



Newsletter December 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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Joint approach to listed building data launched

After months of close collaboration, the **Ministry of Housing, Communities & Local Government's (MHCLG) Digital Planning Programme** and **HM Land Registry's Local Land Charges (LLC) Programme** teams have published a joint listed building data specification. Working with Historic England, the document streamlines all requirements, eliminates duplications and reduces the burden on local authorities. Your Delivery Manager is available to answer any questions.

The joint specification focuses on three critical areas: data, software, and joint local authority engagement.

Interested parties

- **Historic England** – maintain the statutory list of listed buildings
- **HM Land Registry** – require spatial data that identifies the extent of the building included in a listing to register the listed building charge in the Local Land Charges Register kept by the Chief Land Registrar



Image: Shutterstock/Laurence Berger

- **MHCLG Planning** – require listed building data for publication on their data platform to inform decision-making
- **Local authorities** – register listed building charges in the local land charges registers that they keep, and apply to register listed building charges in the Local Land Charges Register kept by the Chief Land Registrar, where they are not the registering authority.

By aligning MHCLG’s planning data platform requirements with HMLR’s LLC data schema, local authorities can now use one dataset to serve multiple purposes.

Jamie Winch, Senior Stakeholder and Innovation Manager at HMLR Local Land Charges, praised the partnership:

“Our partnership with the Digital Planning Programme team is a fantastic example of sharing best practice, creating joint guidance, and working collaboratively to deliver tangible benefits for the public sector and consumers.”

The approach was validated through joint workshops held last year, where feedback from local authorities was overwhelmingly positive about the coordinated approach.

For more information, see our guidance on conserving and enhancing the historic environment and HM Land Registry’s practice [guidance on Listed Buildings](#) section 4.6.

Material information in property listings

The Ministry of Housing, Communities & Local Government has published a consultation on improving the homebuying and selling process, through mandatory upfront property information. The 12-week consultation will close on 29 December 2025. We would like to encourage you to input to this consultation

[Complete the online consultation](#)

What is proposed?

The consultation proposes that sellers provide comprehensive property information at the point of listing. To achieve this, they would need to work with conveyancers and surveyors to provide legal details, standard searches such as local land charges, and property condition assessments. All information would be presented upfront in a standardised, easy-to-digest format.

Wider market benefits

These reforms go beyond what the law currently requires in terms of ‘material information’ and would deliver substantial benefits across the property sector, such as:

- reducing average transaction times by up to four weeks
- decreasing the number of failed transactions
- improving efficiency across the property sector
- enabling better-informed decision-making for buyers and sellers

— supporting the wider housing market and economy by creating trust and confidence in the system.

How to respond

Your insights would be invaluable in shaping these important reforms. You can respond via the **[online survey](#)** or by **[emailing](#)** your response.



Final reminder to assist with the Property Data Pilot

In September, we contacted local authorities requesting completion of a service assessment questionnaire for the building regulations and highways datasets.

We would like to thank all the local authorities that responded. There is still time for those that have not yet responded to influence the pilot outcome. You can complete the surveys using the links below:

[Complete Highways questionnaire](#)

[Complete Building regulations questionnaire](#)

Why your input matters

Sharing your experience of managing the building regulations and highway datasets will help us understand current data management practices and any issues. This information will directly shape the Property Data Pilot by enabling us to:

- assess the volume of digital data available and identify non-digital data suitable for digitisation
- evaluate how improved data access could transform the homebuying and selling process, potentially reducing transaction times and fall-through rates
- understand the costs involved in creating, maintaining and providing access to these datasets
- define the future of property data access in a way that works for local authorities.

We recognise that completing these assessments may involve colleagues from multiple departments. Please share these links with relevant team members to ensure all necessary

information is captured. We will link all responses from each council once received.

If you have any questions, please contact at LAPropertyDataPilot@LandRegistry.GOV.UK or visit the [Property Data Pilot questionnaire page on GOV.UK](#).



