



**Registers  
of Scotland**  
ros.gov.uk

# **Land and Property Titles in Scotland by Country of Origin as at 31 December 2020**

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**An Official Statistics publication for Scotland**

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# Main Findings

For land and property titles registered in the Land Register and classified to a geographic location, as at 31 December 2020:

- 6.6% (119,997 titles) had a proprietor address outwith Scotland
- 1.4% (25,386 titles) had a proprietor address outwith the UK
- 83% of titles (21,091 titles) with a proprietor address outwith UK were private individuals
- 31% of outwith UK titles were in City of Edinburgh or Glasgow City
- 75% of outwith UK titles had a residential land use classification
- 80% of outwith UK titles were in urban areas of Scotland
- Titles outwith UK represented 2.6% of Scotland's land area

## Things you need know about this release

### What these statistics include

This release presents statistics on the country of origin of land and property owners and tenants in Scotland as at 31 December 2020 based on the supplied address of the proprietor at the time of registration with Registers of Scotland (RoS). A title is the statutory record of ownership or tenancy of a plot of land comprising the property, proprietorship, securities and burdens.

To be included in these statistics:

### **1. The land and property title needs to be registered in the Land Register.**

There were 1.83 million registered titles in the Land Register, as at 31 December 2020, estimated to be 69.2% of all titles in Scotland and 44.2% of land mass . All titles that have been transferred for a consideration since 1 April 2003 should be in the Land Register. The majority of the remainder of titles are held in the Sasines Register, a deeds-based register which will in due course be replaced by the Land Register (planned for completion by 2024).

### **2. The registered legal owner (or tenant under a long-term commercial lease, or at least one owner or tenant, if there is more than one) has provided an address at the time of registration that is able to be classified to a geographic location.**

The two most significant reasons for not having an identifiable proprietor address occur when: ownership/tenancy is by a Scottish or UK public body and no designation address is required<sup>1</sup>; and when the supplied address does not include an entry in any of the town/county/country fields that enables the identification of a geographic location.

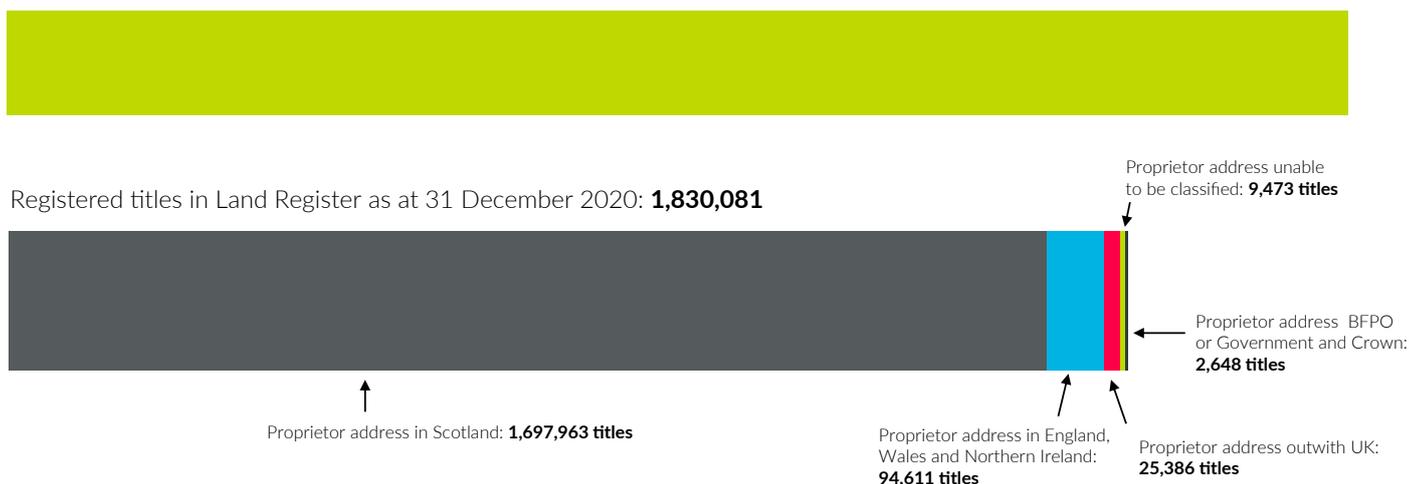
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<sup>1</sup> The total volumes of titles where the registered owner is a Scottish or UK public body, a Crown body or where the owner's address is given as a British Forces Post Office number have been included in this years' analysis in Table 1. These titles were included under Proprietor address unable to be classified in last year's report.

Figure 1 shows the statistics in scope compared with the approximate number of titles in Scotland. Of the 1.83 million registered titles in the Land Register, 1.82 million titles were registered titles with a proprietor address and classified to a geographic location.

## Figure 1: Statistics in scope compared with approximate total number of titles in Scotland

Number of addresses in Scotland: **2,891,000 (approximate total number of titles)**



## Main changes since last release in March 2020

Due to ongoing data improvements the number of sales unclassified to a geographic location in this report has been reduced. In last year's report 3.0% of titles were unclassified to a geographic location, this percentage has been reduced to 0.5% in this report. The 3.0% from last year's report also included Government and Crown and British Forces Post Office number titles. This year we have been able to identify these titles and report on them separately.

The allocation of titles unclassified to a geographic location has not had a significant impact on the number of titles with a proprietor with an outwith UK address as the majority were classified to Scotland or in the UK.

## What you can and can't conclude

The statistics are presented as a snapshot of the Land Register as at 31 December 2020 without comparisons with previous years. Annual comparisons in terms of year-on-year changes in the statistics are not advised because the Land Register is a live database with changes occurring between annual snapshots as well as the steady progression of completing the Land Register (registering titles for the first time in the Land Register) and data quality improvements.

The address used is as given by the proprietor at the time of registration but it is possible that the proprietor has subsequently moved. The statistics will include both titles where the owner has remained located outwith Scotland after the title has been purchased and titles where the owner has subsequently located to Scotland after completion of the transaction.

# Location of proprietor address

Of the 1.83 million registered titles in the Land Register as at 31 December 2020 with a proprietor address and classified to a geographic location, 6.6% (119,997 titles) of titles had a proprietor with an address outwith Scotland. Therefore, 93.3% (1.7 million titles) had a proprietor with a Scottish address, while 0.1% related to Scottish/UK public bodies, the Crown or British Forces. The non-Scotland proprietor addresses were located as follows (see table 1, [online table 1](#)):

- 4.9% (titles) were in England
- 0.1% (titles) were in Wales
- 0.2 % (titles) were in Northern Ireland
- 1.4% (titles) were outwith UK

