



# Newsletter February 2023

**Get the latest information about the Local Land Charges (LLC) Programme and the migration of local authorities' data to the central LLC Register.**

## **In this month's edition**

- **The Land Data Local Land Charges Awards for Excellence - shortlists announced**
- **Making the register work for local authorities**
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# The Land Data Local Land Charges Awards

## Shortlists announced

**Shortlisting for the annual Land Data Local Land Charges Awards for Excellence is now complete and the finalists for the Best Migrated Local Authority category published.**

This award is supported by HM Land Registry. The winner will be announced at a gala dinner to be held at The Bristol Hotel on 28 March 2023. We applaud all the finalists.

### Finalists

Babergh District Council

City of Lincoln Council

Dudley MBC

Isle of Wight Council

Merthyr Tydfil County Borough Council

Mid Suffolk Council

Mid Sussex District Council

North West Leicestershire Council

South Norfolk District Council

West Suffolk Council

To identify the top 10 finalists, judges used live data from the LLC Register to rank authorities on key performance criteria. These standards included the time taken to register new charges, and the completeness and accuracy of entries.



LAND DATA  
LOCAL LAND CHARGES  
AWARDS 2023

NEW AWARD!

Best Migrated  
Local Authority





# Is the LLC Register a springboard for PropTechs?

As the Local Land Charges (LLC) Register grows, more PropTech start-ups are discovering the benefits of the digital register. Start-up companies like Conveyo are offering their customers innovative solutions. Using a digital platform, they're aiming to cut conveyancing times to less than four weeks, helping property owners to move home faster.

**I caught up with its co-founders Andrea Monti Solza (AS) and Konrad Rotthege (KR) to find out how they are achieving their goal.**

**Allison:** Can you tell me a little more about the service you offer and the technology you use?

**KR:** Our platform gathers all the property data available and uses algorithms to analyse it and make recommendations. This increased level of transparency helps potential red flags to be spotted early and risks to be managed.

In particular, obtaining and analysing conveyancing data - such as the title, searches, and leases upfront, means solicitors and conveyancers can complete the legal work more quickly.

**Allison:** So, is Conveyo's business model to separate the data collection from the legal work, to reduce delays in the conveyancing process?

**KR:** That is correct and with my background in property law coupled with market research, I can assure you that conveyancing is already highly complex and solicitors should not carry the burden of data collation!

Our platform analyses client and property data upfront, so when the transaction lands on the conveyancer's desk, they can focus on the legal aspects of the transaction.

**Allison:** Interesting! As the technologist and data scientist of the business, what is your experience accessing LLC data?



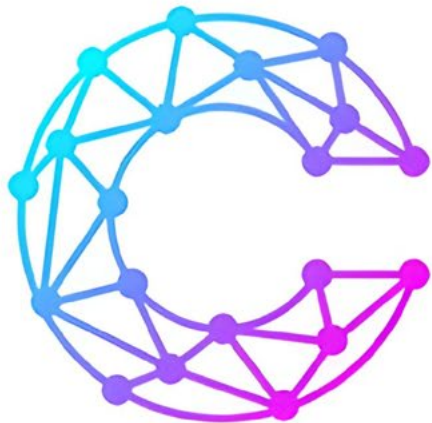
# Is the LLC Register a springboard for PropTechs?

**AS:** The separate LLC services have served local communities well for many years, but it's now slowing down the development of the next generation of services for citizens and organisations. We need a complete digital LLC Register to allow organisations like ours to deliver nationwide, standard and near-real-time services. With variations in quality removed and the completeness of data assured, we can be confident that the service we deliver meets our clients' needs.

**Allison:** Although it took some persuasion initially, local authorities now embrace the national register. Our collaborative approach means we are supported by the officers processing the charges right through to the executives, enabling us to increase the pace of migrations.

**AS:** Well, my gut feeling is that local authorities may not be aware of the larger societal impact they play. Their migrations are enabling change that stretches beyond the boundaries of their local community and impacts society at large.

We are seeing a global trend towards common standards and ever-greater integration of information services sweeping across all industries. The completion of the register is a necessary step to enable the emergence of new, disruptive technologies that can amplify and maximise the societal impact.



# conveyo





# A guide to simplifying charge categories

We have introduced a guide that improves understanding of the Local Land Charges Register categories and sub-categories. Our user research team found that the inclusion of category descriptions makes reviewing and/or completing the register more intuitive.

