HM Land Registry

Business Gateway
Vendor Test Data

Electronic Document Registration Service
Scenario 8 Lease extension

Digital Data & Technology (DDaT)
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www.gov.uk/land-registry

8. Scenario 8

Lease extension

Mountcharm Limited owns 20 and 22 Westgate Street, Gloucester with a title number of GR521934. The ground and basement floor shop, 20 And 22, Westgate Street, has been leased out under Lessee's title number GR521906 for 25 years to Molly Sims. The lease is coming to an end and is to be extended for a further 25 years. Molly's conveyancer submits the application to HM Land Registry. The conveyancer acting for Mountcharm Limited certifies their identity and requires third part notification once the application has been completed.

Documents required by HM Land Registry:
AP1
Lease
Consent from mortgagee

HM Land Registry require the representation details for the Lessor and Lessee

8.1 Main flow to request official copy with a register extract using the title number – not necessary for usual every day use but just for showing the register in the 'before' state.

Field group	Field name	Input	Expected output
Test: RES using TN 01 **Test purpose: This will return the 'before application' register and extracted data**			
Login Details	User ID	BGUser001	TypeCode = '30' - correct official copy is returned to the CMS, containing a PDF file of the register, together with the OCxml relevant to the register data.
	Password	landreg001	
	User locale[1]	en	
	Additional Provider Filter	Any schema valid value	
	Message ID[1]	scenario8	
	User locale[1]	en	
	Title number	GR521934	
	Gross price amount	Any valid price	
	External reference	Any valid reference	
	Customer reference	Any valid reference	
	Continue if title is closed and continued[2]	FALSE	
	Notify if pending first registration[2]	FALSE	
	Notify if pending application[2]	FALSE	
	Send back dated[2]	FALSE	
	Continue if actual fee exceeds expected fee[2]	FALSE	
	Include title plan[2]	FALSE	

