Land Registry Integration

Redbrick Practice Management

Legal Case Management

Contents

Land Registry User Permissions

In order to setup Land Registry in Redbrick (RPM) the users will need specific permissions with regard to submitting data to the LR Portal, they may already have these permissions when using the Land Registry Online Portal directly, but these are different to the permissions required by the API called from Redbrick.

Redbrick will require Land Registry Username and Password for any users wishing to submit through RPM.

Within all law firms there will be a nominated Land Registry Business Unit Administrator within the firm. The Business Unit Administrator will need to add the Register Extract role to the relevant authorised user(s) profile. Please find a Land Registry guide on how to do this: https://www.gov.uk/guidance/land-registry-portal-update-a-user-account

The last role on the below screenshot (General Access, Register Extract and eDRS) would provide users with everything they need if they are authorised to use Information Services, RES and e-DRS.
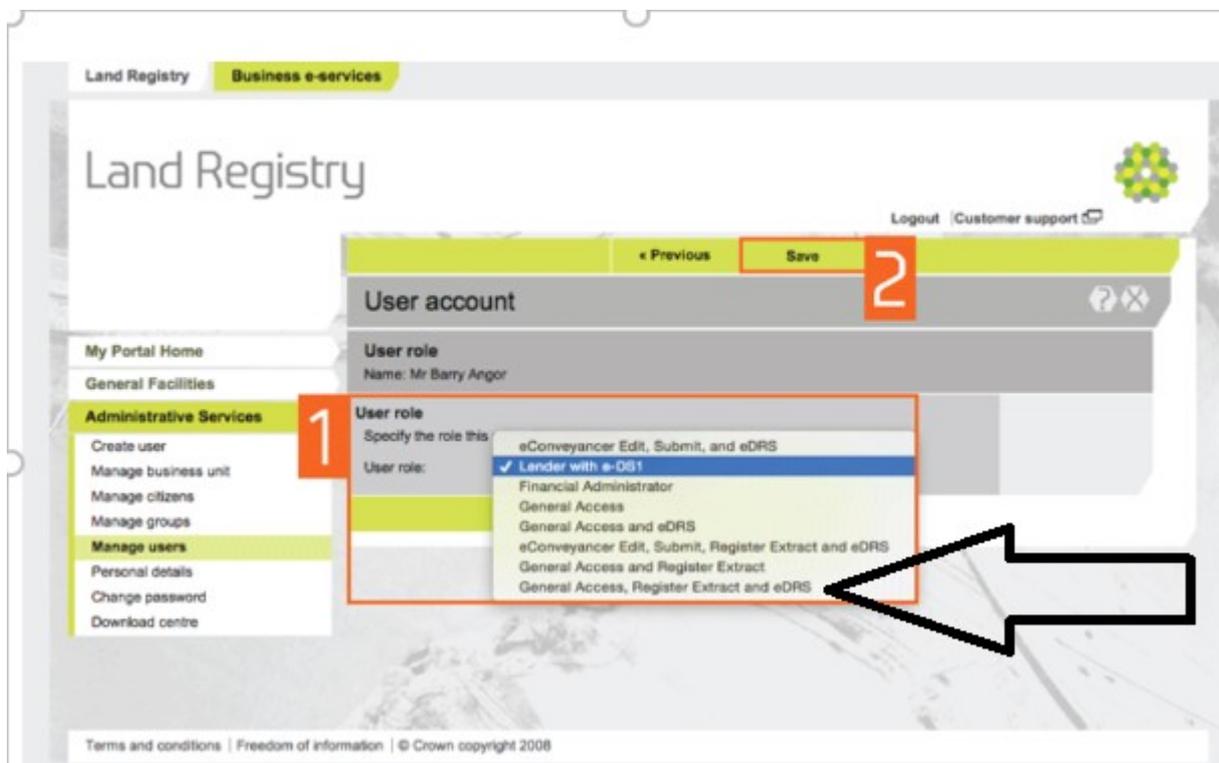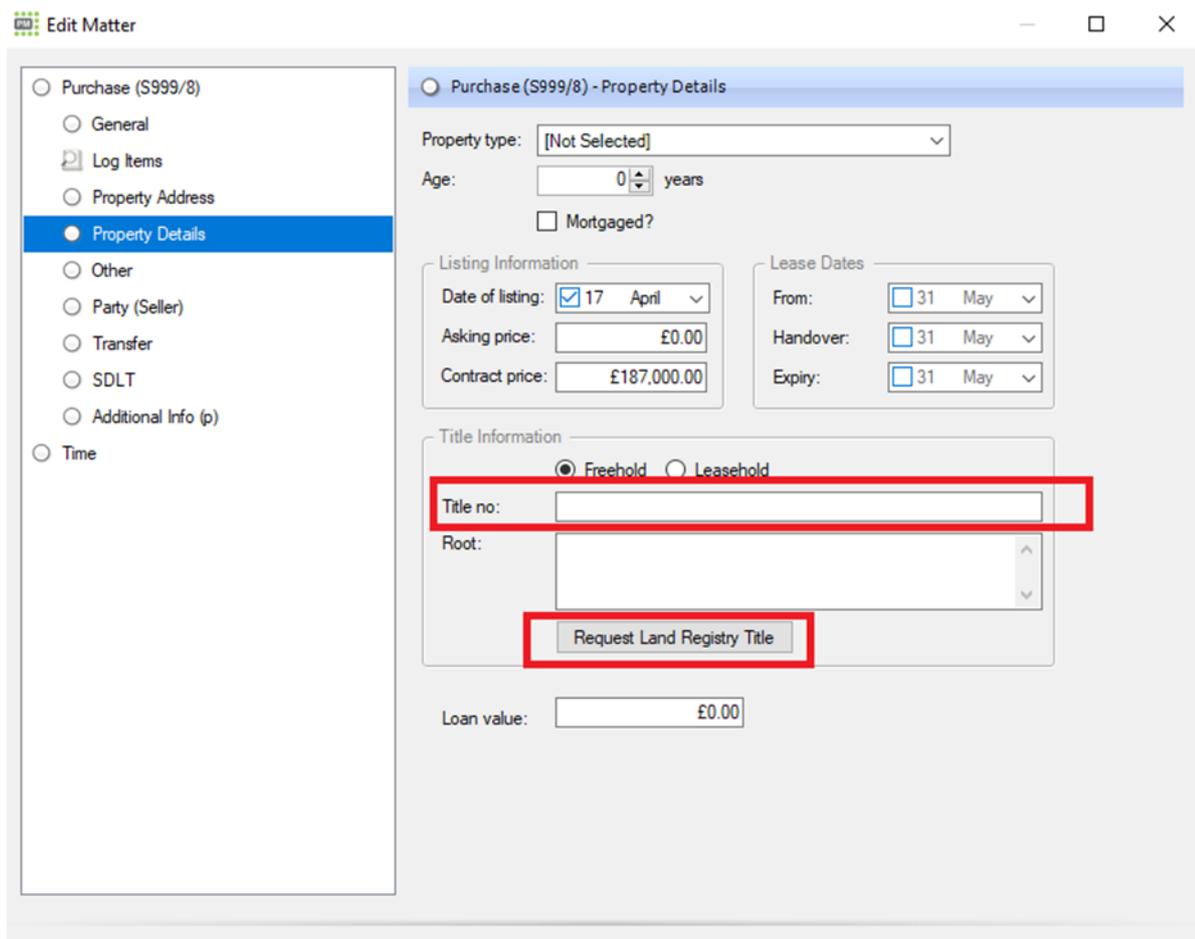
Land Registry Services Overview
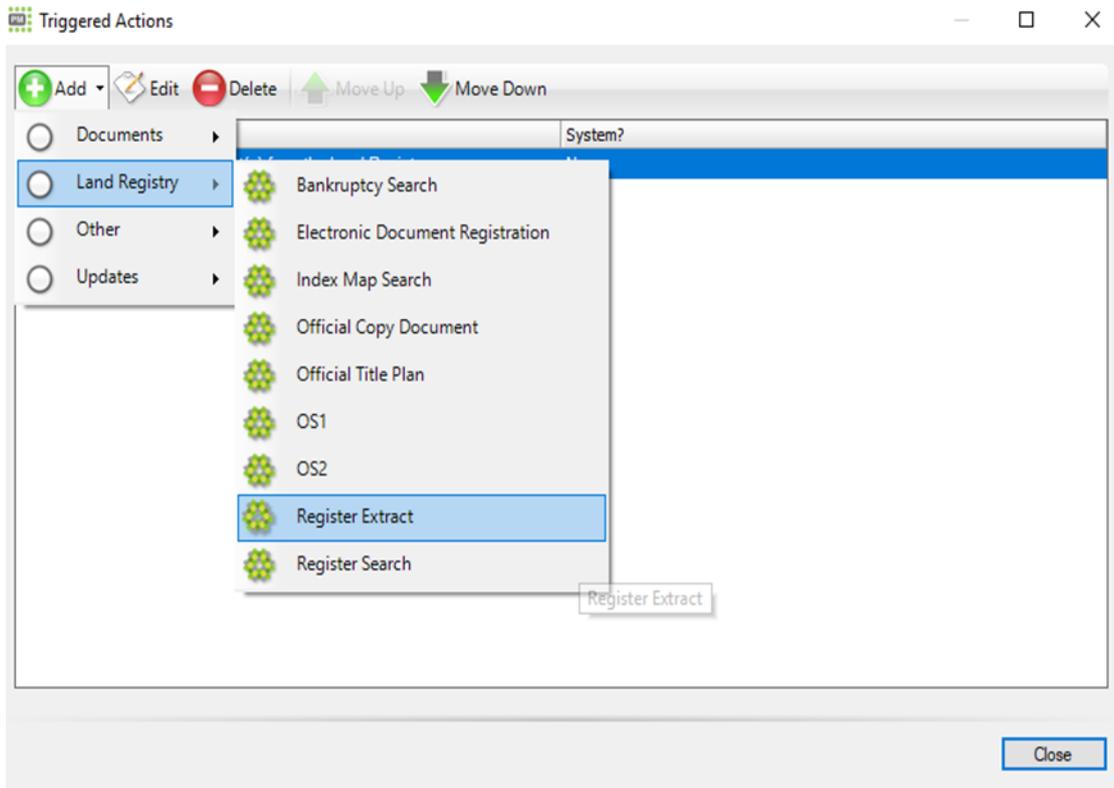
Note the charges for any services accessed are linked directly to your own Land registry account and will be billed direct from the Land Registry, Redbrick solutions is a facilitator in the service, we make no direct charge for the Land registry result and do not invoice you for the services you accessed via the Land Registry.

