



Introduction of a
Title Location Plan
Service



A. Introduction

1. In November 1998, the Land Registry stopped issuing explanatory plans with the result of an Index Map search. Many of our customers have told us that they regret this change and have asked us either to reinstate the previous practice or to provide an alternative service which will provide plan based information about the locations of registered titles. This paper explains why we no longer supply explanatory plans with Index Map Search results and proposes a new service to meet the needs expressed by customers.

B. Why did we change our practice?

2. We made the change following an internal review of the Search of the Index map (SIM) procedures. The review revealed that we were receiving more and more SIM applications based on plans covering large areas. The preparation of explanatory plans diverted a high level of staff resource away from other time-critical preliminary services and from substantive casework.
3. The result of the review suggested that, in some cases, the customer making the search was, in reality, interested only in a relatively small area of the land searched. In such a case, of course, the resource used to prepare the explanatory plan was for the most part being wasted. We are able to give a much quicker and more helpful result where the applicant precisely defines the area to be searched.
4. It seems reasonable to assume that, when customers receive SIM results, they will wish to apply for office copies of the register and filed plans of all the titles revealed. That, after all, must be the purpose of finding out the title numbers. Unlike the explanatory plans, the office copies will provide reliable information about the general boundaries of all the titles in question. Those who search the index map in respect of a defined area must presumably be interested in the title to each and every part of that area. It is hard to see why, having expressed their interest in the area by asking for the search to be made in respect of all the land, customers would subsequently conclude, before they have seen any details, that a registered title affecting part was not material.
5. There was a further reason for ceasing to provide explanatory plans. From the review and general correspondence and enquiries, it seemed that many customers were using the plans as an alternative to office copies of the filed plans. In fact, the explanatory plans did not define registered title extents but were intended simply to illustrate the title numbers that might affect the land in question. The index map is merely a way in to the real information that we hold. Only an examination of the filed plans will establish the general boundaries of the titles concerned so that the customer can say, subject to rule 298 of the Land Registration Rules 1925, whether or not a particular area of land is registered.

6. Some customers were unhappy with this change. After reviewing their letters we think that our reasons for ceasing to supply explanatory plans remain valid. Indeed many of the criticisms confirmed that the plans were being incorrectly used as a substitute for the filed plans of the titles concerned. But some customers said that they used the explanatory plans to clarify how several registered titles related to each other. To satisfy this need we now intend to invite the Lord Chancellor to make rules allowing us to introduce a new title location plan service.

C. The proposal

7. The new Title Location Plan service would supplement the current Index Map Search service. The service would provide a plan, based on the Ordnance Map, showing the relative locations of the land in two or more (but no more than ten) registered titles. (An example of such a plan is at Annex A to this paper.)
8. The title location plan would show the relative positions of a number of titles but would not be definitive as to the extent of any individual title. For that information customers would still need to look to office copies of the register and the filed plan. We will continue to handle queries about the extent of individual titles through our correspondence service.

D. Rules amendment

9. The new service would be authorised by an amendment to the Land Registration (Open Register) Rules 1991. The proposed text of the new rule is:

Application for a title location plan

- 9A - (1) Any person may apply for a title location plan showing the relative locations of the land in two or more (but no more than ten) titles.
- (2) Application shall be made:
 - (a) by delivering in documentary form an application in Form 96C; or
 - (b) during the currency of any relevant notice given pursuant to rule 13, and subject to and in accordance with the limitations contained in that notice, by any other means of communication.
- (3) The registrar shall, whenever practicable to do so, provide a title location plan, based on the Ordnance Map, showing the relative locations of the land in each of the titles specified in the application.
- (4) If it is not practicable to provide a single plan, the registrar may, at his discretion, provide two or more plans which between them show those relative locations.

10. A new form 96C would be prescribed for use with the service (see Annex B). Ultimately, we would intend to provide facilities for customers to lodge applications through direct access, telephone services and by facsimile. To this end there would be consequential amendments to rule 13 of the Land Registration (Open Register) Rules 1991.