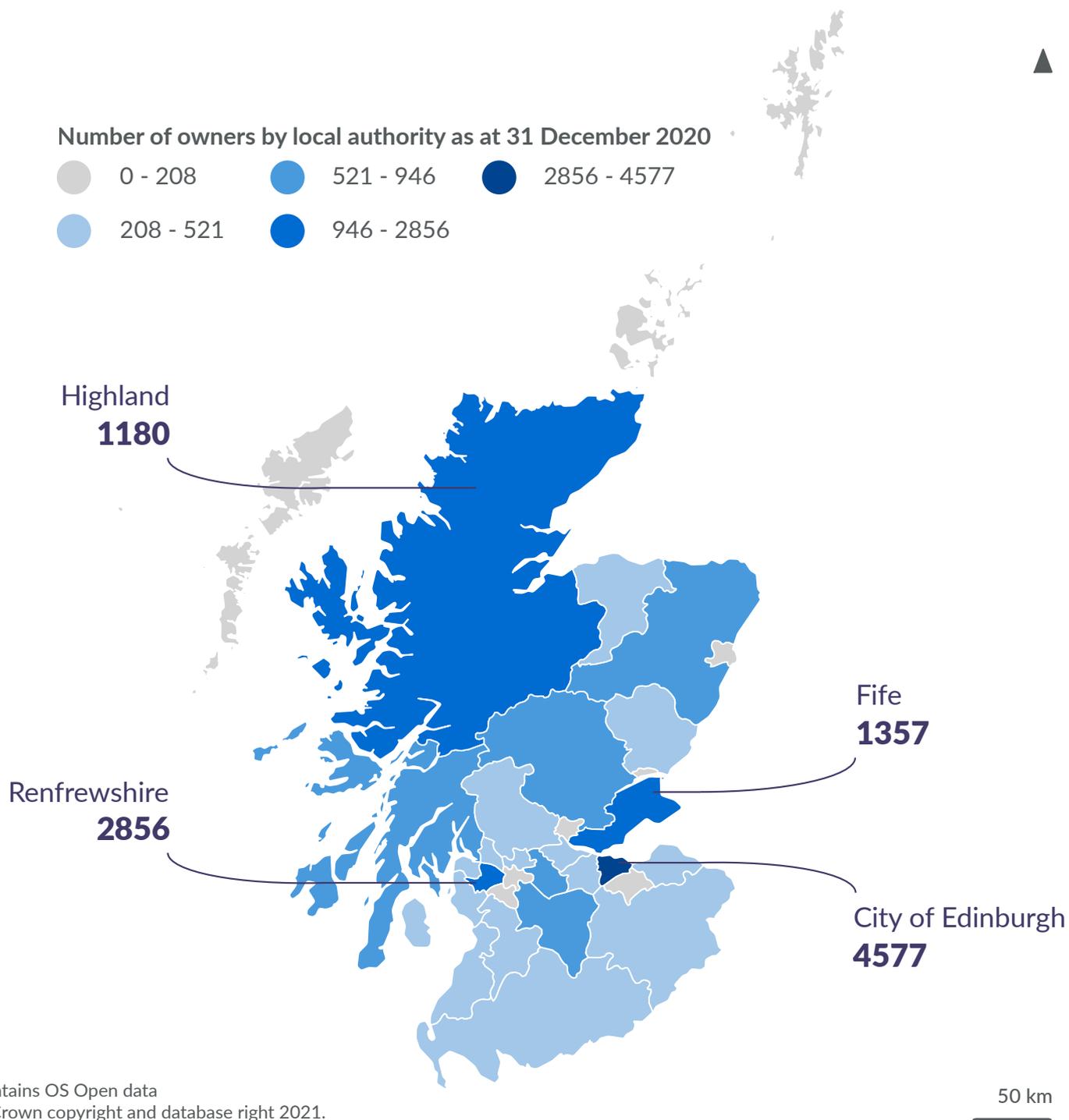
**Table 1: Location of proprietor address for registered Land Register titles as at 31 December 2020 ([online table 1](#))**

	Number of titles	Percentage of all classified titles	Percentage of total registered LR titles
<b>Scotland</b>	<b>1,697,963</b>	<b>93.3</b>	<b>92.8</b>
England	88,733	4.9	4.8
Wales	1,990	0.1	0.1
Northern Ireland	3,888	0.2	0.2
Outwith UK	25,386	1.4	1.4
<b>Non-Scotland</b>	<b>119,997</b>	<b>6.6</b>	<b>6.6</b>
<b>BFPO<sup>2</sup></b>	<b>119</b>	<b>0.0</b>	<b>0.0</b>
Government and Crown	2,529	0.1	0.1
<b>All classified</b>	<b>1,820,608</b>	<b>100.0</b>	<b>99.5</b>
Proprietor address unable to be classified	9,473		0.5
<b>Total registered titles in Land Register</b>	<b>1,830,081</b>		<b>100.0</b>

<sup>2</sup> British Forces Post Office

The remainder of this release will focus on the 25,386 titles with a proprietor address outwith the UK. A reference to “outwith UK” means those titles where the supplied proprietor’s address at time of registration was outwith the UK. Figure 2 shows where these 25,386 titles with a proprietor address outwith the UK are located in Scotland.

**Figure 2: Titles with a proprietor address outwith the UK by Local Authority**



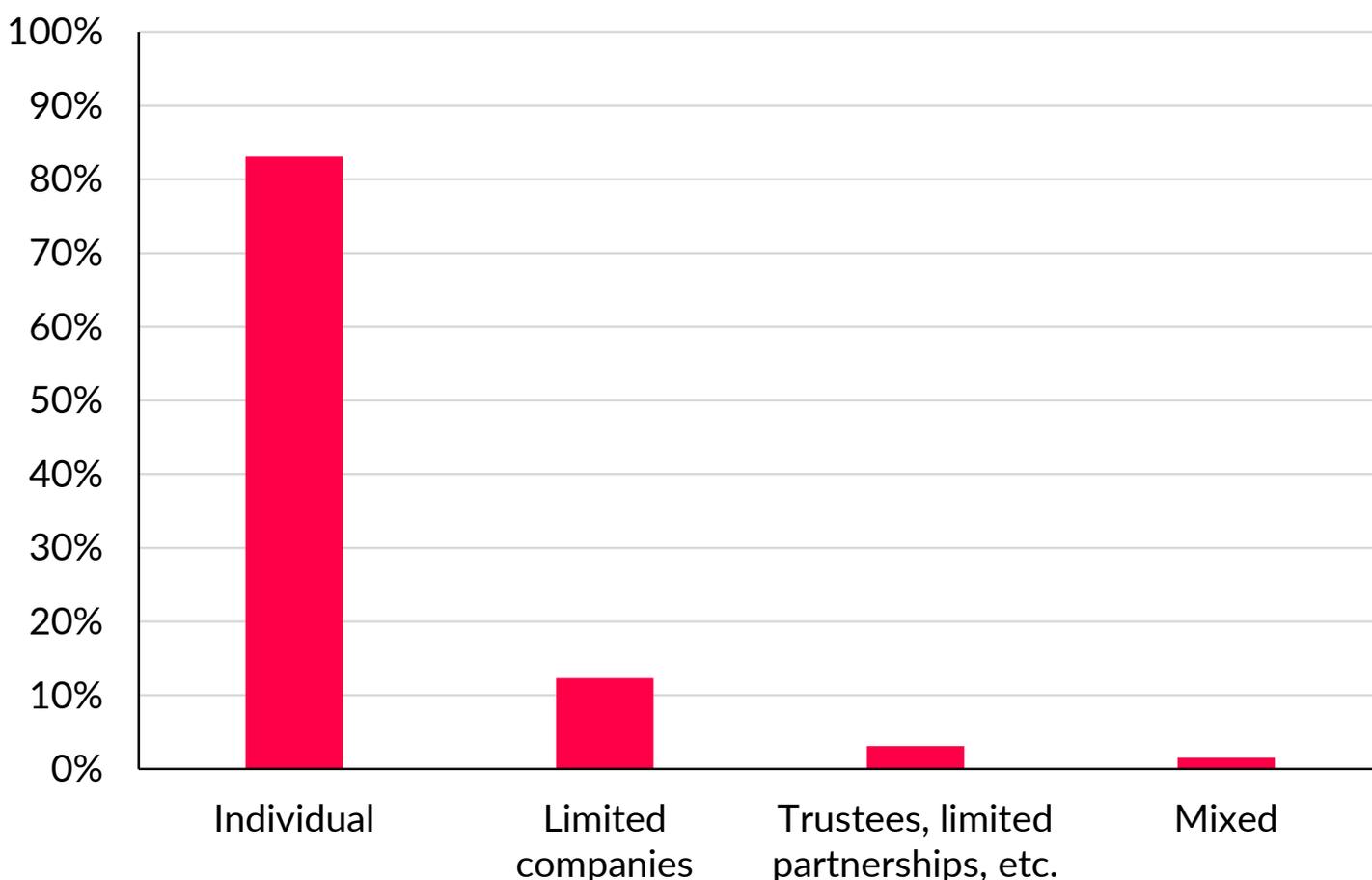
Contains OS Open data  
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# Titles outwith UK by type of proprietor

The majority (83% or 21,091 titles) of titles with a proprietor address outwith the UK were individuals (i.e. one or more natural persons), as shown in chart 1. It is not possible to determine whether the reasons for owning/leasing property or land in Scotland is due to the intention to immigrate, or for other purposes such as second/holiday homes, accommodation for family members studying/working in Scotland, or as investments.