Register Search (Land Registry Search of Property Description)

The register search task trigger is the implementation of the Land Registry Search of Property Description service, which returns the title number of a property based on the address on the matter.

As well as being configurable as a task trigger, this can also be fired from the matter on the Property Details panel.

On a successful response, the system will alert the user with a notification.

When actioned, the system will prompt the user to add the title number to the matter. If multiple titles are returned, they will be displayed to the user and the appropriate title can be added to the matter.

Index Map Search (Land Registry Official Search of the index map)

Land Registry Charge a Fee for this service.

Registered land; Not all the land in England and Wales is currently registered. When land is registered it is given a unique reference number, the title number. Any sale of registered land is based on the registered title, details of which are held in the register of that title.

HM Land Registry keeps a computerised map based on the Ordnance Survey map. This computerised map provides an index of the land in every registered title and pending application for first registration

An index map search is an essential part of the investigation of title on any transaction involving unregistered land.

The index map search task trigger is the implementation of the Land Registry Search the index map (SIM) service, which returns information on all land and property that's registered, or being registered, with the Land Registry.

You should be aware that the official search of the index map service is quite separate from the official copy service through which you can obtain copy title plans and registers relating to land known to be registered.

This would generally be used to find a title number of a property that doesn't appear in the register search.

On a successful response, the system will alert the user with a notification. When actioned, the system will prompt the user to add the title number to the matter.

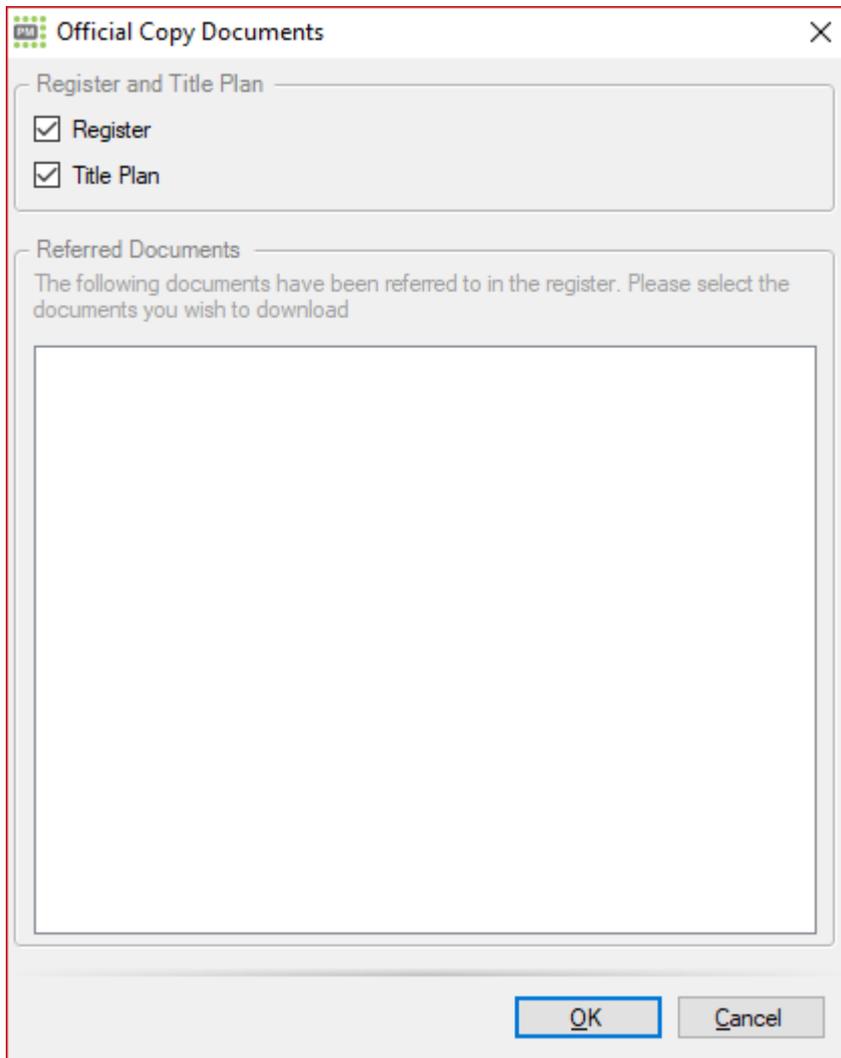**Official Title Plan (Land Registry Official Copy Title Known OC1)**

The official title plan task trigger is the implementation of the Land Registry Official Copy Title Known (OC1) service. It uses the title number (obtained from the Register Search) to return a copy of the register, title plan, or both as a PDF.

