HM Land Registry

Business Gateway
Developer pack

Validation diagram
e-Document registration service
v2_1

HM Land Registry

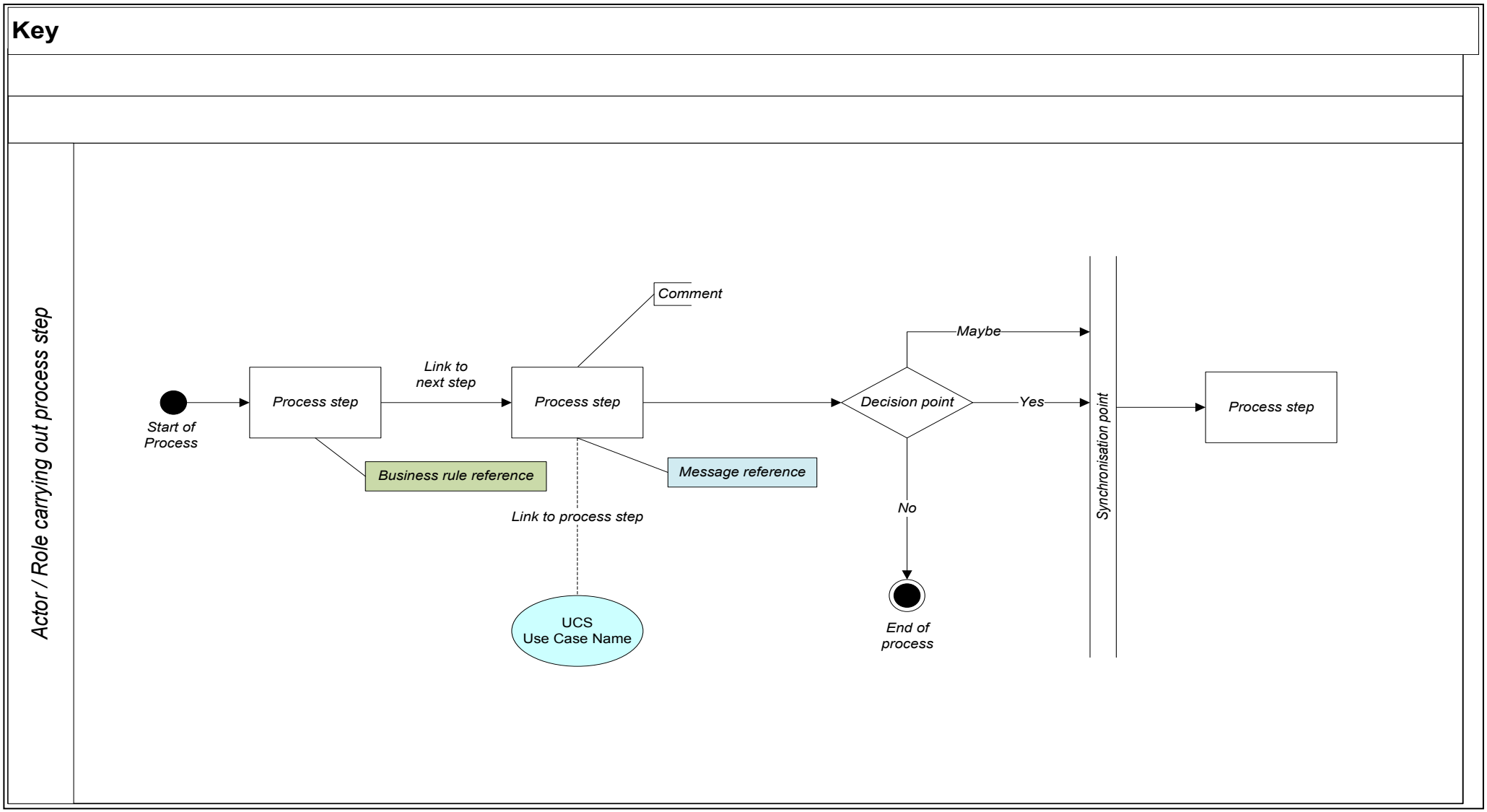
Request Description

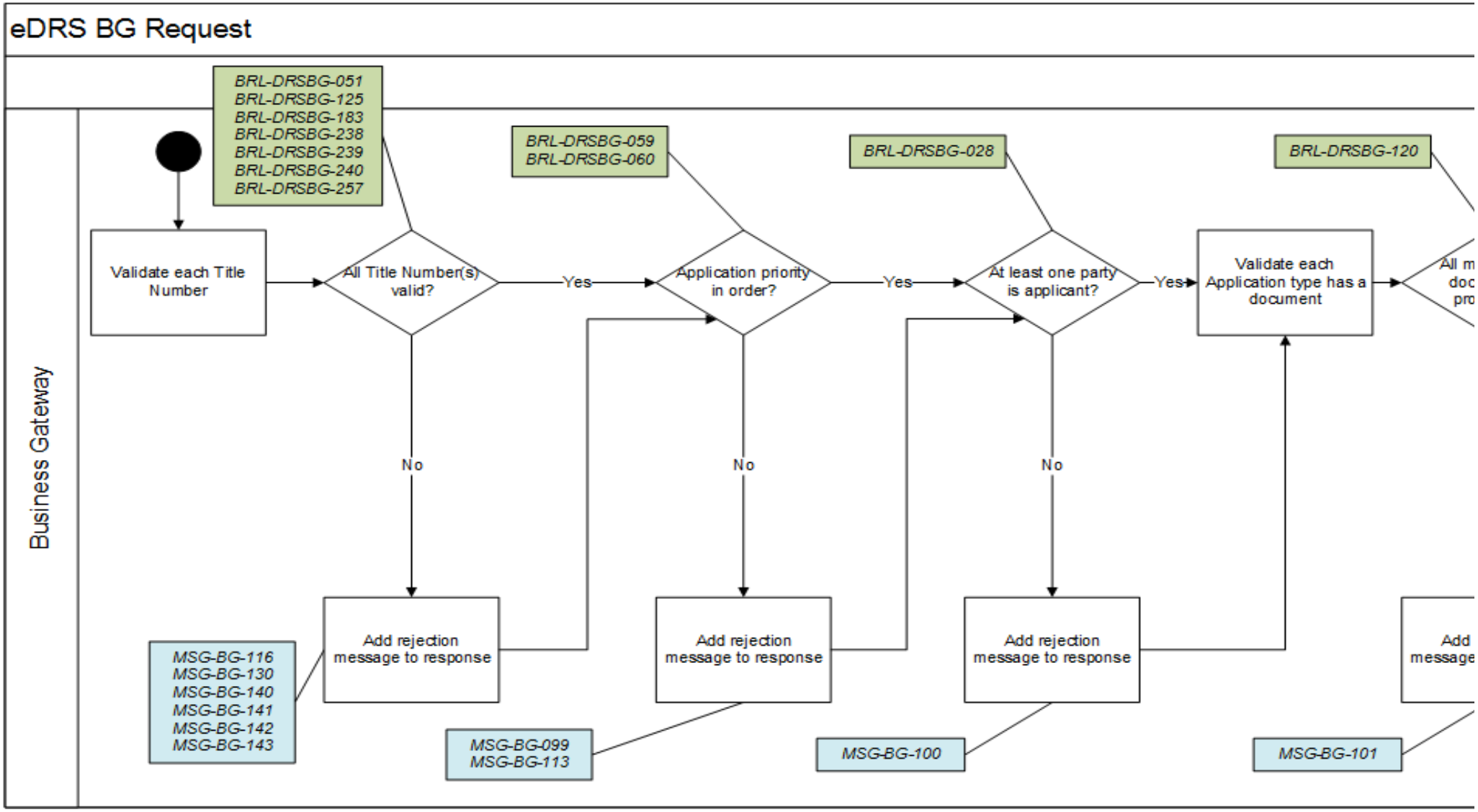
Description

