

Glossary of Legal Terms

Term	Description
Absolute Freehold Title	The highest grade of freehold title that the Land Registry can provide.
Absolute Leasehold Title	The highest grade of leasehold title that the Land Registry can provide.
Annual Rent	A total repayment made in any one year.
Caution Title	Where a property is unregistered and where a person other than the owner claims an interest in the property.
Commuted Rent	A one-off rental payment.
Completion of Registration	Confirmation that the completed Deed, Transfer or Lease has been registered at the Land Registry.
Dead of Grant	A document which grants an Easement.
Defective Title Indemnity Insurance	The type of insurance which is taken out when there is a defect in respect of the title or a risk associated with the Company's interest in the land.
Easement	A right benefitting a piece of land that is enjoyed over land owned by someone else.
Engrossments	The agreed form of the Deed, Transfer of Lease which will be signed by the parties.
Epitome of Title	A schedule of documents together with copies of the documents themselves detailing the unregistered evidence of title to land.
Evidence of Title	The collective word given to the written evidence that the owner owns the land.
Execution	The process of signing the engrossments.
Freehold Title	Ownership of the land and house outright, with no space co-owned or co-managed with owners of adjacent homes. Sole responsibility for the maintenance and upkeep of the land, and the property taxes associated with it.
GRP Substation	Glass reinforced plastic substation – referring to the housing around the equipment.
IDNO	Independent Distribution Network Operator.
Incorporated Rights	The legal process whereby the rights of the DNO are incorporated into the IDNO agreement.
Indemnity Policy	A form of protection from financial loss for the Network. Can be obtained to protect against unregistered title, unknown covenants on title or missing title documentation and more.
Land Charges Department	The Government Department in charge of all dealings in relation to unregistered land in England and Wales.
Land Registry	The Government Department in charge of all dealings in relation to registered land in England and Wales.
Lease	A document which grants an occupational interest in land belonging to the landowner to a tenant for a period of time.
Lease Term	The duration of the lease.
Leasehold Title	The leaseholder is granted the right to occupy the property (land or buildings, house or flat) for the term by the freeholder. At the end of the lease the property returns to the full possession of the freeholder.
Legal Mortgage	Secures an agreement over the land for the repayment of a debt owing to a lender and prevents the owner from disposing or dealing with the land without the lenders' consent.
Official Copies	The term used for copies of the official record entries on the title to a piece of land produced by the Land Registry or Land Charges Department and stamped with a date and time in respect of land in England and Wales.
Possessory Title	Possessory title tends to be granted where an owner is unable to provide documentary evidence of their title to the land – for example, where deeds have been lost over time. Possessory title may also be granted where someone has claimed title by adverse possession of a property or piece of land.
Power of Attorney	A written legal document in which one person or an organisation appoints another person or organisation to act as an agent on their behalf, thus conferring authority on the attorneys to perform certain acts or functions on behalf of the individual or organisation.
Registered Land	Land which has been registered at the Land Registry.
Requisitions on Title	Questions asked in relation to the owner's Evidence of Title.
Restrictive Covenants	A restriction on the use of land for the purpose of preserving the enjoyment of the other land.
Restrictions on Title	Obligations or restrictions noted on the Title Register to land which must be complied with before either the land can be sold/disposed of or registration can be completed.
Sealing	The process by which the engrossments are signed by the persons authorised by the Company or on behalf of the Company in the Power of Attorney.
Title Information Document	The updated Title Register which is produced by the Land Registry once registration of the document has been completed
Title Number	The unique number which is provided for every individual piece of Registered Land in England and Wales.
Title Register	The document that evidences all registered title information in respect of a piece of Registered Land.
Transfer	The document which details the sale or purchase of land from one person to another.
Unregistered Land	Land which has not been registered at the Land Registry.