



Data Quality in Land Registry

Rod Else Assoc RICS



Land Registry

- Established in 1862
- Compulsory registration did not come about until 1990
- We currently have in excess of 25 million registered titles
- 82.8% of land in England and Wales is registered



Land Registry

- Registration protects against loss of title through error or fraud by providing an unlimited state backed guarantee
- Register underpins property ownership worth over £4trillion across England and Wales
- Provide 99% of our information services and 73% of our registration services electronically



Official copy of register of title

Title number CS705289

Edition date 19.11.2008

- This official copy shows the entries in the register of title on 15 January 2009 at 11:50:13.
- 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 15 January 2009
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 – A guide to the information we keep and how you can obtain it.
- This title is dealt with by Land Registry Croydon office.

A: Property register

The register describes the registered estate comprised in the title.

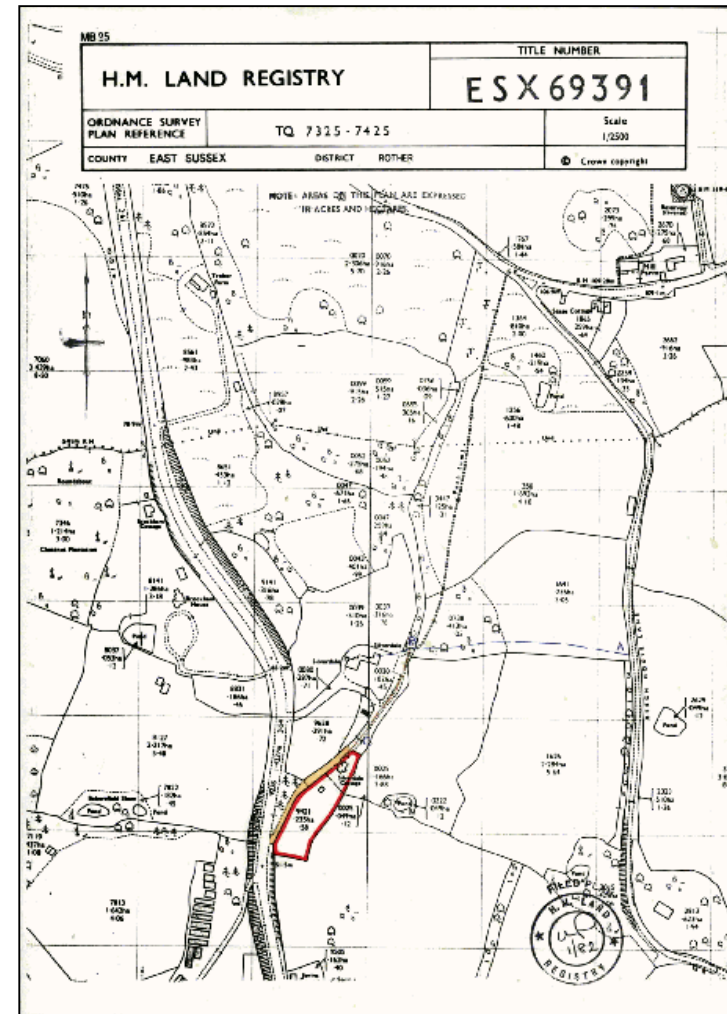
CORNISHIRE : DEVONBRIDGE

1. (19.12.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 13 Augustine Way, Newick, (FL14 3JF).
2. (19.12.1989) The land has the benefit of a right of way on foot only over the passageway tinted brown on the filed plan.
3. (19.12.1989) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 5 December 1989 referred to in the Charges Register.
4. (19.12.1989) The land has the benefit of a right of drainage through the pipe shown by a blue broken line on the filed plan so far as such pipe lies outside the land in this title.
5. (14.09.2006) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship register