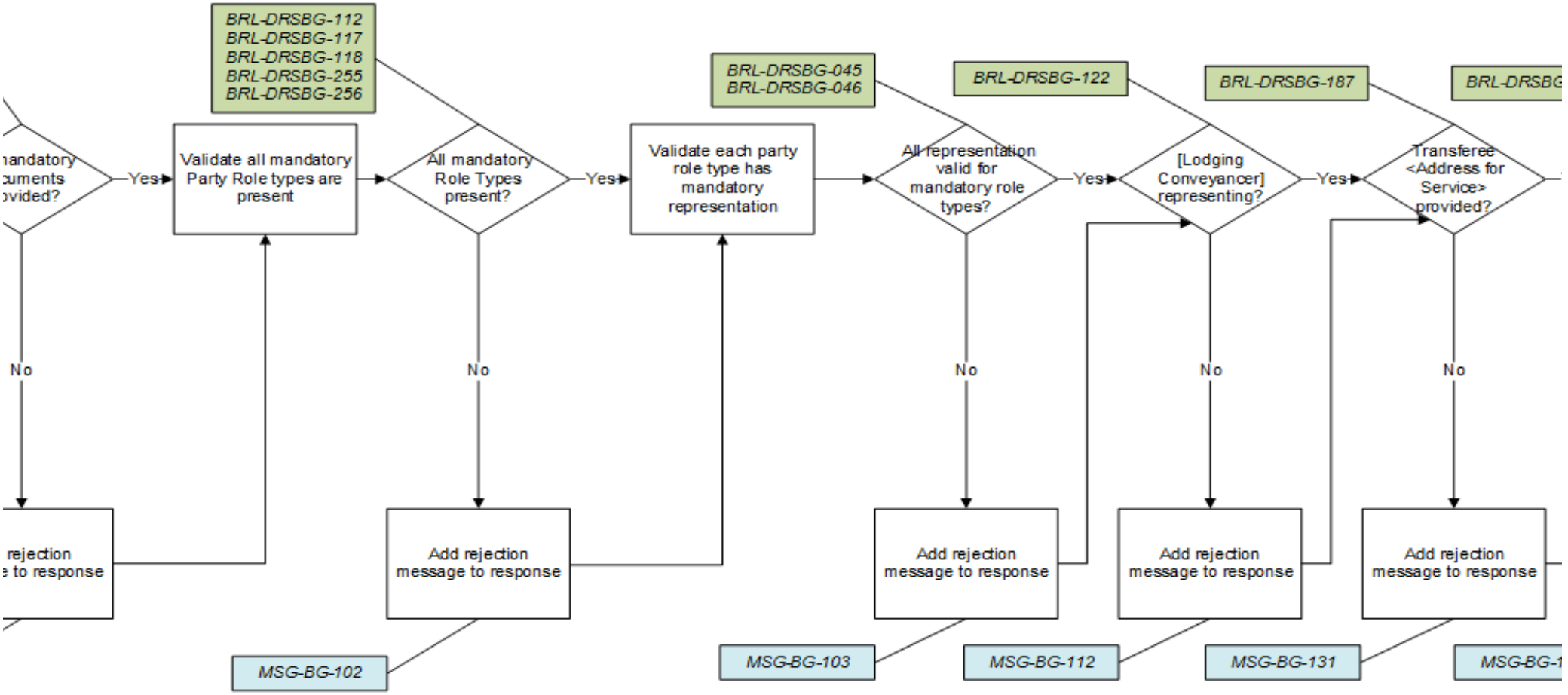
This visualisation specification provides the ability for Business Gateway to validate and prepare a response for the submission of a bundled substantive application via the Business Gateway against a maximum of 20 title numbers.

