Land Registry

• HM Land Registry
  • registering land for 150 years, but it’s only been compulsory for ~20
  • much land is still unregistered

• Housing Associations
  • need ownership data to keep a record of assets
  • Many don’t know exactly how many/where

• Records of land ownership
  • Could have this data in the form of OC1s and Title Plans
  • Could also buy polygons in a GIS format from HMLR
Where we are now..?

- How do you get HMLR data now?
  - Form PN1, and
  - PolygonPlus
  - Portal
What has changed?

• HMLR making data more easily available, to encourage use outside of the traditional conveyancing sector

• Issues with IP mean they’ve been reluctant to oversee this
  • Ability to manage the IP issues for OSMM and AB has been a requirement

• More data will be available towards the end of this year – we don’t know what yet (or if it will be open / reusable / charged etc!)
NSD – all polygons

HMLR title polygons, together with the additional ownership details:

*Title number, tenure, class of tenure, UPRN*

*Estate interest* (e.g., Land or Fishing rights!)
The Commercial and Corporate Ownership Dataset is a list of all addresses for each title, with proprietorship details.

<table>
<thead>
<tr>
<th>pty_addr</th>
<th>non_pi_name</th>
<th>co_reg_no</th>
<th>proprietorship</th>
<th>corr_addr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brooke House, 54 High Street, Bracknell (RG12 1LL)</td>
<td>Bracknell Town Council</td>
<td>Local Authority</td>
<td>Brooke House, Hi</td>
<td></td>
</tr>
<tr>
<td>Melville, Park Way, Newbury (RG14 1DZ)</td>
<td>One Housing Group Limited</td>
<td>Limited Company or Public Limited Company</td>
<td>100 Chalk Farm Rd</td>
<td></td>
</tr>
<tr>
<td>Flat 2, 70 The Limes Avenue, London</td>
<td>North London Muslim Housing Association</td>
<td>Industrial and Provident Society (Company)</td>
<td>15B and C, Urban</td>
<td></td>
</tr>
<tr>
<td>23 Birchington Road, Kilburn, London (NW6 4LL)</td>
<td>GENESIS HOUSING ASSOCIATION LIMITED</td>
<td>Industrial and Provident Society (Company)</td>
<td>Atelier House, 6</td>
<td></td>
</tr>
<tr>
<td>1 to 12 (inclusive) and 14 to 22 (inclusive) Bucknell</td>
<td>SANCTUARY HOUSING ASSOCIATION</td>
<td>Industrial and Provident Society (Corporate Body)</td>
<td>Sanctuary House,</td>
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<td>SANCTUARY HOUSING ASSOCIATION</td>
<td>Industrial and Provident Society (Corporate Body)</td>
<td>Sanctuary House,</td>
<td></td>
</tr>
<tr>
<td>70 Brougham Road, London (E8 4PB)</td>
<td>FAMILY MOSAIC HOUSING</td>
<td>Industrial and Provident Society (Corporate Body)</td>
<td>20 Queen Elizabeth</td>
<td></td>
</tr>
<tr>
<td>55 Northbrook Street, Newbury (RG14 1AH)</td>
<td>Strutt &amp; Parker Llp</td>
<td>Limited Liability Partnership</td>
<td>13 Hill Street,</td>
<td></td>
</tr>
<tr>
<td>land being part of Watling Housing Estate, Edgware</td>
<td>The Mayor And Burgesses Of The Lond</td>
<td>Local Authority</td>
<td>DX37103, Whetsto</td>
<td></td>
</tr>
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<td>The Mayor And Burgesses Of The Lond</td>
<td>Local Authority</td>
<td>DX37103, Whetsto</td>
<td></td>
</tr>
<tr>
<td>land on the north and south sides of Broxley Mead, Luton</td>
<td>Luton Borough Council</td>
<td>Local Authority</td>
<td>Town Hall, Geor</td>
<td></td>
</tr>
<tr>
<td>land being part of Watling Housing Estate, Edgware</td>
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No private individual details are provided “in bulk”, nor any ownership by charities. **Housing Associations** are placed into various categories other than charities.
How is it structured?

• Holding the bulk data allows emapsite to offer new services
  • WMS of *Land Title and Tenure* as well as *CCO*
  • Colour coded WMS showing land ownership, as well as ownership by other HAs or local authorities
  • Query on anything you want – title number, company name/ID, proprietorship, address, location etc

• Use in GIS as a shapefile, or take as a web service
CCOD polygons only

HMLR title polygons, together with the additional ownership details:

*Title number, tenure, proprietor, company reg number, proprietorship category*
Using HMLR data in GIS

• Understand the local context
  • land ownership
  • private/social mix

• Your own categorisations
Licensing Land Registry data

• National Spatial Dataset, aka polygons
  • Aligns with licensing OS Mastermap
  • Can also license on a per-polygon basis
  • OS have produced the Land Registry Polygons Contract which defines both methods of licensing

• Commercial and Corporate Dataset
  • Licensing cover per address No actual OS licence to cover this, but some sort of address licensing is required

• Housing associations currently licensing their own properties plus a buffer can therefore get polygons and ownership for not only their properties but those within their buffer zones too

• Alternatively, HAs may wish to license on a per polygon basis, to get all the properties they own
What could possibly go wrong?