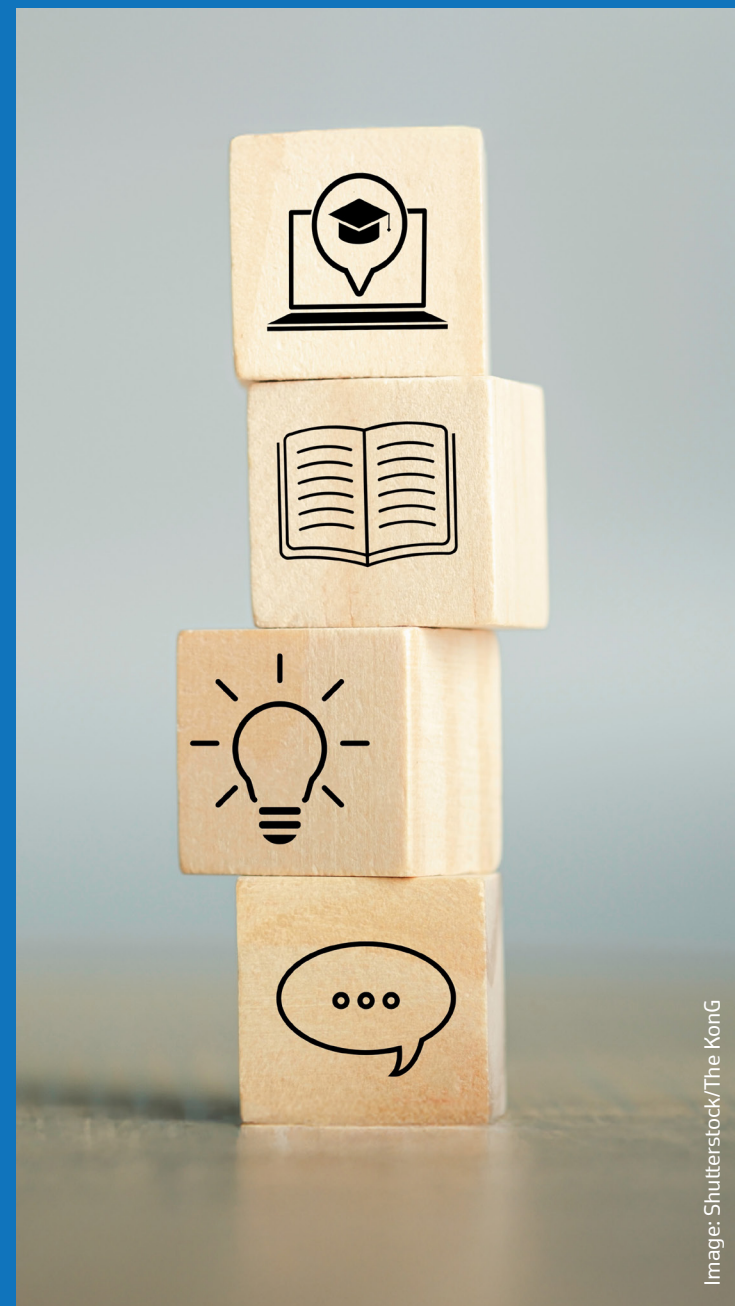
Image: Shutterstock/I Wei Huang

5 top tips for a successful migration

With every migration, we gain new insights into what makes the process smoother and more successful.

These top tips come from the experiences of local authorities in live service, combined with insights from our delivery and relationship managers.

- **Build a resource library** – create a dedicated folder with bookmarks to useful websites to streamline workflow and prevent wasted time searching for information during critical activities.
- **Document every decision** – add detailed notes explaining your reasoning for marking ‘no action required’ on charge queries. Thorough notes will prevent back-and-forth exchanges when queries are raised.
- **Clear out old data** – remove expired, or redundant charges before migration. This will create a cleaner, more usable dataset - improving data understanding.
- **Inform stakeholders early** – provide clear communication in advance of go live, to maintain service continuity for conveyancers and customers when service goes live.
- **Collaborate with local authorities** – connect with local authorities in your region to learn from their experiences. With 137 authorities now live, their shared knowledge and problem-solving experience is invaluable.



Regional workshops: building success together

In November, more than 160 stakeholders from local authorities, originating authorities and partner organisations joined us in Manchester, Birmingham and London for three regional workshops.

Workshop overview

These annual workshops are more than training sessions, they are a platform for progress updates, policy change, best practice and receiving feedback.

Working in collaboration with the Ministry of Housing, Communities & Local Government (MHCLG) and Historic England, workshop delegates received first-hand input from session experts on:

- **the migration journey** – key milestones, mobilisation, how best to prepare, available tools such as the Migration Helper, and spatial web app.
- **moving into live service** – support available from relationship managers, maintaining data security, and delivering customer benefits.
- **real migration experiences** – guest speakers from Tameside Metropolitan Borough Council, London Borough of Harrow and Oxford City Council shared valuable lessons learned during migration and live service experience.
- **listed buildings workshop** – together with Historic England, this popular session included guidance on curtilage listings and practical advice.
- **The Digital Planning Programme** – provided updates on how the joint specification and guidance on listed buildings, is reducing duplicative efforts across local and originating authorities. They also provided insight on digital innovations.
- **Property Data Pilot** – an update on the pilot and progress made to date.



Attendee feedback

Feedback was overwhelmingly positive:

“The whole day was valuable. Sessions were interesting and I have taken away many useful pointers and feel confident and excited to begin our migration journey.”

“Harrow’s summary of their experiences and what to prepare for was extremely useful.”

“I attended to find out more about listed buildings but found all other sessions to be very engaging and informative.”

Why workshops matter

The workshops are designed to equip local authorities with:

- **clear guidance** on every stage of migration
- **demonstrations of tools** and resources that support your work
- **practical advice** on complex areas
- **networking** with peers across authorities
- **direct access** to LLC team members and expert speakers.

Whether you are starting your migration journey, preparing to go live, or already in live service, these workshops provide the knowledge and connections that make success possible.

Look out for announcements about the next regional workshops in November 2026.



The Local Land Charges Programme has won its fifth award

The Local Land Charges (LLC) Programme has been named joint winner of **‘Technology Innovator of the Year’** at the **Innovation Awards 2025**.

