**Registers of Scotland Country of Origin Company Report**

**Information Sheet**

**Background**

* Registers of Scotland (RoS) is the non-ministerial department responsible for 21 public registers in Scotland, including the Land Register and the Sasines Register (a deeds-based register which is being replaced by the Land Register). There are estimated to be over 2.5 million addresses in Scotland, 1.9 million of which are in the Land Register. The majority of the remaining parcels are recorded in the Sasines Register.
* Registers of Scotland records the legal owner of land and property in Scotland, both residential and commercial, whether held by an individual or a company, and regardless of whether that company has been registered in the UK or not.
* Since December 2014, where the legal owner is an outwith UK[[1]](#footnote-2) company, the register records 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.
* Information about individual registered titles can already be accessed by the public for a small fee.

**What is in the Country of Origin Company Report?**

* The report provides details of any identifiable Land Register[[2]](#footnote-3) title where the registered legal owner (or tenant under a commercial lease) is a company[[3]](#footnote-4) for which a non-UK address has been provided[[4]](#footnote-5).
* The report will not include titles where there is a mixture of ownership, for example where the title is jointly owned by a company and an individual.
* The report contains in the region of 3,000 titles each year (0.2% of the Land Register).
* The report includes:
* Title number
* Company name and address
* Country or territory of incorporation (from December 2014, or prior to that date where available)
* Postal Address / description of the property
* Property type – Residential, Commercial, Agriculture, Forestry, Land, Other (property type will only be available for applications received after 30 November 1999)
* Date the owner was registered in the Land Register
* Date of entry
* Interest – ownership or tenancy
* Price paid or purchase information (the “consideration”)
* A flag to show if there is a pending transfer application over all or part of the title
* Further information about the data sources, definitions and quality assurance of this report is contained in the attached annexes.

**How will the report will be made available?**

* The Country of Origin Company Report is available on an annual basis. Each Country of Origin Company Report is provided in Excel format and contains all identifiable outwith UK companies that were registered as proprietors or tenants in the Land Register as of 31 December each year[[5]](#footnote-6).
* The report is provided free of charge under licence and use of the report is subject to [Terms and Conditions](https://www.ros.gov.uk/__data/assets/pdf_file/0003/205608/Terms-and-Conditions-RoS-Data-Services-280623.pdf).
* The report can be accessed by contacting our Land & Property Data Team at [data@ros.gov.uk](mailto:data@ros.gov.uk).

**Other Bulk Data Services**

Registers of Scotland also has a range of other bulk data services and ad hoc reports available. Further information about these services is available at https://www.ros.gov.uk/data-and-statistics.

**Annexes**

**Annex 1 - Data sources & definitions**

**Data Collection and Extraction**

* 1. Registers of Scotland (RoS) is the non-ministerial office responsible for compiling and maintaining 21 public registers. These relate to land, property, and other legal documents. RoS’ main 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 Sasines Register, which comprises a chronological list of deeds, is gradually being replaced by the land register, which was introduced in 1981.The land register is based on the Ordnance Survey map, and contains plans of registered properties.
  2. 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. A key purpose of this data collection is to populate the Land Register, documenting and protecting the legal rights of the owner/tenant/third parties. 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 clearly showing the details for each title registered within and its corresponding spatial extent on the cadastral map. The information registered in the Land Register is, in most cases, covered by the Keeper’s warranty, which means that the Keeper may be liable to pay compensation for any inaccuracies in the register that are subsequently rectified.
  3. The data for the Country of Origin Company Report dataset and the RoS Country of Origin statistics report is extracted from registered titles in the Land Register. It does not include titles that were pending registration on the date of extraction[[6]](#footnote-7) or titles from the Sasines Register. These Land Register titles include owners and tenants under long-term commercial leases.
  4. The data undergoes a quality assurance process which is covered in more detail in [Annex 2](#Annex2).

**Data Definitions**

1. The following definitions clarify the content of the data:
   * Outwith UK: any country, UK overseas territory and Crown dependency (Isle of Man and the Channel Islands) not within the UK;
   * Company: a limited company / incorporated legal body;
   * Other legal entities: includes trusts and trustees, limited partnerships, miscellaneous bodies, corporations and mixed ownership/tenancy between companies, individuals and/or partnerships/trusts;
   * Trustees, limited partnerships, etc.: includes trusts and trustees, limited partnerships, miscellaneous bodies and corporations;
   * Individuals: a natural person / individual human being.

**Annex 2 - Quality assurance**

* 1. 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 the following: checks done by solicitors; pre-application checks and reports provided by RoS prior to solicitors submitting applications; RoS registration officers conducting registration checks; the RoS Quality Team undertaking quality checks; and the RoS Land & Property Data Team undertaking quality assurance on the data.
  2. Both the Land Registration etc. (Scotland) Act 2012– which superseded the Land Registration Act (Scotland) 1979 on 8 December 2014 - and the Land Reform (Scotland) Act 2016 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 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.
  3. A full current ownership extraction of data was taken from registered Land Register titles based on the “country” field in the purchasers’/tenants’ address. A substantial quality assurance exercise allowed all titles to be allocated to one of five location categories[[7]](#footnote-8) (Scotland, England, Wales, Northern Ireland, outwith UK) based on the address held for the grantee (owner or tenant at the time of purchase). This data is updated as at 31 December of each year to reflect changes in ownership and new titles added to the Land Register.

The Scotland category is in essence what is left over from this quality assurance exercise. The titles within this category are not quality assured to the same extent as for the other categories due to the volumes of titles involved. Due to technical and legal issues, some titles within the Scotland category may have a grantee whose address at the time of registration was outwith the UK, but these 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.

* 1. Rules were also 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.
  2. Further quality assurance has also been conducted on the outwith UK data to classify each type of owner into the following six categories:
  + Limited companies,
  + Trustees / other unincorporated bodies,
  + Individuals,
  + Individuals & trustees,
  + Individuals and limited companies, and
  + Unknowns (i.e. where it is not clear whether an organisation is a limited company from the information provided).
  1. Further quality assurance has also been conducted on the UK owner addresses outwith Scotland and the owner address in Scotland data to classify each type of owner into the following three categories: Individual, Company and Other.
  2. A set of rules has been developed to ensure that future quality assurance will be less onerous. In addition, parallel developments within RoS registration systems, such as country-name drop-down lists, will support data quality going forward.
  3. There can be more than one purchaser/tenant registered to a title, and so it is possible that, for the outwith UK location category, there could be more than one unique country identified per title. As a result, the sum of individual countries listed may exceed the number of titles.

1. See Annex 1 for the definition of “outwith UK”. [↑](#footnote-ref-2)
2. The report does not include titles in the Sasines Register. [↑](#footnote-ref-3)
3. Other legal entities such as partnerships and trusts are not included. [↑](#footnote-ref-4)
4. Prior to December 2014, there may be other registered owners or tenants that are incorporated outside the UK but the country of incorporation has not been provided at the time of registration. [↑](#footnote-ref-5)
5. Applications for which the registration process had not been completed at that date are not included. [↑](#footnote-ref-6)
6. On 31 December of each year. [↑](#footnote-ref-7)
7. Due to the existence of town names in more than one UK country, e.g. the name Bangor appears in both Wales and Northern Ireland, there may be a small number of wrongly classified towns where additional information has not been provided in the application. [↑](#footnote-ref-8)