The register categories we have used are not based on a legal or statutory position. They relate directly to the original register parts used by registering authorities and provide a user-friendly manner to classify local land charges.

We continually seek to improve the services we offer and welcome your feedback concerning any information you would like included. [Contact us](#) for more information.





# Improving the LLC service together

Every quarter we meet with different stakeholders and end-users to discuss any concerns and get feedback on the national LLC service. Personal Search Companies (PSCs) are one of our largest end-users and play an important role in the register's development.

Based on earlier feedback we now supply a unique search ID reference for every search performed on the register. These ID's enable us and users to identify all searches conducted. This customer-led initiative is providing an effective method of managing, analysing and tracking searches.

During our February meeting, we met with the PSCs and were able to discuss their customer experience and the ongoing benefits of the LLC Register on their processes. As a result of the meeting, our design and user research team are working on several actions, which will enhance the service further.

Your feedback is valuable to us, so we will continue to meet and listen to your suggestions to help shape future service enhancements.



# Correction: registration dates and creation dates from NEC authorities

Last month, we incorrectly referred to a 'bug' within NEC M3 software in relation to creation dates. We would like to confirm that the software operates as designed, and the confusion resulted from our process understanding. NEC customers are not required to make any changes to their process.

Please accept our apology for any confusion.





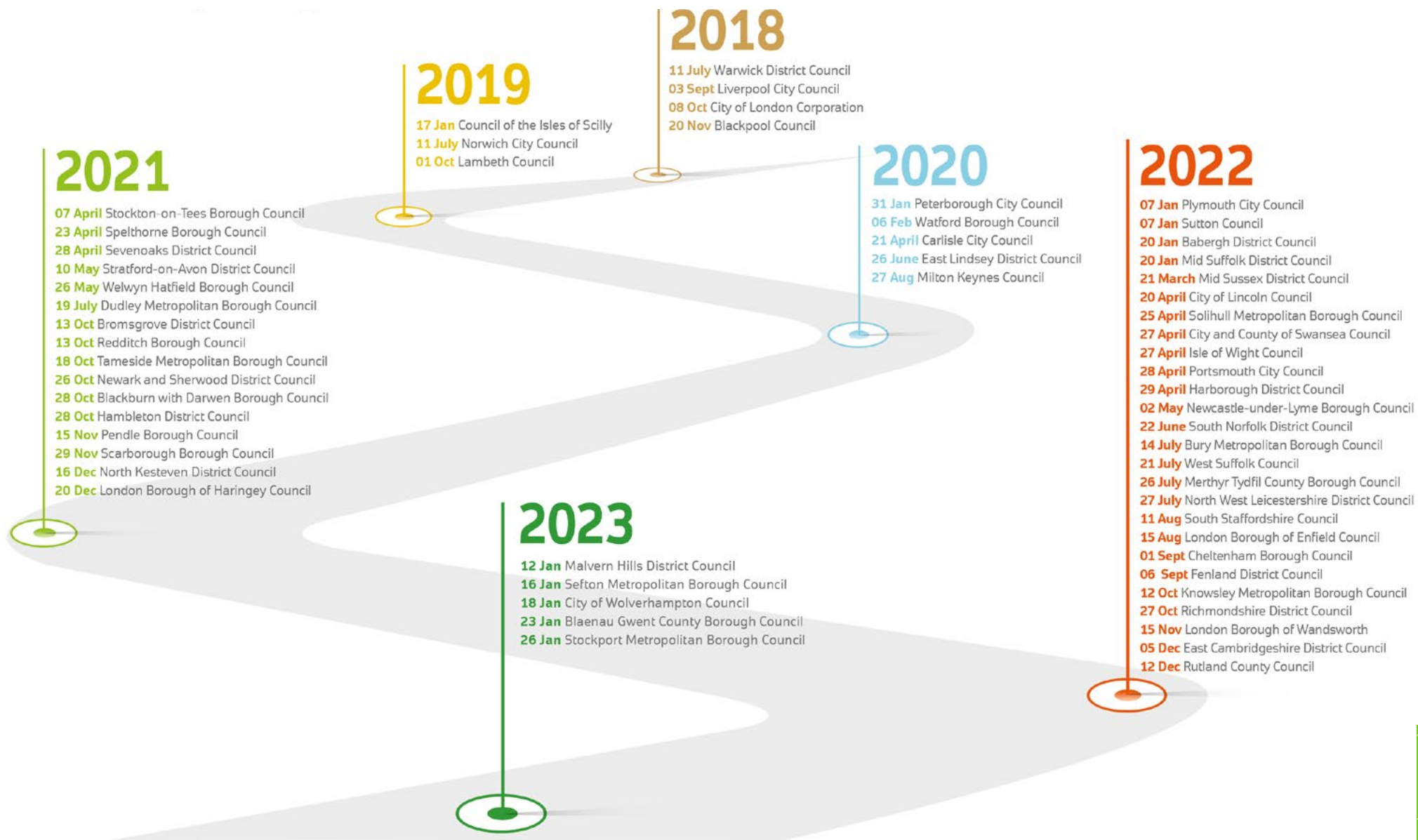
# Top migration tips

- ensure that you match the National Park data and all Total Land Charges outputs in order. This helps to identify any missing information on conditional planning permission
