Implementing Land Registry Intelligence

Steve Litchfield
6th and 8th March 2018
Implementing Land Registry Intelligence

- About Orbit
- Previous LR Data Acquisition
- Release of New LR Data
- Data Testing
- Implementation & Rollout
- Live Demonstration
About Orbit

• 2017 Celebrated our 50th year
• 10th largest Housing Association
• Group Structure
• 2nd largest developing Housing Association

• 2020 Vision
  • 12,000 new homes
  • Achieve Minimum EPC Band C for all properties
  • £30m Investment into our Communities
About Orbit

41,000 Homes

83,000 Customers

1,300 Staff
Previous Land Registry Data Acquisition

- Previously acquired direct from LR via Index Searches (Form PN1)
  - On each Proprietor Name
    - 9 historical known names
  - Price was per returned polygon
    - 10k+
  - Only requested new titles since last update
    - Complete resupplies deemed not cost effective
    - Had to record our own sales
Previous Land Registry Data Acquisition

- Polygons of Title Boundary Extents with attached Title Numbers
Release of New LR Data

- Commercial and Corporate Ownership (CCO) Data

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<thead>
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<td>Absolute leasehold title</td>
<td>Registered</td>
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</table>

- National Polygon and Title Descriptor (NPS) dataset

<table>
<thead>
<tr>
<th>gid (PK) serial</th>
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<th>co_reg_no text</th>
<th>proprietor text</th>
<th>corr_addr text</th>
<th>tenure text</th>
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<td>Bayfields, 139 High Street, Lo</td>
<td>WELLINGTON PUE COMPANY PLC</td>
<td>30408623</td>
<td>Limited Company or Publ</td>
<td>GOSVEALS of Queens C Firehold</td>
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<td>2 99014</td>
<td>162-166 High Street, L</td>
<td>LOWE FOSTER Flagship Housing Group Ltd</td>
<td>312411R</td>
<td>Registered Society (Compl</td>
<td>31 King Street, Norwest Firehold</td>
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<td>3 99015</td>
<td>38a High Street, Lovest</td>
<td>LOWE FOSTER Flagship Housing Group Ltd</td>
<td>40218641</td>
<td>Limited Company or Publ</td>
<td>330 Lytham Road, Blackshe</td>
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<td>FLOWER COMMERCIAL LTD</td>
<td>01168532</td>
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<td>Holland Court, The Co</td>
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<td>6 And C Homes Limited</td>
<td>02770512</td>
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<td>Limited Company or Publ</td>
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<td>GROVE HOUSE DAY NURSERY LIMITED</td>
<td>04299678</td>
<td>Limited Company or Publ</td>
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<td>03774772</td>
<td>Limited Company or Publ</td>
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<td>Waveney District Council</td>
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<td>Local Authority</td>
<td>Town Hall, High Street Firehold</td>
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<td>Limited Company or Publ</td>
<td>Merchant House, 33 Firehold</td>
<td>SK261720</td>
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</tbody>
</table>

- Quarterly updates include all changes from LR
- For Area of Interest (125m from existing stock)
Release of LR Data

- Commercial and Corporate Ownership (CCO) Data
GIS Environment Testing

- Initial Desktop Study (CCO data)
  - Identify all our titles (by Proprietor Name)
    - Search against our properties (‘FindContainer’ query)
      - Proprietor Names identified for Expression building
        - Also identified additional Proprietor Names
          - Development titles
          - Transfer Legacy names
GIS Environment Testing

- Initial Desktop Study (CCO data)
  - FindContainer Query Results

<table>
<thead>
<tr>
<th>Registered to (non_pi_nam)</th>
<th>Count of titles</th>
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<tbody>
<tr>
<td>Heart Of England Housing Association Limited</td>
<td>3172</td>
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<tr>
<td>Heart Of England Housing Association Limited (Ip30046r)</td>
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<tr>
<td>Orbit Group Limited</td>
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<td>ORBIT GENERAL HOUSING ASSOCIATION LIMITED</td>
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<td>ORBIT HOUSING ASSOCIATION</td>
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<td>ORBIT HOUSING DEVELOPMENTS LIMITED</td>
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<td>ORBIT HOUSING GROUP</td>
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<tr>
<td>ORBIT HOUSING GROUP LIMITED</td>
<td>951</td>
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<td>Orbit South Housing Association Limited</td>
<td>3601</td>
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<td>South Warwickshire Housing Association Limited</td>
<td>3</td>
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<td>TARGET HOUSING ASSOCIATION LIMITED</td>
<td>1</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>10428</strong></td>
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</tbody>
</table>

