



Newsletter November 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

Five local authorities successfully migrated since our October publication.

They are:

Wealden District Council

9 October

North Norfolk District Council

14 October

Stroud District Council

17 October

Epsom and Ewell Borough Council

28 October

Nuneaton and Bedworth Borough Council

31 October

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



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HM Land Registry launches its Strategy 2025+

On 5 November HM Land Registry (HMLR) published its Strategy 2025+ which sets out our ambition to make property transactions clearer, faster and more secure for everyone. Building on the momentum of previous years, it reinforces HMLR's commitment to put the customer at the heart of everything we do.

Iain Banfield, Interim Chief Executive and Chief Land Registrar, said:

“HMLR is undergoing its most significant transformation in over 20 years to serve our customers better. Strategy 2025+ represents our commitment to unlock a better, faster and less stressful property market for everyone through improved digital services, enhanced expertise, and customer-centric approaches. This transformation will play a key role in supporting government ambitions – from building new homes and regenerating places, to unlocking clean energy infrastructure and transforming planning.”

[Read the full article on GOV.UK now.](#)



Data security is our highest priority

We are committed to safeguarding your LLC information to preserve the integrity of the LLC Register. As part of this commitment, we have completed the first phase of a major upgrade, which transitioned API users from port 9000 to port 443. This change strengthens the connection between the API and the LLC Register, leveraging the advance capabilities of port 443.

Our Service Performance Integration team is already exploring new ways to harness these capabilities further. In the coming months we will share details of new security measures that will deliver even greater resilience against data threats.

If you have any questions or concerns about your data security, contact your Relationship Manager

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Live service survey – next steps

We would like to say thank you to the local authorities (LAs) who completed the Live Service survey. Your feedback is invaluable, so we are pleased that we received 98 responses across the 131 LAs currently in live service.



Our **Service Performance Integration (SPI) team** is currently conducting a detailed analysis of the responses. Following an initial review, several themes have emerged, which are shaping a series of recommendations designed to enhance the live service experience.

Recommendations

- **Simplify and streamline reports:** provide clearer guidance and summaries that focus on outstanding remedial actions.
- **Enhance communication and collaboration:** encourage more direct engagement across LA departments, to enable timely, accurate registrations. Encourage better communications between HMLR, LAs and third-party suppliers.
- **Technical support and training:** offer more targeted technical support and training for complex API or mapping issues.

- **Resource and process support:** streamline processes and provide tools to help LAs manage their workloads during periods of limited resource.
- **Raise Memorandum of Understanding (MOU) awareness:** to improve compliance and process efficiency.
- **Strengthen communications:** promote regular meetings and reminders about outstanding remedial actions. Ensure query handling is responsive and escalation routes for unresolved issues are clear.

We will share details of the next steps when the analysis is completed, and an action log has been developed. This information will be communicated in the LLC newsletter to ensure all LAs are kept informed.

If you have any questions, suggestions or feedback please [contact the SPI team.](#)



5 top tips for a successful migration

As the Local Land Charges (LLC) Programme advances, we are gaining more valuable insight into the factors that contribute to a smooth and successful migration. Drawing on feedback from local authorities (LAs), Delivery and Relationship Managers, we have compiled some top tips for LAs beginning or currently undergoing their migration.

- **Consider a top-down approach** – early engagement and visible support from senior leadership contribute significantly to a well-managed migration. LAs who secure senior level buy-in from the outset typically have smoother, more successful transitions.
- **Create a dedicated project team** – ensure all relevant departments are engaged and have a clear understanding of the

project's scope. Define roles and responsibilities early to maintain accountability throughout the process.

- **Start data cleansing early** – assigning a small team to begin data cleansing early, or even before migration begins, can relieve pressure later. It can also free-up resource for other critical tasks.
- **Learn how to register a charge before going live** – migration introduces new systems and processes. Gaining an early understanding of how to register a charge will reduce challenges when the service goes live.
- **Communication is key** – good and consistent collaboration between the LA, HM Land Registry and suppliers is essential for a smooth, successful migration. Regular communications and a willingness to ask for assistance when needed, will help to eliminate issues.

If you require help at any stage, contact your Delivery Manager who will provide the support needed.



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Making progress to complete the programme

This November, the Local Land Charges Charges (LLC) Programme together with local authorities (LAs) across England and Wales reached some significant milestones. With over 40% of LAs now live on the LLC Register, we are collectively transforming the property market. The impact on the market is clear, searches that once took days or weeks are now available instantly, saving an average 12.26 days per search.

