

HM Land
Registry



Practice and Process

Newsletter

Issue 10

14 December 2023

Welcome to issue 10 of *Practice and Process*, featuring our usual mix of recent practice guide updates, process changes and training news. We're very happy you're continuing to subscribe to and read our newsletter as we head into 2024. If you find *Practice and Process* useful, please spread the word among your colleagues and send them our subscription link so they can join the thousands of practitioners already signed up: https://public.govdelivery.com/accounts/UKGOVUK_LR/signup/35746

PG1



Which practice guide has changed?

[Practice guide 1: first registrations](#)

When did it change?

20 November 2023

What has changed?

We have amended section 5.4.

What does it mean for customers?

We have amended our guidance to reflect a change to our practice regarding the evidence we require for first registrations based on assents.

Applications for first registration based on an assent no longer need to be accompanied by a copy of the will, or a statutory declaration showing that the estate owner became entitled on the intestacy of the deceased.

PG6



Which practice guide has changed?

[Practice guide 6: devolution on the death of a registered proprietor](#)

When did it change?

27 November 2023

What has changed?

We have added section 2.5 to give guidance on vesting and/or transfer of property as bona vacantia on intestacy.

What does it mean for customers?

Where the residuary estate of an intestate person has vested as bona vacantia in the Treasury Solicitor (as nominee of the Crown) or one of the Royal Duchies, we will require a certified or official copy of the grant of letters of administration for the deceased with any related application sent to us.

PG19

HM Land Registry
Application for an order that a restriction
be disapplied or modified

RX2

Any parts of the form that are not typed should be completed in black ink and in block capitals.
If you need more than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet C3 and attach it to this form.
HM Land Registry is unable to give legal advice, but you can find guidance on HM Land Registry applications including our practice guides for conveyancers at www.gov.uk/guidance/using-the-land-registry
Conveyancer is a term used in this form. It is defined in rule 2(1)(k), Land Registration Rules 2002 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and include solicitors and licensed conveyancers.
For information on how HM Land Registry processes your personal information, see our [Personal Information Notice](#).

HM LAND REGISTRY USE ONLY	
Record of fees paid	
Particulars of underlease payments	
Reference number	
Fees debited £	

Which practice guide has changed?

[Practice guide 19: notices, restrictions and the protection of third-party interests in the register](#)

When did it change?

6 November 2023

What has changed?

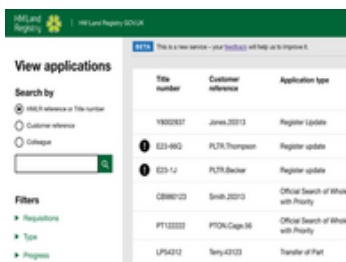
We have amended sections 3.8 and 3.9.

What does it mean for customers?

We have added clarification for altering and modifying a restriction.

Our guidance now details the circumstances in which restrictions can be altered and sets out the powers of the registrar in making modifications.

PG50



Which practice guide has changed?

[Practice guide 50: requisition and cancellation procedures](#)

When did it change?

20 November 2023

What has changed?

We have amended section 2.

What does it mean for customers?

We have amended our guidance to include additional ways to reply to requisitions.

If you are a Business e-services customer, you can use the View Applications function in the HM Land Registry portal.

If you are not a Business e-services customer and need to send us an electronic document, you can use the 'I need to reply to a requisition' option in the HM Land Registry Contact form.

Process changes



Deferral of discharge requisitions

From Friday 15 December 2023 we will defer discharge requisitions for 20 days when it is the only requisition point.

Feedback from customers and lenders has shown that in most cases the process of obtaining the discharge is ongoing and the issuing of a requisition is needless for both customers and HM Land Registry caseworkers. The data we have suggests we will receive most discharges within the 20-day deferral period.

We will not be applying this policy to applications that have been with us for longer than 20 days.

The introduction of this policy was postponed from Monday 11 December to await an internal system update.

Withdrawal of third party notifications

Panel 8 of our application form AP1 allows an applicant to request notification of completion of registration be sent to a third party.

From early next year we will no longer provide this service for newly lodged applications.

As well as analysing the data and evidence, we sought customers' views, based on which we have concluded that withdrawing this service does not appear to carry any significant risks.

Additionally, as more and more customers move to our Digital Registration Service (DRS), this is becoming the default application method. DRS does not offer third party notifications.

We expect to stop issuing third party notifications on **new** applications (but not those already pending) in early January and aim to confirm the date in the next issue of *Practice and Process*.

Watch and share our growing range of short videos

We are creating short videos on a range of specific topics that you can share with your clients – or colleagues new to conveyancing. We have just added:

[How to complete form AS1](#)

[How to complete form ID1](#)

We would love to receive your feedback about the videos via our short surveys below. If you have a spare five minutes please let us know what you think.

[AS1 video survey](#)

[ID1 video survey](#)

Also available within the Public Guidance playlist on our YouTube channel, and [the public guidance page within the HM Land Registry training hub](#), are:

[How to find information about your property boundaries](#)

[What's happening with my application?](#)

[How to update your contact address](#)

Additionally, we have made short videos that aim to explain our role for people who are not familiar with HM Land Registry. These are available on our YouTube channel, as well as the [Essentials page](#) on our [training hub](#):

[What does HM Land Registry do?](#)

[HM Land Registry and the conveyancing process](#)

HM Land Registry training hub

[Our HM Land Registry training hub](#) provides access to a wealth of easy-to-find and easy-to-follow guidance and training materials on hundreds of topics – all in one place – to help you prepare and submit high quality applications, and make the best use of HM Land Registry services.

Along with [practice guides](#), you'll find links to [guidance pages](#), [webinars](#), [videos](#), [podcasts](#), [checklists](#) and [flowcharts](#).

We're continuously growing and developing our training offering and will be adding new content as and when it becomes available.

HM Land Registry Essentials

[Our self-service training package HM Land Registry Essentials](#) will help you with the basics – whether you're new to conveyancing or just need a refresher. What does HM Land Registry do? How do we fit into the conveyancing process? And how do you avoid requisitions when submitting applications to us? Find out the answers to these questions and more.



Join our customer webinars



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