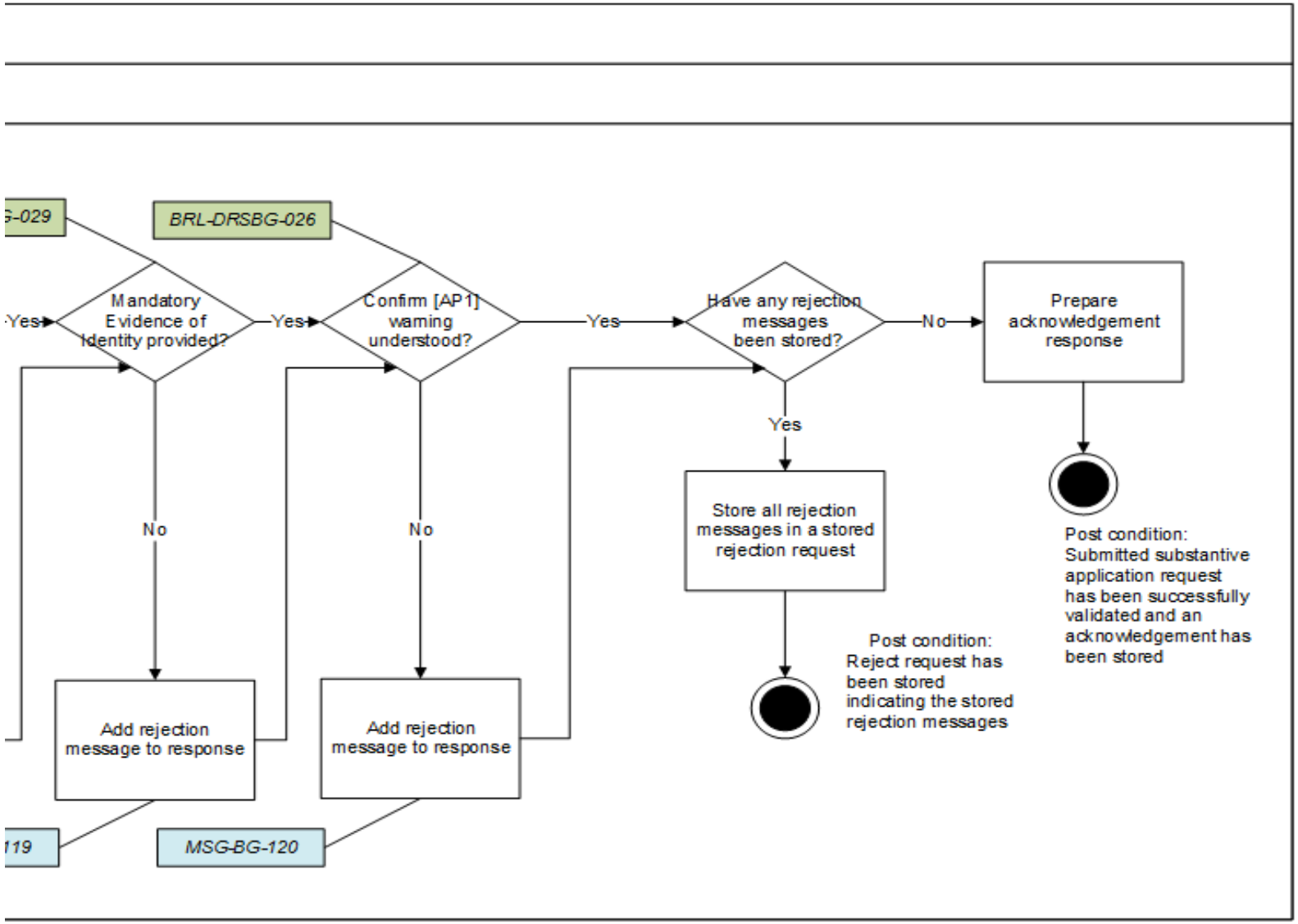
Checks specific to this service are applied to the data in the XML document and the request is either rejected or a result reponse is prepared and made available in XML format. Each XML document must contain a valid set of data items that conforms to the XML Schema defined for the service requested. The XML Schema data is detailed separately. This is the primary requirements specification for this service.

Key


Actor / Role carrying out process step
Start of Process
Process step
Link to next step
Process step
Comment
Business rule reference
Message reference
Link to process step
UCS
Use Case Name
Decision point
Maybe
Yes
No
End of process
Synchronisation point
Process step


eDRS BG Request
Business Gateway
BRL-DRSBG-051
BRL-DRSBG-125
BRL-DRSBG-183
BRL-DRSBG-238
BRL-DRSBG-239
BRL-DRSBG-240
BRL-DRSBG-257
BRL-DRSBG-059
BRL-DRSBG-060
BRL-DRSBG-028
BRL-DRSBG-120
Validate each Title Number
All Title Number(s) valid?
Yes
Application priority in order?
Yes
At least one party is applicant?
Yes
Validate each Application type has a document
No
No
No
MSG-BG-116
MSG-BG-130
MSG-BG-140
MSG-BG-141
MSG-BG-142
MSG-BG-143
Add rejection message to response
Add rejection message to response
Add rejection message to response
MSG-BG-099
MSG-BG-113
MSG-BG-100
MSG-BG-101