Since the first local authority went live in July 2018 we have:

- registered over **8.1 million** charges
- recorded more than **2 million** search requests on the register
- saved a total of over **£3.8 million**.

Matt Green, CEO of the tmGroup said:

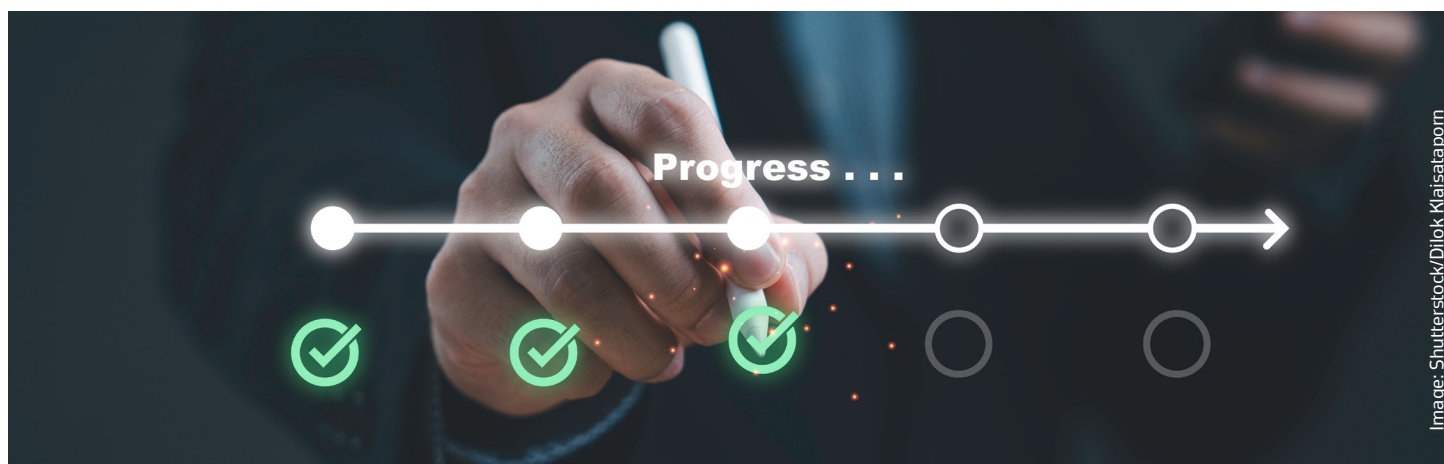
“Having worked closely with HM Land Registry for many years, we have seen first-hand the transformative impact of their digitisation efforts.

The LLC Programme represents another significant step forward for the property industry. High-quality, accurate data is vital in conveyancing. Any error or inconsistency can cause delays and

frustration for everyone involved in the transaction chain.

When the programme is completed, the benefits will be clear. Reliable, standardised local land charges data will help conveyancers work more efficiently and give homebuyers greater confidence in their transactions.”

The signing of the final LA Collaboration Agreement confirms full participation across England and Wales, ensuring programme benefits are felt nationwide. The programme remains focused on delivering seamless transitions for LAs and a more streamlined experience for the wider property market.



Recent events

Throughout October, the Stakeholder team attended **For Legal Residential Conveyancing Update** events in Manchester, Birmingham, London, and Lincoln.



These events provide face-to-face engagement with representatives from the Local Land Charges Programme and other areas of HM Land Registry. Relationship Managers from live service attended the event and showcased the online search service, demonstrating the regions that are currently live. Representatives from other areas of HM Land Registry joined to provide a deeper insight into our processes, available guidance and workshops.

Wayne Spencer, Director of For Legal said **“We were delighted to welcome back HM Land Registry and the Local Land Charges Programme to our Autumn series of events. Several delegates commented on how great it was to meet them in person and find out more about how they are supporting the profession now and in the future.”**

These events continue to be a vital platform for collaboration, learning, and sharing the benefits of our live service.