The task trigger can be configured to request the Register and / or the title plan.
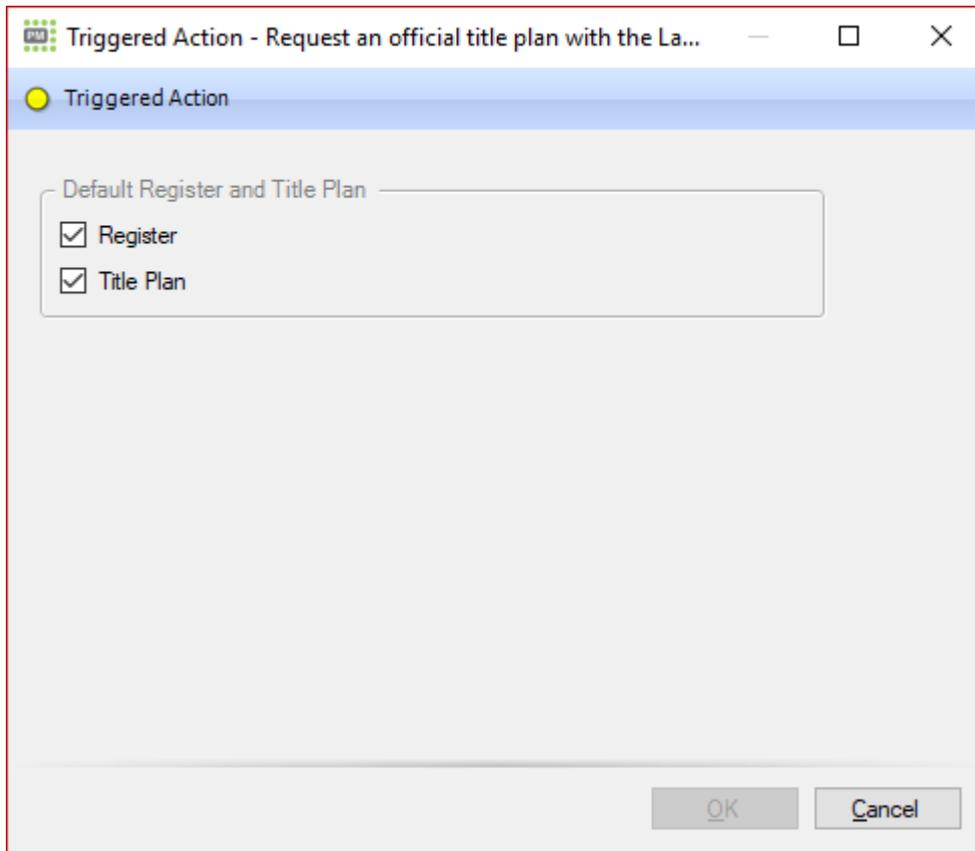
Completing the task will show the official copy documents form with the defaults configured displayed above. The referred documents section on this form is not used for this trigger.

The user can change the default selected options on an ad-hoc basis as needed. So, if they don't need the plan or register, they simply untick the item(s).

On a successful response, the system will alert the user with a notification. When actioned, the system will add the documents to the matter and display them to the user.

OS1 (Land Registry Official Search of Whole)

The OS1 task trigger is the implementation of the Land Registry Official Search of Whole service and is used to protect a transaction for value that affects the whole of the land in a registered title (e.g. a purchase, lease or a charge).

The document returned will display any alterations made to the register since the search from date (see below), or any pending applications, existing official searches with priority or outline applications which provide short term priority for classes of transaction that are not capable of protection by official search.

Besides updating the details of a previously obtained official copy of the register a priority search has the effect of 'freezing' the register. This ensures that no adverse entries are made in the register during the priority period granted under the official search certificate.

