

registers direct

How do I sign up to registers direct?

Please complete the online application form on the RoS website at ros.gov.uk/registersdirect/access. Alternatively, you can request a hard copy application from eServices.

What training will I need?

The operation of **registers direct** is similar to many other windows-based applications. A quick and easy modular-based training course on how to use **registers direct** is available on our website ros.gov.uk/registersdirect/training. Additional support and advice is available through eServices or your account manager.

Where can I find out more?

To find out more, please contact our eServices team by tel: **0845 607 0160** or email: eservices@ros.gov.uk or go to: ros.gov.uk/registersdirect.

**Principal Office
Meadowbank House**
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T: **0845 607 0160**
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ros.gov.uk

What is registers direct?

registers direct is an online searching system which provides information from Registers of Scotland's land and property, personal and other registers direct to your desktop. Designed as a business-to-business tool, the system is available from 8am to 9pm Monday to Friday.

What information can you access through registers direct?

- obtain ownership, burdens and charges details of a property;
- view Land Register title plans;
- discover details of adjoining properties;
- search for registered inhibitions, wills, confirmations, Power of Attorney, agreements, short-term commercial leases etc;
- order copy deeds; and
- find Land Register property prices.

What Registers can you search through registers direct?

- The Register of Sasines dates back to 1617. **Registers direct** users can access scanned image information between 1905 and 1993 and/or computerised data information from 1993 onwards. A transfer of property for no consideration, e.g. Love, Favour and Affection will not trigger the transfer of the property to the Land Register.
- The Land Register has been operational throughout Scotland since 1 April 2003. The individual go-live dates for each of the 33 registration counties are available online at ros.gov.uk/pdfs/map.pdf. The trigger from the Sasine to the Land Register is the initial sale for a monetary consideration post the go-live date.
- The Register of Deeds is a safe deposit box for important documents e.g. wills. **Registers direct** users can search online from 15 March 1993.
- The Register of Judgments contains information on judgments passed in England, the European Union and other reciprocating countries against an individual resident in Scotland. **Registers direct** users can search online from 21 May 1996.
- The Register of Inhibitions allows users to search for court orders and other legal documents pertaining to persons arising from bankruptcy proceedings or actions by creditors which affect their ability to grant deeds relating to land. **Registers direct** users can search online from 4 January 1989.

Who can use registers direct?

A wide range of organisations including:

- local authority departments: Public Health, HMO licence enforcement, housing benefit, fraud prevention and detection;
- police authorities, HM Revenue and Customs, Benefits Agency;
- credit industry and mortgage-lending organisations;
- enterprise agencies; and
- professional services: solicitors, architects, surveyors and search organisations.

What are the fees?

There are no set-up fees associated with **registers direct**. You only pay for each individual search. Current fees can be found on our website at ros.gov.uk.

What are the technical requirements?

We recommend a broadband internet-ready PC.

To be able to view Land Register Title Plans and Index Maps an additional Java component or browser plug-in (DAS.exe) needs to be installed on your PC. This is available free of charge from Registers of Scotland and can be downloaded from our website.

To run the plug-in, a Java Virtual Machine must be present. The Microsoft Virtual Machine for Internet Explorer is available from our website.

Customers are also advised to prepare for the release of a new version which will require the following software:

- Adobe Reader (version 8.1 or above); and
- Adobe Flash Player (version 9 or above).

Please note the above software can be downloaded free of charge from the Adobe website - adobe.com.

Each user is issued with a unique username and password.

