



York Place Property News

An update from York Place

**Property searches local authority, drainage and water, environmental, coal, chancel.
28 September 2010**

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York Place has specialised in property and company services for over 21 years. All conveyancing searches can be ordered online at

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Abolition of local land charges fee

As you may be aware the government recently made an amendment to the regulations on personal searches of the local land charges register by abolishing the statutory inspection fee of £22. This means that our personal search products are now even more competitively priced. With our nationwide network of searchers, we regularly visit councils all over the country to make personal inspections of registers and can therefore pass on the substantial savings to our clients.

Environmental Information

The reason for the fee abolition is that, after many years of debate, it has been finally conceded that information held on the local land charges register is, for the most part, environmental information and therefore should be made available for inspection at no charge.

The Environmental Information Regulations (EIR) were introduced in 2004 but councils have been slow to apply them to their data. York Place has, along with other search companies and our trade bodies, been exerting considerable pressure on councils, CLG and DEFRA for some years now. ***In fact, York Place appeared in the witness***

box at a decisive Tribunal hearing earlier this year where the appeal by East Riding of Yorkshire Council against the decision of the Information Commissioner was dismissed.

We have also been instrumental in obtaining ICO (Information Commissioners Office) decisions against a number of councils.

The good news for search users is that the cost of obtaining data is on the way down. The bad news is that many councils are still charging us to inspect the records which enable us to answer the Con29R enquiries, or making us wait for an excessive period before allowing us access. The EIR state that a response must be given as soon as possible and, in any event, no later than twenty working days but some councils are ignoring the first part of this phrase and make us wait the full 20 days. We do anticipate however that all councils will eventually comply with their legal obligations.

Product range

Since the abolition of home information packs we offer two personal local authority search products for the conveyancing market as well as the official council search:

YP PLUS this is our premier product containing responses to all CON29R questions, Land Charges, Planning, Building Regulations, Enforcements, Highways and Traffic Schemes as well as public footpaths and stamp duty exemption status.

YP STANDARD this search, often in the past referred

to as a conveyancing search, includes adverse entry insurance to cover Building Regulations and Traffic Schemes where we have been unable to gain this information without charge.

Additionally we have recently updated our Personal Drainage and Water report.

This market-leading report answers all key questions within the CON29DW, and provides adverse entry insurance to cover minor questions. Our Personal Drainage and Water report will provide conveyancers a value for money and timely solution to the variable replies and costs from the 10 Water Service Companies of England and Wales.

Please note: All York Place personal search reports are covered by adverse entry and errors omissions insurance and professional indemnity insurance to the value of 5 million.


Website update

Our online property order process has now been greatly simplified and offers:

Packages - a variety of the most common search packages with complete flexibility on search types (personal or council/water company, environmental search provider)

Discounts - up to £10 off certain packages

Recommended searches - coal, brine, tin, clay, lead. Essential Law Society recommended searches can be easily added to your order



Full range of other conveyancing searches can be added as required

User account application can be made online or simply send us your details and we will set up an account for you.