## Chart 1: The proprietor in around four out of every five outwith UK titles was an individual

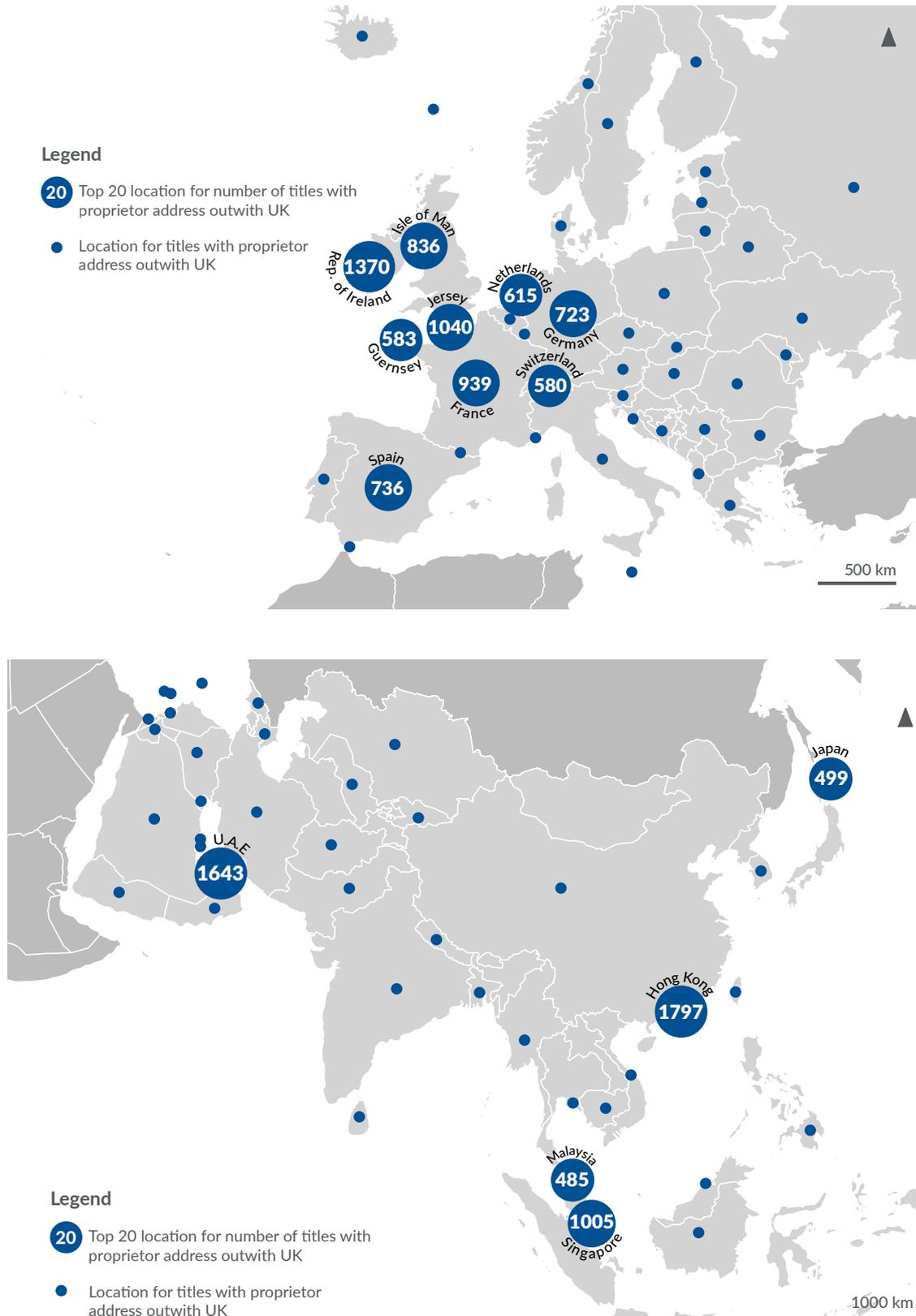
Percentage of titles with proprietor address outwith UK by type of proprietor as at 31 December 2020 ([online table 2](#))



Limited companies accounted for 12% (or 3,123) of proprietors for outwith-UK titles. Trustees and limited partnerships accounted for 3.1% (792 titles) and 1.5% (380 titles) had a combination of proprietor types.

Figure 3 highlights some of the top 20 locations of proprietor addresses for outwith UK titles in Europe and Asia. Overall, addresses were classified to 161 locations, excluding the UK (see table 3 in the online spreadsheet tables for further information).

Figure 3: Titles with proprietor address outwith UK in Europe and Asia as at 31 December 2020 ([online table 3](#))



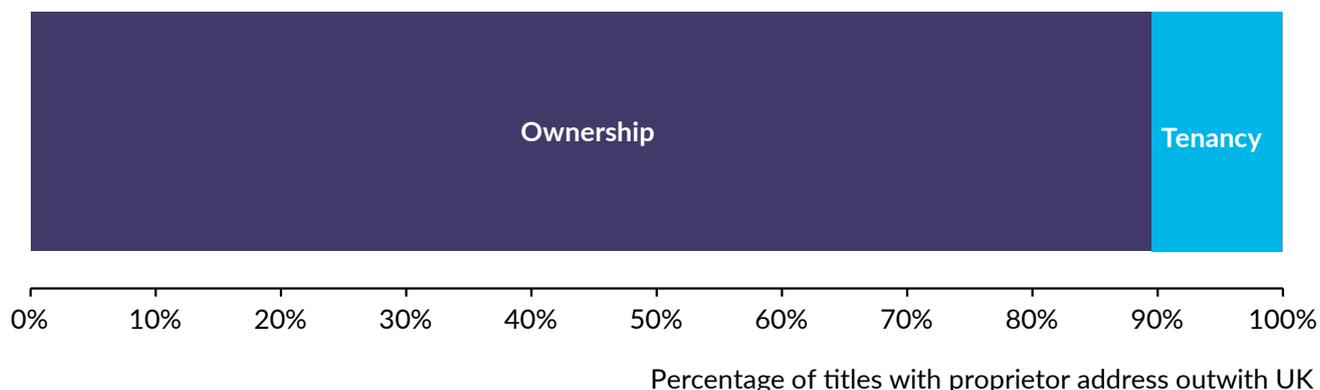
Individuals accounted for 80% or more of outwith UK titles in 16 of the top 20 outwith UK locations (country, Crown dependency or overseas territory). Limited companies were the majority proprietor type in the remaining 4 countries (Jersey, Isle of Man, Guernsey and British Virgin Islands). More than half (60%) of all titles owned or leased by companies from outwith the UK were accounted by these four locations. Almost all titles owned or leased with proprietors from the British Virgin Islands, for example, related to limited companies (92%).

# Titles outwith UK by interest

Ownership was the predominant interest for titles with an outwith UK proprietor address, accounting for 89% (22,712) of titles. Chart 2 shows that the remainder of these titles were leased (long-term commercial leases) 10% (2,654) of titles.

## Chart 2: Leases accounted for around one out of every ten outwith UK titles<sup>3</sup>

Percentage of titles with proprietor address outwith UK by interest as at 31 December 2020



There was not much variation in these proportions when interest in titles is examined by the type of proprietor. Ownership accounted for a slightly lower proportion of titles related to trustees and limited partnerships (84%) and a slightly higher proportion of titles related to mixed proprietor types (92%), as shown in table 2 ([online table 4](#)).

## Table 2: Number of titles with proprietor address outwith UK by interest and type of proprietor as at 31 December 2020 ([online table 4](#))

Proprietor type	Ownership	Tenancy	Unclassified	All interests
Individual	18,887	2,132	12	<b>21,091</b>
Limited companies	2,808	308	7	<b>3,123</b>
Trustees, limited partnership	666	126	0	<b>792</b>
Mixed	351	28	1	<b>380</b>
<b>All proprietor types</b>	<b>22,712</b>	<b>2,654</b>	<b>20</b>	<b>25,386</b>

<sup>3</sup> 20 titles could not be classified to an interest (ownership or tenancy), these are included in chart 3 but are not visible due to the low number.