E. Fees for the service

11. For the time being, the registrar has waived the fee for an Index Map search, when the result reveals the details of no more than ten title numbers. Without the waiver, the fee under the Fees Order would be £4 per title revealed, or £4 if no part of the title is registered. The Order provides for the actual cost of preparation of the result to be charged in cases where there is an exceptional amount of work involved (Article 10(4) of the Land Registration Fees Order 1998).
12. We are keen to retain the waiver of the fee for the Index Map search but would have to charge a fee to cover the cost of providing the title location plan service. We think that this would be a minimum fee of £40, which would cover a location plan for up to 5 titles, plus £8 for each additional title. The charge would also be subject to article 10(4) of the Fees Order, enabling the registrar to increase the fee to cover the cost in an appropriate case.

F. Your response

13. Before we make any recommendation to the Lord Chancellor we are anxious to have the views of those who have an interest in the matter. We are particularly interested to find out
 - a. if you think that you would use the Title Location Plan service;
 - b. if so, how often you would need to use the service - and how many titles do you think would be involved in the average request;
14. Please respond in writing, with your views on the above and on the proposal generally, before 31 December 1999 to:

Mrs Linda Chamberlain
H M Land Registry Headquarters
Lincoln's Inn Fields
London WC2A 3PH
DX No: 1098 London/Chancery Lane WC2
FAX: 0171 917 5966

Email:- lib.hmlr@gtnet.gov.uk

Your reply may be published or otherwise made available unless you request that it should not be.

Chief Land Registrar
HM Land Registry
30 September 1999

This document is available in downloadable form on the Land Registry's website (at <http://www.landreg.gov.uk>)

Explanatory Notes

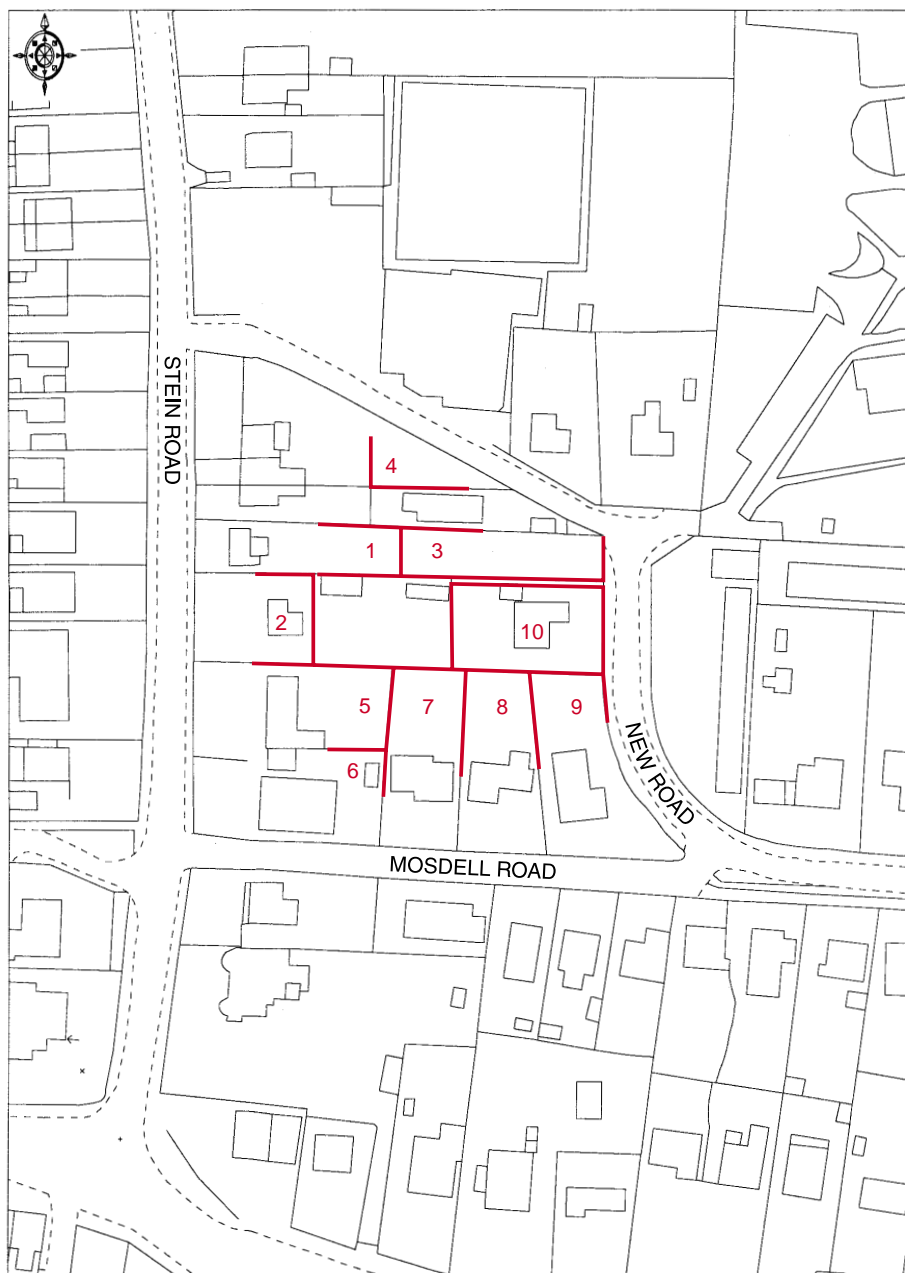
1. The purpose and scope of the Title Location Plan service is described in Practice Leaflet XX obtainable free of charge from any district land registry.
2. Please send this application to the appropriate district land registry. This information is contained in Explanatory Leaflet No. 9 obtainable free of charge from any district land registry.
3. Please ensure that the appropriate fee payable under the current Land Registration Fees Order accompanies your application. If paying fees by cheque or postal order, these should be crossed and made payable to "HM Land Registry".

