

# 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
- Is the LLC Register a springboard for PropTechs?
- A guide to simplifying charge categories
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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.



Best Migrated Local Authority

#### Making the register work for local authorities

We are currently looking at new ways to make the data held in the LLC Register beneficial to more local authority departments. The aim is to allow departments such as Environmental Services or Housing, the ability to request relevant LLC data and receive it in their preferred format.

Our technical experts are testing a tool for release later in the month that will enable specific data fields to be extracted to form tailored datasets. Bespoke datasets will allow departments to focus on relevant information, which will help them improve products and/or services, benefitting their local communities.

We are committed to ensuring that the full benefits of the LLC Register are realised, both locally and nationally.



### 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?



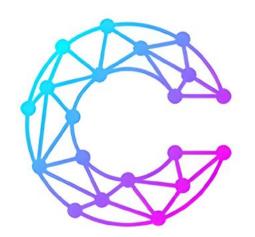
### Is the LLC Register a springboard for PropTechs?

**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

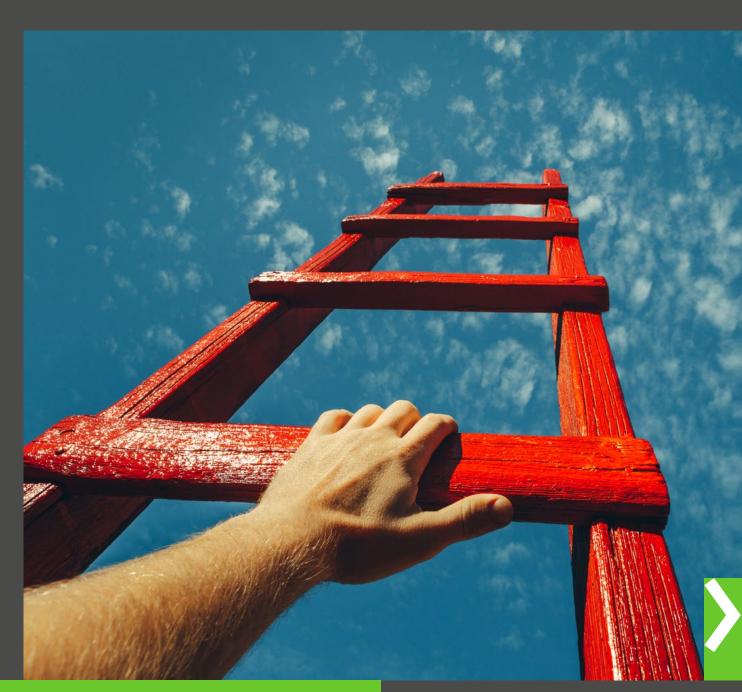
Last month, we incorrectly referred to a 'bug' within NEC M3 software in relation to creation dates. We would like to confirm that the software operates as designed, and the confusion resulted from our process understanding. NEC customers are not required to make any changes to their process.

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

2018 11 July Warwick District Council 03 Sept Liverpool City Council 08 Oct City of London Corporation 20 Nov Blackpool Council 17 Jan Council of the Isles of Scilly 11 July Norwich City Council 2020 2021 01 Oct Lambeth Council 31 Jan Peterborough City Council 07 April Stockton-on-Tees Borough Council 06 Feb Watford Borough Council 23 April Spelthorne Borough Council 21 April Carlisle City Council 28 April Sevenoaks District Council 26 June East Lindsey District Council 10 May Stratford-on-Avon District Council 27 Aug Milton Keynes Council 26 May Welwyn Hatfield Borough Council 19 July Dudley Metropolitan Borough Council 13 Oct Bromsgrove District Council 13 Oct Redditch Borough Council 18 Oct Tameside Metropolitan Borough Council 26 Oct Newark and Sherwood District Council 28 Oct Blackburn with Darwen Borough Council 28 Oct Hambleton District Council 15 Nov Pendle Borough Council 29 Nov Scarborough Borough Council 16 Dec North Kesteven District Council 20 Dec London Borough of Haringey Council 2023 12 Jan Malvern Hills District Council 16 Jan Sefton Metropolitan Borough Council 18 Jan City of Wolverhampton Council 23 Jan Blaenau Gwent County Borough Council 26 Jan Stockport Metropolitan Borough Council

