



Local Land Charges news

February 2026

The latest information about the Local Land Charges (LLC) Programme.

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Recent migrations to live service

Three local authorities successfully migrated since our January publication.

They are:

Bath and North East Somerset Council

16 January 2026

Forest of Dean District Council

21 January 2026

St Helens Borough Council

28 January 2026

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

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A new local land charge – High Street Rental Auctions

High Street Rental Auctions (HSRAs) came into effect in December 2025, introducing a new category of local land charge. Local authorities (LAs) will need to register these charges each time HSRA powers are used.

What are High Street Rental Auctions?

HSRAs were introduced under the Levelling-up and Regeneration Act 2023. They give councils the power to auction leases of properties that have been empty for more than 365 days in a 24-month period. Leases can run from one to five years, enabling LAs to reduce high street vacancies, boost local economies, and help revitalise town centres.

Why this matters for local land charges

When HSRA powers are exercised, they generate a local land charge that must be registered. As these auctions become more common, you will start to see this new type of charge appearing in your local authority's register.

If you have questions about registering these charges, please contact your **Relationship Manager**. More information can be found on [GOV.UK](https://www.gov.uk).



Update on Local Land Charges Programme completion date

Following careful review, we now plan to complete the Local Land Charges (LLC) Programme by the end of 2028. Local authorities (LAs) directly affected by this revised timeline have been contacted and given guidance about the next steps.

Reasons for the extension

The complexity of transforming fragmented LLC data into a single digital register, while upholding the highest data standards, requires additional time. The integrity of the register must always take priority over the speed of migrations.

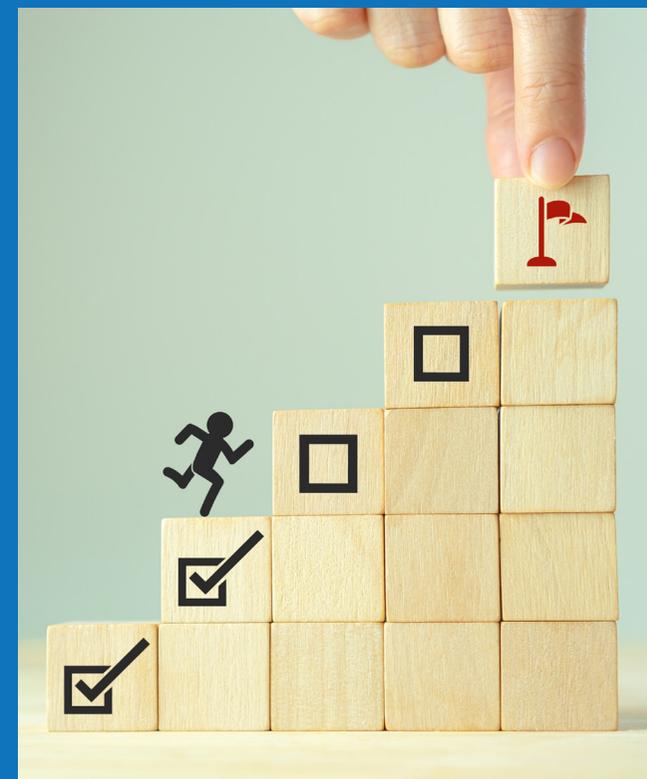
We and our partners have learned valuable lessons from the LAs that have successfully migrated. These insights are helping us refine our approach to ensure smoother migrations going forward.

Our decision to delay the programme's completion reflects our commitment to maintain the delivery of a high-quality, sustainable LLC Register, which meets user needs. It also ensures the integrity of data throughout the transformation process.

Are you affected?

The change to the programme completion date does not affect LAs that have already transitioned to live service. However, we want to keep all LAs and valued stakeholders informed of programme changes.

We remain committed to supporting all LAs in live service and will continue to provide updates to them and the wider market as the programme progresses.



Reminder: local authority responsibility for originating authority charges

Local authorities (LA) in live service are reminded to only apply to vary or cancel a registration if the charge is enforceable by them or when the originating authority (OA) named on the registration has requested the LA to register, edit or cancel the charge.

Before the introduction of the Local Land Charges (LLC) Register, OAs such as national parks, county councils and national organisations often asked LAs to register charges on their behalf. As a result, when LLC data migrates onto the LLC Register, some LAs' datasets may include charges where the LA is not registered as the OA.

To streamline the process, OAs are encouraged to apply directly to HM

Land Registry to register, vary or cancel charges they enforce, using either an Application Programming Interface (API) or the Maintain User Interface.

Until a technical solution has been identified and communicated, please continue to follow this guidance. Contact your **Relationship Manager** if you have any questions.



The Local Land Charges Programme is coming to an event near you

Throughout 2026, HM Land Registry's (HMLR) Local Land Charges (LLC) team will be exhibiting at events across the country. The team aim to raise awareness of the LLC digital service and demonstrate how it can be used upfront effectively in property listings and transactions.

Why should you attend?