- you must have a clear procedure in place to collect, process, analyse and register National Park data
- endeavour to sign off the delivery plan within the 6-week window period after mobilisation, to avoid delaying the scheduled delivery date
- ensure that all Other Originating Authorities' data is accounted for and that all agreements are in place before migration begins
- ensure that there is sufficient testing of the business rules, so charges are not affected in live service

Visit our [Migration Hub](#) for more tips.



# Local authorities in the register by 31 January 2023





# Events Calendar

January was spent discussing collaborative approaches to challenges, priorities and ambitions facing our stakeholders at various events.

The third annual Local Government event was held at Kia Oval in London. Attendees included representatives from local authorities and government departments, who focused on key challenges to inclusive and sustainable futures.

The South Coast and Wales Development conferences were both virtual events. Senior local authority regeneration experts, developers, investors and infrastructure providers shared plans and market insight into the biggest schemes expected in 2023 and beyond.

We are back on the road in February, attending the Conveyancing Association Annual and the East of England Development Conferences.

Attendees at the third annual local government event in London



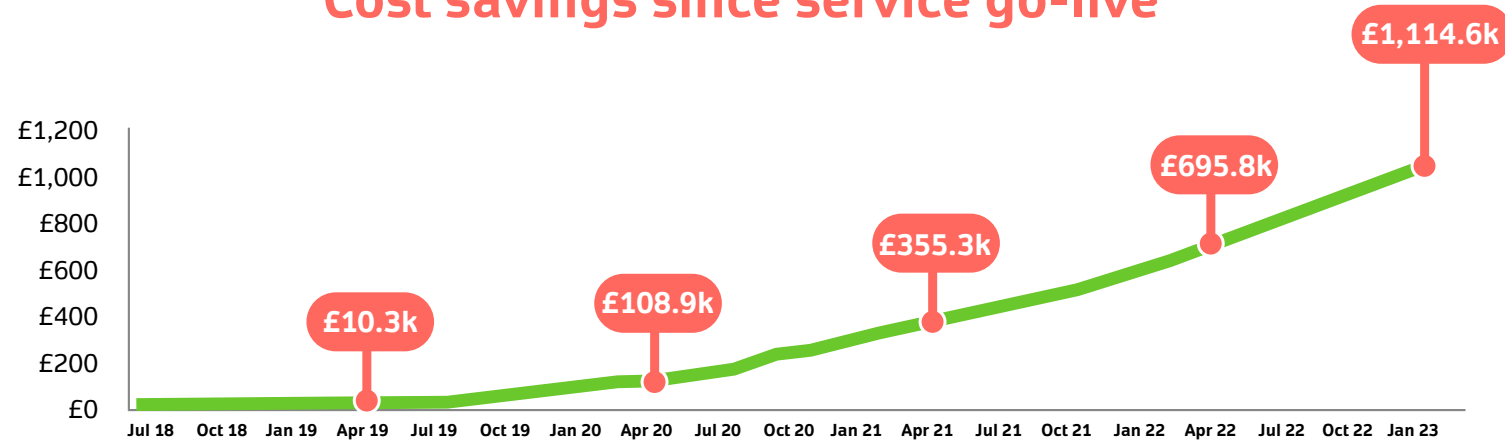


# LLC Register cost savings

With over **£1 million** in total cost saving from searches to date, customers in migrated areas are saving an average of **12 days** to obtain an LLC search result. This graph illustrates the upward trajectory of savings as more local authorities join the national LLC Register. There are over three million charges from the **59 local authorities** that have been migrated to the register.

Savings (x1,000)

## Cost savings since service go-live



Kind regards

*Allison Bradbury*

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