HM Land Registry

Digital AP1s
Faster, simpler, with fewer requisitions

We're going...
...digital

AP1

Business Gateway

Using HM Land Registry's Business Gateway for Digital Applications

What is the HM Land Registry Business Gateway?

It's a suite of services that enable customers to connect their systems to us so they can get information from the land register and send data and applications into HM Land Registry for processing.

These services are created using APIs.*

*What is an API?

API stands for Application Programming Interface. In simple terms it's a bit of software that allows two applications to talk to each other and exchange information. In our context this is often a case management system talking to the HM Land Registry database.

The Business Gateway Suite of Services

There are a range of services that customers can connect with to exchange data with HM Land Registry. Here are a few examples:

— the Application Enquiry service which will let you know if there are any pending applications that are lodged against a given title.
— Official Search of Whole – Protects the register for the applicant for a period of 28 days and provides details of any relevant pending application or priority official search entered on the day list since the search from date.
— Register Extract Service provides an XML summary of key data from the Register plus the whole register in XML.

To create and submit digital AP1s you will need to use the e-Document Registration Service (e-DRS), and the following services help improve accuracy and add validation to the process:

— Registered Proprietor Name (RPN), which presents the name of the proprietor as held on the register and helps to avoid issues with names not matching on applications coming soon
— Register Extract Service
— Official Search of Whole

Case Management System

The Internet

Business Gateway APIs

Webserver

Land Register

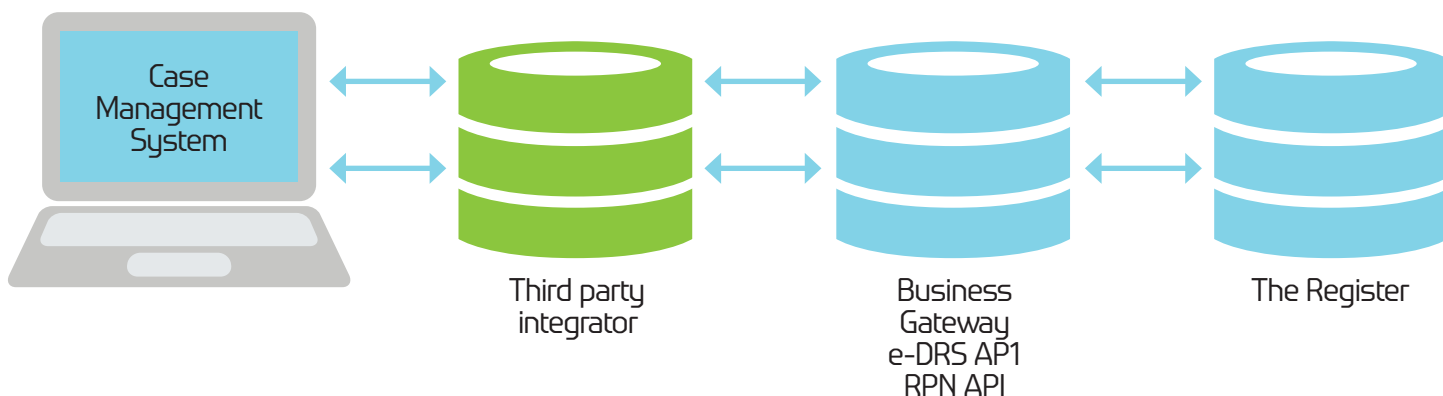Database

How to connect to the HMLR Business Gateway?

There are a two main ways you can connect to the Business Gateway:

1   **Indirect integration**, using a third party that is already connected or can connect you.