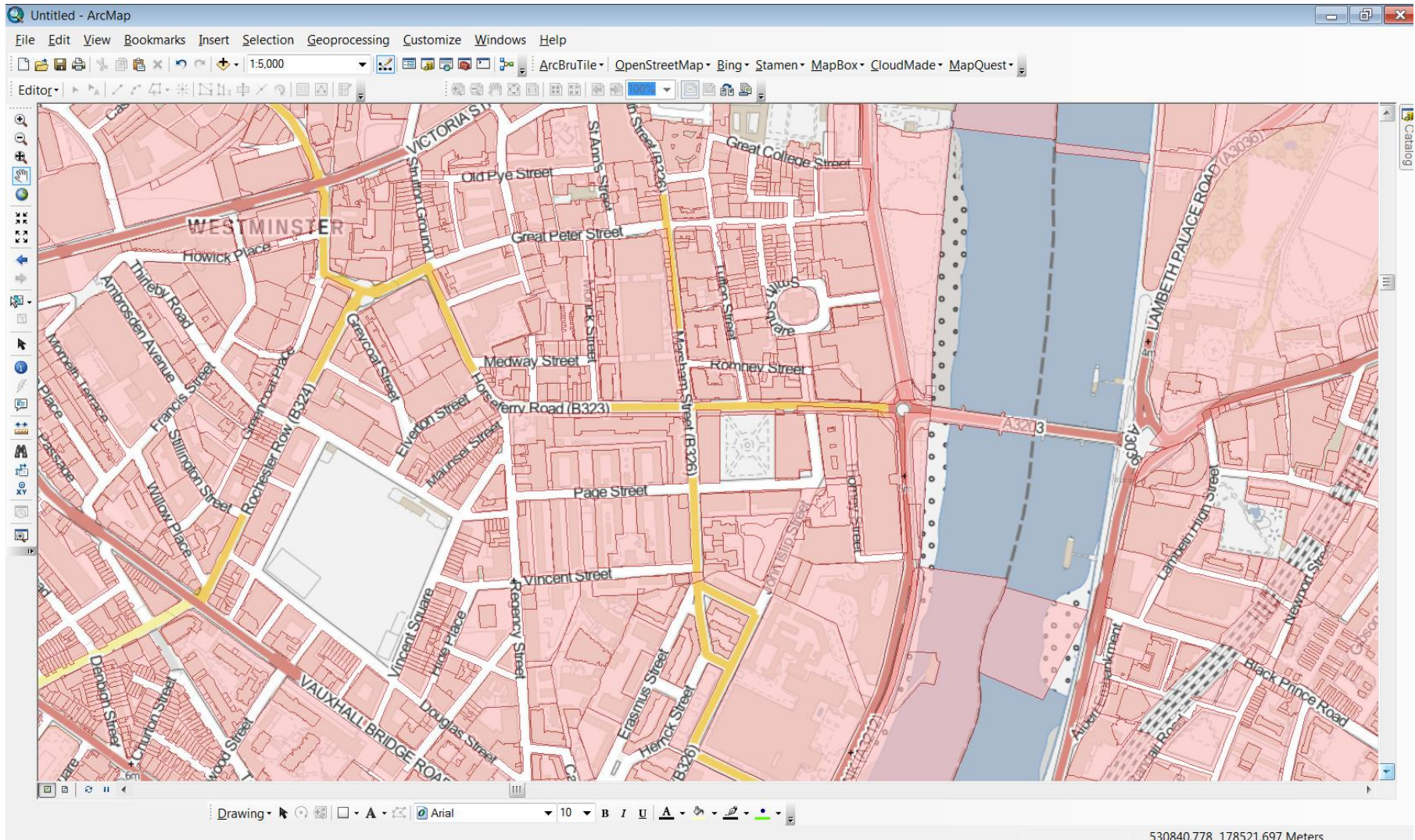
This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute





Index Map (polygons)





Quality Timeline: Pre 1986

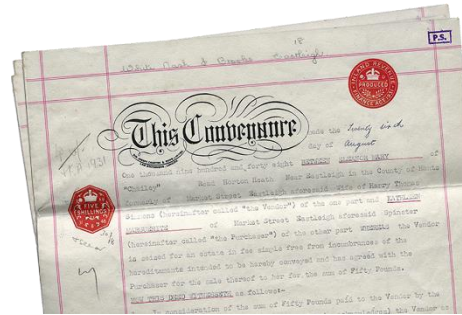
Paper register and title plans.

All registration carried out by manual processes

Register not open to public inspection.

Manual compare and dispatch of out going work

Evaluation of quality principally measured against errors returned





Quality Timeline 1986 -mid-1990s

Textural register manually converted to electronic format

Register now open to public

Rudimentary data analysis via word processing & proof read cleanse.

