



Business Gateway Developer pack

Glossary

Version 1.1

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www.gov.uk/land-registry

Term	Reference in Developer Pack (if any)	Definition	Activity within Business Gateway
Absolute Title		Absolute class of title is the highest level of title awarded to a piece of registered land whether freehold or leasehold.	
Adverse Possession		Adverse Possession is a conveyancing term used when a person has taken possession of a property or land without the permission of the legal owner. In cases where the possession of a property or land has continued without any challenge by the legal land owner for 12 years or more it may be possible for the occupier (possessor) to claim a type of title to the land which will be called a Possessory title.	
Application Programming Interface	API	A set of routines, protocols and tools for building software applications.	The Business Gateway API documents contain XML structure diagrams and examples of the schemas used for each of the requests and responses.
Bankruptcy Search		This search is carried out by the purchaser's solicitors against the full name of a purchasing client during the conveyancing process when the	

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		purchase is funded with the aid of a mortgage. The search will reveal any bankruptcy entries against the full name surname or any alias of a purchasing client name.	
Beneficial Joint Tenants		A way in which two or more parties can choose to hold a property on trust for themselves. Holding a property as beneficial joint tenants ensures that in the event of a death of one of the parties, the deceased owner's interest in the property will automatically pass to the surviving joint tenant and will not form part of the estate to be distributed after death.	
Beneficial Owner		A beneficial owner is a person who is entitled to the benefits of ownership of property including the proceeds of sale when the property is sold. A beneficial owner may not always be the legal owner of the property	

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Business Process Model	BPM	A graphical representation of specific business processes within an enterprise. A business process is a collection of activities designed to produce a specific output for a particular market.	The Business Gateway BPM has been mapped to the XML schemas to show which process uses which schema.
Business to Business	B2B	Electronic communications between businesses, usually direct machine-to-machine interfaces.	
Certificate Authority	CA	In cryptography (usually Public Key Infrastructure), the entity that issues certificates for use by third parties.	Land Registry act as a CA to issue their own SSL certificates for secure connection to Business Gateway.
Customer Contact Centre	CCC	The centralised point of contact for all Land Registry customers. Technical issues that cannot be answered are logged and passed to the IT Service Desk.	
Case Management System	CMS	Software used by legal firms to manage business matters, including conveyancing.	Within Business Gateway, CMS is used as a generic term to refer to third party systems that connect to the Business Gateway.
Charge		A Charge is a legal document that creates a financial burden (charge) against the property when the property has been used as security for the loan	

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Computerised Register Entry	CRE	A Land Registry template for creating standard register entries such as a restriction or charge for a specific lender.	
Daylist Enquiry	DLE	A request to view searches and applications that are pending on the day list for a specific title number.	
Electronic Document Registration Service	e-DRS	A group of services that allow users to submit electronic applications to change the register, along with supporting documents.	
Electronic mortgage deed	e-MD	Lenders have defined electronic templates for each of their forms of charge.	
Filed Plan		A Filed Plan is the official plan filed at the HM Land Registry along with the Register of Title. The Filed Plan represents the extent of the boundaries of the property.	
Hypertext transfer protocol	HTTP	A protocol to transfer hypertext requests and information between servers and browsers.	
Index Map		An Index Map Search is a HM Land Registry	

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Search		application that will reveal if the property is registered or not, revealing the title number if registered.	
Joint Tenants		Joint tenants hold the property on trust for themselves. This means that in the event of the death of one of the joint owners the deceased parties share would automatically revert to the surviving owner. The HM Land Registry would only require a certified copy of the Death Certificate of the deceased owner to update the register.	
Land charges bankruptcy search	K16	An application to search for bankruptcy information against an individual.	
Land Charges Full Search	K15	An application to search for charge information against an individual, company, or local authority.	
Official copy where title number is known	OC1	An application for official copies of register and title plan documents against a specific title number.	

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Official copy where title number is known (other documents)	OC2	An application for official copies of other deeds against a specified title number.	
Official search of whole with priority	OS1	A search of the whole of a registered title that also secures priority for the impending transactions.	
Official Search of part with priority	OS2	A search of part of a registered title which also secures priority for the impending transactions.	
Proprietor		The Proprietor is the current registered owner of land or property as shown in the Official Copy Register Entries.	
Service level agreement	SLA	A service contract where the level of service is formally defined between the supplier and user of the service.	Business Gateway has an SLA as part of the Terms & Conditions that defines the availability, performance and support of the production system. Business Gateway also has an SLA as part of the test guide that defines the same for the vendor test service.

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Search of the Index Map	SIM	An application to find out if a piece of land is registered, and, if so, what the title number is.	
Simple Object Access Protocol	SOAP	A protocol specification for exchanging structured information in the implementation of web services.	
Secure Sockets Layer	SSL	A protocol developed for transmitting private documents via the internet. SSL uses asymmetric cryptography to encrypt data – a public key known to everyone and a private key known only to the recipient of the message.	All connections between users and the Business Gateway will be secured by an SSL link, using the HM Land Registry certificate provided.
Uniform Resource Locator	URL	A string that supplies the internet address of a web site or resource on the web, along with the protocol by which the site or resource is accessed	The URLs for all Business Gateway services are listed in the <i>Business Gateway developer guide</i> .
Variable Direct Debit	VDD	A payment method where the customer enters into an agreement with the merchant giving authority to directly debit a nominated account in payment for goods or services.	Payment by direct debit can be used for any HM Land Registry application lodged by post, telephone or via e-services.

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Web Services Description Language	WSDL		WSDL is a machine-readable language (XML). A complete WSDL definition contains all of the information necessary to invoke a web service.
Extensible Markup Language	XML		A widely used system for defining complex data structures in such a way that it becomes easier to manage and exchange data between applications.
Extensible Markup Language Namespace	XMLNS		XML namespaces are used for providing uniquely named elements and attributes in an XML instance.
XML Schema Definition	XSD		XML Schema Definition is a language for specifying the grammar of the mark-up allowed in an XML file. Such a specification typically has a file extension of XSD.