ABBYY Helps Land Registry on its Journey to Becoming a World Leader in Digital Delivery of Services

Land Registry is a government department which was created in 1862 to register the ownership of land and property in England and Wales. They keep and maintain the Land Register, where more than 24 million titles – the evidence of ownership – are documented. Once land or property is entered in the register they record any ownership changes, mortgages or leases that affect it. Land Registry's vision is to be recognised as a world leader in the digital delivery of land registration services and in the management and re-use of land and property data.

Challenge

Land Registry's electronic Document Registration Service (e-DRS) project was established to allow customers to send in applications to change or create property registers electronically, rather than through the post. With e-DRS, customers can send in certain applications and receive the results securely, over the internet and through Land Registry's business to business channel. The Project was a significant 3-year program of work that was designed to deliver significant benefits to both Land Registry and their customers. One aim was to save customers time and money and help protect them against property fraud.

The applications customers submit through e-DRS are form based, typically as PDF or an image, such as TIFF, JPEG and GIF. The content of those files is "locked" and not readable or searchable by machine. Land Registry wanted to increase operational efficiency by reducing the time required by employees to manually enter data from these documents. Land Registry determined they could increase efficiency by automatically digitising the valuable information held in the forms so they could pre-populate their existing casework systems.

Solution

One of Land Registry's partners mentioned that they had previously used ABBYY's products and suggested this might be a best-fit for their document processing needs. They obtained trial versions of several products and ran examples of Land Registry forms through them. Ultimately, ABBYY FlexiCapture Server was chosen based on the accuracy of the output data, the scalability of the product and the friendly licensing scheme.

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>
> *Kim O'Flaherty,*
> *Technical Team Lead, Land Registry*

ABBYY FlexiCapture Server is designed for large organisations that wish to automate their document-based business processes. With this powerful enterprise capture platform companies can automatically digitise

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Name:
Land Registry

Headquarters:
United Kingdom

Industry: Public Sector

Products and Services:
Registering the ownership of land and property in England and Wales.

Web:
www.gov.uk/land-registry

PROJECT OVERVIEW

Challenge
To reduce manual processing from forms

Solution
Automated capture and form processing solution based on ABBYY FlexiCapture

Results
Reduced manual data entry

paper documents, extract key data and transfer the information to various back-end-systems for further processing. By implementing an intelligent capture solution organisations can streamline resource-intensive manual operations for business-critical documents, such as applications, purchase orders, invoices, remittances and contracts.

Once Land Registry had established a model that worked, the solution was deployed quickly. The development and deployment team were able to work through any issues with the ABBYY support team in less than two days. In the new process Land Registry receives scanned forms from their customers via both their online and business-to-business channels. Land Registry puts the documents through ABBYY FlexiCapture Server to extract some of the information contained in the forms. The digitised information is saved in data sets (in a DB2 database) and read by the casework systems. This allows them to pre-populate specific information, removing some manual keying in of data.
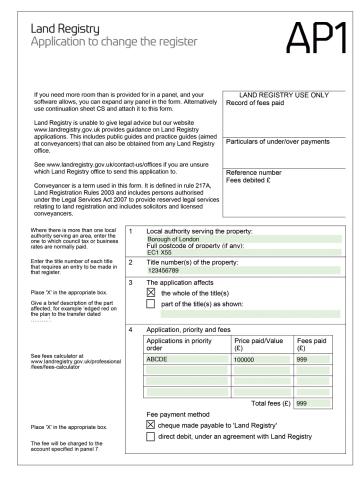
> *"We are expecting to process over 10 million pages this year and this is increasing steadily as take up of the service increases."*
>
> *Kim O'Flaherty,*
> *Technical Team Lead, Land Registry*

Results

"The decision to move to a digital system was not taken lightly," Kim O'Flaherty, Technical Team Lead, Land Registry. "The e-DRS initiative was a multi-year project but we knew we could reap significant benefits by undertaking it. A major part of this was putting in an automated system that gives us the potential to take data straight from forms and put it into our systems. The ABBYY flexicapture solution gives us this potential."

"Overall, we are very pleased with the ABBYY solution," says Kim O'Flaherty, Technical Team Lead, Land Registry. "It is saving our caseworkers time by not having to key in data. The ABBYY team was friendly and supportive throughout, responding quickly to the emails and calls put in by our developer."

Land Registry
Application to change the register
AP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Land Registry is unable to give legal advice but our website www.landregistry.gov.uk provides guidance on Land Registry applications. This includes public guides and practice guides (aimed at conveyancers) that can also be obtained from any Land Registry office.

See www.landregistry.gov.uk/contact-us/offices if you are unsure which Land Registry office to send this application to.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

LAND REGISTRY USE ONLY
Record of fees paid

Particulars of under/over payments

Reference number
Fees debited £

Where there is more than one local authority serving an area, enter the one to which council tax or business rates are normally paid.

1 Local authority serving the property:
Borough of London
Full postcode of property (if any):
EC1 X55

Enter the title number of each title that requires an entry to be made in that register.

2 Title number(s) of the property:
123456789

Place 'X' in the appropriate box.

3 The application affects
☒ the whole of the title(s)
☐ part of the title(s) as shown:

Give a brief description of the part affected, for example 'edged red on the plan to the transfer dated ....'.

4 Application, priority and fees

See fees calculator at www.landregistry.gov.uk/professional/fees/fees-calculator

Applications in priority order	Price paid/Value (£)	Fees paid (£)
ABCDE	100000	999
	Total fees (£)	999

Fee payment method
☒ cheque made payable to 'Land Registry'
☐ direct debit, under an agreement with Land Registry

Place 'X' in the appropriate box.

The fee will be charged to the account specified in panel 7.