BRL-DRSBG-112
BRL-DRSBG-117
BRL-DRSBG-118
BRL-DRSBG-255
BRL-DRSBG-256
BRL-DRSBG-045
BRL-DRSBG-046
BRL-DRSBG-122
BRL-DRSBG-187
mandatory documents provided?
Yes
Validate all mandatory Party Role types are present
All mandatory Role Types present?
Yes
Validate each party role type has mandatory representation
All representation valid for mandatory role types?
Yes
[Lodging Conveyancer] representing?
Yes
Transferee <Address for Service> provided?
No
No
No
No
No
rejection to response
Add rejection message to response
Add rejection message to response
Add rejection message to response
Add rejection message to response
MSG-BG-102
MSG-BG-103
MSG-BG-112
MSG-BG-131


-029
BRL-DRSBG-026
Yes
Mandatory Evidence of Identity provided?
Yes
Confirm [AP1] warning understood?
Yes
Have any rejection messages been stored?
No
Prepare acknowledgement response
Yes
Store all rejection messages in a stored rejection request
Post condition: Reject request has been stored indicating the stored rejection messages
Post condition: Submitted substantive application request has been successfully validated and an acknowledgement has been stored
No
No
Add rejection message to response
Add rejection message to response
119
MSG-BG-120

Request Rules					
Rule number	Name	Code	Description	Message id	Message text
BRL-DRSBG-026	AP1 warning	bg.drs.ap1warning	The only valid value for<AP1 Warning Understood> is 'Yes'	MSG-BG-120	Certification is required that the AP1 warning has been read and understood
BRL-DRSBG-028	Party	bg.drs.applicant	At least one party for each e-DRS application must have <Is Applicant>equal to 'Yes'	MSG-BG-100	At least one party must be an applicant
BRL-DRSBG-029	Party ID	bg.drs.identityform	For each <Party> associated with <Not Represented Identity Form> there must be at least one <Identity Form>	MSG-BG-119	An <Identity Form > must be provided
BRL-DRSBG-045	Representation	bg.drs.party.representation	<Representation is always required for the following <Role Type>s : 'Transferor' 'Transferee' 'Borrower' 'Lessor' 'Lessee'	MSG-BG-103	Representation for <Forename>s <Surname> <Company Name> must be provided
BRL-DRSBG-046	Representation	bg.drs.party.representation	<Representation > is only required for a <Party> with a<Role Type> of 'Lender' when the associated <Application Type> is 'Charge'	MSG-BG-103	Representation for <Forename>s <Surname> <Company Name> must be provided
BRL-DRSBG-051	Title number validity	bg.title.invalid.specific	Each <Title Number>must exist on Land Registry systems and have a valid <District Code>	MSG-BG-096	Title Number <X> is invalid
BRL-DRSBG-059	First application priority value	bg.drs.priority.startvalue	The lowest <Application Priority> value must be '1'	MSG-BG-099	Application priority must begin with '1'
BRL-DRSBG-060	Other application priority value	bg.drs.priority.nonconsecutive	Each <Application Priority> value must be a whole number and assigned in consecutive ascending order	MSG-BG-113	Application priority must be in consecutive numerical order
BRL-DRSBG-112	Application Type for Role Type 'Borrower'	bg.drs.application.roletype	When <Application Type> is: 'Charge' 'Note Agreed Maximum Amount of Security (CH3)' A <Role Type> of 'Borrower' must be present	MSG-BG-102	Role Type of <Role Type> must be present for <Application Type><Application Priority>
BRL-DRSBG-117	Application Type for Role Type 'Transferee'	bg.drs.application.roletype	When <Application Type> is: 'Transfer' 'Transfer by operation of Law(On Death)' 'Transfer not for Value' 'Transfer of Charge' 'Transfer Subject to a Charge' A <Role Type> of 'Transferee' must be present	MSG-BG-102	Role Type of <Role Type> must be present for <Application Type><Application Priority>
BRL-DRSBG-118	Application Type for Role Type 'Transferor'	bg.drs.application.roletype	When <Application Type> is: 'Transfer' 'Transfer by operation of Law(On Death)' 'Transfer not for Value' 'Transfer of Charge' 'Transfer Subject to a Charge' A <Role Type> of 'Transferor' must be present	MSG-BG-102	Role Type of <Role Type> must be present for <Application Type><Application Priority>

