



Local Searches – Just what is happening?

I hear that all our searches can be ordered direct through HM Land Registry now, is that right?

“No, it’s not. There are 321 Councils carrying out Local Land Charges Searches. Only one - Warwick - has gone live so far.”

But the rest won’t be far behind, surely?

“Another 7 are due to go live later this year, with the rest of phase 1 next year, that will mean only 9% of the country will be live by the end of 2019 if we consider the best case scenario.”

So, 9% of Hampshire searches done the new way in 2019?

“No, phase one is mostly in the midlands and the north. There are no Hampshire, Surrey, Dorset or Sussex Councils in that batch.”

But the new way, when it comes, will be much better, wont it? I hear you can get all your searches at the click of a button.

“I’m afraid you’ve heard wrong. Only the LLC1 (the single page on Registered Entries) part of the search will be online. The important CON29 (Enquiries on road adoptions, planning refusals, building regulations etc.) will not be included and will have to be obtained separately.”

So, where will I get this CON29 from? The 2 parts (LLC1 and CON29) cross reference all the way through, who will check that for me? The Council, as it does now?

“None of the initial Councils going live have any intention at all to provide a CON29 service. The only way to get a combined LLC1 and CON29 search is via a regulated and fully insured personal search company.”

I am acting in a conveyance where the lender insists on an Official Council Search, can I still get one?

“Applying to the Council in that instance will get you an Official LLC1 only for £15 and you must source the rest of the information elsewhere. Therefore, the best way is to get a personal search company to provide an official HMLR LLC1 combined with a personal CON29 as part of your searches pack including your environmental and flooding reports. Don’t worry, your search company will do all the cross referencing for you and the complete document will be fully regulated and insured.”

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