Face-to-face interactions with experts from across the LLC Programme will give you an opportunity to gain:

- practical insights into how instant LLC search results save time and reduce delays in property transactions
- confidence that property listings are accurate, complete and compliant
- direct access to specialists who can share knowledge and answer questions about integrating LLC checks into everyday work
- insights into the future of property data and how staying informed helps you to stay ahead
- the opportunity to provide feedback and influence how we develop the service.

Find out more

[Contact us](#) if you would like to:

- arrange a meeting with our Stakeholder team to learn more about the LLC Programme
- request a demonstration of the search service and discover how it can benefit your business
- receive resources and guidance on using LLC data effectively.

Upcoming events

You can view the full list of events below.

Event	Date	Location
Propertymark Exeter Regional Conference	18 March 2026	Exeter
HM Land Registry Durham Visit – Newcastle Law Society	24 March 2026	Durham
London PropTech Show	24/25 March 2026	London
Property Developer Show Bristol	25 March 2026	Bristol
Build More Homes Summit	16 April 2026	London
Propertymark East Midlands Regional Conference	21 April 2026	Leicester
Residential Conveyancing and Commercial Property Conference 2026	22 April 2026	Manchester
A Conveyancing Law Update in Bristol	22 April 2026	Bristol
A Conveyancing Law Update in Exeter	23 April 2026	Exeter
Building Societies Annual Conference 2026	28/29 April 2026	Edinburgh

We will be joining the **For Media Group** and **IQ Legal** at several events this year. The following statements reflect the strength of our ongoing collaboration with industry stakeholders and highlight our shared commitment to support the sector.



Wayne Spencer, Director at **For Media Group** said:

“We are delighted that team members from HMLR’s LLC Programme are attending our 2026 For Legal property conferences again this year.

The LLC team are always a great addition to our events, providing our audience of solicitors and conveyancers with valuable updates.”

Ian Quayle, Chief Executive of **IQ Legal** said:

“We are pleased to be welcoming the LLC Programme team back to our events this year. Their continued involvement is valuable for our audience of solicitors and conveyancers, providing direct insight into HMLR’s evolving landscape and the practical benefits of the LLC Programme.

Having the LLC team attend and engage with delegates helps raise awareness of how customers can access and use the service and data effectively, while offering important updates on wider HMLR initiatives, innovation opportunities, and the future direction of digital conveyancing.

We look forward to working together once again to support the profession with timely, relevant guidance and shared learning.”

Land Data's Local Land Charges Training and Development Event 2026

Land Data's Local Land Charges (LLC) Training & Development Event returns on 22–23 April 2026, marking its 30th anniversary. The virtual conference brings together local authorities from across England and Wales to share their knowledge, experiences and learn about the latest developments within the sector.

[Register now](#)

This year's programme offers a range of sessions including:

- the Next Generation NLIS
- expert speakers from the LLC Programme
- training around the Community Infrastructure Levy, the Building Safety Levy and the CON290
- updates from government on the latest data initiatives in the property sector
- industry panel discussion and Q&A
- the results of the Excellence Awards including Best Performing Migrated LA

This two-day event offers a practical opportunity for LLC professionals to hear from colleagues across central and local government and industry, connect with peers, and stay up to date with changes affecting LLC data.

[Visit Land Data's website](#) for more information.

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The national LLC Register cost savings

Since it launched in 2018, the LLC Register has

- saved customers over **£4.1 million** in search fees
- saved customers an average of **13.2 days** to obtain an LLC search result
- migrated more than **8.6 million** charges from **143 local authorities** to the register.



Image: Shutterstock - Father - Studio

Figures accurate up to the end of January 2026

The national LLC Register – total number of searches

Since July 2018,
we have recorded

387,208 official
searches

1,767,565 personal (free)
searches

2,154,773 total searches
of the register

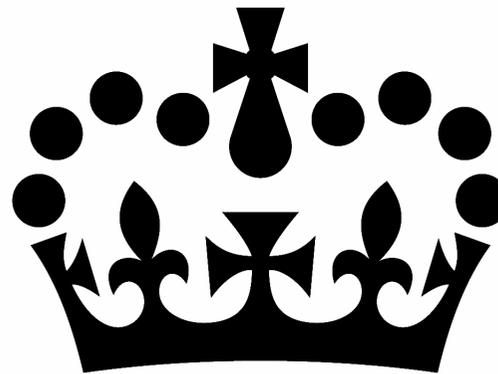
Search figures accurate up to the end of January 2026

Useful links

- We have numerous [case studies](#) with top tips from previously migrated local authorities.
- The [Local Land Charges Programme](#) page has a list of local authorities who have migrated their data to the LLC Register and further details about the programme.
- [Migrating your local land charges service](#) provides all the migration information local authorities need.
- [Practice guide 79: Local Land Charges](#) explains how to change the register, obtain searches and the compensation protocol for LAs in live service.
- To access the LLC Register, you can [search for local land charges on land and property](#). Business customers can also access it through their portal accounts or Business Gateway.

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

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



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