HM Land Registry: From tradition to revolution

John Peaden, Director of Operations
Overview of HM Land Registry

- Government department since 1862
- Registers ownership of land, mortgages and encumbrances in England and Wales
- Self-funding
- 24 million registered titles
- 3900 employees
- Average Daily Workload March 2013/14 YTD:
  - >17000 ‘registrations’ 49% e-Delivered
  - >60000 ‘information requests’ 97% e-Delivered
- State guarantee/ indemnity fund
- Open Register since 1990
1 Our purpose
To enable the release of economic value in land & property and related data markets

2 Our vision
To be recognised as a world leader in the digital delivery of land registration services and in the management and re-use of land and property data

3 Our Business Strategy themes

<table>
<thead>
<tr>
<th>Customer and stakeholder needs</th>
<th>1 Efficiency</th>
<th>2 Data</th>
<th>3 Assurance</th>
<th>Economic growth</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>We will unlock efficiency in the public sector and land and property market</td>
<td>We will maximise the re-use of our data for the benefit of the wider economy</td>
<td>We will increase and extend the assurance and compliance provided to the market</td>
<td></td>
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4 Capability
We will grow and maximise the benefit of our organisational capability
Timeline of data releases

- **2013**
  - First Govt dept to publish Data Inventory
  - Price Paid Data - Phase 1 (from 1 Jan 2009 to 31 Jan 2012)
  - House price background tables dating back to 1995

- **2014**
  - INSPIRE Index Polygon download service
  - Price Paid Data - Phase 2 (from 1 Jan 1995 to 31 Dec 2008)
  - Online Ownership Verification
  - Non-private ownership data service
  - Price Paid Data - Phase 1 (from 1 Jan 2009 to 31 Jan 2012)
  - House price background tables dating back to 1995
  - Price Paid Data - Phase 2 (from 1 Jan 1995 to 31 Dec 2008)

- **1862 Register published**
Case studies

- Property price data
  Our current data programme will continue to identify and release data sets until 2018

- Geospatial land & property search
  Increasing our digital services will drive up electronic applications from 70% to over 90% of all applications, enable re-use of data and enable our customers to self-serve.

- Municipal data
  There are over 420 municipalities (local authorities) in England and Wales. The land and property information they supply is not in a standardised format, delivered to a standardised timescale or supplied at a standard price. Land Registry is planning to supply this information along with other land related data it already holds.
Property price data
Property price data

- Capture information (data) on registration
- Date of instrument
- Category:
  - Residential/Non-residential
  - Power of Sale/Shared Ownership
- Property type:
  - Detached/Semi-detached/Terraced
- Price paid
- Old or new
1 Choose a region

Select all England and Wales or click on a region below (this will reveal available counties and boroughs).
Choice of data sets

Date range

Choose one of the date range options below.

- **Date range**

  From: January 1995
  To: January 1995

Alternative date range options

Report types

- Sales volume
- House price index
- Average price
- Property type

Search HPI Data
Price change over time for 5 Trent Road

This property is a semi-detached house which is freehold. It has sold 4 times since the 1st of January 1999. Thirteen years ago, on 26/01/2001, it sold for £69,000. On 17/04/2003 it sold again for £118,950. It then sold for £132,000 on 25/08/2004. The most recent sale was seven years ago, on 04/06/2007 for £158,000.
Geospatial land & property search
MapSearch

• “Building services customers want”
• Direct access to our index map, free of charge
• ’Agile’ development methodology
Customer survey comments

- BL**DY HELL THAT'S AMAZING!!
- Superb, so easy to use, thrilled with this service
- It is brilliant - I have used it so many times already and it has saved me a lot of time
- It is so much more efficient than the Index Map Search
In collaboration with Government Digital Service (GDS)

- Established to ensure Government offers world class digital products that meet people’s needs
- “The architect and engine room of digital service provision”
1 Penshurst, Harlow, (CM17 0BP)

Council: Exeter City Council
Owner: Linty Ltd
Type: Semi-detached house
Title number: EX174476
Price paid: £178,000 (4th March 2009)

Council tax band: A
Flood risk: high
Energy performance: B
Bin day: Monday

Links to other useful information

What does this mean?
View flood warnings
View energy report
View calendar
Things which affect your property

- There is a passageway passing through your property. Read full restriction on the register
- You can't build anything taller than 60 feet. Read full restriction on the register
- You're in a conservation area so there may be restrictions on what you can do with your property. Find out more
- You can't sell your property without the permission of Weyford Building Society. View mortgage details

Common tasks

- Change your details
- Sign up for alerts
- Pay your council tax
- Authorise a solicitor

Historical information

- Purchase prices
- Boundary changes and historical maps
- Previous owners

Related documents

- Register of title
- Title plan
- Lease
- Title deed (1826)

Authorised solicitors

These solicitors can manage this property on your behalf:

- Hart Brown Solicitors

Current mortgages

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- “Interpret” register
- Key information
- Covenants
- Beneficial rights
- Restrictions
- Presented in ‘user friendly’ format
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Link to interactive services
Municipal data
Bundling of land and property information (one-stop shop)

A range of property searches are required for all property transactions in England and Wales. They are binding obligations on property or land which pass to successive owners or occupiers. They include:

- Land Registry register
- Land Registry title plan
- Local Land Charges search
- CON29 search
- Drainage and water searches
- Environmental searches
- Property specific searches – Coal mining, brine, tin searches, chancel repair searches
# Local Land Charges and CON29 examples

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<td>• Planning: Relating to the control of development</td>
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<td>• Engineering: Relating to highways, traffic schemes, railways</td>
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<tr>
<td>• Listed building charges</td>
<td>• Environmental health</td>
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<td>• Light obstruction notices</td>
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Land and property information

Land Registry

LLC1

CON29M

CON29O/R

Land and Property Information Hub

Other providers?
Local Land Charges

An integrated and trusted digital dataset for land and property information available through Land Registry electronic channels.
Customer benefits

- Standardisation of price, turnaround and format
- Enables self service
- Spatial search
- Instant result
- Single point of access
In summary.....

- Move to Open Data at global, national and organisational level
- Public sector bodies need to adapt rapidly
- Many challenges and opportunities
- Achievable
- Learn from the lessons of others
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Thank you