



# HM Land Registry

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Our ambition is to become the world's leading land registry for speed, simplicity and an open approach to data

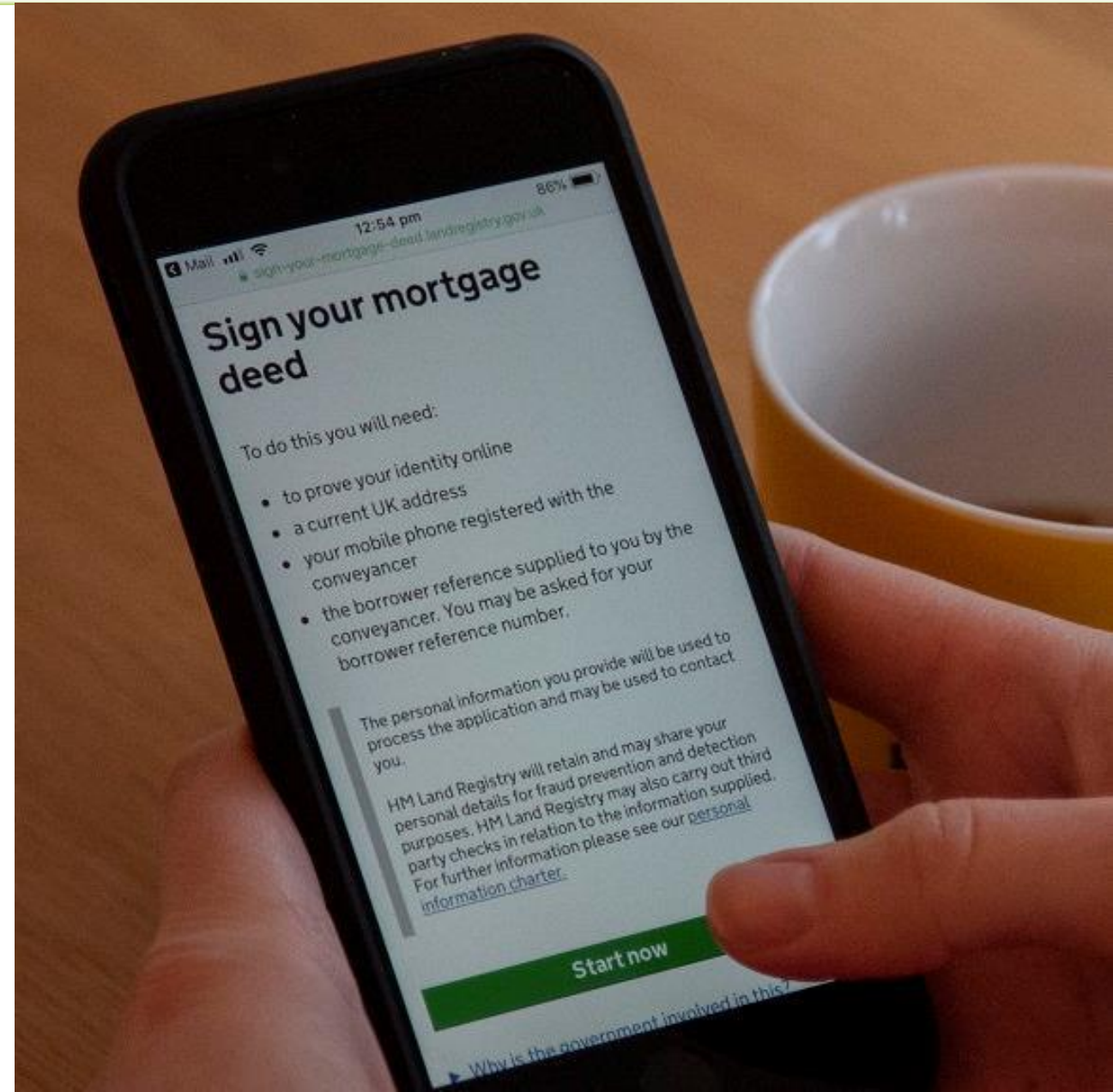


# Digital ID and Electronic Signatures

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# Background

- HMLR only accepted electronic signatures where the disposition fell within a r.54C(1) Notice (Digital Mortgages)
- In 2020 The Law Society and customers called upon HMLR to accept documents for registration that have been electronically signed
- Between March and July 2020 HMLR released new practice enabling the use of electronic signatures
- HMLR is now exploring the possibility of using Qualified Electronic Signatures (QES)



# Witnessed Electronic Signatures (WES)

- Practice guide 8 section 13 outlines the requirements for electronic signatures being used to sign deeds
- Deeds must be signed in the physical presence of a witness which the new practice delivers
- Additional authentication is included that increases assurance in the signature and witnessing
- Usage increases monthly as new products become available through tech providers





