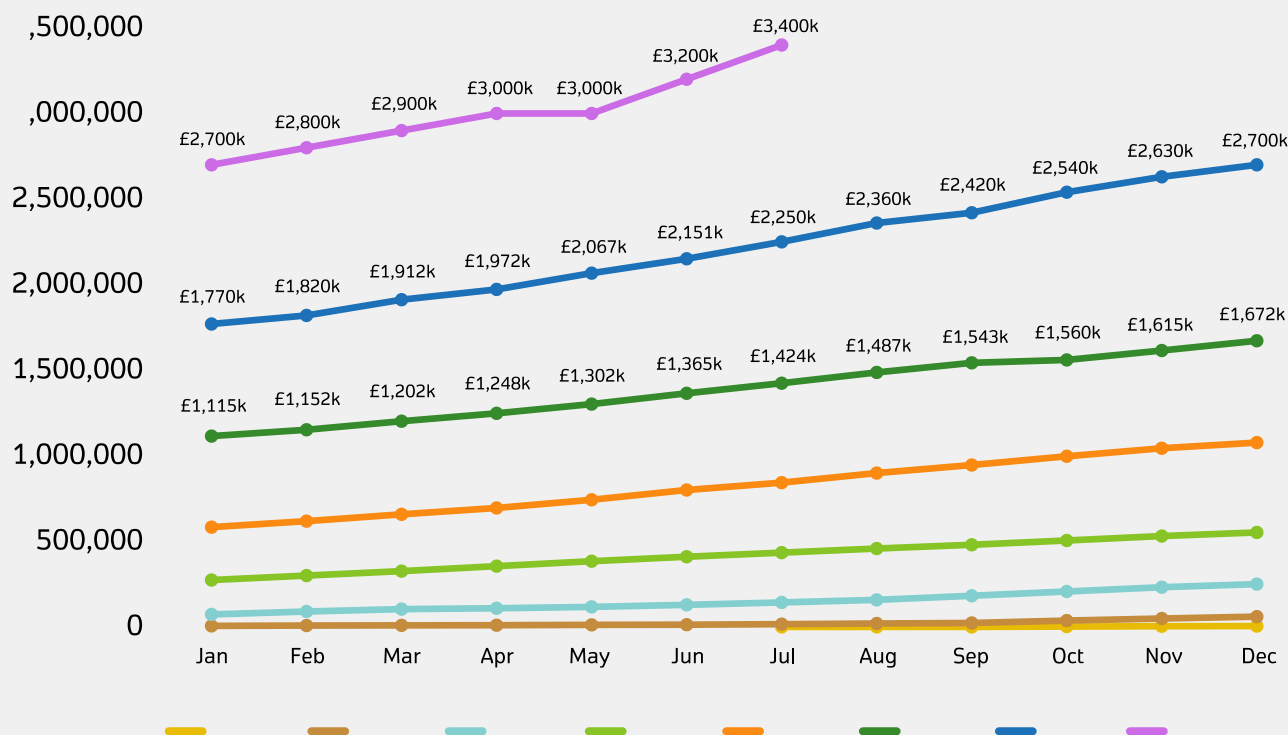
Ministry of Housing,
Communities &
Local Government

The national LLC Register cost savings

Since programme launch, the LLC Register has

- recorded a total cost saving of over **£3.4 million** from searches in the migrated areas
- saved an average of **12.35 days** to obtain an LLC search result
- migrated more than **7.7 million** charges from **130 local authorities** 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

334,235 total official
searches

1,504,472 personal (free)
searches

1,838,707 total searches
on the register

Search figures accurate up to the end of August 2025

We are taking action following your feedback

Thank you to those who completed our recent Local Land Charges newsletter survey. You may have noticed several changes in this edition following your feedback.

We will be making further changes over the coming months to improve the content, format and accessibility.



Useful links

The following links provide more information about the Local Land Charges Programme and the live search service:

- The [Local Land Charges Programme](#) page provides details about the programme.
- [Migrating your local land charges service](#) provides all the migration information you need.
- Live service - [Practice guide 79: Local Land Charges](#) explains how to change the register, obtain searches and the compensation protocol.
- You can [search for local land charges on land and property](#).

The [local land charges news](#) page will keep you updated on:

- important updates
- monthly newsletters
- case studies
- blogs
- webinars



GOV.UK

Kind regards

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

Rhonda Griffiths

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and Policy, Local Land Charges

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