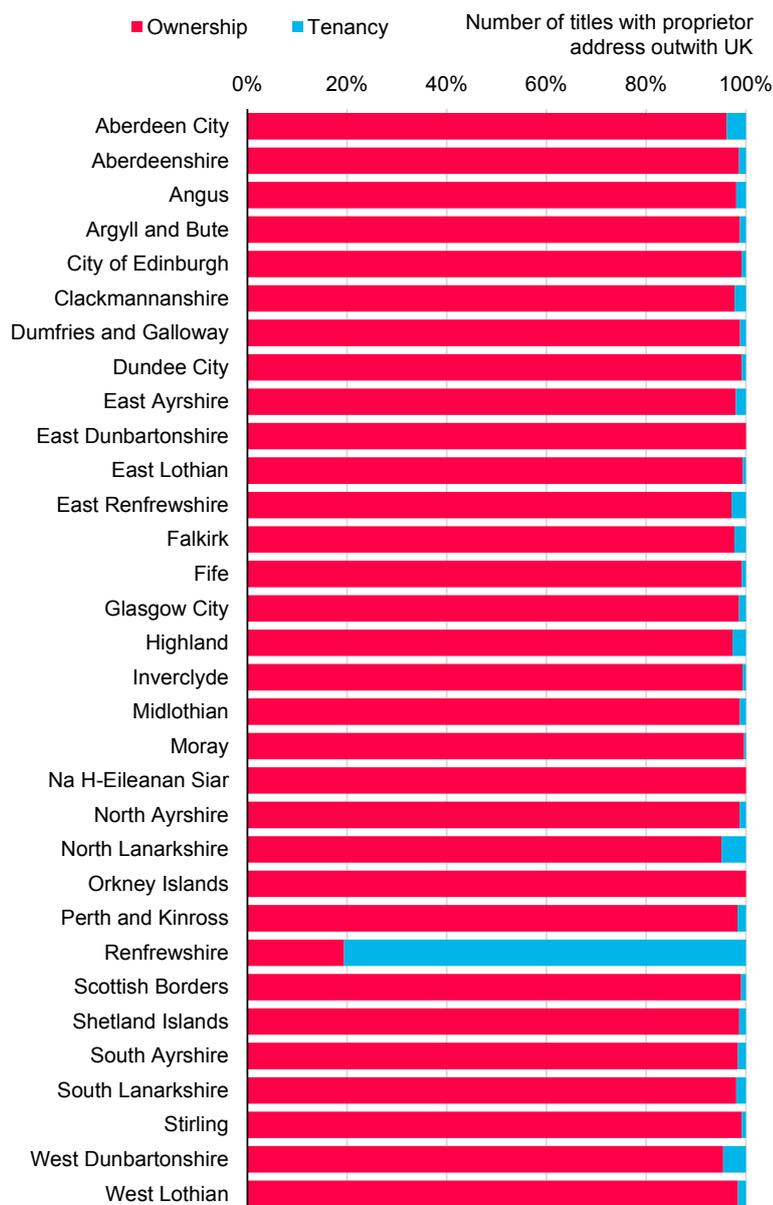
# Titles outwith UK by local authority

Chart 3 shows where titles outwith the UK are located in Scotland by interest.

All four of the city-based local authorities (City of Edinburgh, Glasgow City, Aberdeen City and Dundee City) were included in the top ten local authorities by number of outwith UK titles.

## Chart 3: Around one in three outwith UK titles were in the City of Edinburgh or Glasgow City ([online table 5](#))

Percentage of titles with proprietor address outwith UK by interest and local authority as at 31 December 2020



Around one in ten outwith UK titles (11% or 2,856 titles) were located within Renfrewshire. Of all titles with a tenancy interest, 87 % (or 2,302 titles) were within Renfrewshire. If Renfrewshire was excluded, the average proportion of tenancy interest across the other 31 local authority areas was 1.5% compared with 10% across the whole of Scotland. A contributory factor to this is the number of titles of parking spaces and storage facilities near to Glasgow Airport. This is an unusual form that doesn't appear to be repeated in any other local authority.

Table 3 shows the top 10 postcode sectors across Scotland by number of outwith UK titles. The top two postcode sectors were within Renfrewshire and account for 63% of titles owned or leased from outwith the UK within the local authority.<sup>4</sup>

**Table 3: Top 10 postcode sectors by number of titles with proprietor address outwith UK as at 31 December 2020 ([online table 6](#))**

Rank	Postcode sector	Post town	Local authority	Number of titles
1	PA3 3	Paisley	Renfrewshire	918
2	PA3 1	Paisley	Renfrewshire	884
3	EH3 9	Edinburgh	City of Edinburgh	447
4	PA1 2	Paisley	Renfrewshire	369
5	PA3 2	Paisley	Renfrewshire	276
6	EH3 6	Edinburgh	City of Edinburgh	225
7	KY16 9	St Andrews	Fife	221
8	EH9 1	Edinburgh	City of Edinburgh	220
9	EH7 5	Edinburgh	City of Edinburgh	202
10	EH8 9	Edinburgh	City of Edinburgh	176

<sup>4</sup> Total number of titles in Renfrewshire with proprietor address outwith the UK was 2,856

# Titles outwith UK by land use classification

RoS records six land use classes: residential, commercial, land, agriculture, forestry and other. The land use classification is provided by the submitting agent on the RoS application form when an application for registration is submitted (see background section for further information on land use classification).

Three quarters (76%) of outwith UK titles had a residential land use classification with 9.1% classed as commercial and 10% as Other (see chart 4, [online table 7](#)).

## Chart 4: Three quarters of outwith UK titles had a residential land use classification ([online table 7](#))

Number of titles with proprietor address outwith UK by land use classification as at 31 December 2020