8.2 Electronic document registration service

Create the AP1. Note: If a different messageId is used the return is the same apart from the ABR which will default to A123BCD and the UniqueId will reflect the one sent in the request.

```xml
<ns3:eDocumentRegistration xmlns:ns2="http://www.oscre.org/ns/eReg-Final/2012/RequestApplicationToChangeRegisterV2_1"
xmlns:ns3="http://drsv2_1.ws.bg.lr.gov/">
    <arg0>
        <ns2:AdditionalProviderFilter>Solsdotcom</ns2:AdditionalProviderFilter>
        <ns2:MessageId>scenario8</ns2:MessageId>
        <ns2:ExternalReference>substantive test</ns2:ExternalReference>
        <ns2:Product>
            <ns2:Reference>substantive test</ns2:Reference>
            <ns2:TotalFeeInPence>4000</ns2:TotalFeeInPence>
            <ns2:Email>email@email.com</ns2:Email>
            <ns2:TelephoneNumber>01752499499</ns2:TelephoneNumber>
            <ns2:AP1WarningUnderstood>true</ns2:AP1WarningUnderstood>
            <ns2:ApplicationDate>2012-10-25</ns2:ApplicationDate>
            <ns2:DisclosableOveridingInterests>false</ns2:DisclosableOveridingInterests>
            <ns2:PostcodeOfProperty>GL1 2NF</ns2:PostcodeOfProperty>
            <ns2:Titles>
                <ns2:LeaseExtension>
                    <ns2:LessorTitles>
                        <ns2:TitleNumber>GR521934</ns2:TitleNumber>
                    </ns2:LessorTitles>
                    <ns2:LesseeTitle>GR521906</ns2:LesseeTitle>
                </ns2:LeaseExtension>
            </ns2:Titles>
            <ns2:Applications>
                <ns2:OtherApplication>
                    <ns2:Priority>1</ns2:Priority>
                    <ns2:Value>0</ns2:Value>
                    <ns2:FeeInPence>5000</ns2:FeeInPence>
                    <ns2:Document>
                        <ns2:CertifiedCopy>Original</ns2:CertifiedCopy>
                    </ns2:Document>
                    <ns2:Type>LEASE</ns2:Type>
                </ns2:OtherApplication>
            </ns2:Applications>
            <ns2:SupportingDocuments>
                <ns2:SupportingDocument>
                    <ns2:CertifiedCopy>Original</ns2:CertifiedCopy>
                    <ns2:DocumentId>2</ns2:DocumentId>
                    <ns2:DocumentName>Evidence</ns2:DocumentName>
                </ns2:SupportingDocument>
            </ns2:SupportingDocuments>
```

```xml
            <ns2:Representations>
                <ns2:LodgingConveyancer>
                    <ns2:RepresentativeId>1</ns2:RepresentativeId>
                </ns2:LodgingConveyancer>
                <ns2:Certified>
                    <ns2:RepresentativeId>2</ns2:RepresentativeId>
                </ns2:Certified>
            </ns2:Representations>
            <ns2:Parties>
                <ns2:Party representativeId="2">
                    <ns2:IsApplicant>false</ns2:IsApplicant>
                    <ns2:Person>
                        <ns2:Forenames>Molly</ns2:Forenames>
                        <ns2:Surname>Sims</ns2:Surname>
                    </ns2:Person>
                    <ns2:Roles>
                        <ns2:Role>
                            <ns2:RoleType>Lessee</ns2:RoleType>
                            <ns2:Priority>1</ns2:Priority>
                        </ns2:Role>
                    </ns2:Roles>
                    <ns2:AddressForService>
                        <ns2:AddressForServiceOption>A1</ns2:AddressForServiceOption>
                    </ns2:AddressForService>
                </ns2:Party>
                <ns2:Party representativeId="1">
                    <ns2:IsApplicant>true</ns2:IsApplicant>
                    <ns2:Company>
                        <ns2:CompanyName>Mountcharm Limited</ns2:CompanyName>
                        <ns2:CompanyRegistrationNumber>123456</ns2:CompanyRegistrationNumber>
                    </ns2:Company>
                    <ns2:Roles>
                        <ns2:Role>
                            <ns2:RoleType>Lessor</ns2:RoleType>
                            <ns2:Priority>1</ns2:Priority>
                        </ns2:Role>
                    </ns2:Roles>
                    <ns2:AddressForService>
                        <ns2:AddressForServiceOption>B1</ns2:AddressForServiceOption>
                    </ns2:AddressForService>
                </ns2:Party>
            </ns2:Parties>
            <ns2:ApplicationAffects>WHOLE</ns2:ApplicationAffects>
        </ns2:Product>
    </arg0>
</ns3:eDocumentRegistration>
```

Response from Gateway:

```xml
<ns3:eDocumentRegistrationResponse xmlns:ns3="http://drsv2_1.ws.bg.lr.gov/" xmlns:ns2="http://www.oscre.org/ns/eReg-
Final/2012/RequestApplicationToChangeRegisterV2_1" xmlns:ns4="http://www.oscre.org/ns/eReg-
Final/2012/ResponseApplicationToChangeRegisterV2_0">
    <return>
       <ns4:GatewayResponse>
          <ns4:TypeCode>10</ns4:TypeCode>
          <ns4:Acknowledgement>
              <ns4:UniqueID>scenario8</ns4:UniqueID>
              <ns4:MessageDescription>Your application has been accepted</ns4:MessageDescription>
              <ns4:PriorityDateTime>server time here</ns4:PriorityDateTime>
              <ns4:ABR>FB7F6CF</ns4:ABR>
          </ns4:Acknowledgement>
       </ns4:GatewayResponse>
    </return>
  </ns3:eDocumentRegistrationResponse>
```

8.3 Attachment service

For this scenario the attachment service can be called once for each of the declared applications/supporting documents. Once for the lease and one for the evidence (Consent from mortgagee). The attachment Id should change to match the corresponding application/document.