- Identified complete list of our Proprietor Names for display
GIS Environment Testing

• Initial Desktop Study (CCO data)
  • Worked with key users (pilot team) to identify ‘valuable’ data display (Proprietor Category)
    • Local Authority owned land
    • Other Housing Association owned land
    • Other Corporate and Commercial Ownership
GIS Environment Testing

- Initial Desktop Study (CCO data)
  - The expression

```plaintext
iif(proprietor$="County Council" Or proprietor$="Local Authority","LA",iif(non_pi纳米$="South Warwickshire Housing Association Limited" OR non_pi纳米$="ORBİT GROUP LIMITED" OR non_pi纳米$="ORBİT HOUSİNG GROUP LIMITED" OR non_pi纳米$="ORBİT SOUTH HOUSİNG ASSOCIATİON LIMITED" OR non_pi纳米$="Orbıt South Housing Association Limited" OR non_pi纳米$="ORBİT GROUP LIMITED" OR non_pi纳米$="ORBİT GENERAL HOUSİNG ASSOCIATİON LIMITED" OR non_pi纳米$="HEART OF ENGLAND HOUSİNG ASSOCIATİON LIMITED" OR non_pi纳米$="Heart Of England Housing Association Limited" OR non_pi纳米$="Heart Of England Housing Association Limited (Ip30046r)" OR non_pi纳米$="ORBİT HOUSİNG ASOCIATİON" OR non_pi纳米$="ORBİT HOUSİNG ASSOCIATİON" OR non_pi纳米$="TARGET HOUSING DEVELOPMENTS LIMITED","Orbıt","Orbıt Property Investment",iif(proprietor$="Housing Association Community Benefit Society (Company)" Or proprietor$="Housing Association Co-operative Society (Company)" Or proprietor$="Housing Association/Society (Company)" Or proprietor$="Industrial and Provident Society (Company)" Or proprietor$="Registered Society (Company)","Other Housing Association", "Other")))
```
GIS Environment Testing

• Initial Desktop Study (CCO data)
  • Theme legend
  • To complement both new and existing data where necessary
GIS Environment Testing

- Initial Desktop Study (NPS data)
  - Review all available attributes with pilot team
    - Class of Title deemed most valuable
      - Created Four Summary Groups for 15 title classes
GIS Environment Testing

- Initial Desktop Study (NPS data)
  - The expression

```plaintext
lif(class_of_t$="Absolute freehold title" Or class_of_t$="Possessory freehold title" Or class_of_t$="Qualified freehold title", "Freehold Titles", lif(class_of_t$="Absolute leasehold title" Or class_of_t$="Good leasehold title" Or class_of_t$="Possessory leasehold title" Or class_of_t$="Qualified leasehold title", "Leasehold Titles", lif(class_of_t$="Caution Against First Registration", "Caution Against First Registration", lif(class_of_t$="Absolute Rentcharge" Or class_of_t$="Possessory Rentcharge", "Rentcharge", "Unknown"))))
```
GIS Environment Testing

- Initial Desktop Study (NPS data)
  - Theme legend

LR Title Class Summary

- Freehold Titles
- Leasehold Titles
- Rentcharge Titles
- Caution Against First Registration
- Unknown
- Unregistered
Pilot Team Testing

- Gained FAQs of data from staff
- Identified questions of the data of value to the business
- Used FAQs to build metadata Information & Help Page content
Rollout to staff

- Communications campaign

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**Saving Time and Money**

New Land Registry data, which allows us to see the name and address of a commercial or corporate owner of land, will save both time and money. Providing quicker answers to:

- Who owns the land?
- How do I get in touch with them?
- What is the title number?

For more information on the benefits of this new data please see the Orb story.

If you would like more information on myMaps please see the myMaps help page or contact Steve Litchfield or Rebecca Holt.
Uses & Success stories

- Used for Operational & Strategic purposes
- Being able to see all relevant ownership data on one map
- Rationalising Service Charges
  - Local Authorities/Parish councils to take on all or some communal area grounds maintenance
- Identifying adjacent HA properties
  - Stock swaps
- Conveyancing Review
  - Legacy names to be swapped over
Implementing Land Registry Intelligence

- Improved currency of new data
- Excellent value for money
  - More cost effective
  - Quicker resolution of queries

- Challenges:
  - LR Data Entry
  - Formatting data for business use
  - Data translation to user context
Customised Web Mapping

Thank you

You are welcome to attend the next GI4Housing event

At the Life Centre, Manchester on Wednesday 18th April.

Please enquire or see the Linkedin group page for details on how to enrol.

Questions?