Upcoming events

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

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



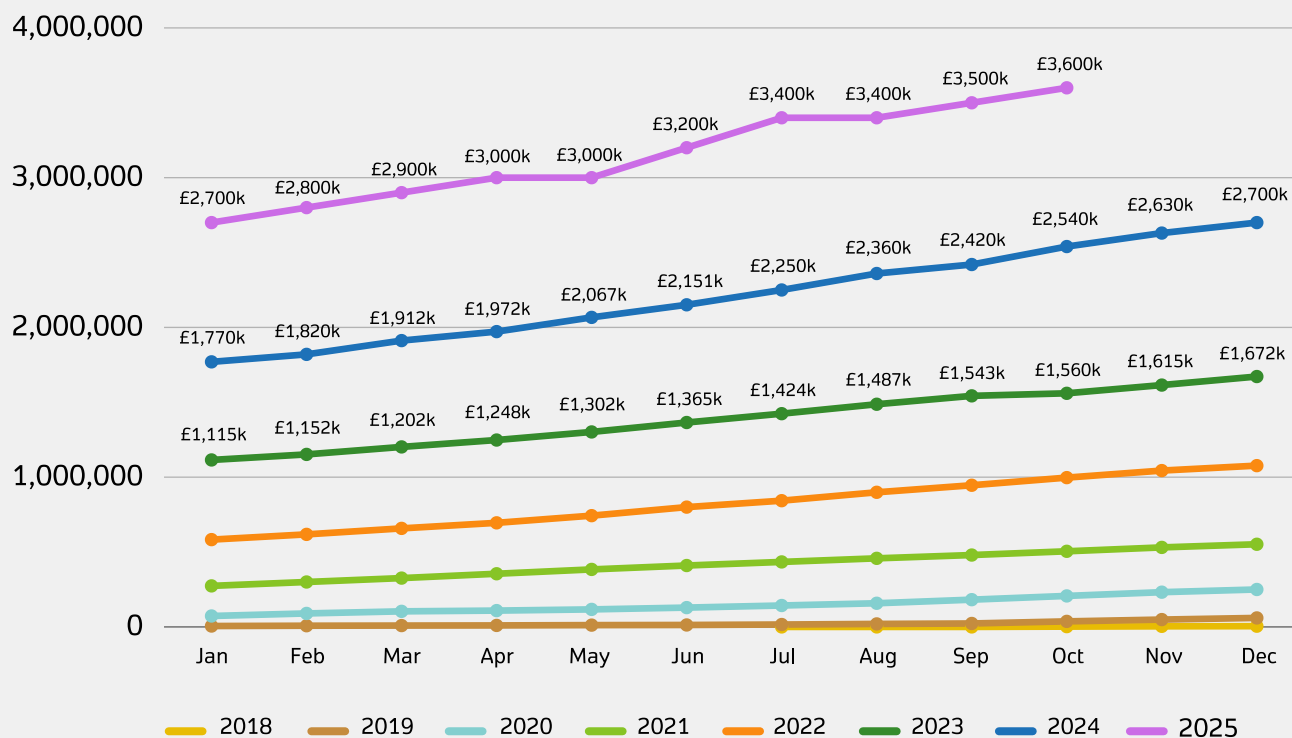
Event	Date	Location
<u>IQ Legal - Residential Conveyancing and Commercial Property Conference</u>	24 November 2025	Exeter
<u>Propertymark Regional Conference</u>	26 November 2025	Newmarket
<u>Mortgage Advice Bureau Conference</u>	27 November 2025	Birmingham
<u>The Negotiator</u>	28 November 2025	London
<u>IQ Legal - Residential Conveyancing and Commercial Property Conference</u>	9 December 2025	Peterborough

The national LLC Register cost savings

Since it launched in 2018, the LLC Register has

- saved customers over **£3.6 million** for searches made in migrated areas
- saved customers an average of **12.26 days** to obtain an LLC search result
- migrated more than **8.1 million** charges from **137 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

Figures accurate up to the end of October 2025

The national LLC Register – total number of searches

Since July 2018,
we have recorded

358,013 official
searches

1,629,844 personal (free)
searches

1,987,362 total searches
on the register

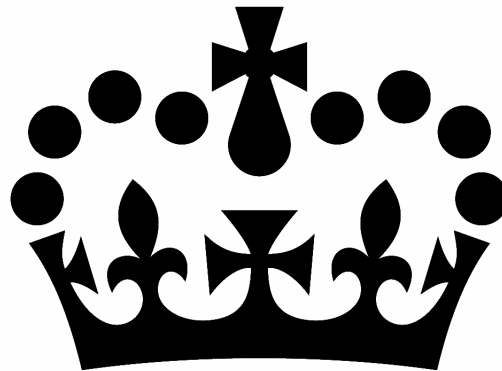
Search figures accurate up to the end of October 2025

Useful links

- 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.
- For migrated areas, 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



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