

**Certificate of
Title to a House⁽¹⁾**

(For use on a conveyance of the
freehold to a qualifying person
under the preserved right to buy)

**Land Registry
Housing Act 1985**

(as applied by the Housing (Preservation
of Right to Buy) Regulations)

PSD13

IMPORTANT: Please read the notes overleaf before completing this form.

Conveyance of the freehold house known as _____ (“the property”)

by _____ (“the landlord”)

to _____

pursuant to section 154 (2) of the Housing Act 1985 as applied by the Housing (Preservation of Right to Buy) Regulations [1993][1989] (*If the tenant served notice before 11 October 1993 the 1989 Regulations apply. Please delete the inappropriate alternative*).

I, _____

the _____⁽²⁾ of the landlord hereby certify as follows:

- (i) The landlord is entitled to make the above-mentioned conveyance of the freehold estate in the property (including any rights granted as appurtenant thereto) free from any lease, charge, rentcharge, easement, restrictive covenant or other incumbrance or adverse right or interest except as stated in the above-mentioned conveyance or as summarised in the schedule of incumbrances below.
- (ii) The property is shown [edged] [coloured] _____ on a plan of sufficient scale⁽³⁾ which is annexed [to the conveyance] [to this certificate].

Date _____ 20 _____ Signature ⁽²⁾ _____

Schedule of Incumbrances⁽⁴⁾

NOTES

- (1) This certificate is in the form approved by the Chief Land Registrar under section 154(4) of the Housing Act 1985 as applied by regulation 3 of the Housing (Preservation of Right to Buy) Regulations 1989 S.I. 1989/368 or regulation 2(2) of the Housing (Preservation of Right to Buy) Regulations 1993 S.I. 1993/2241 for use on the conveyance to a qualifying person of a freehold house under the preserved right to buy.

It may not be used for any other purpose. Form PSD14 must be used where the landlord owns the freehold and grants a lease of a flat. Form PSD15 must be used where the landlord does not own the freehold and grants a lease of a house or flat.

Form PSD17 must be used when the house or flat is conveyed subject to the preserved right to buy.

- (2) This certificate is the responsibility of the landlord and an inaccurate or incomplete certificate may give rise to a claim for indemnity (see Housing Act 1985, section 154(5)). It must be signed by the solicitor of the landlord or a chairman or director of the landlord or some other officer approved by the Chief Land Registrar.
- (3) Under the provisions of the Land Registration Rules 2003, all applications for registration must include sufficient particulars to enable the land to be fully identified on the Ordnance Survey Map. The conveyance should therefore normally incorporate a plan of the property which should, if possible, be based on an extract from the latest scale Ordnance Survey Map. Alternatively, a plan based on a site survey and drawn to an appropriate scale may be found to be suitable.
- (4)
 - (i) In the schedule of incumbrances the nature of each incumbrance should be stated and particulars of the deed creating it should be given; such deeds or certified copies or examined abstracts thereof should be handed over to the purchaser or his solicitor with this certificate.
 - (ii) Reference should be made to any restrictive covenants or other incumbrances which may not have been binding on the landlord but which will, nevertheless, become binding on the land in the hands of any successor in title of the landlord.
 - (iii) The entire amount (and not merely the informal apportionment) of any rentcharge should be stated.