• CCOD – certainly not “clean” – misspelt company names, incorrect IDs etc...

• Issues were spotted in data – HMLR’s standard product had some missing!

• Emapsite have supported HMLR’s data team in designing a fix so we can deliver you comprehensive, authoritative data
A: Property Register

This register describes the land and estate comprised in the title.

CHESHIRE EAST

1. (03.06.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the south west side of Cock Hall Lane, Langley, Macclesfield.

2. The land has the benefit of the rights granted by but is subject to the exceptions contained in a Conveyance of the land in this title and other land dated 5 June 1964 made between (1) Brocklehurst Whiston Amalgamated Limited (2) ICP Trustee Company Limited and (3) Ernest Scragg & Sons Limited.
A: Property Register

This register describes the land and estate comprised in the title.

**MERSEYSIDE : LIVERPOOL**

1. (11.06.1970) The Freehold land shown edged with red on the plan of the above Title and being Title filed at the Registry and described in the Property Register Schedule hereto.

2. A Transfer of the land in this title and other land dated 1 August 1975 made between (1) Hibernian Property Company Limited and (2) C.D.S. Co-operative Housing Society Limited contains the following provision:

"IT IS HEREBY DECLARED that as between the properties hereby
A: Property Register

This register describes the land and estate comprised in the title.

Title number MS18391

Edition date 14.09.2010

- This official copy shows the entries on the register of title on 24 APR 2017 at 13:48:26.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 24 Apr 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Birkenhead Office.

1 (11.06.1970) The Freehold land shown edged with red on the plan of the above Title and being Title filed at the Registry and described in the Property Register Schedule hereto.

2 A Transfer of the land in this title and other land dated 1 August 1975 made between (1) Hibernian Property Company Limited and (2) C.D.S. Co-operative Housing Society Limited contains the following provision:-

"IT IS HEREBY DECLARED that as between the properties hereby transferred and the remaining properties now or formerly belonging to the Transferors all rights of support way sewers drains roofs eaves gutters downspouts and all other easements or quasi-easements shall continue to subsist and be enjoyed as of right by each property over the other and that all walls or fences separating the properties hereby transferred from the adjoining or neighbouring properties now or formerly belonging to the Transferors are or are hereby declared to be party walls and/or fences and are repairable and maintainable as such."

3 (29.08.2000) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number of numbers shown in green on the said plan.

Schedule of properties

1 Short description: 144 Upper Warwick Street
   Plan reference : 1
   NOTE:

2 Short description: 37 Gwendolise Street
   Plan reference : 2
   NOTE:

3 Short description: 16 Gwendolise Street
   Plan reference : 3
   NOTE:

4 Short description: 22 Gwendolise Street
   Plan reference : 4
   NOTE:

Title number MS18391

Schedule of properties continued

5 Short description: 86 Gwendolise Street
   Plan reference : 5
   NOTE:

6 Short description: 90 Gwendolise Street
What now?

- Emapsite have worked with HMLR to get a supply of the missing data in CCO
- We now have the data and are now modifying our internal processes to be able to serve this back to our customers
- Exclusive to Emapsite!
What next?

• HMLR are opening up to new ideas for how first registration for new housing can be managed
  • Sharing of estate plans with local authorities and OS?
  • Combining OS AddressBase UPRN at earlier stages?

• More data to be made accessible, eg
  • Lease information
  • Rent charges
  • Wayleaves and easements
  • Covenants

• Tell us if there’s anything you need!
This Conveyance made the twenty-sixth day of August, one thousand nine hundred and forty-eight, BETWEEN ELEANOR MARY of "Chailey" Road, Horton Heath, Near Eastleigh in the County of Hants, formerly of Market Street, Eastleigh aforesaid, Wife of Harry Thomas Simons (hereinafter called "the Vendor") of the one part and KATHLEEN MARGHERITE of Market Street, Eastleigh aforesaid, Spinsters (hereinafter called "the Purchasers") of the other part, WHEREAS the Vendor is seised for an estate in fee simple free from incumbrances of the hereditaments intended to be hereby conveyed and has agreed with the Purchaser for the sale thereof to her for the sum of Fifty Pounds.

NOW THIS DEED WITNESSETH as follows:-

In consideration of the sum of Fifty Pounds paid to the Vendor by the Purchaser, the Vendor does hereby sell, transfer, convey and alienate all her right, title and interest in and to the hereditaments intended to be conveyed as hereinbefore described and for the sum of Fifty Pounds.

This Conveyance was executed at Eastleigh the day of August, one thousand nine hundred and forty-eight.

[Signature]

Liz Scott
May 2017