- Offer a **very high level of assurance** due to the additional technical and identification measures required to meet eIDAS standards
- Can only be offered by **trust service providers** recognised by their countries supervisory body (ICO in the UK)
- The signatory must be in possession of a Qualified Certificate, issued after a robust ID check, before signing
- Could eliminate the need for a witness

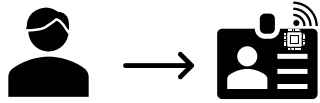




# Background

- **Developed collaboratively** with ID providers, regulators and conveyancers
- Conveyancers were looking for **guidance** on digital ID solutions
- HMLR wanted to encourage the **development** of easy to use, modestly priced and secure verification solutions
- HMLR wanted to incentivise the **adoption** of systems that will improve standards and experiences





## 1. Obtain evidence

Evidence that can be checked by interrogating cryptographic security features



## 2. Check evidence

You must check that the evidence that meets the first requirement is genuine to ensure it has not been forged and is still current. You should do this by using an identity check provider to verify for you that the documentary and cryptographic security features of the evidence are genuine.



## 3. Match evidence

Using an identity check provider to make sure that the biometric information captured from a 'liveness check' matches biometric information in the chip within the genuine evidence you have obtained



## 4. Prove ownership

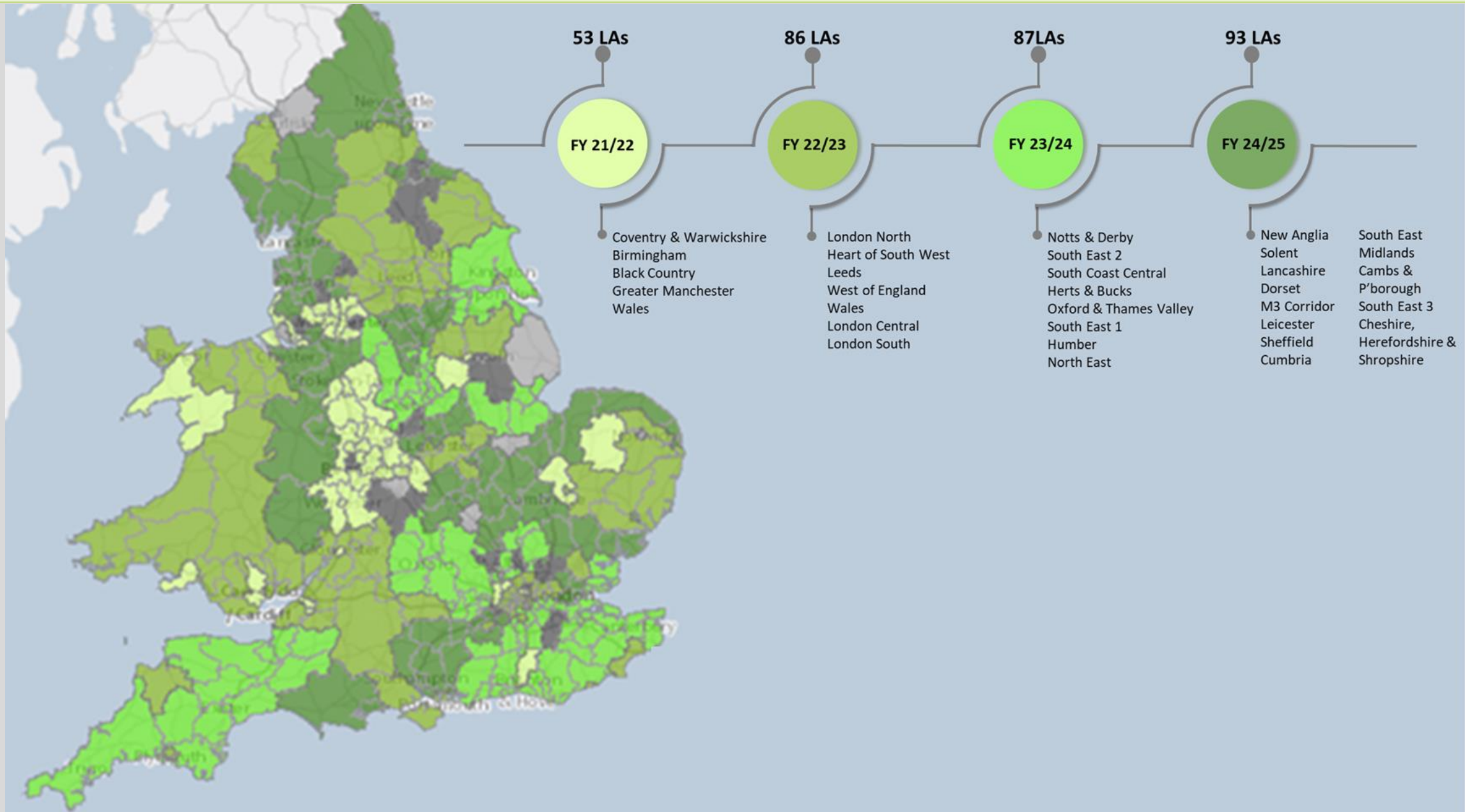
You must connect the individual to the property by obtaining 2 examples of evidence types and checking that the name and address of the individual claiming the identity match those on the evidence provided.