The award celebrates the collaborative effort between HM Land Registry’s LLC team and local authorities. Without local authority support LLC migrations could not be achieved, nor could industry recognise the impact LLC digitisation is having on the conveyancing process.

We extend our thanks to all local authorities, whether they are on their migration journey, preparing to go live or already transitioned to live

service. Together their contributions are driving the programme’s success and improving conveyancing for everyone.

Reflecting on the award, Mark Kelso, Deputy Director of Transformation, said: **“It’s encouraging to be recognised as being at the forefront of innovation in the UK. I’m proud of the team’s dedication and the transformation they are delivering.”**



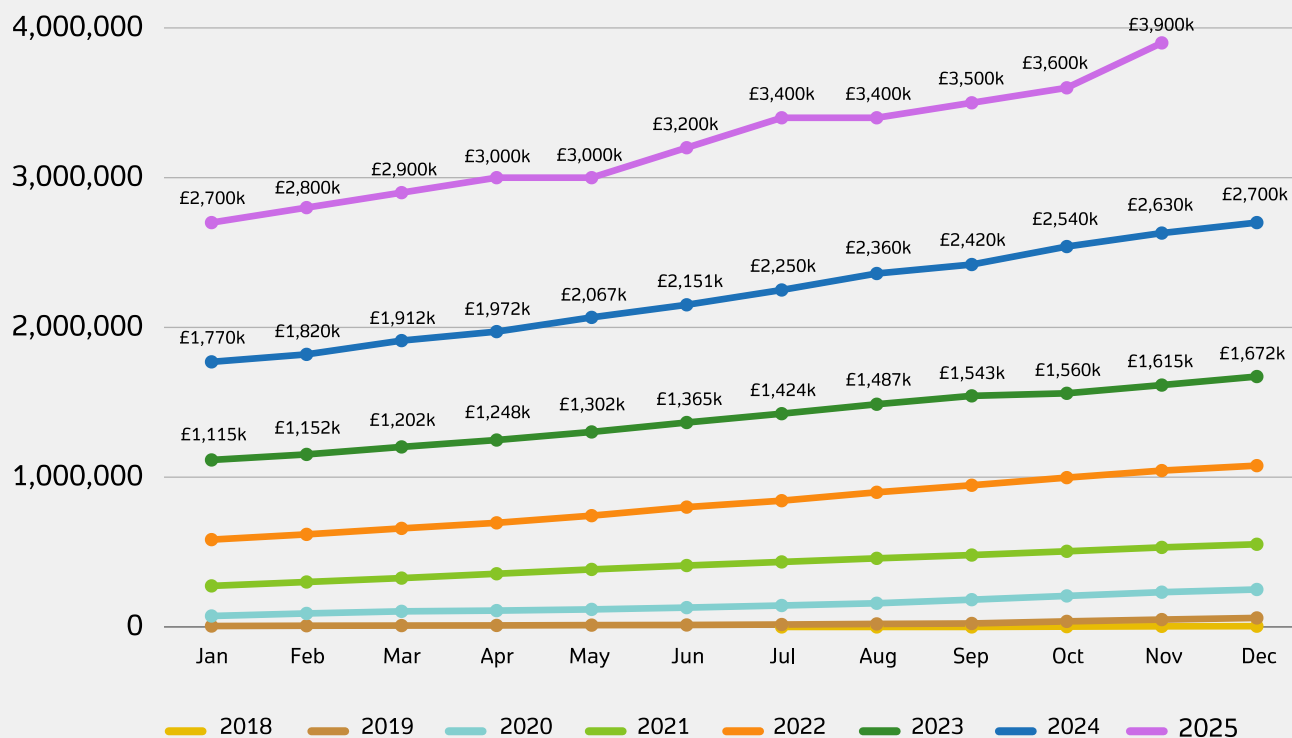
LLC Marketing Manager Kharris Mennell and LLC Innovation Delivery Manager Callum Moffat at the 2025 Innovation Awards

The national LLC Register cost savings

Since it launched in 2018, the LLC Register has

- saved customers over **£3.9 million** for searches made in migrated areas
- saved customers an average of **13.19 days** to obtain an LLC search result
- migrated more than **8.3 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 November 2025

The national LLC Register – total number of searches

Since July 2018,
we have recorded

368,372 official
searches

1,680,206 personal (free)
searches

2,048,578 total searches
on the register

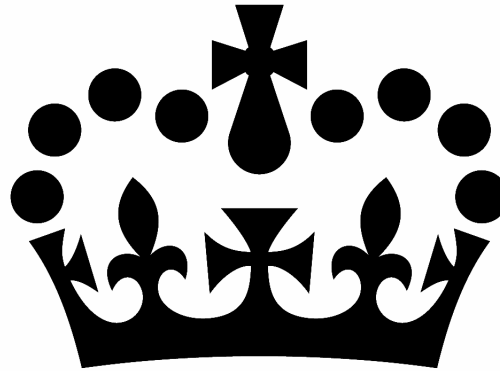
Search figures accurate up to the end of November 2025

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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