Completing the task will display the official search form. This will allow the user to enter the search date, applicant names and priority type. If the matter has additional parties – typically Bank (in other parties), these can also be used as the applicant name.
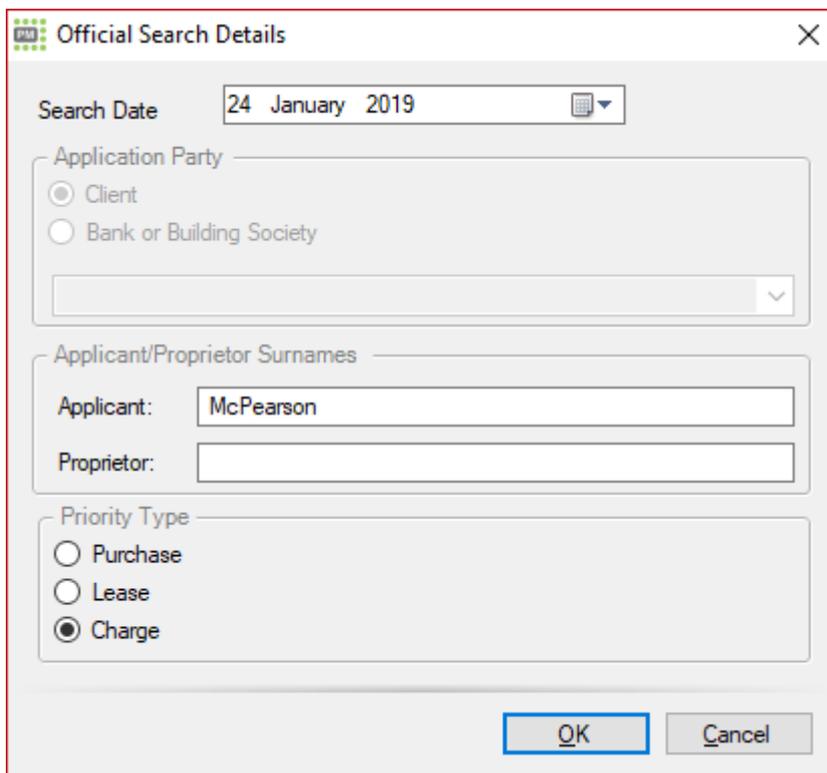
On a successful response, the system will alert the user with a notification. When actioned, the system will add the returned OS1 response (PDF) to the matter and display it to the user.

**Register Extract (Land Registry Request Official Copies)**

RES is available exclusively to Land Registry customers using Business Gateway - the Land Registry's case management system feed. It is a business-to-business channel that links case management system (CMS) directly with the Land Registry systems.

Register Extract Service RES; Automatically populate your case management system with property register details direct from HM Land Registry's data.

There are no additional charges for using Register Extract Service. The fee payable is the same as a request for an official copy of the register.

The Register Extract task trigger is the implementation of the **Land Registry Request official copies** and returns to the user a copy of the register, along with a list of documents available to request from the Land Registry.