Attachment request using a supported file

```
<ns3:newAttachment xmlns:ns1="http://www.oscre.org/ns/eReg-Final/2012/RequestAttachmentV2_1"
xmlns:ns3="http://attachmentv2_1.ws.bg.lr.gov/">
    <arg0>
        <ns1:AdditionalProviderFilter>Solsdotcom</ns1:AdditionalProviderFilter>
        <ns1:MessageId>any message id here</ns1:MessageId>
        <ns1:ExternalReference>CP/Parrett/Jenkins</ns1:ExternalReference>
        <ns1:ApplicationMessageId>any message id here</ns1:ApplicationMessageId>
        <ns1:ApplicationService>104</ns1:ApplicationService>
        <ns1:AttachmentId>1</ns1:AttachmentId>
        <ns1:CertifiedCopy>Original</ns1:CertifiedCopy>
        <ns1:Attachment>Byte Array goes here</ns1:Attachment>
    </arg0>
</ns3:newAttachment>
```

Attachment request using notes

```
<ns3:newAttachment xmlns:ns1="http://www.oscre.org/ns/eReg-Final/2012/RequestAttachmentV2_1"
xmlns:ns3="http://attachmentv2_1.ws.bg.lr.gov/">
    <arg0>
        <ns1:AdditionalProviderFilter>Solsdotcom</ns1:AdditionalProviderFilter>
        <ns1:MessageId>any message id here</ns1:MessageId>
        <ns1:ExternalReference>CP/Parrett/Jenkins</ns1:ExternalReference>
        <ns1:ApplicationMessageId>any message id here</ns1:ApplicationMessageId>
        <ns1:ApplicationService>104</ns1:ApplicationService>
        <ns1:Notes>any note here </ns1:Notes>
    </arg0>
</ns3:newAttachment>
```

Attachment response

```
<ns3:newAttachmentResponse xmlns:ns3="http://attachmentv2_1.ws.bg.lr.gov/" xmlns:ns2="http://www.oscre.org/ns/eReg-
Final/2012/RequestAttachmentV2_1" xmlns:ns4="http://www.oscre.org/ns/eReg-Final/2012/ResponseAttachmentV2_0">
        <return>
          <ns4:GatewayResponse>
            <ns4:TypeCode>10</ns4:TypeCode>
            <ns4:Acknowledgement>
                <ns4:UniqueID>your message id from the request here</ns4:UniqueID>
                <ns4:MessageDescription>Your attachment has been received</ns4:MessageDescription>
```

```xml
            </ns4:Acknowledgement>
          </ns4:GatewayResponse>
        </return>
    </ns3:newAttachmentResponse>
```

Once the application has been processed a poll request for the completed application can be made. For the test stubs this has already been processed and so the poll can be completed at anytime. For the live service it will be expected that the outstanding request service will be used to confirm if a response has been generated, and ready for collection.

8.4 Electronic Document Registration Poll Service

Request the application response:

```
<ns3:getResponse xmlns:ns2="http://www.oscre.org/ns/eReg/MR01-20090605/PollRequest"
xmlns:ns3="http://poll.drsv2_1.ws.bg.lr.gov/">
    <arg0>
        <ns2:ID>
            <ns2:MessageID>pollscenario8</ns2:MessageID>
        </ns2:ID>
    </arg0>
</ns3:getResponse>
```

