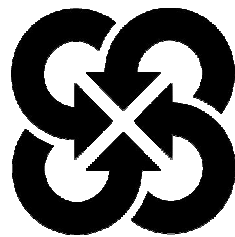


Registers of Scotland



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Data Matching Service

Data Team



Registers of Scotland's (RoS) Data Team provide a range of Data reports and services containing information about land and property transactions and statistics in Scotland. This includes our Data Matching service for large volume searches¹.

What can Data Matching provide?

We provide a number of data matching options:

- Confirmation of ownership details in the Land and Sasines Registers – confirming that names and addresses provided are a match
- Bulk ownership searches in the Land and Sasines Registers – details of the registered owners for a provided list of addresses or title numbers
- Confirmation of security information² – confirmation that there is an active Standard Security in favour of a given lender in relation to names and addresses provided (results can include details of the registration date, ranking number and any appropriate notes attached to the security, i.e. relating to the assignation of the security)
- A mortgage book search³ – details of all active securities in favour of a given lender (results can include details of the borrower, registration date, ranking number and any appropriate notes attached to the security, i.e. relating to the assignation of the security)
- Names searches in the Books of Council & Session – details, for example, of all deeds to which a particular company or group of companies were parties
- Title numbers or Sasine search sheet numbers are provided for all matches

Limitations

There are a number of limitations that should be considered:

- A non-match does not necessarily mean that the data provided is wrong – the spelling of names and addresses, RoS indexing, etc. can all be factors that lead to non-matches
- Name / address / creditor matching – the more information searched the better the search results will be, but if one element is wrong then the search may come back as a non-match
- Land Register titles may be subject to pending applications that will appear in the application record – a Land Register search can include matches on the application record but these matches cannot be confirmed until registration is complete since applications may be subject to cancellation
- Searches of the Sasines Register are more challenging than Land Register searches and can only be done from 1997 – a manual search of the Sasines Register will be required prior to 1997
- Ranking information is not available for securities recorded in the Sasines Register – this can only be provided via a manual search of the relevant Sasines search sheet

¹ Data matching is only provided for large volume searches, e.g. in excess of 20 names and addresses. Our Customer Services Team (Tel: 0800 169 9391) can assist with lower volume searches. NB security information can only be provided via our Data Matching service.

² Please note this service is currently only available to the lender or their agents.

³ Please see note 2 above.

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- The quality of the search data provided can be an issue – it needs to be provided in the style of the attached template and if the fields are not correct the quality of the matching may be affected

- A manual search is still recommended over non-matches

Additional Searching Services

In the case of non-matches, there are a number of options that can be pursued:

- Customers can search themselves using our Registers Direct service
- RoS Customer Services provides an additional searching service for individual names and addresses
- The search criteria can be changed – for example, just a name or an address rather than the associated name and address can be searched but this may lead to multiple hits that will require additional quality assurance

Terms and Conditions

The reason for the data matching service will be discussed and the permitted use of the data will be agreed. If necessary a contract covering the provision of the data matching service will be set up. All data provision is covered by our Standard Terms and Conditions for Registers of Scotland Data Services:

https://www.ros.gov.uk/_data/assets/pdf_file/0008/101024/Standard-Terms-and-Conditions-for-RoS-Data-Matching-Services-v1-Final130618.pdf.

Fees

The full price list and description of the services are available on our website:

<https://www.ros.gov.uk/property-data/data-services/data-fees>

The fees for Data Matching will depend on the type of searches to be done and on the level of returns required. The following outlines typical fees for this service:

- £150 + VAT to set up a Data Matching report⁴
- £150 + VAT per report to run the report
- £1.50 - £3.00 + VAT per line of data returned

Where can I find out more?

Please contact Data Team on **0131 528 3701** or email

data@ros.gov.uk or visit us online at

<https://www.ros.gov.uk/property-data/data-services>

Data Team
Registers of Scotland
Meadowbank House
153 London Road
Edinburgh
EH8 7AU
DX 555400, Edinburgh 15
LP 54, Edinburgh 5

⁴ An additional fee based on the time taken may be charged for sorting data into appropriate formats for searching if data is not provided as required within the attached RoS template.