As with the other official copy requests, the trigger can be configured to include the title plan. However, the register document is always returned, and therefore cannot be unselected.
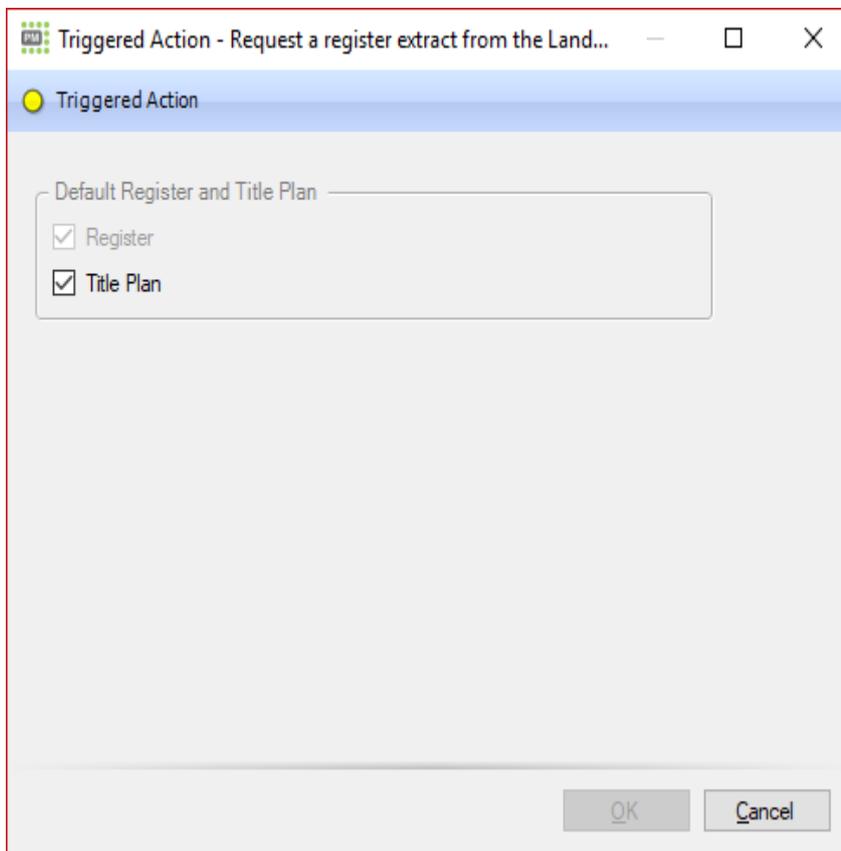
On a successful response, the system will alert the user with a notification.