Response from gateway:

```
<ns3:getResponseResponse xmlns:ns3="http://poll.drsv2_1.ws.bg.lr.gov/" xmlns:ns2="http://www.oscre.org/ns/eReg/MR01-
20090605/PollRequest" xmlns:ns4="http://www.oscre.org/ns/eReg-Final/2012/ResponseApplicationToChangeRegisterV2_0">
    <ns4:GatewayResponse>
        <ns4:TypeCode>30</ns4:TypeCode>
        <ns4:Results>
            <ns4:MessageDetails>Your application has been processed</ns4:MessageDetails>
            <ns4:ExternalReference>substantive test</ns4:ExternalReference>
            <ns4:ActualFee>6000</ns4:ActualFee>
            <ns4:FeeAdjusted>true</ns4:FeeAdjusted>
            <ns4:EarlyCompletionIndicator>false</ns4:EarlyCompletionIndicator>
            <ns4:AdditionalDespatchItemsIndicator>true</ns4:AdditionalDespatchItemsIndicator>
            <ns4:ResultTypeCode>10</ns4:ResultTypeCode>
            <ns4:DespatchDocument ns4:filename="Land Registry Documents.zip" ns4:format="zip">byte array removed for space
but will be in the stub service for decoding</ns4:DespatchDocument>
            <ns4:XmlRegisters>
                <ns4:TitleNumber>GR521935</ns4:TitleNumber>
                <ns4:OCSummaryData>
                    <ns4:OfficialCopyDateTime>2014-02-26T15:25:11</ns4:OfficialCopyDateTime>
                    <ns4:EditionDate>2014-02-25</ns4:EditionDate>
                    <ns4:PropertyAddress>
                        <ns4:PostcodeZone>
                            <ns4:Postcode>GL1 2NF</ns4:Postcode>
                        </ns4:PostcodeZone>
                        <ns4:AddressLine>
                            <ns4:Line>Ground And Basement Floor Shop</ns4:Line>
                            <ns4:Line>20 And 22</ns4:Line>
                            <ns4:Line>Westgate Street</ns4:Line>
                            <ns4:Line>Gloucester</ns4:Line>
```

```xml
            </ns4:AddressLine>
        </ns4:PropertyAddress>
        <ns4:Title>
            <ns4:TitleNumber>GR521935</ns4:TitleNumber>
            <ns4:ClassOfTitleCode>60</ns4:ClassOfTitleCode>
            <ns4:CommonholdIndicator>false</ns4:CommonholdIndicator>
            <ns4:TitleRegistrationDetails>
                <ns4:DistrictName>GLOUCESTER</ns4:DistrictName>
                <ns4:AdministrativeArea>GLOUCESTERSHIRE</ns4:AdministrativeArea>
                <ns4:LandRegistryOfficeName>Gloucester Office</ns4:LandRegistryOfficeName>
                <ns4:LatestEditionDate>2014-02-25</ns4:LatestEditionDate>
                <ns4:PostcodeZone>
                    <ns4:Postcode>GL1 2NF</ns4:Postcode>
                </ns4:PostcodeZone>
                <ns4:RegistrationDate>2014-02-25</ns4:RegistrationDate>
            </ns4:TitleRegistrationDetails>
        </ns4:Title>
        <ns4:RegisterEntryIndicators>
            <ns4:AgreedNoticeIndicator>false</ns4:AgreedNoticeIndicator>
            <ns4:BankruptcyIndicator>false</ns4:BankruptcyIndicator>
            <ns4:CautionIndicator>false</ns4:CautionIndicator>
            <ns4:CCBIIndicator>false</ns4:CCBIIndicator>
            <ns4:ChargeeIndicator>false</ns4:ChargeeIndicator>
            <ns4:ChargeIndicator>false</ns4:ChargeIndicator>
            <ns4:ChargeRelatedRestrictionIndicator>false</ns4:ChargeRelatedRestrictionIndicator>
            <ns4:ChargeRestrictionIndicator>false</ns4:ChargeRestrictionIndicator>
            <ns4:CreditorsNoticeIndicator>false</ns4:CreditorsNoticeIndicator>
            <ns4:DeathOfProprietorIndicator>false</ns4:DeathOfProprietorIndicator>
            <ns4:DeedOfPostponementIndicator>false</ns4:DeedOfPostponementIndicator>
            <ns4:DiscountChargeIndicator>false</ns4:DiscountChargeIndicator>
            <ns4:EquitableChargeIndicator>false</ns4:EquitableChargeIndicator>
            <ns4:GreenOutEntryIndicator>false</ns4:GreenOutEntryIndicator>
            <ns4:HomeRightsChangeOfAddressIndicator>false</ns4:HomeRightsChangeOfAddressIndicator>
            <ns4:HomeRightsIndicator>false</ns4:HomeRightsIndicator>
            <ns4:LeaseHoldTitleIndicator>true</ns4:LeaseHoldTitleIndicator>
            <ns4:MultipleChargeIndicator>false</ns4:MultipleChargeIndicator>
            <ns4:NonChargeRestrictionIndicator>false</ns4:NonChargeRestrictionIndicator>
