



Land Registry: Wider Powers and Local Land Charges consultation response form

Land Registry may, in accordance with the Code of Practice on Access to Government Information, make available, on public request, individual responses.

Full name:

Organisation (if applicable):

Address:

Telephone:

Email:

Please consider the following questions and respond where appropriate. You do not need to answer all the questions.

1. Please tick the boxes below that apply;

I'm replying on behalf of:

- A regulatory or representative organisation/trade body
- A Central Government Department
- A local authority
- A charity or social enterprise
- An academic institution
- A trade union or staff association
- A solicitor or other conveyancer
- A mortgage lender
- Another property professional
- Myself as an individual (but expressing a view as a conveyancing professional)
- Myself as a private individual
- Other (please describe)

- A large business (over 250 staff)
- A medium business (50 to 250 staff)
- A small business (10 to 49 staff)
- A micro business (up to 9 staff)

This information will help us analyse responses from different stakeholder sectors.

If you are replying on behalf of an organisation please briefly indicate how you arrived at your collective response (for example, after discussion with a policy committee).

Consultation questions

Wider Powers

Question 1: Do you agree that there is the potential to (a) streamline and bring greater efficiencies to services in the property sector and (b) introduce new services?

A) Yes No Not sure

B) Yes No Not sure

Comments:

Question 2: Do you agree that Land Registry should play a greater role in the property market by providing (a) information and register services additional to land registration services and (b) consultancy and advisory services relating to land and other property?

A) Yes No Not sure

B) Yes No Not sure

Comments:

Question 3: Do you have any suggestions as to new services Land Registry could consider?

Yes No

Comments:

Question 4: Do you agree that Land Registry should have the power to set the charges for new services?

Yes No Not sure

Comments:

Question 5: Do you agree that Land Registry's power to form, purchase or invest in companies should apply to activities carried out under Wider Powers?

Yes No Not sure

Comments:

Question 6: Do you have any other comments relating to this part of the consultation?

Comments:

Local Land Charges

Question 7: Do you have any comments about the reasons to change Local Land Charge services and do you see any benefits?

Comments:

Question 8: Do you agree with the stated perception that the current Local Land Charge services would benefit from reform?

- strongly agree
- agree
- no opinion
- disagree
- strongly disagree

Please provide comments to support your views:

Question 9: Do you think Land Registry has considered all feasible options?

Yes No

Please provide comments to support your views:

Question 10: Do you agree that the definition of a Local Land Charge requires simplification?

Yes No

Please provide comments to support your views:

Question 11: Do you agree that sections 3, 4 and 5 of the Local Land Charges Act 1975 should be amended as proposed?

- strongly agree
- agree
- no opinion
- disagree
- strongly disagree

Please provide comments to support your views:

Question 12: Do you agree that Land Registry will provide Local Land Charge searches for a limited period going back 15 years?

Yes No

Please provide comments to support your views:

Question 13: Do you agree that sections 8 and 9 of the Local Land Charges Act 1975 should be amended as proposed?

- strongly agree
- agree
- no opinion
- disagree
- strongly disagree

Please provide comments to support your views:

Question 14: Should Land Registry take over the Local Land Charge registration functions of local authorities?

- Yes
- No

Please provide comments to support your views:

Question 15: Can you suggest other areas that could be considered under the proposed protocols?

Comments:

Question 16: Do you agree that a record of appropriate dates relating to the creation of a Local Land Charge will be required in order that Land Registry can accurately maintain a Local Land Charges Register?

- Yes
- No

Please provide comments to support your views:

Question 17: Do you agree that Land Registry should retain the option to insure against claims and provide compensation when a claim is valid?

Yes No

Please provide comments to support your views:

Question 18: Do you think an electronic process and providing digital information through a single registering authority will provide business with tangible benefits by being able to make LLC1 search applications by a method other than paper?

Comments:

Question 19: Do you think you will need to make changes to your internal processes to make LLC1 search applications through LR channels?

Comments:

Question 20: Has Land Registry correctly assessed the impact of its proposals on members of the public and businesses? Do you consider that Land Registry has missed or under-estimated any substantive impacts? If so, what are the nature and scale of these impacts?

Comments:

Question 21: Do you think that any other approaches to improving the provision of Local Land Charge searches should be explored? If so, what are these? What would be the comparative advantages and disadvantages of any such approaches?

Comments:

Question 22: Do you have any further comments relating to this part of the consultation?

Yes No

Please use this space for any general comments that you may have, comments on the layout of this consultation would also be welcomed.

Comments:

Thank you for taking the time to let us have your views. We do not intend to acknowledge receipt of individual responses unless you tick the box below.

Please acknowledge my reply