

HM Land
Registry



Practice and Process

Newsletter

Issue 8

12 October 2023

Welcome to issue 8 of *Practice and Process*. September was a busy month for practice guide updates, affecting a wide range of customers. You can find all the details in our comprehensive round-up below. We also provide a reminder of our free training materials – please take advantage of these at your convenience.

PG4



Which practice guide has changed?

[Practice guide 4: Adverse possession of registered land](#)

When did it change?

18 September 2023

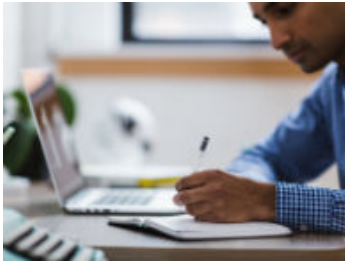
What has changed?

We have amended section 1.3 to clarify that applications for adverse possession made on more than one basis will be processed together as our general aim is to process any dispute arising out of the applications at the same time.

What does it mean for customers?

We will contact you to discuss the approach to be taken and seek confirmation as to the priority of the applications.

PG5



Which practice guide has changed?

[Practice guide 5: Adverse possession of \(1\) unregistered land and \(2\) registered land where a right to be registered was acquired before 13 October 2003](#)

When did it change?

18 September 2023

What has changed?

We have amended section 1 to clarify that applications for adverse possession made on more than one basis will be processed together as our general aim is to process any dispute arising out of the applications at the same time.

What does it mean for customers?

We will contact you to discuss the approach to be taken and seek confirmation as to the priority of the applications.

PG6



Which practice guide has changed?

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

When did it change?

25 September 2023

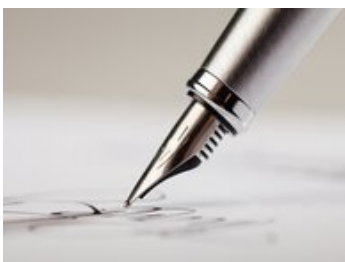
What has changed?

We have amended section 5 to reflect current practice where it appears that the property being registered may be subject to a charge for inheritance tax and a register entry may be required.

What does it mean for customers?

Where other requisition points arise, we will inform you of the entry we intend to make in the register. Where no requisition points arise, we will inform you that the entry has been made on completion of the application.

PG19



Which practice guide has changed?

[Practice guide 19: Notices, restrictions and protection of third-party interests](#)

When did it change?

18 September 2023

What has changed?

We have amended section 3.1.5.2.

What does it mean for customers?

We have clarified that we will not accept certificates or consents which are signed per pro on behalf of another named individual.

PG27



Which practice guide has changed?

[Practice guide 27: The leasehold reform legislation](#)

When did it change?

25 September 2023

What has changed?

We have amended sections 7 and 7.1 following a review of our practice on the evidence required where applications relate to the right to manage (RTM).

What does it mean for customers?

In addition to a conveyancer's certificate, we will now also accept certificates given by RTM companies in most circumstances.

PG31



Which practice guide has changed?

[Practice guide 31: Discharge of charges](#)

When did it change?

18 September 2023

What has changed?

We have removed sections 6.7 and 7.8 and amended section 7.5.

What does it mean for customers?

The updates reflect that we no longer issue borrower redemption letters on electronic discharge or e-DS1 applications which are instigated by the borrower.

PG50



Which practice guide has changed?

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

When did it change?

25 September 2023

What has changed?

We have amended section 2.

What does it mean for customers?

The guidance has been updated to advise how to send documents in reply to a requisition for our customers who are not Business e-services customers.

PG62



Which practice guide has changed?

[Practice guide 62: Easements](#)

When did it change?

25 September 2023

What has changed?

We have amended section 12.2.1.

What does it mean for customers?

The guidance has been amended for deeds of release of easements where the dominant land comprises both freehold and leasehold titles. In such circumstances, the interested parties will include both the freeholder and leaseholder where the lease has the benefit of the easement.

PG67



Which practice guide has changed?

[Practice guide 67: Evidence of identity](#)

When did it change?

4 September 2023

What has changed?

We have amended section 4.1.B following a review of our practice on the exceptions where additional evidence is normally required for a party not represented by a conveyancer.

What does it mean for customers?

Personal representatives who assent or transfer land have been removed from the exception status. This has immediate effect and is a safeguard against fraud.

Previously our guidance advised "that although we do not routinely require evidence of identity for a personal representative, we may ask for this, in addition to evidence of their appointment, in some instances. We will let you know if this required".

PG73



Which practice guide has changed?

[Practice guide 73: Statements of truth](#)

When did it change?

25 September 2023

What has changed?

We have amended section 2.

What does it mean for customers?

The guidance has been updated to include clarification that statement of truth forms ST1, ST2, ST3, ST4 and ST5 should only be used for the specific application types they are designed for.

Training

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.



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