When actioned, the system will add the returned documents (the register and optional title plan) to the matter and will then display the copy documents request form. From here, you can select any referred documents and request a download of these too. Any selected items are then also added to the documents screen.
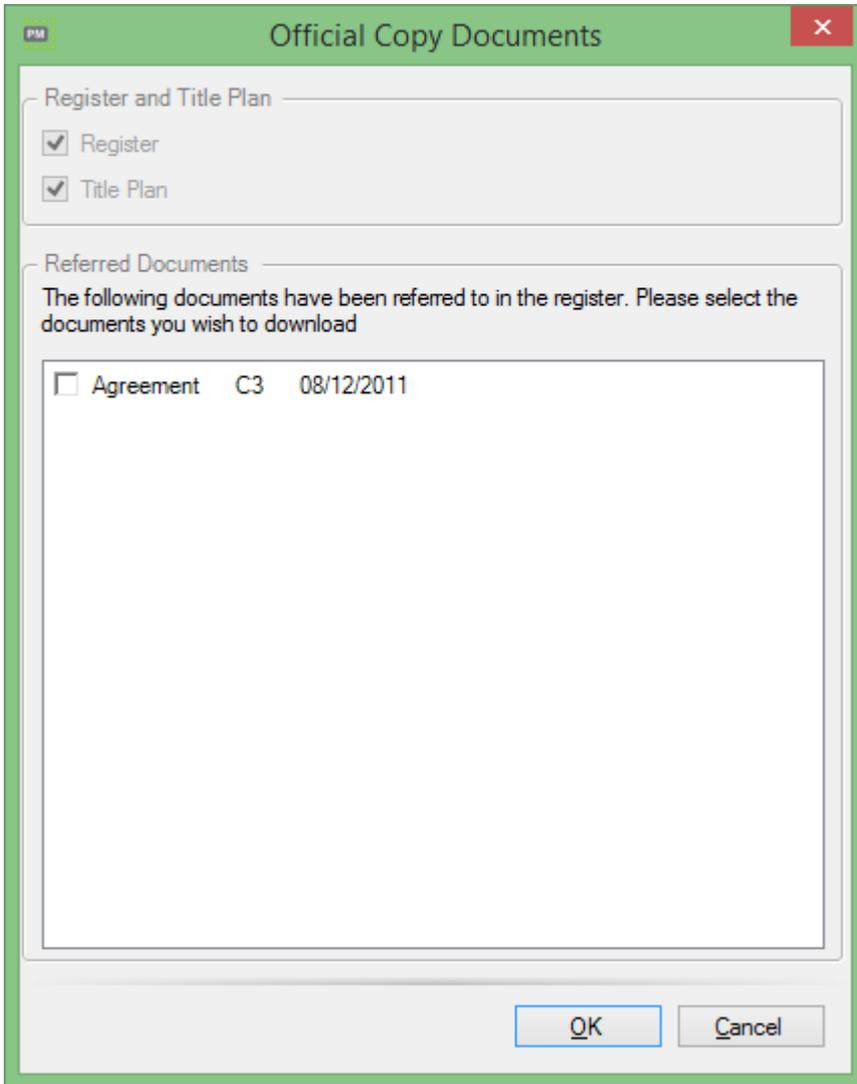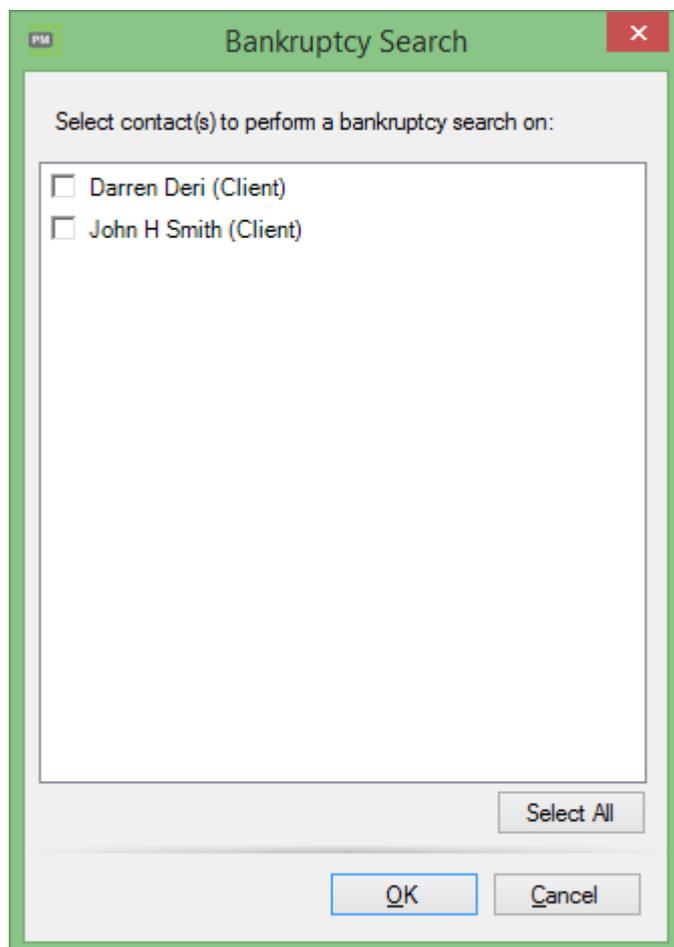
Bankruptcy Search

The Bankruptcy Search task trigger is the implementation of the Land Registry Bankruptcy Search (K16) and returns to the user a PDF document showing bankruptcy entries registered in any of the Land Charges Registers against a named person.

Completing the task will display the bankruptcy search form. This will list all the clients on the matter and allow the user to select the clients they wish to perform the search on.

Other parties (individuals) listed in the other parties screen and the buyer / seller will also appear in this list along with the client(s).

There is a current **limitation** on probate that means you're **not able** to use this to search the beneficiaries (unless you add them to the other parties list - which would be a workaround).

Work is planned to extend the search to all Probate parties in a later RPM version.

On a successful response, the system will alert the user with a notification. When actioned, the system will add the returned PDF to the matter and display it to the user.