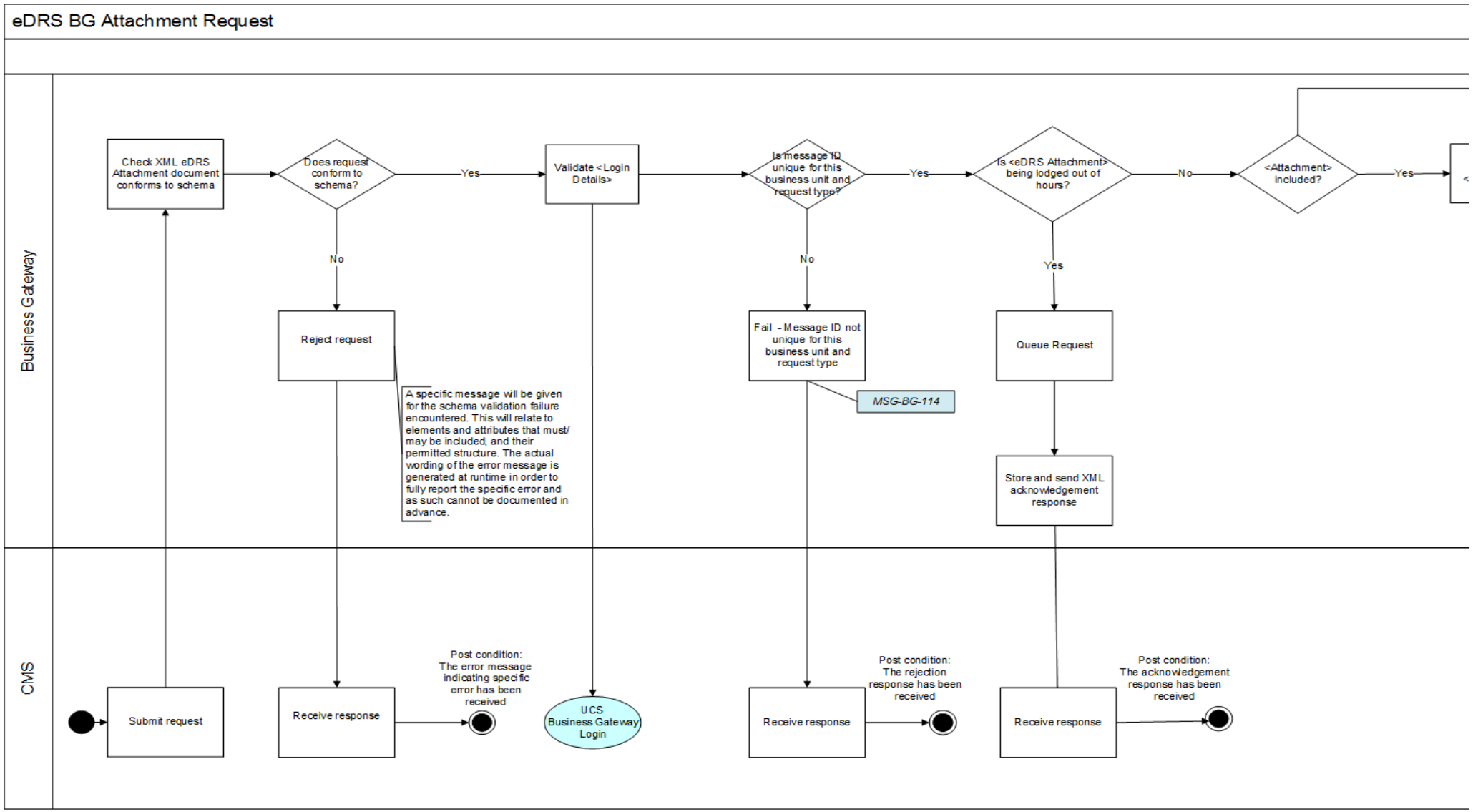
BRL-DRSBG-120	Application supported by a document	bg.drs.application.document	An <Application> must be supported by a <Document> unless the value for the <Application Type> is 'Discharge' or 'Change of Address'	MSG-BG-101	Application <Application Type> <Application Priority> must be supported by a document
BRL-DRSBG-122	Lodging conveyancer representation	bg.drs.lodging.representation	The <Lodging Conveyancer> must represent one of the parties to the application	MSG-BG-112	Representation by the <Lodging Conveyancer> must be provided for one of the parties to the application
BRL-DRSBG-125	Title not closed	bg.title.closed.specific	The <Title> must be open else corresponding validation failure message received	MSG-BG-116	Title number <X> is closed
BRL-DRSBG-183	Invalid Titles	scheme.title caution.title	Applications against scheme titles or caution titles are not valid	MSG-BG-130	Applications against scheme titles or caution titles are not supported
BRL-DRSBG-187	Address for Service	bg.drs.transferee.afs	Where the lodging conveyancer is the representing conveyancer for transferee(s) an address for service is required for each individual transferee.	MSG-BG-131	As you are representing the transferee the address for service is required
BRL-DRSBG-238	Invalid lessee title	leasehold.title	A Lessees title number provided with a Lease Extension application must match a leasehold title held by Land Registry	MSG-BG-140	Lessees title number provided <X> does not match a leasehold title held by Land Registry
BRL-DRSBG-239	Invalid Titles	franchise.title	Applications for a New Lease, Lease Extension or a Transfer of Part will not be permitted against a title with an estate interest of 'Affecting Franchise' or 'Relating Franchise	MSG-BG-141	Applications for a New Lease, Lease Extension or a Transfer of Part against an affecting franchise or relating franchise are not supported
BRL-DRSBG-240	Invalid Titles	pending.title	Applications for a New Lease, Lease Extension or a Transfer of Part will not be permitted against a pending new title	MSG-BG-142	The title number provided <X> is a pending new title. Applications for a New Lease, Lease Extension or a Transfer of Part will not be permitted against a pending new title
BRL-DRSBG-255	Application Type for Role Type 'Lessor'	bg.drs.application.roletype	When <Application Type> is:- ‘Lease’ A <Role Type> of ‘Lessor’ must be present	MSG-BG-102	Role type of <Role Type> must be present for <Application Type><Application Priority>
BRL-DRSBG-256	Application Type for Role Type 'Lessee'	bg.drs.application.roletype	When <Application Type> is:- ‘Lease’ A <Role Type> of ‘Lessee’ must be present	MSG-BG-102	Role type of <Role Type> must be present for <Application Type><Application Priority>
BRL-DRSBG-257	Invalid Titles	invalid.title.multi.district	Applications for a New Lease, Lease Extension or a Transfer of Part will not be permitted against a multi title district title. Corresponding validation failure message - MSG-BG-143	MSG-BG-143	Applications for a New Lease, Lease Extension or a Transfer of Part against a title that has multiple districts associated with it are not supported.

