

## Registers Update - REGISTERS DIRECT

Ever since the introduction of Registers Direct, we have regularly sought the views of customers to help us improve both the functionality and ease of use of the service. This update summarises the latest developments and provides a reminder to customers about the benefits of gaining instant access to up-to-date information on the registers through your personal computer.

UPDATE: 20

### Development 1

#### Registers Direct Online Training

We have recently developed a series of interactive, computer-based training modules to complement our quick-start booklet guides and training workshops. These free-to-view modules are aimed at enabling new and infrequent users to become familiar with the most common types of searches undertaken on Registers Direct.



The modules are available online through Registers Direct under the Frequently Asked Questions section. They can be accessed from the ABOUT button (prior to logging onto the service) or from the INFO button if you are already logged on. The modules can also be viewed at [www.ros.gov.uk/registersdirect/training.html](http://www.ros.gov.uk/registersdirect/training.html)

In addition to the new online training, we will continue to provide our free quick-start guides. These booklets contain clearly written step-by-step instructions and frequent illustrations of various screen displays. The guides can be obtained by contacting one of our Registers Direct Account Managers at the address given at the end of this update. Alternatively, the guides can be downloaded from our website at [www.ros.gov.uk/registersdirect/literature.html](http://www.ros.gov.uk/registersdirect/literature.html)

### Development 2

#### Searching Flats in Tenement Properties

Older flatted properties are invariably described by the street number of the tenement of which they form part, with a verbal description of the location of the flat within the tenement. This means that a typical address search will return a list of all the flats within the tenement concerned, without any information that might enable the searcher to identify a specific flat. The only way to identify a specific flat would be to open up each of the listed entries individually until the required selection is displayed, incurring a fee each time.

To resolve this issue, we have introduced a roll-over facility that allows users to read the first 300 characters of the A Property Section description without the need to open the full Title Sheet and incur unnecessary costs. Simply place the mouse pointer over the address in the Property Address Field in the rightmost column of the displayed list of entries to read the full address of the individual flatted property within a yellow text box which will appear on the screen.

95 MAYOLA ROAD HACKNEY LONDON	JOHN ANGHIS	19 KEREWICH AVENUE EDINBURGH
17 BARONS COURT TERRACE EDINBURGH	Subject to KEREWICH AVENUE, EDINBURGH EH7 6TZ edged red on the Title Plan. Together with a mutual right along with the other proprietors in Kerewich Avenue to the main drain and conduits which extend from a point where said Kerewich Avenue joins Protobello Road, Edinburgh and then along said Aven	20 KEREWICH AVENUE EDINBURGH EH7 6TZ
61 BRUNSWICK STREET EDINBURGH	RAJWINDER SINGH	25 KEREWICH AVENUE EDINBURGH EH7 6TZ
25 KEREWICH AVENUE EDINBURGH	TRACY MACLEOD OR RENDALL	25 KEREWICH AVENUE EDINBURGH EH7 6TZ
25 KEREWICH AVENUE EDINBURGH	STUART PETER RENDALL	25 KEREWICH AVENUE EDINBURGH EH7 6TZ
40 THORNWOOD TERRACE GLASGOW	SCOTT FINDLAY	30 KEREWICH AVENUE EDINBURGH EH7 6TY



### Benefits of Registers Direct

#### Viewing the Ordnance Survey Map

Registers Direct allows free access to view the latest version of the Ordnance Survey map held by Registers of Scotland for the whole of Scotland. The map will be displayed at the largest published scale for the area of land in question and can provide valuable information about boundary features and surrounding properties prior to the submission of a P16 Report or an application for registration.

#### Access to Title Sheets

Registers Direct enables instant access to up-to-date Title Sheet information: property description, proprietors, consideration, charges and burdens, and the Title Plan.

#### Save on Office Copy Costs

Unless there is a specific need to order an office copy, an instantly printed copy of the Title Sheet might be sufficient for your purposes.

#### Access to Title and Supplementary Plans

Title and Supplementary Plans can be viewed and printed to examine or exhibit the registered extent of individual properties, common areas, common accesses, servitudes, bin stores, and lock-up garages etc.

#### Check Similar Properties

If your application is semi-detached, terraced, tenemented or part of a larger development, a check of a similarly registered property might provide an insight into common rights, burdens, conditions and servitudes etc. If the Keeper has already seen and registered a particular common deed there is a possibility that it need not be exhibited again with your application, saving you the cost of obtaining an original deed or extract copy.

#### Reduced Fees

Since November 2005, all the benefits of Registers Direct can be accessed at a reduced fee. We reduced an individual search of the Sasine Register or the Land Register Application Record from £2 to £1.65, and a search of a Land Register Title Sheet from £4 to £3.30 (exclusive of VAT). A full list of the new fees can be found on Registers Update18.

### Registers Direct Account Managers

Our Account Managers would be pleased to answer any queries that you may have about Registers Direct or any other product and service provided by Registers of Scotland. They are also available to provide free local workshop training sessions on Registers Direct where practical and can be contacted:

#### By phone:

Allan Jenkins, Tel: 0131 200 3947  
Bob Buchanan, Tel: 0131 479 3654

#### Email:

[customer.relations@ros.gov.uk](mailto:customer.relations@ros.gov.uk)

#### By Fax:

Customer Relations, Fax: 0131 479 3688

#### By post:

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Edinburgh EH2 4NF  
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*This is the latest in a series of updates to keep you informed on the various aspects of Registers of Scotland's services, policies and procedures. More details can be found at [www.ros.gov.uk/updates](http://www.ros.gov.uk/updates), or by contacting Customer Relations on 0131 200 3944.*