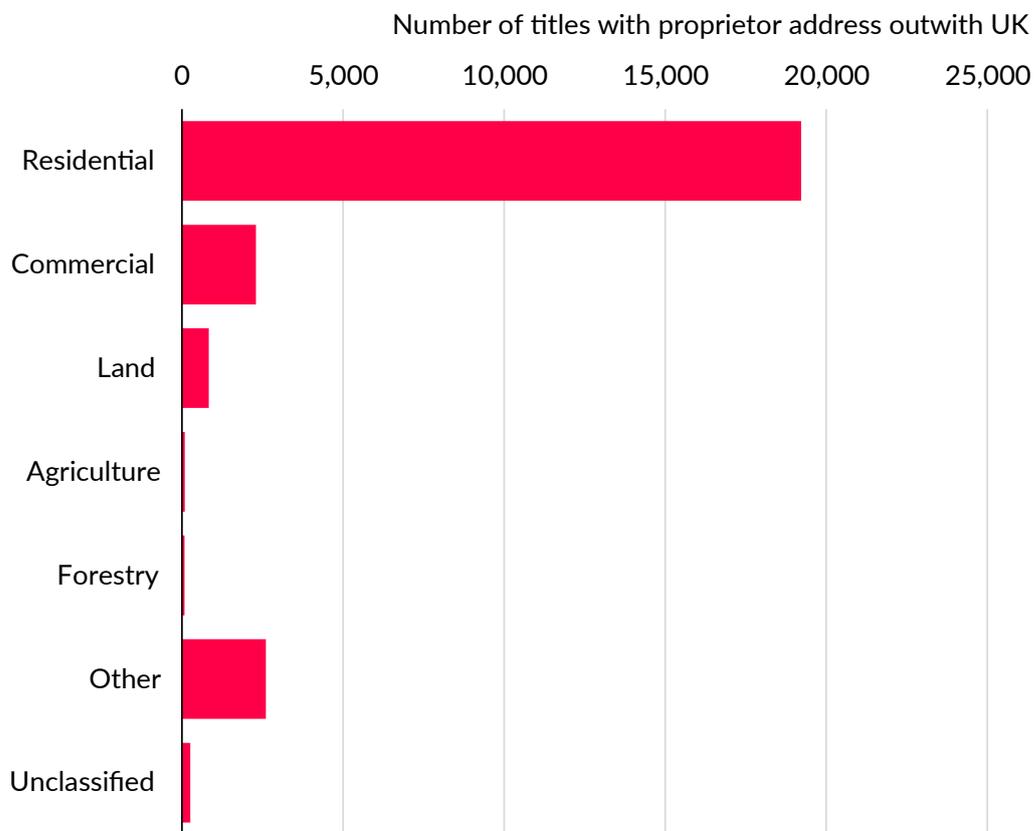
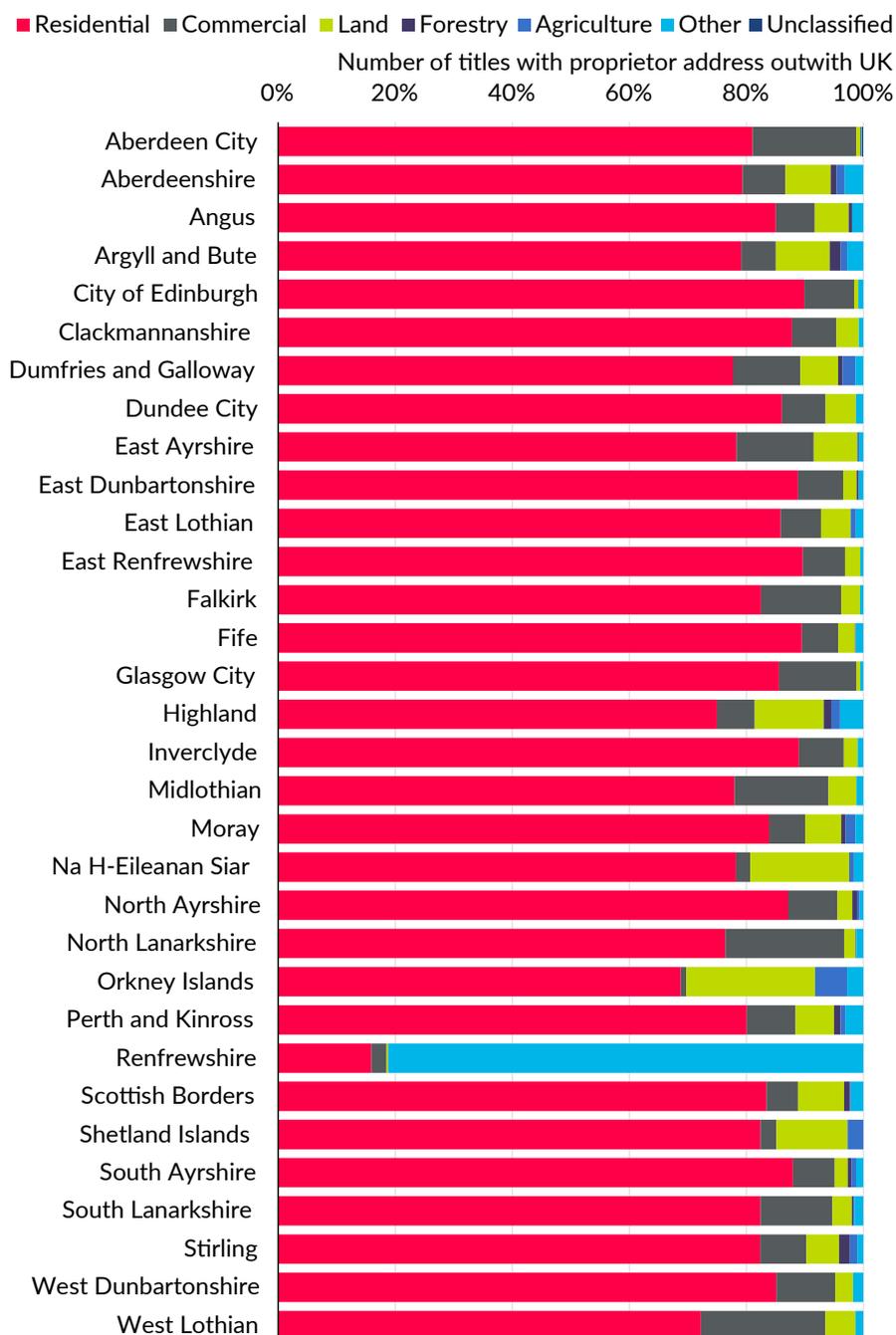


Chart 5 shows the number of outwith UK titles by land use classification and local authority.

### Chart 5: Residential land use accounted for at least two thirds of the land use classification of titles outwith the UK in 31 out of 32 local authorities (online table 7)

Percentage of titles with proprietor address outwith UK by local authority and land use classification as at 31 December 2020



Residential land use accounted for at least 69% of outwith UK titles in 31 of 32 local authorities.

The local authority where this was not the case was Renfrewshire. In Renfrewshire, 16% of titles with registered proprietors that had an address outwith the UK were classed as residential. The majority of titles (80%) were classed as other, the classification used for car parking and storage spaces.

# Titles outwith UK by urban rural classification

The Scottish Government urban rural classification 2016<sup>5</sup> was attached to all titles with a proprietor address outwith the UK using the 2-fold classification (see background section for further information).

For titles with a proprietor address outwith the UK, 80% were in urban areas of Scotland and 20% were in rural areas (see chart 6, [online table 8](#)). For context, in terms of land area, urban areas account for 2.2% of Scotland and rural areas account for 97.8%.<sup>6</sup> In terms of population, urban areas account for 83% and rural areas account for 17%.

## Chart 6: Around four out of five titles with a proprietor address outwith UK were in urban areas of Scotland ([online table 8](#))

Percentage of titles with proprietor address outwith UK by 2-fold urban rural classification as at 31 December 2020

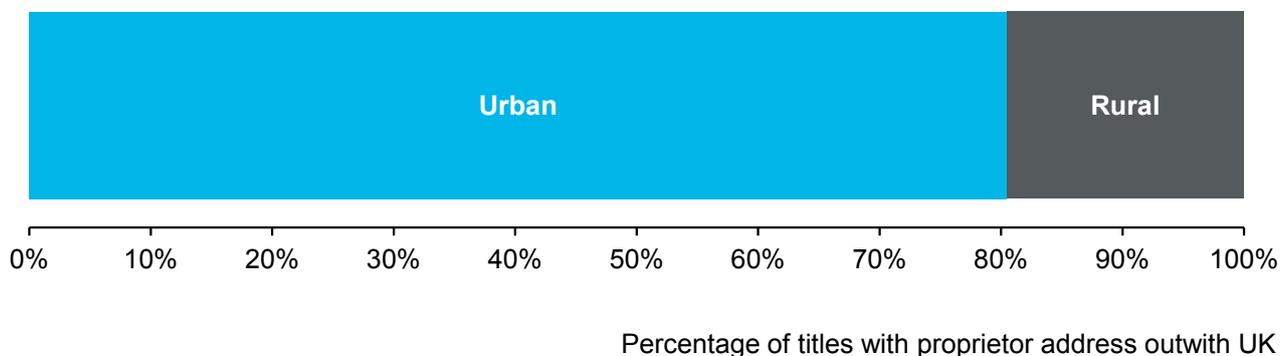


Chart 7 shows for each local authority, the percentage of outwith UK titles and the percentage of land area that are urban and rural based on the 2-fold urban rural classification.

Looking at the four cities, Glasgow City and Dundee City have a high land area percentage that is urban (87% and 83% urban respectively) and the focus of outwith UK titles within these local authorities is in urban areas (99% of titles in urban areas in both local authorities). The percentage of land area that is urban is relatively lower in City of Edinburgh and Aberdeen City (51% and 46% urban respectively) but outwith UK titles remain nearly all in urban areas (99% and 97%).

The chart shows that for local authorities with a lower percentage of urban land area (between 15% and 30%) the percentage of outwith UK titles in urban areas remain high (between 84% and 98%).

Clackmannanshire can be seen to be an outlier given the percentage of its land area that is urban and the low number of outwith UK titles involved.<sup>7</sup>

However, the main focus of outwith UK titles in local authorities remains in urban areas, for example, Fife has a 8.8% urban land area with 78% of outwith UK titles located in urban areas and North Lanarkshire has 27% urban land area with 92% of outwith UK titles located in urban areas.