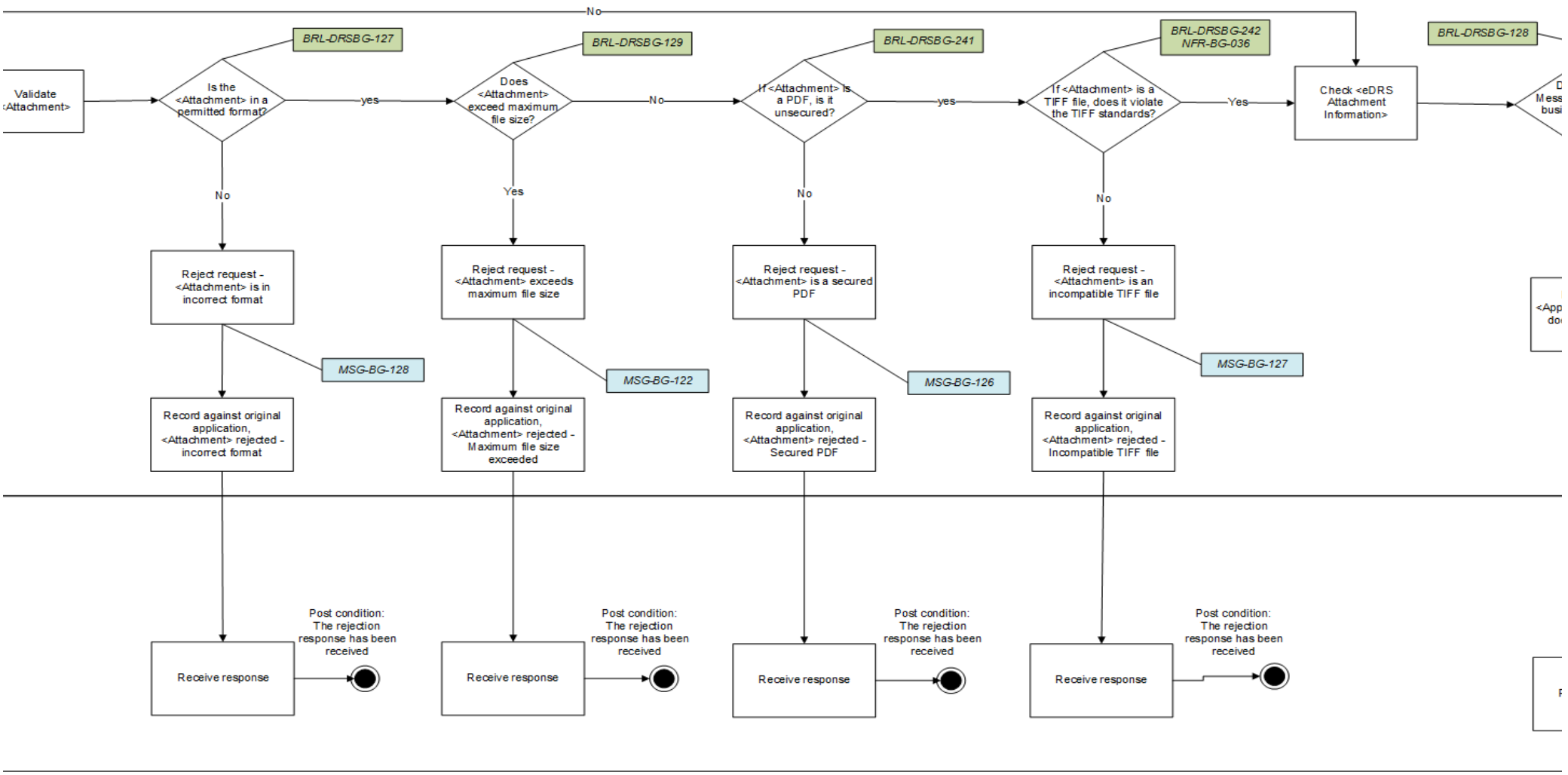
HM Land Registry

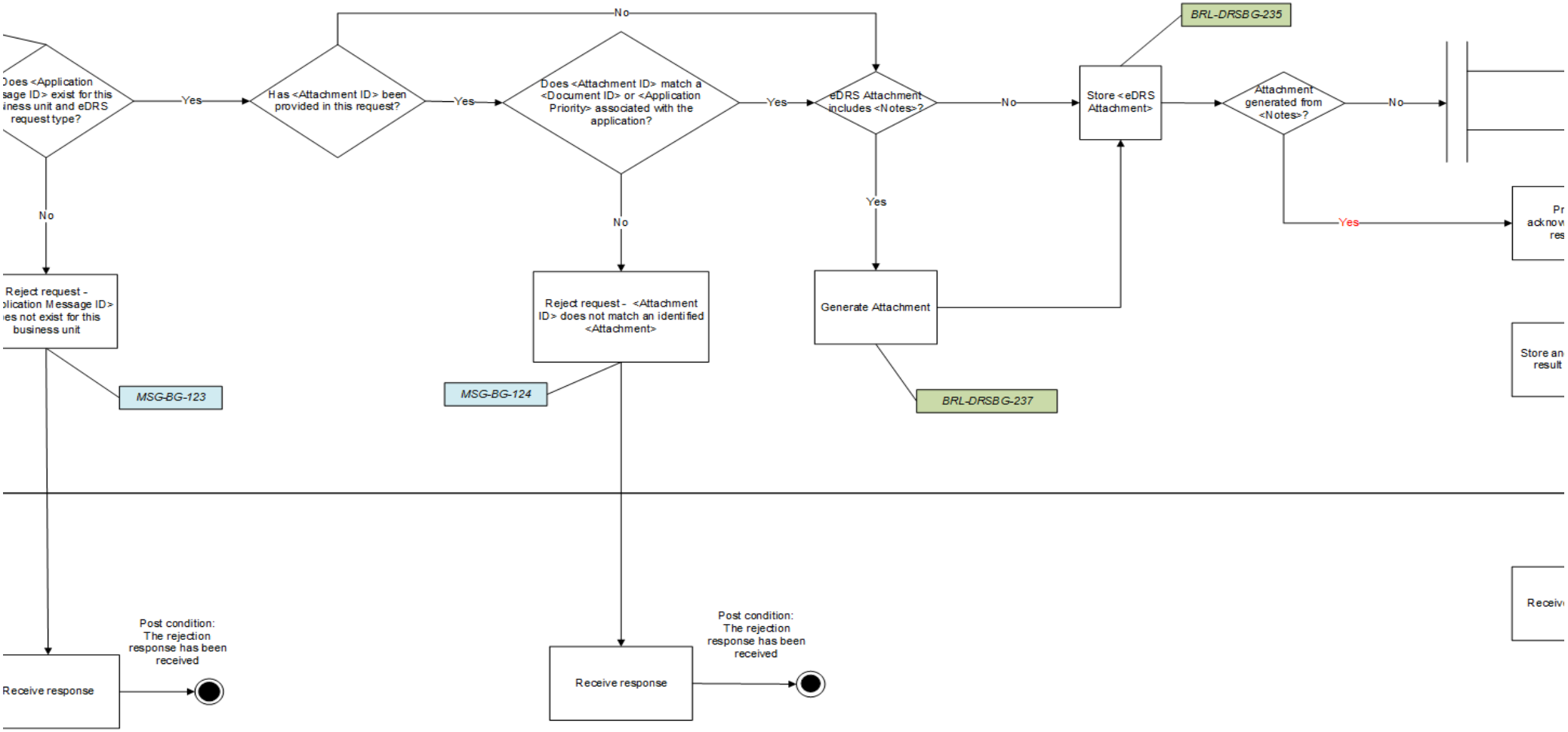
Attachment Description

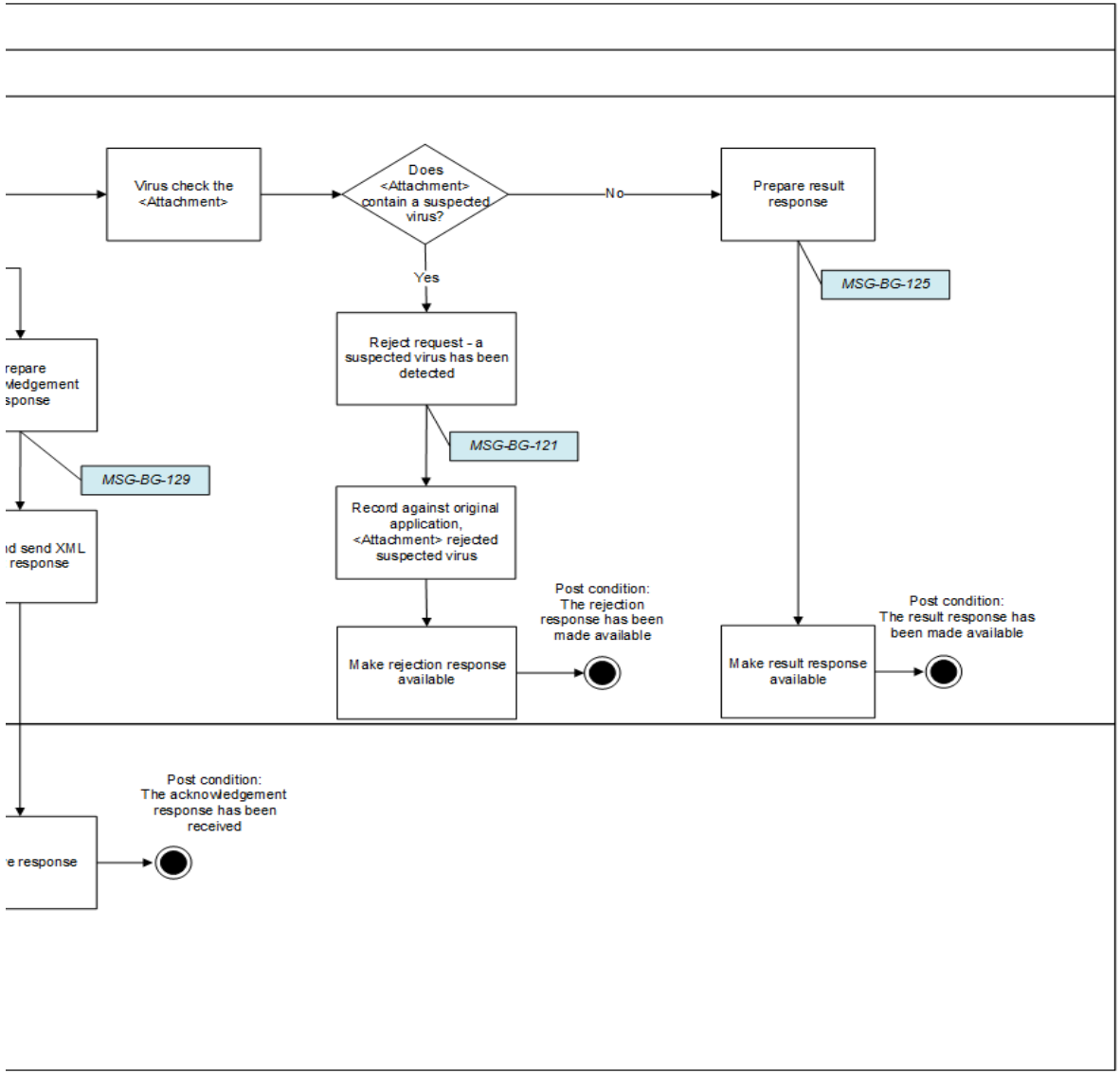
Checks specific to this service are applied to the data in the XML document and the request is either rejected or a result reponse is prepared and made available in XML format. Each XML document must contain a valid set of data items that conforms to the XML Schema defined for the service requested. The XML Schema data is detailed seperately. This requirements specification forms part of a larger service.