# Local Land Charges



# Migration 2021-2025



## Local Authorities (LA)



### Service delivery

Data shared across different LA departments to help deliver services more effectively and transparently



### Spatial data

Spatial data can be overlaid with other LA mapping systems to provide a holistic picture of the LAs assets, locally maintained areas and features



### Data verification

Free access to spatial data will allow staff to self-serve when answering queries, reducing requests for information between departments

## Customers



### **A cheaper service**

Users are currently saving an average of £8 per search



### **Faster results**

The length of time to receive results has reduced from days or weeks to seconds



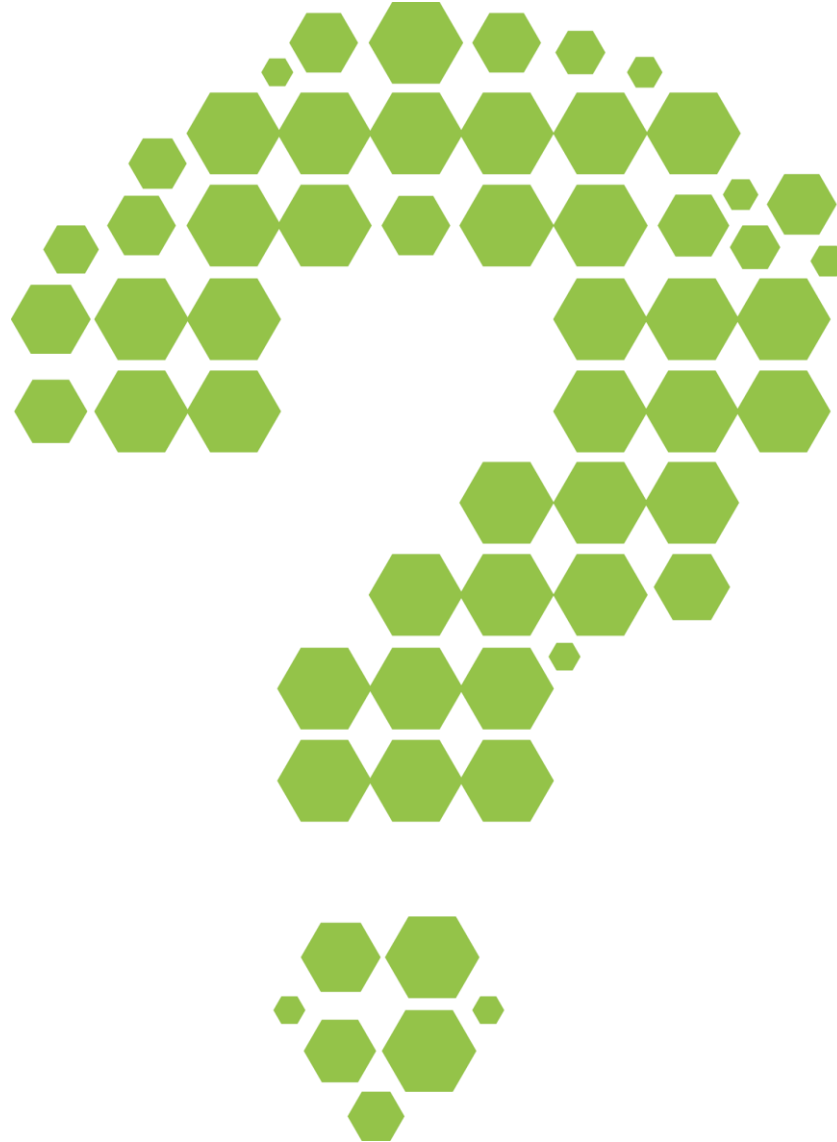
### **A simpler more consistent service**

Properties are searchable by map or text-based address. Information is available on GOV.UK in a standard, easy to read digital format



### **Resilient service**

HMLR's service has proven resilient, giving customers full access throughout lockdown, supporting local property markets



[gov.uk/land-registry](https://www.gov.uk/land-registry)

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@HMLandRegistry

Our mission: Your land and property rights: guaranteed and protected

[hmlandregistryblog.gov.uk](https://hmlandregistryblog.gov.uk)

We give assurance

We have integrity

[llcproject@landregistry.gov.uk](mailto:llcproject@landregistry.gov.uk)

We drive innovation

We are professional