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Data Matching – Templates and Samples

Name / Address matching Template

<u>Surname 1</u>	<u>Forename 1</u>	<u>Surname 2</u>	<u>Forename 2</u>	<u>Sub Building</u>	<u>Building / House Name</u>	<u>Property Number</u>	<u>Thoroughfare</u>	<u>Locality</u>	<u>Post Town</u>	<u>Postcode</u>
SMITH	JOHN EDWARD	SMITH	SUSAN ELIZABETH		DUNROAMIN	2	MAIN STREET	Thornwood	Glasgow	G12 7XF
MACKENZIE	CAROL					21	WEST MAITLAND STREET		EDINBURGH	
XXX	XXX	XXX	XXX		THE OLD SCHOOL			NEWTONGRANGE	DALKEITH	TD152RB
XXX	XXX	XXX	XXX			30	GORE AVENUE		GOREBRIDGE	EH234UW
XXX	XXX	XXX	XXX			22	REDHALL PLACE		EDINBURGH	EH142DL
XXX	XXX	XXX	XXX			22	REDHALL PLACE		EDINBURGH	EH142DL
XXX	XXX	XXX	XXX		67/31		GILES STREET		EDINBURGH	EH6 6DD
XXX	XXX	XXX	XXX			12	PROVOST HAUGH		CURRIE	EH6 6DD
XXX	XXX	XXX	XXX			72	NORTHUMBERLAND STREET		EDINBURGH	EH6 6DD
XXX	XXX	XXX	XXX		6/13		MARITIME STREET		EDINBURGH	EH6 6SB
XXX	XXX	XXX	XXX		27/1		HOPETOUN STREET		EDINBURGH	EH8 9JA
XXX	XXX	XXX	XXX		25/2		RANKEILLOR STREET		EDINBURGH	EH8 9JA
XXX	XXX	XXX	XXX			9	EAST PRESTON STREET		EDINBURGH	EH8 7RP
XXX	XXX	XXX	XXX			9	EAST PRESTON STREET		EDINBURGH	EH8 7RP
XXX	XXX	XXX	XXX	FLAT 10		26	NORTHFIELD DRIVE		EDINBURGH	EH8 7RP
XXX	XXX	XXX	XXX	FLAT 2		1	SHERIFF BANK		EDINBURGH	EH6 6ER
XXX	XXX	XXX	XXX	FLAT 5		2	SHERIFF BANK		EDINBURGH	EH6 6ER
XXX	XXX	XXX	XXX		23U		WYNDFORD ROAD		GLASGOW	G20 8EL
XXX	XXX	XXX	XXX	FLAT 4A		10	BROOMHILL LANE		GLASGOW	G11 7NP
XXX	XXX	XXX	XXX	FLAT 3D		9	GORGET QUADRANT		GLASGOW	G13 2AH
XXX	XXX	XXX	XXX		79U		KELVINDALE ROAD		GLASGOW	G20 8JU
XXX	XXX	XXX	XXX			18	KIRKHILL DRIVE		GLASGOW	G20 8JB
XXX	XXX	XXX	XXX	FLAT 3A		60	GLENFINNAN ROAD		GLASGOW	G20 8JF
XXX	XXX	XXX	XXX			55	GORGET AVENUE		GLASGOW	G13 2AL
XXX	XXX	XXX	XXX	FLAT 6C		5	BROOMHILL LANE		GLASGOW	G11 7NW
XXX	XXX	XXX	XXX			28	MELVAIG PLACE		GLASGOW	G20 8EZ
XXX	XXX	XXX	XXX			8	STRATHCARRON PLACE		GLASGOW	G20 8JD
XXX	XXX	XXX	XXX		6U		WYNDFORD ROAD		GLASGOW	G20 8EP
XXX	XXX	XXX	XXX	FLAT 5C		27	GORGET QUADRANT		GLASGOW	G13 2AJ
XXX	XXX	XXX	XXX		2/2	60	GORGET QUADRANT		GLASGOW	G13 2AQ
XXX	XXX	XXX	XXX		8F		WYNDFORD ROAD		GLASGOW	G20 8EP
XXX	XXX	XXX	XXX	FLAT 4D		61	GORGET AVENUE		GLASGOW	G13 2AL
XXX	XXX	XXX	XXX		58U		WYNDFORD ROAD		GLASGOW	G20 8ES
XXX	XXX	XXX	XXX			27	MELVAIG PLACE		GLASGOW	G20 8EY
XXX	XXX	XXX	XXX			14	GORGET QUADRANT		GLASGOW	G13 2AQ
XXX	XXX	XXX	XXX			49	SHANDON BRAE	BALLOCH	ALEXANDRIA	G83 8ET
XXX	XXX	XXX	XXX			43	COOK ROAD	BALLOCH	ALEXANDRIA	G83 8DJ
XXX	XXX	XXX	XXX			12	MCGREGOR AVENUE	BALLOCH	ALEXANDRIA	G83 8DG

