

# HM Land Registry

## Certificate of identity for a private individual

# ID1

### WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Both section A and section B of this form must be completed, dated and signed no more than six months before lodgement of an application with HM Land Registry.

### Who needs to complete this form?

- Any person who is not a conveyancer, or who is not a UK bank or building society, who is lodging one of the following applications with HM Land Registry.
  - Transfers (whether or not for value).
  - Transfers and deeds relating to the appointment or retirement of trustees.
  - Leases (whether or not for value) that are being registered.
  - Charges (mortgages) that are being registered.
  - Discharge of a charge in form DS1.
  - Release of a charge in form DS3.
  - Surrenders of leases.
  - Most voluntary and compulsory applications for first registration where the title deeds have been lost or destroyed.
  - All other applications for compulsory first registration completed on and after 10 November 2008.
- Any person who is a party to one of the above transactions who is not represented by a conveyancer where the application is being lodged by someone who is also not a conveyancer.
- Any person who is a party to one of the above transactions who is not represented by a conveyancer, and although the application is being lodged by a conveyancer, that conveyancer is not able to confirm that they are satisfied that sufficient steps have been taken to verify the person's identity.

Please note that where the application is being lodged by more than one person, or a party to a transaction comprises more than one person, each one must complete a separate form and produce evidence of their identity.

This form can also be used to provide evidence of identity for:

- a person who has changed their name and the change is confirmed by deed poll, statutory declaration or statement of truth. The form must be completed in the person's current name.
- an attorney in the circumstances described in HM Land Registry's [practice guide 67](#) (see below).

**NOTE 1:** This form does not have to be completed for voluntary first registrations unless the title deeds are lost or have been destroyed, or for charges or leases which are merely being noted.

**NOTE 2:** This form is also not required where the true value of the land to which the transaction relates is not more than £6,000, or if HM Land Registry has issued a facility letter in respect of an individual's identity.

For exceptions to our requirement for evidence of identity for first registrations where the deeds have been lost or destroyed, please see [practice guide 2: first registration of title where deeds have been lost or destroyed](#).

### Why do I have to complete this form?

We are asking for this information to guard against registration fraud. It is important that where an applicant, or parties to a transaction are not represented by a conveyancer or where title deeds have been lost or destroyed, that evidence of identity is produced to enable registration to proceed.

## How do I complete this form?

You must complete section A. You must then get your identity verified by a conveyancer or a Chartered Legal Executive. If you are having your identity verified in person, you will need to take evidence of your identity with you including two identical colour passport-size photographs taken in the last six months which must be on photographic paper and in which your face is clearly visible. Please see sections B3 and B4 for the types of evidence which will be needed.

If you are having your identity verified by a conveyancer or Chartered Legal Executive by way of a video call, please see [practice guide 67A: temporary changes to HM Land Registry's evidence of identity requirements](#) for further information.

The conveyancer, Chartered Legal Executive or other approved verifier will complete section B of this form (or form ID5 if the verification is by way of a video call). Conveyancers and Chartered Legal Executives may charge a fee to verify your identity.

Members of the UK armed forces serving overseas may also have their identity verified by a serving officer. **Both section A and section B of this form must be completed, dated and signed no more than six months before lodgement of an application with HM Land Registry.**

Information about completing this form can be found in:

- [Completing forms ID1 and ID2](#), if you are not a conveyancer, and
- [Completing the evidence of identity panels on forms AP1, FR1 and DS2](#), if you are not a conveyancer, or
- [practice guide 67: evidence of identity – conveyancers](#), if you are a conveyancer.

All of our guides and forms are available on the GOV.UK website [www.gov.uk](http://www.gov.uk).

We strongly advise that you use these guides. In addition to providing information about this form they also explain how you should complete certain panels of the application form(s) you will also have to lodge.

A conveyancer is someone authorised under the Legal Services Act 2007 to provide legal services relating to conveyancing and land registration and includes solicitors, licensed conveyancers, and conveyancing practitioners authorised by CILEx Regulation to undertake reserved instrument activities and who hold practising certificates. A paralegal cannot verify identity.

**Please note that if your application is not in order, including if the wrong forms are used, the application might not be accepted for registration.**

If you can't go to a conveyancer, you should contact Customer Support to discuss whether alternative arrangements are possible. You can contact Customer Support at [customersupport@landregistry.gov.uk](mailto:customersupport@landregistry.gov.uk) or by telephoning 0300 006 0411 from Monday to Friday between 8am and 6pm.

## Is this form open to public inspection?

No. This form, and any supporting evidence produced to HM Land Registry where we are verifying your identity, is automatically excepted under rule 133 of the Land Registration Rules 2003 (as amended) from the public right of inspection

HM Land Registry complies with the requirements of Data Protection law. It may retain and share information with:

- other government departments,
- law enforcement and regulatory bodies including specified anti-fraud organisations under section 68 of the Serious Crime Act 2007.

This helps to prevent and detect crime such as registration or property fraud and to investigate land banking schemes.

Any parts of the form that are not typed should be completed in black ink and in block capitals.  
 All panels must be completed except where marked "(if any)".  
 This form must be completed no more than six months before lodgement of the application with HM Land Registry.

