

We received six applications to register the rentcharge against the various affected properties (including your own) between January and September 2015. They were all lodged by Moore Blatch. These applications were in order and were then correctly completed by HM Land Registry. The application to register the rentcharge insofar as it affected your property was submitted by Moore Blatch (Ref PZB/46435/1McGovern) on 4 September 2015.

I have managed to locate a copy of the Agreement to buy Plot 7 between the buyer of that plot and Bellway Homes. This Agreement contains a clause whereby the buyer agrees with Bellway Homes to "register the benefit of the estate rentcharge contained or referred to in the transfer ("the rentcharge") in the name of and on behalf of the Trinity (Estates) Property Management Limited ("the Manager") (or such other person as the Seller may from time to time direct."

The Agreement by which yourself and Ms Belliver agreed to buy your property was not sent to HM Land Registry but as all the individual applications to register the rentcharge name Trinity (Estates) Property Management Limited as the applicant, I have assumed that the Agreement you entered into to buy your property was in the same terms and that you also therein agreed to submit an application to register the rentcharge in the name of Trinity (Estates) Property Management Limited.

By entering into the Agreement to buy the property I have assumed that you agreed to register the rentcharge. By signing the Transfer, you agreed to pay the rentcharge (clause 31).

I will now deal with your request for clarification of the role of HM Land Registry, particularly in investigating allegations of fraud.

6 January 2015: Bellway Homes Ltd and Sovereign Housing Association Ltd enter into a [Deed of Variation](#) to the terms of the 14 February 2014 Contract: "The Manager" seemingly initially intended to be granted the rentcharges had been Trinity (Estates) Property Management Ltd – the Deed altered this to Foundry Court (Wokingham) Management Ltd. [The draft Form TP1 attached to the Contract is informative thereabout.](#)

11 February 2015: Bellway Homes Ltd (two signatories), Foundry Court (Wokingham) Management Limited (one signatory) and Trinity (Estates) Property Management Ltd (requiring two signatures) enter into a Management Agreement relating to "Foundry Court, Buttercup Close, Wokingham".

FOR CONVENIENCE, RELEVANT CLAUSES OF THE AGREEMENT ARE REPRODUCED BELOW