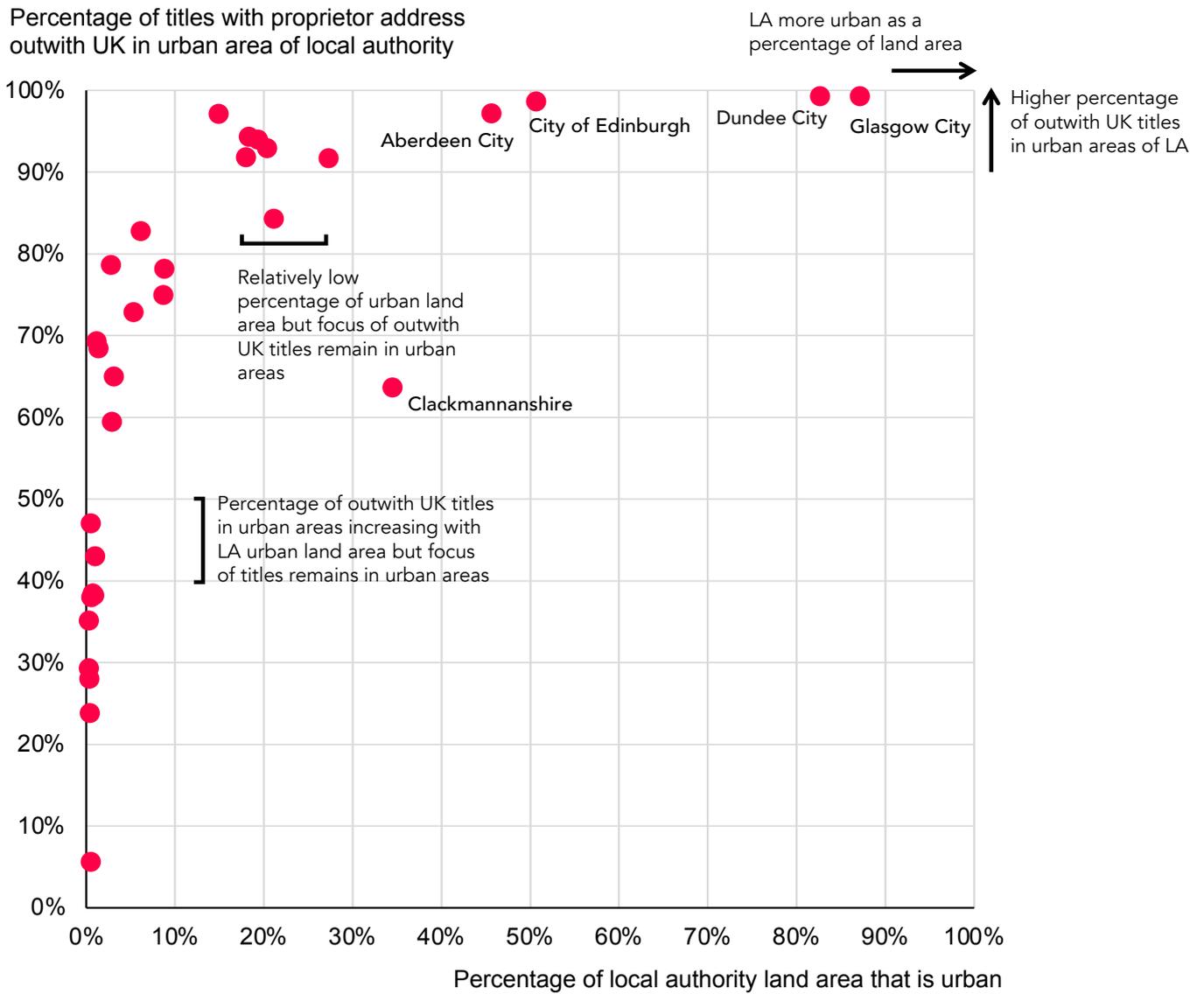
<sup>5</sup> Scottish Government urban rural classification 2016: <https://www.gov.scot/publications/scottish-government-urban-rural-classification-2016/pages/2/>

<sup>6</sup> Scottish Government: <https://www2.gov.scot/Publications/2018/03/6040/downloads>

<sup>7</sup> There are 132 titles in Clackmannanshire with a proprietor address outwith the UK. 84 of these titles are in urban areas and 48 in rural areas.

# Chart 7: Focus of outwith UK titles is in urban areas ([online table 8](#))

Percentage of titles with proprietor address outwith UK by local authority and urban rural classification (SG UR 2-fold 2016) as at 31 December 2020



# Titles outwith UK by land area

## Experimental statistics: data being developed

This section looks at the percentage of the land area of Scotland represented by outwith UK titles. The statistics presented in this section have been classed as 'experimental'.

Experimental statistics are a type of official statistic that are undergoing development and have been published to involve users and stakeholders in their development, and to build in quality and understanding at an early stage.

The area of each outwith UK title is calculated using RoS Geographic Information System (GIS) instead of the area information submitted during the registration process. The title polygons were retrieved for each outwith UK title and dissolved/aggregated the area extent by local authority to calculate area totals for each local authority as at 31 December 2020. The area referred to relate to all polygons (including those that are generated through rights) associated with the title rather than just ownership. A title could include a bundle of rights, not just ownership rights but also other rights such as access rights. Further information on experimental statistics, the methodology used and the development of this output is available in the background section.

## Analysis

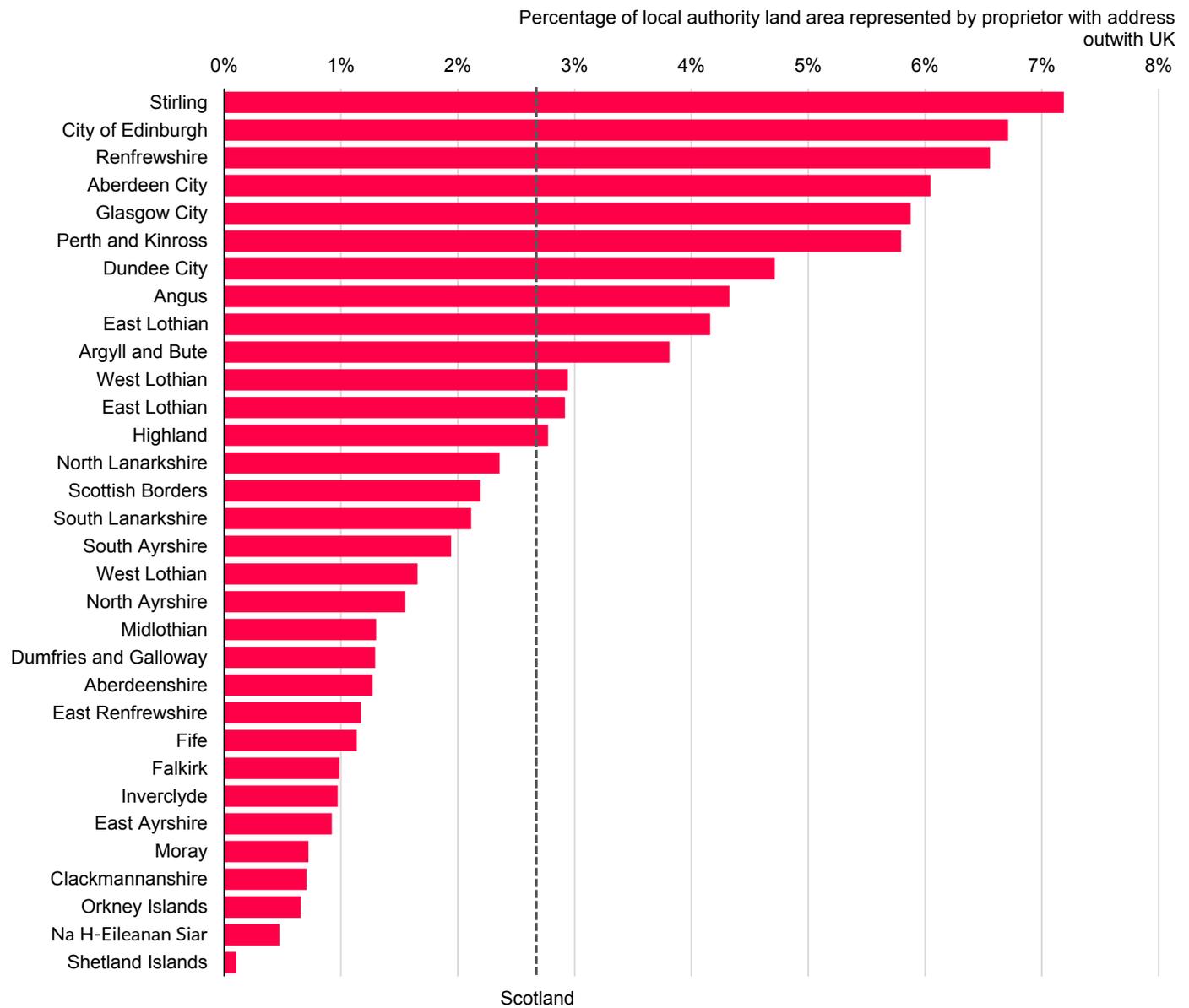
Out of 25,386 outwith UK titles, 25,381 titles were included for analysis. Overall, outwith UK titles represented 2.6% of Scotland's land area. Chart 8 shows the percentage of local authority land area represented by outwith UK titles.