eDRS BG Attachment Request




No
Validate <Attachment>
Is the <Attachment> in a permitted format?
BRL-DRSBG-127
yes
Does <Attachment> exceed maximum file size?
BRL-DRSBG-129
No
If <Attachment> is a PDF, is it unsecured?
BRL-DRSBG-241
yes
If <Attachment> is a TIFF file, does it violate the TIFF standards?
BRL-DRSBG-242
NFR-BG-036
Yes
Check <eDRS Attachment Information>
BRL-DRSBG-128
No
Yes
No
No
Reject request - <Attachment> is in incorrect format
Reject request - <Attachment> exceeds maximum file size
Reject request - <Attachment> is a secured PDF
Reject request - <Attachment> is an incompatible TIFF file
MSG-BG-128
MSG-BG-122
MSG-BG-126
MSG-BG-127
Record against original application, <Attachment> rejected - incorrect format
Record against original application, <Attachment> rejected - Maximum file size exceeded
Record against original application, <Attachment> rejected - Secured PDF
Record against original application, <Attachment> rejected - Incompatible TIFF file
Receive response
Receive response
Receive response
Receive response
Post condition: The rejection response has been received
Post condition: The rejection response has been received
Post condition: The rejection response has been received
Post condition: The rejection response has been received


Does <Application sage ID> exist for this iness unit and eDRS request type?
Yes
Has <Attachment ID> been provided in this request?
Yes
No
Does <Attachment ID> match a <Document ID> or <Application Priority> associated with the application?
Yes
No
eDRS Attachment includes <Notes>?
Yes
No
BRL-DRSBG-235
Store <eDRS Attachment>
Attachment generated from <Notes>?
No
Yes
No
Reject request - plication Message ID> es not exist for this business unit
MSG-BG-123
Reject request - <Attachment ID> does not match an identified <Attachment>
MSG-BG-124
Generate Attachment
BRL-DRSBG-237
Pr acknow res
Store an result
Receiv
Post condition: The rejection response has been received
Receive response
Post condition: The rejection response has been received
Receive response


Virus check the <Attachment>
Does <Attachment> contain a suspected virus?
No
Yes
Prepare result response
MSG-BG-125
Reject request - a suspected virus has been detected
MSG-BG-121
Record against original application, <Attachment> rejected suspected virus
Post condition: The rejection response has been made available
Make rejection response available
Post condition: The result response has been made available
Make result response available
MSG-BG-129
Post condition: The acknowledgement response has been received

Attachment Rules					
Rule number	Name	Code	Description	Message id	Message text
BRL-DRSBG-127	Attachment Format	bg.attachment.formatdescription.error	The <Attachment> file must be in either GIF, JPEG, TIFF or PDF format	MSG-BG-128	The Attachment file must be in either GIF, JPG, TIFF or PDF format therefore your attachment cannot be accepted
BRL-DRSBG-128	Current Pending Applications	bg.attachment.record.not.found	The <Application Message ID> must relate to a pending application	MSG-BG-123	Application priority must be in consecutive numerical order
BRL-DRSBG-129	Maximum File Size	bg.attachment.filesize.error	The maximum file size for an <Attachment> is 3.6MB	MSG-BG-122	The attached file exceeds the maximum permitted file size of 20MB
BRL-DRSBG-241	PDF Valid	bg.attachment.pdf.security	If <Attachment> is a PDF, it must not be secured	MSG-BG-126	Attachments in PDF format must be unsecured PDF's therefore your attachment cannot be accepted
BRL-DRSBG-242	Tiff Valid	bg.attachment.tiff.compatibility	An eDRS attachment in TIFF format must not violate the TIFF standards	MSG-BG-127	The attached TIFF file violates the TIFF standards and therefore your attachment cannot be accepted
NFR-BG-036	Tiff Valid	bg.attachment.tiff.compatibility	If <Attachment> is a TIFF file does it must not violate the TIFF standards	MSG-BG-127	The attached TIFF file violates the TIFF standards and therefore your attachment cannot be accepted
N/A	Attachment Valid	bg.attachmentid.notfound	Does <Attachment ID> match a <Document ID> or <Application Priority> associated with the application? No	MSG-BG-124	Attachment ID does not match a document associated with the application
N/A	Acknowledgement	TypeCode10	Acknowledge receipt of attachment	MSG-BG-129	Your attachment has been received
N/A	Virus Check	bg.drs.virus	Does <Attachment > contain a suspected virus?	MSG-BG-121	A suspected virus has been detected therefore your attachment cannot be accepted
N/A	Acceptance Receipt	TypeCode30	Accepted Attachment	MSG-BG-125	Your attachment has been accepted