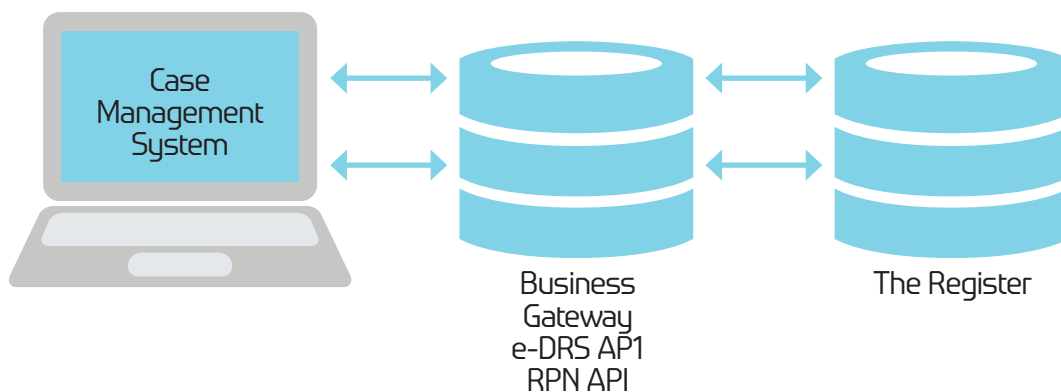2   **Direct integration** between your software platform (e.g. case management system) and the e-DRS and RPN APIs.

The option you take depends a lot on your current set up and future objectives

Please contact us to discuss the best option for you at **channelpartners@landregistry. gov.uk**

1

Case Management System

Third party integrator

Business Gateway e-DRS AP1 RPN API

The Register

2

Case Management System

Business Gateway e-DRS AP1 RPN API

The Register

Benefits: Creating a digital AP1 using the Business Gateway e-DRS service will:

Make your processes more efficient – you can submit directly to HM Land Registry from your case management system, instead of downloading an AP1 from your case management or forms provider then uploading it to the HMLR Portal.

Improve application quality by removing the need for re-keying information which reduces basic typos and errors; and being specific about what information to include.

It can help speed up the time it takes to process your application – when we receive an application via the e-DRS service we can automate parts of the processing done to review and complete the registration.

Using the Business Gateway platform gives you the flexibility to build a system that directly meets the needs of your organisation.

What to expect if you connect via a third party:

Your case management provider may already have a connection to Business Gateway – it's worth checking with them first.

If not, we can help you build the connectivity or you may choose to partner with another supplier.

There is a range of providers who can offer connectivity to Business Gateway via the e-DRS API and enable the submission of digital AP1s. For the latest list, click here: https://www.gov.uk/government/publications/software-suppliers-integrated-with-business-gateway/software-suppliers-integrated-with-business-gateway

What to expect if you connect directly:

If you decide to connect directly into the Business Gateway, you will need to complete this form.

https://www.gov.uk/government/publications/business-gateway-application-form

You can contact us directly at channelpartners@landregistry.gov.uk to discuss your needs.

Our team will then be in touch to work with your technical teams and help you with your integration.

Your technical teams can take a look at the Business Gateway Developer Pack to get a better idea of what integration will involve:

https://www.gov.uk/guidance/business-gateway-developer-pack

Specific information on the eDRS Service:

https://landregistry.github.io/bgtechdoc/pages/services/DRS.html

"to manually action these cases it would normally take an hour to work 4 files (obtaining the register, title plan and populating all the screens on our case management system). We process 15 files every 3 minutes using the imported instruction and Business Gateway solution so the time efficiency is massive."
Business Gateway user
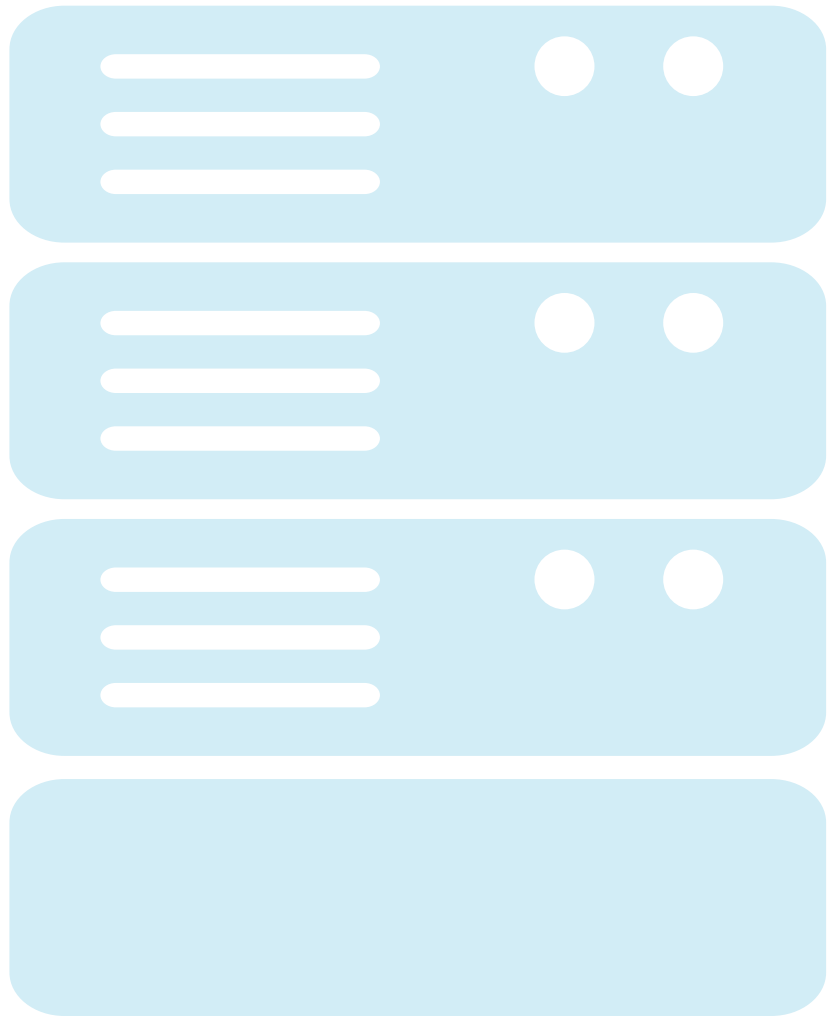
Submitting digital applications

Submitting applications through Business Gateway removes the need to download the AP1 form and then upload it to Land Registry Portal.

You submit the data and we create the AP1 for you, removing the need to re-key information and therefore reducing the risk of errors.

Validation of some of this data can happen throughout the conveyancing process to give confidence that this is accurate.

After submission, your system can collect updates and progress information on your application.

Land Registry
Electronic application to change the Register

e-AP1

| 1 | Local Authority serving the property: |
| | Full postcode of property (if any): |

| 2 | Title number(s) of the property: |
| | ST500678 |

| 3 | The application affects the whole of the title(s) |

| 4 | Application, priority and fees: |

Application/Priority	Price paid/Value (£)	Fees (£)
Charge (1)	2	90.00

Total Fee (£): 90.00

Fee payment method:
Direct Debit

| 5 | Documents lodged with this form: |

Application Attachments	Date/Time Received	Certified Copy Statement	Document Retained
Charge (1)	20/12/2016 15:40:30	Certified by another	Not Retained
Identity Form	20/12/2016 15:42:00	Certified	Not Retained
Identity Form	20/12/2016 15:42:22	Certified	Not Retained

The documents lodged with this application with a certification status of 'Certified' are listed and I certify they are true copies of the originals
The documents lodged with this application with a certification status of 'Certified by another' are listed and I certify they are certified to be true copies by another Conveyancer

6	The applicant:
	Furness Building Society
	For UK incorporated companies/LLPs:
	2294747

The e-AP1 is created by HMLR from the data that is submitted and is for HMLR use only

Future plans

Registered Proprietor Name Schema available	November **2021**
Registered Proprietor Name API ready	End of **2021**
Enhancements to current e-DRS service	Q1/2 **2022**
Improved developer hub and documentation	Q1 **2022**
New digital submission APIs	End of/onwards **2022**

Have you **registered** yet?

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...digital