



HM Land Registry

Electronic Signatures

Presenter: Harbinder Gill Transformation Legal Lead

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

Challenges for our customers

- Identifying clients
- Signing documents
- Witnessing documents
- Printing, scanning, posting





Counsel advised that:

- A deed transferring or creating a legal estate can be effective if signed using an electronic signature
- But it is necessary that the signature be witnessed (in the same way as an ordinary signature needs to be witnessed)

This is consistent with the view of the law taken by the Law Commission in its report on electronic signatures (Law Com No 386)

Our accelerated digital developments

- Scanned PDF deeds ('Mercury signatures')
- Conveyancer certified electronic signatures
- Qualified electronic signatures





- Practice guide 82
- Parties must be legally represented
- Signing and witnessing using signature provider platforms
- Conveyancers certify that HM Land Registry requirements have been met

Some of the challenges

- Getting the message across
- How much it might cost
- Checking legal formalities
- Simple user journeys
- Firms using different signature providers
- Accreditation



Qualified Electronic Signatures



- Enhanced security
- Embedded identity check
- Encrypted to create an indelible record
- All works to a regulated standard paving the way for digital conveyancing





The future...



gov.uk/land-registry

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

@HMLandRegistry

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

hmlandregistry.blog.gov.uk

We give assurance

We have integrity

We drive innovation

We are professional



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HM Land Registry training hub

9 Mar 2023 — Quick and easy access to guidance and **training** materials to help you prepare and submit high-quality applications and use **HM Land Registry** services.

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Guidance

HM Land Registry training hub

Quick and easy access to guidance and training materials to help you prepare and submit high-quality applications and use HM Land Registry services.

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Applies to England and Wales

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Come and meet us in the
breakout room on 1st floor
between 11:30 - 12:20