

Direction given under section 100(4) of the Land Registration Act 2002

“Evidence of identity” for the purpose of confirming a person’s identity, as referred to in Forms AP1, DS2 and FR1

1. I direct, under section 100(4) of the Land Registration Act 2002, where evidence of identity is required by Forms AP1, DS2 or FR1 to be produced to the registrar, the evidence must, subject to the exceptions set out in paragraph 2, be in the relevant form referred to in the Schedule to this direction completed in accordance with Land Registry Practice Guide 67 (October 2011) *Evidence of identity - conveyancers* (“Practice Guide 67”).

2. The exceptions referred to in paragraph 1, are those referred to in Section 4 of Practice Guide 67 being—
 - a. where Exception A in Section 4 of Practice Guide 67 applies – the low-value exception,
 - b. where Exception B in Section 4 of Practice Guide 67 applies – the insolvency official, etc, exception,
 - c. where Exception C in Section 4 of Practice Guide 67 applies – the not practicable exception,
 - d. where Exception D in Section 4 of Practice Guide 67 applies – the Land Registry facility letter exception,
 - e. where Exception E in Section 4 of Practice Guide 67 applies – the retained evidence of identity (following Land Registry approval of a draft transfer or lease of part) exception,

Note Each of the above exceptions must be read with the relevant part of the table set out in Section 4 of Practice Guide 67

- f. where the application is in Form DS2 or Form AP1 and the lender is discharging a registered charge in Form DS1 or the application is in Form AP1 and the lender is releasing a registered charge in Form DS3, and the lender is—
 - i. the applicant, makes the application in its own name and has completed panel 6 of Form DS2 or panel 7 of Form AP1, as appropriate, and
 - ii. a bank incorporated, or building society formed, in the United Kingdom,
- g. where the Legal Services Commission is the applicant and makes the application in its own name—

- i. in Form AP1 to complete by registration a legal charge, and has completed panel 7 of Form AP1,
 - ii. in Form DS2 or in Form AP1 to discharge a registered charge in Form DS1, and has completed panel 6 of Form DS2 or panel 7 of Form AP1, as appropriate, or
 - iii. in Form AP1 to release a registered charge in Form DS3, and has completed panel 7 of Form AP1.
3. This direction has effect on and after 3 October 2011, until replaced by another direction or until withdrawn.
4. This direction replaces the previous direction dated 13 September 2010.

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 Alasdair Lewis
 Director of Legal Services

3 October 2011

Schedule

Form set out in Practice Guide 67	Specific requirement
ID1 (in Appendix B)	For a private individual
ID2 (in Appendix C)	For a body corporate

Note

In respect of any other application the registrar may in a particular case require evidence as to identity, under rule 17 of the Land Registration Rules 2003. He may also extend the requirement to other types of applications at short notice.

An example of where such evidence is required is set out in Practice Guide 2 (October 2011) *First registration of title where deeds have been lost or destroyed*.