## Section A

*A separate form must be completed by each individual person for whom evidence of identity is required.*

1. Title (e.g. Mr, Mrs, Miss, Dr., etc.,)
2. First name(s) ( <i>Provide full name(s)</i> )
3. Surname
4. Date of birth
5. Current address
6. How long have you lived at this address?
7. List any other address you have lived at within the last five years
8. Home (landline) telephone number ( <i>write "none" if you do not have one</i> )
9. Work telephone number ( <i>if any</i> )
10. Mobile telephone number ( <i>if any</i> )
<b>Details of the application</b>
11. Type of application ( <i>e.g. transfer, mortgage, discharge etc</i> )
12. Title number(s) ( <i>if known/applicable</i> )
13. Address of property ( <i>including postcode</i> )
<b>14. Certificate</b>  <p>I certify that the information that I have provided in this form is correct to the best of my knowledge and belief. I authorise HM Land Registry to make such additional searches and checks as necessary to confirm my identity.</p> <p><b>Signed</b> _____ <b>Date</b> _____</p> <p><i>Please note that your identity must be verified by a conveyancer or Chartered Legal Executive who must complete section B of this form.</i></p>

**Section B (for completion by the certifier – Please note that due to the Coronavirus (COVID-19) outbreak it is not currently possible to have your identity verified by HM Land Registry.)**

If you are verifying the person's identity in person – complete section B of this form

If you are verifying the person's identity by video call – do not complete Section B, complete a form ID5 instead.

Complete parts 1, 3 and 4 and the appropriate panel in part 2.

**1.**

Place 'X' in the appropriate box.

I have known the person named in section A for at least two years

I have **not** known the person named in section A for at least two years

**2a. Complete this panel if you are a**  **solicitor**  **licensed conveyancer**  
 **notary public**  **barrister**  **CILEx Conveyancing Practitioner**  
 **Chartered Legal Executive Conveyancing Practitioner**  **Chartered Legal Executive**  **lawyer practising outside the UK** (see Note 2 below). (place 'X' in the box that applies)

I (name of certifier) (in block capitals) \_\_\_\_\_

of (name of organisation certifying identity) \_\_\_\_\_

certify that (name of individual whose identity is being verified) \_\_\_\_\_

has produced to me the original(s) of the evidence of identity indicated in panel 3 below and which I have inspected. I confirm that the photograph attached in panel 4, and which I have signed, is a true likeness of the person who has provided this evidence.

**Signature of certifier:** \_\_\_\_\_

Date \_\_\_\_\_

Roll, Licence, Authorisation or Membership number (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

**Note 1:** HM Land Registry will contact conveyancers and other verifiers to check that a form completed in their name is genuine. **You should keep a record of persons for whom you have verified identity and a duplicate of the photograph you have certified.**

**Note 2:** Where identity is verified by a lawyer practising outside the UK evidence must be enclosed with this form of that lawyer's authority to practice in their jurisdiction.

**2b. Complete this panel if you are a serving officer of the UK armed forces operating overseas.**

I (name of certifier) (in block capitals) \_\_\_\_\_

of (name of armed forces unit) \_\_\_\_\_

certify that (name of individual whose identity is being verified) \_\_\_\_\_

has produced to me the original(s) of the evidence of identity indicated in panel 3 below and which I have inspected. I confirm that the photograph attached in panel 4, and which I have signed, is a true likeness of the person who has provided this evidence.

**Signature of certifier:** \_\_\_\_\_

Date \_\_\_\_\_

Passport number: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

**2c. Complete this panel if you are a HM Land Registry officer**

(Name of HM Land Registry officer) (in block capitals) \_\_\_\_\_

of (name of HM Land Registry office certifying identity) \_\_\_\_\_

**Signature of certifier:** \_\_\_\_\_

Date \_\_\_\_\_

**For completion by verifier**

**3. Evidence of identity inspected** (enter a cross against the item(s) checked)

**YOU MUST INSPECT EITHER:**

**One** of the following (**List A**):

- Current valid full passport – State the country of issue and number of the passport:  
Country of issue: \_\_\_\_\_ Passport number: \_\_\_\_\_
- Current United Kingdom, EU, Isle of Man, Channel Islands photocard driving licence (not a provisional licence) – State the number of the licence \_\_\_\_\_
- Current Biometric Residence Permit issued by the UK Home Office to a non-UK national resident in the UK – State the number of the permit \_\_\_\_\_

**OR**

**Two** of the following (**List B**) but no more than one of each type:

- Credit card bearing the Mastercard or Visa logo, an American Express or Diners Club card, or a debit or multi-function card bearing the Maestro or Visa logo which was issued in the United Kingdom and is supported by an account statement less than three months old\*
- Utility bill less than three months old\*
- Council tax bill for the current year
- Council rent book showing the rent paid for the last three months
- Mortgage statement for the mortgage accounting year just ended\*
- Current firearm or shotgun certificate

\* These must be postal statements; they must not be statements sent electronically.

**For completion by verifier**

**4. Photograph of person named in section A**

**Staple or loosely  
attach the recent  
colour  
passport-size  
photograph  
here**

The verifier must sign their name on the back of the photograph and add the date.

The photograph must be on photographic paper.

Please staple or otherwise loosely attach the photograph to the form. Please do not glue the photograph to the form.