Early error logs driving reactive improvement loop

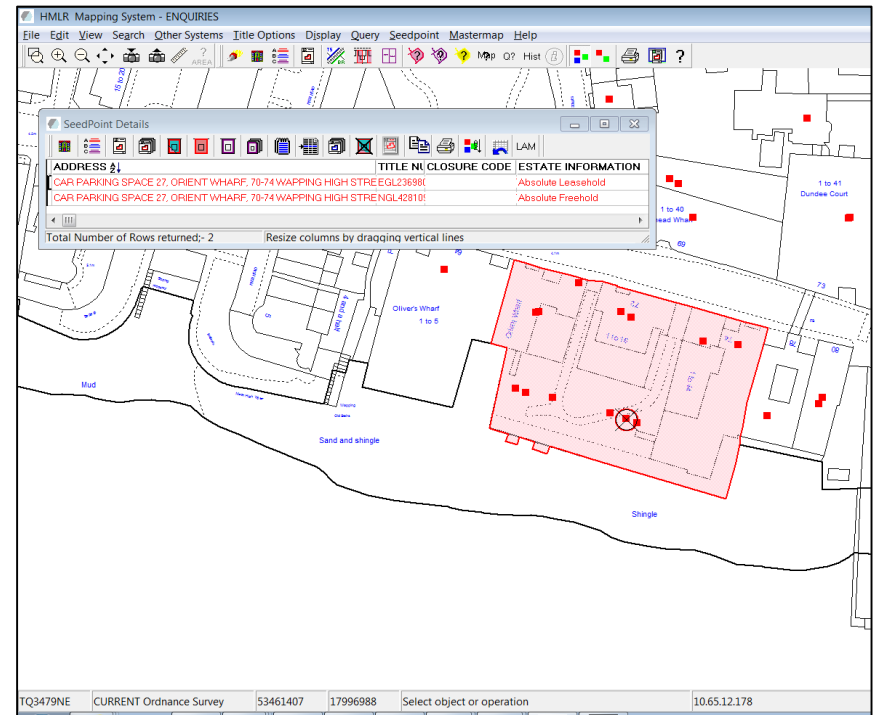
Quest for Quality formally recognises link between quality of output & productivity





Quality Timeline 1996 -mid-06

- System built around computerised register
- Introduction of computerised systems for capturing and amending title plans
- Vectorisation of the index map
- Wider drive for add value services
- Move away from reactive approach to quality
- New systems built to embed front end quality & derive data relationships
- Data integrity teams employed to manually assess and rectify errors





Quality Timeline 2006 -mid-2015

OS PAI

EU Inspire directive

Increased recognition of value of data to our customers and the wider economy

Starting to develop fully digital platform

Release of bespoke data sets



Quality Improvement Flowline, introduces ISO 19158 principle for first time.

Quality targets introduced as KPI with bespoke audit teams to evaluate and feedback

Technical Assurance Group to validate practice and compliance

ISO sampling used to evaluate quality of products and services from third parties



Data Quality project based on ISO19157 model



Asking the business to define the quality expectations



Deconstructed and (potentially) redefine the data structure



Understanding the volume of data we hold and the way it is used



Enabling us to use a scientific quantitative sampling strategy



Application of meaningful quality measures that validate the data, not the process



MOT Test Certificate



MOT Test Number 123456789012	Odometer Reading
Make	Vehicle Registration Mark
Model	
Colour	Vehicle Identification Number
Issuer's name	Test Class
Signature of Issuer	
Expiry Date	Issued
Additional Information	

Vs



Alison Draper

Business Development
Manager

*"Having a published quality standard will be invaluable as we release more datasets. Our **customers** will expect to see this and be assured that the quality of the data holds up to scrutiny"*



Legal Charge Entries (charges that are an interest in land and have been completed by registration under s6LRA2002)

- legal charge by deed
- Sub Charge when charge is registered
- Legal Charge by way of a court order s90LPA1925
- Local Authority charges
- Discount charges
- Statutory charges arising from Legal Aid, Sentencing and Punishment of Offenders Act 2012
- Deed of substituted security

Legal Interests (interests noted in the register that are legal interests under s1LPA1925)

- Noted Leases
- Rent Charges
- Subjective Easements
- Restrictive Covenants
- Subjective Rights

Historical Entries (entries made under LRA1925)

- Notice of intended deposit
- Sctn 63 notice
- Land charge
- Local land charge
- Caution

'Action' Entries – Register entries that take effect against pre-existing entries

- Discharge of Part
- Postponement/priority of charge
- Restriction against Chargee
- Chargee restriction & sub-charge restriction
- Variation of charge
- Supplemental deeds to the charge
- Form 113
- Obligation on the charge
- Collateral charge
- Consolidation charge
- Further charge

Equitable Charge Entries (a charge lacking one or more of the characteristics of a legal charge)

- Equitable charge by deed
- Charging order
- Equitable charge by Court Order

Notices/Noted Entries – (entries that have no priority but when noted any priority they may have is preserved)