#### 2022

- 07 Jan Plymouth City Council
- 07 Jan Sutton Council
- 20 Jan Babergh District Council
- 20 Jan Mid Suffolk District Council
- 21 March Mid Sussex District Council
- 20 April City of Lincoln Council
- 20 April City of Lincoln Counci
- 25 April Solihull Metropolitan Borough Council
- 27 April City and County of Swansea Council
- 27 April Isle of Wight Council
- 28 April Portsmouth City Council
- 29 April Harborough District Council
- 02 May Newcastle-under-Lyme Borough Council
- 22 June South Norfolk District Council
- 14 July Bury Metropolitan Borough Council
- 21 July West Suffolk Council
- 26 July Merthyr Tydfil County Borough Council
- 27 July North West Leicestershire District Council
- 11 Aug South Staffordshire Council
- 15 Aug London Borough of Enfield Council
- 01 Sept Cheltenham Borough Council
- 06 Sept Fenland District Council
- 12 Oct Knowsley Metropolitan Borough Council
- 27 Oct Richmondshire District Council
- 27 Oct Richmondshire District Council
- 15 Nov London Borough of Wandsworth
- 05 Dec East Cambridgeshire District Council
- 12 Dec Rutland County Council

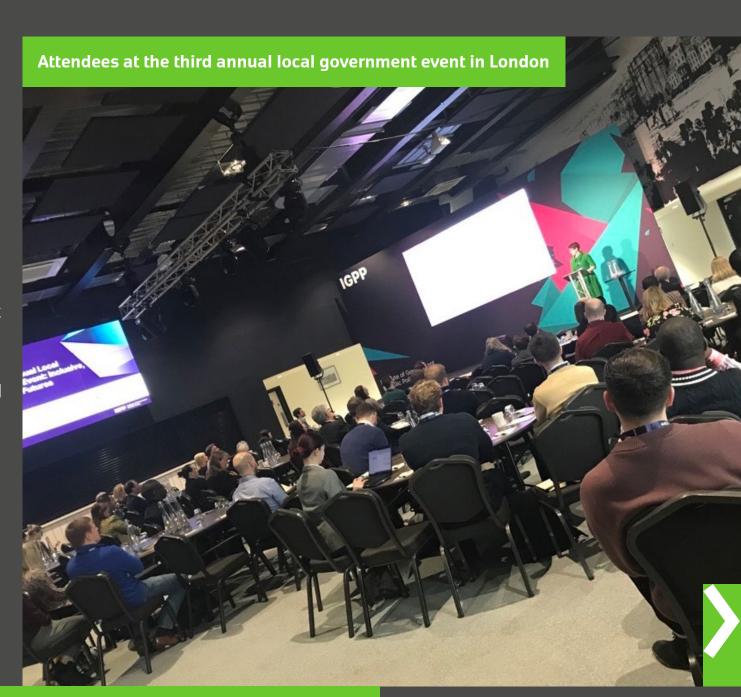
#### **Events Calendar**

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.

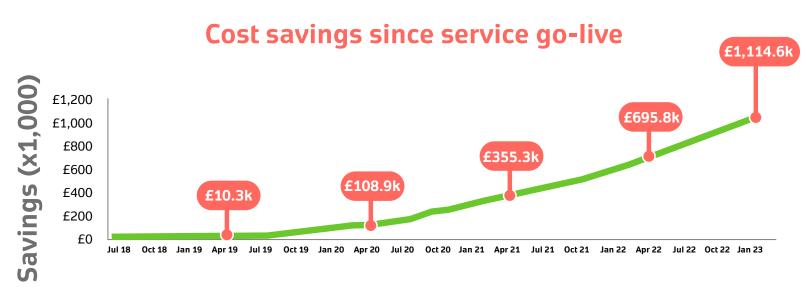
The South Coast and Wales Development conferences were both virtual events. Senior local authority regeneration experts, developers, investors and infrastructure providers shared plans and market insight into the biggest schemes expected in 2023 and beyond.

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



#### **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 <u>59 local</u> authorities that have been migrated to the register.



#### Kind regards

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