Where you have requested that the fee be paid by Credit Account, receipt of this certificate of result is confirmation that the appropriate fee has been debited.

4. Any reference should be limited to 25 characters (including oblique strokes and punctuation).

ANNEX A

TITLE LOCATION PLAN



NB: The above numbering relates to the title numbers shown against the same number on the form.

WARNING:

This title location plan only shows the relative positions of the titles on the attached application form. It is not definitive as to the extent of the land in any individual title. For that information, you must refer to the register and filed plan of the title concerned. There may be other titles in the area which are not shown on this plan.

ANNEX B

Application for an
Title Location Plan (Note 1)

HM Land Registry

Form
96C

(Rule 9A Land Registration (Open Register)
Rules 1991)

FOR EXPLANATORY NOTES SEE OVERLEAF
Please complete in typescript or in BLACK BLOCK LETTERS all details within the thick black lines.

To _____ District Land Registry

(Note 2)

For official use only			
Title Location Plan issued		Date	
Fees Debited	£	Record of Fees paid	

I _____ of _____

(enter name and address of person or firm making the application)

apply for a title location plan showing the relative locations of the following titles.

(At least two title numbers, but not more than ten must be entered.)

WARNING: A title location plan will only show the relative positions of the titles listed on the application form. It will not be definitive as to the extent of the land in any individual title. For that information, you must refer to the register and filed plan of the title concerned. No information will be revealed about any other titles in the area.

1. YT110508	6. YT113628
2. YT16271	7. YT93462
3. YT103692	8. YT82431
4. YT112670	9. YT110031
5. YT37224	10. YT376309

PAYMENT OF FEE (Note 3)

Please enter X in the appropriate box:-

the Land Registry fee of £ _____ accompanies this application,
or
 please debit the Credit Account mentioned below with the appropriate fee payable under the current Land Registration Fees Order.

FOR COMPLETION BY APPLICANTS WHO ARE CREDIT ACCOUNT HOLDERS	YOUR KEY NUMBER:- _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _
	YOUR REFERENCE:- (Note 4) _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

Signed _____
Date _____
Telephone No. _____
Reference _____

Enter Name and either address including postcode OR (if applicable) DX number of the person to whom the title location plan is to be sent.

Reference _____