- S118
- Agreed Notice
- Unilateral Notice
- Bankruptcy Notice
- Bankruptcy Restriction
- Creditor's Notice
- Floating Charge
- Noted charge by way of Debenture
- Unilateral Notice
- 2nd charge where consent by restrictioner cannot be obtained
- Sub charge where the prior charge is not registered
- Local authority charge

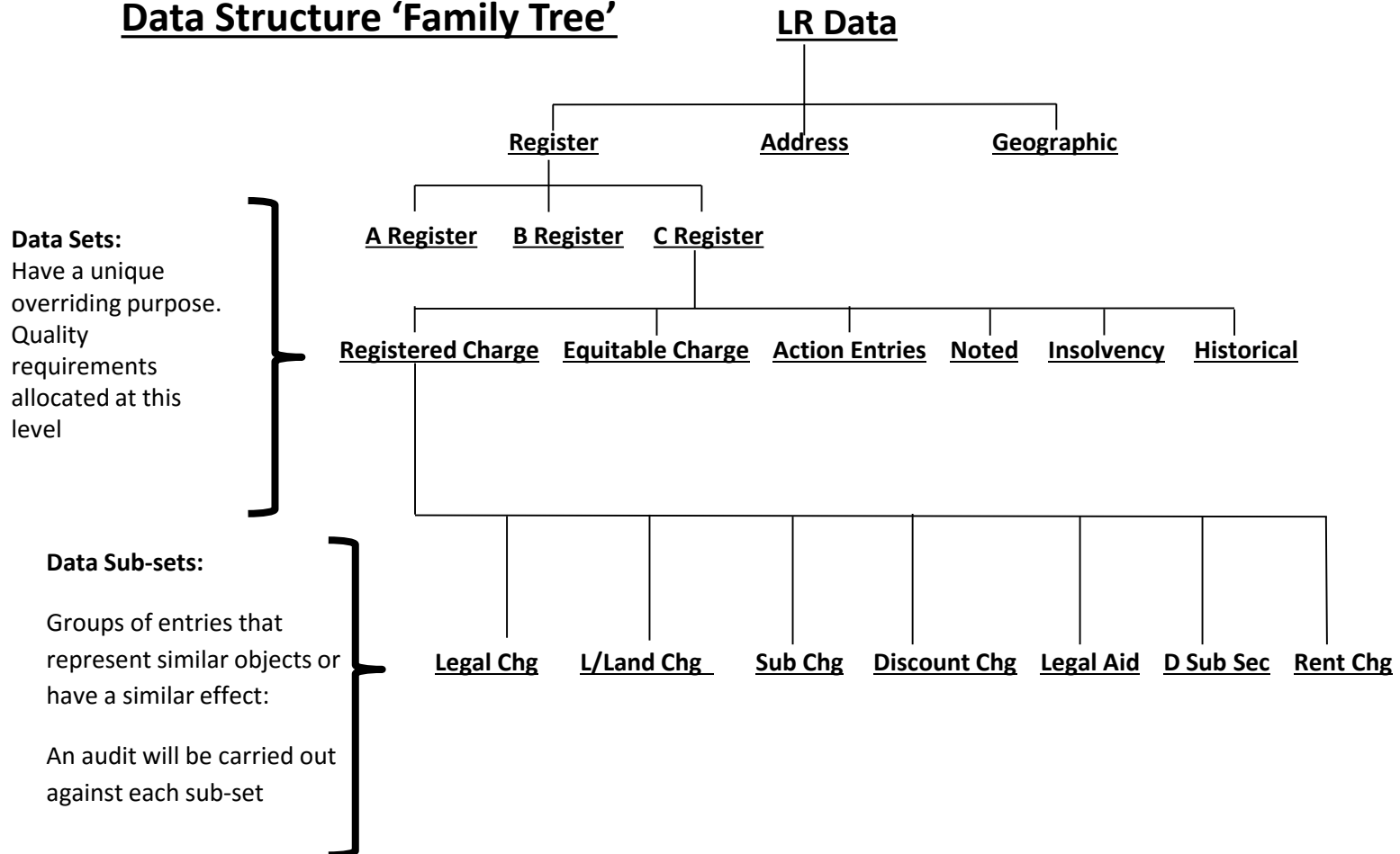
Chargee Insolvency Entries (entries relating to the insolvency of the chargee)

- Company dissolved
- Appointment of an Administrator
- Company in Liquidation
- Notice of disclaimer
- Notice against equitable charge
- Creditor's Notice
- Co Revived on a date



Deconstructed and (potentially) redefine the data structure

Data Structure 'Family Tree'