The top three local authorities with the highest percentage of its land area represented by outwith UK titles were Stirling, City of Edinburgh and Renfrewshire.

The bottom three local authorities were Shetland Islands, Na h-Eileanan Siar and Orkney Islands, all local authorities with very low number of titles overall (see table 9 of the online spreadsheet tables for background data).

### Chart 8: Titles outwith UK represented 2.6% of Scotland’s land area ([online table 9](#))

Percentage of local authority land area in Scotland represented by proprietor with address outwith UK as at 31 December 2020



# Background, quality and methodology

## Background

Registers of Scotland (RoS) is the non-ministerial office responsible for maintaining 20 public registers. These relate to land, property and other legal documents.

RoS collects administrative data in the process of fulfilling the Keeper of the Registers of Scotland's (the Keeper) statutory duties to manage, control and maintain the various public registers under RoS' remit.

Two of RoS' most active registers are the General Register of Sasines and the Land Register of Scotland, which both record ownership and other interests related to land and property in Scotland.

The contents of the Sasines Register, which comprises a chronological list of deeds, are steadily being moved across to the Land Register through the Land Register Completion programme (planned for completion by 2024). The Land Register was introduced in 1981 and currently (as at 31 December 2020) accounts for 1.83 million registered titles in Scotland. The Land Register is based on the Ordnance Survey map and contains plans of registered properties, providing property owners with a state-backed guarantee of title.

RoS records the legal owner of all land and property types in Scotland, including residential and commercial properties, whether held by an individual, a company or any other legal entity, and regardless of whether that company has been registered in the UK or not.

Since December 2014, where the legal owner is a company outwith UK, the register has recorded the country or territory where the company was incorporated. This information may also have been recorded prior to that date if it was included in the application for registration, but this was on a voluntary basis.

The data is submitted to RoS via standard land register application forms, deeds and accompanying plans (if required). It is used to maintain an open and public property register showing textual details for each title and its corresponding spatial extent on the cadastral map.

Information about individual registered titles can be accessed by the public. Scotland's Land Information Service, [ScotLIS](#), allows easy access for everyone to a wide range of land and property information. [Customer Services](#) are available for any other needs, such as [searching](#) the Land Register and Sasines Register, or getting [copies of deeds](#) registered in the registers.

## Data used in this release

The tables accompanying this release are available [here](#). The [Country of Origin Company Report](#) – a dataset containing information about all properties owned or leased in Scotland by companies outwith UK – has also been updated and is available to purchase. This dataset includes details of companies with an address that was outwith UK; it does not include details of individuals, trustees, limited partnerships, other unincorporated bodies, mixed ownership/tenancy, or unclassified titles.

## *Revision policy*

The statistics presented here are a snapshot of the Land Register as at 31 December 2020. Annual snapshots are subject to changes made in the live Land Register database. Further information on our general revision policy and how we compile statistics at RoS can be found [here](#).

## **Methodology**

The statistics in this release are based on a snapshot (a stock picture) of registered titles in the Land Register as at 31 December 2020 (1,830,081 titles). Titles include owners and tenants under long-term commercial leases. Titles that were pending registration on the date of extraction or titles from the Sasines Register are not included.

Each unique title is allocated to one location category only based on the supplied address of the proprietor at the time of registration with RoS. There are five possible location categories that a title could be allocated to based on the town/county/country field of the supplied address: Scotland, England, Wales, Northern Ireland and outwith UK.

Where a title is shared by more than one owner/tenant, those with a non-UK element are allocated to the outwith UK category. Where there is no outwith UK element, the title is allocated to Scotland, England, Wales or Northern Ireland in that order according to the countries represented in the owners'/tenants' addresses, e.g. if Scotland is not represented, but both England and Wales are then it will be allocated to England.

Any title within the outwith UK category that includes more than one proprietor with an outwith UK address has been classified to the first outwith UK address listed on the title, e.g. if there were two proprietors, the first from France and the other from Italy, the title would be classified to France.

Any title that includes five or more proprietors where at least one has an outwith UK address is excluded from the analysis to avoid misrepresentation (e.g. to avoid skew from titles with one small interest held by an outwith UK proprietor owned jointly with proprietors based in Scotland).

New registrations and certain changes to existing registrations over the previous 12 months are reviewed and incorporated to present the latest snapshot. If, as part of this review, a title cannot be classified to a geographic location then it is placed in the pot of titles where the proprietor address is unable to be classified. This pot will also include those titles that cannot be classified to a geographic location when the data is initially extracted from the Land Register for the snapshot as at 31 December 2020.

The outwith UK titles were then further classified by type of proprietor, interest, local authority, land classification, urban rural classification and area (further information provided below). The maps shown in figure 2 were made with [Natural Earth](#) (free vector and raster map data).

### *Land use classification*

The land use classification is provided by the submitting agent on the RoS application form when an application for registration is submitted. Classification is made on the primary land use of the plot of land. Further information on the six land use classes can be found [here](#).

The Scottish Government urban rural classification 2016<sup>8</sup> was attached to all titles with a proprietor address outwith the UK using the 2-fold classification as shown in table 4.

**Table 4: Scottish Government urban rural 2-fold classification 2016**

Classification	Class name	Description
2-fold	Urban areas	Settlements of 3,000 or more people
	Rural areas	Areas with a population of less than 3,000 people

The urban rural classification given to each title was calculated by overlaying the title seed point (a point marker used to identify the position of a Land Register title on the Ordnance Survey base map) with the Scottish Government's urban rural classification 2016. Each seed point was classified with the values of the 2-fold classification extracted from the underlying urban rural classification polygon. Further information on the Scottish Government's urban rural classification is available [here](#). Scottish Government figures were used for the urban land area of each local authority.<sup>9</sup>

*Titles outwith UK by area (and further information on experimental statistics status)*

The area of each outwith UK title is calculated using RoS Geographic Information System (GIS) data instead of the area information submitted during the registration process. The title polygons were retrieved for each outwith UK title and the area extent was dissolved/aggregated by local authority to calculate area totals for each local authority as at 31 December 2020. The total land area for each local authority was calculated using RoS GIS.

A polygon is a closed geometric shape, which represents the mapped extent and location of a title, or part of a title, in the Land Register. In the Land Register, the polygons which make up a title can overlap with each other or with the polygons which make up other titles.

The right associated with each title polygon can only be determined by analysing text descriptions submitted during the registration process. The area referred to relates to all polygons (including those that are generated through rights) associated with the title rather than ownership only, a limitation of the analysis. A title could include a bundle of rights, not just ownership rights but also other rights such as access rights. This is a result of the legacy spatial data model where the right associated with each title polygon can only be determined by referring to the subject's description. All polygons associated with each title is used in the analysis, rather than trying to isolate only ownership.