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Mortgage book sample

TITLE NO.	APPLICATION DATE	LENDER CODE	Ranking	APPLICANTS	BUILDING NAME	PROPERTY NO.	THOROUGHFARE	LOCALITY	POST TOWN	POST CODE
ABN123	15/02/2016	BANK1	3	JOHN CHARLES HUNTER		26	HOPETOUN STREET	BUCKSBURN	ABERDEEN	AB219QW
ABN345	09/01/2012	BANK2	1	Joan Hughson AND ANR	11 OAKLEA		STATION STREET	MAUD	PETERHEAD	AB425LY
ABN678	11/03/2005	BANK1	1	JAMES CALUM SMITH		74	VIEW DRIVE		ABERDEEN	AB252RR
XXX	XXX	XXX	2	XXX		5	WALLFIELD CRESCENT		ABERDEEN	AB252LJ
XXX	XXX	XXX	1	XXX		3	ARDINN DRIVE		TURRIFF	AB534PR
XXX	XXX	XXX	1	XXX		25	DALRYMPLE CIRCLE	BLACKBURN	ABERDEEN	AB210XB
XXX	XXX	XXX	1	XXX		49	CANMORE PARK		STONEHAVEN	AB392WH
XXX	XXX	XXX	1	XXX		285	UNION GROVE		ABERDEEN	AB106TB
XXX	XXX	XXX	1	XXX		25	SUNNYSIDE AVENUE		ABERDEEN	AB243LY
XXX	XXX	XXX	2	XXX		32	HARTINGTON ROAD		ABERDEEN	AB106XX
XXX	XXX	XXX	2	XXX		41	HOPETOUN DRIVE	BUCKSBURN	ABERDEEN	AB219QW
XXX	XXX	XXX	1	XXX		26	WILLOWGATE CLOSE		ABERDEEN	AB116QD
XXX	XXX	XXX	1	XXX			KITCHENHILL VIEW		MAUD	
XXX	XXX	XXX	1	XXX		17	KNOCKVIEW PLACE	STUARTFIELD	PETERHEAD	AB425TF
XXX	XXX	XXX	3	XXX		159	LEE CRESCENT	BRIDGE OF DON	ABERDEEN	AB228FH
XXX	XXX	XXX	1	XXX		30	HOPEMAN DRIVE		ELLON	AB418AS
XXX	XXX	XXX	2	XXX	THE STOCKET			BIRSE	ABOYNE	AB345BT
XXX	XXX	XXX	1	XXX		66	TULLOS CRESCENT		ABERDEEN	AB118JW
XXX	XXX	XXX	1	XXX		105	URQUHART ROAD		ABERDEEN	AB245JS
XXX	XXX	XXX	1	XXX	MARYPARK			KEMNAY	INVERURIE	AB515LN
XXX	XXX	XXX	3	XXX			PROVOST PETER CRESCENT			
XXX	XXX	XXX	1	XXX		17	PROVOST PETER CRESCENT	INVERBERVIE	MONTROSE	DD100SF
XXX	XXX	XXX	1	XXX		1	LAKE VIEW	STRICHEN	FRASERBURGH	AB436UB
XXX	XXX	XXX	1	XXX		56	BRENT FIELD CIRCLE		ELLON	AB419DD

Data Team



Sasine search sample

County	Minute Date	Daily No	Yearly No	Forename	Surname	Subjects	Search Sheet No
REN	10/08/1993	165	17730	ANDREW	SMITH	17 POLSON DRIVE, JOHNSTONE	1123
ABN	30/12/1993	10	8051	BRODY	JONES	1 UNION SQUARE, ABERDEEN	22345
MID	28/02/1996	12	364	BRIAN	WILLIAMS	21 HILLVIEW CRESCENT, CORSTORPHINE, EDINBURGH	11
XXX	XXX	XXX	XXX	XXX	XXX	41 CAMUS ROAD, ARBROATH	XXX
XXX	XXX	XXX	XXX	XXX	XXX	102 DUNDEE ROAD, FORFAR	XXX
XXX	XXX	XXX	XXX	XXX	XXX	4 INVERARY TERRACE, DUNDEE	XXX
XXX	XXX	XXX	XXX	XXX	XXX	10 ARDMORE AVENUE, DUNDEE	XXX
XXX	XXX	XXX	XXX	XXX	XXX	BALLINDEAN ROAD, DUNDEE	XXX
XXX	XXX	XXX	XXX	XXX	XXX	43 CHIRNSIDE PLACE, DUNDEE	XXX

Books of Council and Session search sample

Surname / company name	Minute Number	Deed	Minute Date
HOUSING CO LIMITED	11502138	Loan Agreement	20/01/2015
HOUSING CO LIMITED	11510689	Power of Attorney	20/03/2015
HOUSING CO LIMITED	11511267	Power of Attorney	25/03/2015
HOUSING CO LIMITED	11516325	Power of Attorney	29/04/2015