Understanding the volume of data we
hold and the way it is used

614

263



Enabling us to use a scientific quantitative sampling strategy

In the Charges Register we have 31 sub-sets of data

The business requirement was for:

13 of them to achieve Very High Quality

17 to achieve High Quality

1 to achieve Medium

ISO 19157 Sampling Table

Table F.2 — Statistical values for testing of number of conforming/non-conforming items
Significance level 95 %

Population size		$p_0 =$	0,5 %	1,0 %	2,0 %	3,0 %	4,0 %	5,0 %
From	To	Sample size (n)	Rejection limit					
1	8	All	1	1	1	1	1	1
9	50	8	1	1	1	2	2	2
51	90	13	1	1	2	2	2	3
91	150	20	1	2	2	3	3	4
151	280	32	1	2	3	3	4	4
281	400	50	2	3	3	4	5	6
401	500	60	2	3	4	5	6	7
501	1200	80	3	3	5	6	7	8
1201	3200	125	3	4	6	8	10	11
3201	10000	200	4	6	8	11	14	16
10001	35000	315	5	7	12	16	20	23
35001	150000	500	6	10	16	23	28	34
150001	500000	800	9	14	24	33	42	51
> 500000		1250	12	20	34	49	63	76

Discount Charge	147,000 entries	Sample 500
CD645	64,340	100
CD423	51289	100
CD643	14,103	50
CD388	13339	50
CD648	626	20
CD366	599	20
CD457	555	20
CD277	473	20
CD749	380	20
CK590	309	20
CD430	298	20
CD401	227	20
CD814	176	20
CD448	162	20



Real Object



November the 5th
A very British tradition

Register Entry





Real Object



Register Entry





14 CRE codes		
Discount Charge: Secures liability to repay discount		
CRE' Discount Charge Text Entry	Has the appropriate CRE entry been used & has entry been made against correct title?	If Yes (0) continue with remaining Qs
Text		If No - critical failure (5), do not proceed with remainder of audit; if possible record the entry that should have been used
Wording to describe discount charge		
M		
'CD' & 'MM' Date & description of Deed or Doc that contains discount	Has the document been correctly identified ? (date & description)	Is spelling/formatting correct (Y= 0 N = 1)
Identifier	(Y= 0 N= 3)	
Identifies the discount's source document		
O		
NM' Parties to deed/doc that contains discount	Have all correct parties been recorded	Is spelling/formatting correct (Y= 0 N = 1)
Text	(Y= 0 N= 2)	
O		
MM' Section and date (year only) of applicable housing act	Has appropriate section and year been entered (Y= 0 N= 3)	
Identifier		

We considered over 39,500 individual titles over 71 unique groups of register entries

THE AUDIT TEAM ASSESSED THE QUALITY OF EACH UNIQUE GROUP AGAINST THE SOURCE INFORMATION

SUMMARY OF OUTCOME			
	AQL Target		
AQL Achievement	VH (99% compliance)	H (98% compliance)	M (95% compliance)
VH (99 % & above)	16	18	0
H (98% -99%)	4	2	1
M (95%-97%)	13	2	0
<95%	6	8	1



Data Sets:

Have a unique overriding purpose. Quality requirements allocated at this level

A Register

B Register

C Register

Registered Charge

Equitable Charge

Action Entries

Noted

Insolvency

Historical

Data Sub-sets:

Groups of entries that represent similar objects or have a similar effect:

An audit will be carried out against each sub-set

Legal Chg

L/Land Chg

Sub Chg

Discount Chg

Legal Aid

Deed Sub/sec

Rent Chg

98%

99%
+

99%
+

99%
+

99%
+

<90%

95%

Data Elements:

Unique text framework (CREs) used to record individual register entries.



Results have been welcomed into digital development groups

A number of charges to practice and process have been introduced, most notably total withdrawal of basic & complex postponement

A piece of work is under to help streamline registration of local authority charges prior to legislative change



Philip Humphries
Head of Corporate
Information Management

“The sampling process is **the first time I’ve seen a scientific approach that accurately express the reliability of the data and so brings confidence in its use.** As we move more and more to handling our register as ‘bulk data’, I hope that we can reuse this approach.”



“The new digital Mortgage Registration service, will be using statics around the number and usage of CRE codes, to enable them to have detailed discussions with data stewards and operational stakeholders about what data will be delivered in the new digital services, rather than just duplicating all of them”



- ISO 19157 & 19158 will form the cornerstone of our quality analysis for Land Registries digitisation and delivery of Local Land charges
- There is enthusiasm to expand the quality project to examine our geographic data sets