There were a small number of titles where the polygon referring to rights straddled local authority boundaries (typically an access road). In these cases, the shared polygon is counted twice, which leads to a small coverage overestimate. In addition, due to the way some types of properties are mapped in two dimensions, it is not always possible to calculate the exact area of ownership even where the polygons which delineates ownership is identified. For example, for flatted properties, the entire building footprint is mapped for each title contained within the building.

<sup>8</sup> Scottish Government urban rural classification 2016: <https://www.gov.scot/publications/scottish-government-urban-rural-classification-2016/pages/2/>

<sup>9</sup> Scottish Government: <https://www2.gov.scot/Publications/2018/03/6040/downloads>

The experimental statistics label has been used for these statistics because overall they remain subject to quality testing to meet user needs. Specifically, the method used to calculate the area of the outwith UK title is being tested by statisticians and GIS analysts at RoS and subject to further evaluation given the known limitations (particularly around isolating the area of ownership right). These methodological limitations, the testing and development, and the Land Register not yet being complete has meant that the experimental label has been used for this new output. The experimental statistics label will be reviewed in time for publishing the report next year. Further information on experimental statistics is available [here](#).

## Quality

The data used to produce this report is extracted from the Land Register, which is created from the information provided within applications for registration. The risk of inaccurate data being submitted, and of inaccuracies being created by errors in the land registration process, is inherent but is mitigated by:

- checks done by solicitors
- pre-application checks and reports provided by RoS prior to solicitors submitting applications
- RoS registration officers conducting registration checks
- RoS Quality Team undertaking quality checks
- RoS Land & Property Data Team undertaking quality assurance on the data

Both the Land Registration etc. (Scotland) Act 2012<sup>10</sup> – which superseded the Land Registration Act (Scotland) 1979<sup>11</sup> on 8 December 2014 – and the Land Reform (Scotland) Act 2016<sup>12</sup> impose statutory duties on the Keeper which govern the role RoS holds within the Scottish legal and economic framework.

One of the most significant changes in the approach to land registration made following the implementation of the Land Registration etc. (Scotland) Act 2012 was to put the main responsibility of the accuracy of data submitted to RoS within the remit of the submitting agent (usually the solicitor acting on behalf of the purchaser) rather than the Keeper. This provides increased reliability on the quality of data we can extract from the documents submitted for registration in the Land Register since these agents have a greater responsibility to ensure the integrity of the register.

Rules were applied to standardise the naming conventions within the outwith UK data. This was required primarily because of the different versions of country names provided by submitting agents within their applications for registration and because of spelling errors. In order to rectify this, country names were standardised to UN naming conventions, and rules were created around other common variations. For example, references to 'Dubai' or 'Abu Dhabi' in the country field were changed to United Arab Emirates, and references to the 'Channel Islands' were changed to the individual island name.

The focus of this release is on outwith UK titles and as such this category has the higher level of quality assurance. Notwithstanding the practicalities of quality assuring a very large number of titles, the UK-based titles receive no additional quality checks after they have been extracted from the Land Register (apart from new registrations and changes to existing registrations received over the previous 12 months). Placement in a UK-based pot is therefore dependent on the information received by RoS at the time of registration, in particular the entries in the relevant address fields. This information, as outlined above, is subject to various checks before extraction but overall the UK-based title information as shown in table 1 (location of proprietor address) has a lower level quality assurance than that attached to the outwith UK title information.

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<sup>10</sup> Land Registration etc. (Scotland) Act 2012: [www.legislation.gov.uk/asp/2012/5/contents](http://www.legislation.gov.uk/asp/2012/5/contents)

<sup>11</sup> Land Registration (Scotland) Act 1979: [www.legislation.gov.uk/ukpga/1979/33](http://www.legislation.gov.uk/ukpga/1979/33)

<sup>12</sup> Land Reform (Scotland) Act 2016: [www.legislation.gov.uk/asp/2016/18/contents/enacted](http://www.legislation.gov.uk/asp/2016/18/contents/enacted)

Due to technical and legal issues, some titles within the Scotland category may have a proprietor whose address at the time of registration was outwith the UK, but have not been identified as such (for example, titles registered in favour of companies before December 2014 when the country of incorporation was only provided on a voluntary basis).

The Land and Property Titles in Scotland by Country of Origin statistical release was first published in March 2018 (data as at 31 December 2017). In that release there were around 230,000 unclassified titles, accounting for 13% of all titles registered with a proprietor address. For the current snapshot (data as at 31 December 2020) the number of unclassified titles has fallen to around 0.5% of total registered titles in the Land Register. The decrease in the number of unclassified titles from last year's snapshot is due to the rigorous quality checks being made on the data (see table 5, [online table 10](#)).

**Table 5: Location of proprietor address for registered Land Register titles as at 31 December 2017, 31 December 2018 , 31 December 2019, 31 December 2020 ([online table 10](#))**

	As at 31-Dec-17			As at 31-Dec-18			As at 31-Dec-19			As at 31-Dec-20		
	Volume	% of All Classified	% of Total	Volume	% of All Classified	% of Total	Volume	% of All Classified	% of Total	Volume	% of All Classified	% of Total
<b>Scotland</b>	<b>1,414,235</b>	<b>93.1</b>	<b>81.0</b>	<b>1,644,918</b>	<b>94.0</b>	<b>91.9</b>	<b>1,641,232</b>	<b>94.0</b>	<b>91.2</b>	<b>1,697,963</b>	<b>93.3</b>	<b>92.8</b>
England	79,118	5.2	4.5	74,564	4.3	4.2	74,216	4.3	4.1	88,733	4.9	4.8
Wales	2,662	0.2	0.2	1,828	0.1	0.1	1,825	0.1	0.1	1,990	0.1	0.1
Northern Ireland	8,172	0.5	0.5	3,748	0.2	0.2	3,761	0.2	0.2	3,888	0.2	0.2
Outwith UK	15,060	1.0	0.9	24,117	1.4	1.3	25,071	1.4	1.4	25,386	1.4	1.4
<b>Non-Scotland</b>	<b>105,012</b>	<b>6.9</b>	<b>6.0</b>	<b>104,257</b>	<b>6.0</b>	<b>5.8</b>	<b>104,873</b>	<b>6.0</b>	<b>5.8</b>	<b>119,997</b>	<b>6.6</b>	<b>6.6</b>
<b>BFPO<sup>13</sup></b>										119	0.0	0.0
<b>Government and Queen</b>										2529.0	0.1	0.1
<b>All classified</b>	<b>1,519,247</b>	<b>100.0</b>	<b>87.0</b>	<b>1,749,175</b>	<b>100.0</b>	<b>97.7</b>	<b>1,746,105</b>	<b>100.0</b>	<b>97.0</b>	<b>1,820,608</b>	<b>100.0</b>	<b>99.5</b>
<b>Unclassified</b>	<b>227,759</b>		<b>13.0</b>	<b>40,750</b>		<b>2.3</b>	<b>53,378</b>		<b>3.0</b>	<b>9,473</b>		<b>0.5</b>
<b>Total</b>	<b>1,747,006</b>		<b>100.0</b>	<b>1,789,925</b>		<b>100.0</b>	<b>1,799,483</b>		<b>100.0</b>	<b>1,830,081</b>	<b>0.0</b>	<b>100.0</b>

<sup>13</sup> British Forces Post Office

Further information on the general quality assurance processes in place for RoS data is available in the [Quality Assurance of Administrative Data document](#), as published for the UK House Price Index. We would be grateful to users to continue to provide us with feedback on the quality and presentation of the data so we can continue to provide a product of the highest quality possible.

## Contact Us

Responsible Statistician: Rachael Fairley

The next edition of this statistical report is planned for 2022, based on the data as at 31 December 2021.

RoS provides a wide range of land and property data services, including statistical reports and publications. Further information about these services is available at [www.ros.gov.uk/property-data/data-services](http://www.ros.gov.uk/property-data/data-services).

You can contact our Land & Property Data team on 0131 659 6111 or by email at [data@ros.gov.uk](mailto:data@ros.gov.uk).