            <ns4:NotedChargeIndicator>false</ns4:NotedChargeIndicator>
            <ns4:PricePaidIndicator>false</ns4:PricePaidIndicator>
            <ns4:PropertyDescriptionNotesIndicator>false</ns4:PropertyDescriptionNotesIndicator>
            <ns4:RentChargeIndicator>false</ns4:RentChargeIndicator>
            <ns4:RightOfPreEmptionIndicator>false</ns4:RightOfPreEmptionIndicator>
            <ns4:ScheduleOfLeasesIndicator>false</ns4:ScheduleOfLeasesIndicator>
            <ns4:SubChargeIndicator>false</ns4:SubChargeIndicator>
            <ns4:UnidentifiedEntryIndicator>false</ns4:UnidentifiedEntryIndicator>
            <ns4:UnilateralNoticeBeneficiaryIndicator>false</ns4:UnilateralNoticeBeneficiaryIndicator>
```

```xml
                        <ns4:UnilateralNoticeIndicator>false</ns4:UnilateralNoticeIndicator>
                        <ns4:VendorsLienIndicator>false</ns4:VendorsLienIndicator>
                    </ns4:RegisterEntryIndicators>
                    <ns4:Proprietorship>
                        <ns4:CurrentProprietorshipDate>2014-02-25</ns4:CurrentProprietorshipDate>
                        <ns4:RegisteredProprietorParty>
                            <ns4:PrivateIndividual>
                                <ns4:Name>
                                    <ns4:ForenamesName>Molly</ns4:ForenamesName>
                                    <ns4:SurnameName>Sims</ns4:SurnameName>
                                </ns4:Name>
                            </ns4:PrivateIndividual>
                            <ns4:Address>
                                <ns4:AddressLine>
                                    <ns4:Line>1 Tarp Street</ns4:Line>
                                    <ns4:Line>Gloucester</ns4:Line>
                                </ns4:AddressLine>
                            </ns4:Address>
                            <ns4:TradingName>PARTY FAVOURS</ns4:TradingName>
                        </ns4:RegisteredProprietorParty>
                    </ns4:Proprietorship>
                    <ns4:Lease>
                        <ns4:LeaseEntry>
                            <ns4:LeaseTerm>25 Years from the date of the lease</ns4:LeaseTerm>
                            <ns4:LeaseDate>1989-04-04</ns4:LeaseDate>
                            <ns4:LeaseParty>
                                <ns4:Organization>
                                    <ns4:Name>Mountcharm Ltd</ns4:Name>
                                </ns4:Organization>
                                <ns4:PartyNumber>1</ns4:PartyNumber>
                                <ns4:PartyDescription>Lessor</ns4:PartyDescription>
                            </ns4:LeaseParty>
                            <ns4:LeaseParty>
                                <ns4:PrivateIndividual>
                                    <ns4:Name>
                                        <ns4:ForenamesName>Molly</ns4:ForenamesName>
                                        <ns4:SurnameName>Sims</ns4:SurnameName>
                                    </ns4:Name>
                                </ns4:PrivateIndividual>
                                <ns4:PartyNumber>2</ns4:PartyNumber>
                                <ns4:PartyDescription>Lessee</ns4:PartyDescription>
                            </ns4:LeaseParty>
                            <ns4:EntryDetails>
                                <ns4:EntryNumber>2</ns4:EntryNumber>
                                <ns4:EntryText>Short particulars of the lease(s) (or under-lease(s)) under which the land
is held:Date       : 4 April 1989                                              Term        : 25 Years from the date of the
```

```
lease                           Parties    : (1) Mountcharm Ltd (Lessor)                                              (2) Molly
Sims (Lessee)                                 NOTE 1: Copy filed under GR521906.NOTE 2: By a deed made betweem Mountcharm
and Molly Sims The term of the lease was extended to 25 years from 1 January 2014</ns4:EntryText>
                               <ns4:ScheduleCode>20</ns4:ScheduleCode>
                          </ns4:EntryDetails>
                     </ns4:LeaseEntry>
                </ns4:Lease>
                <ns4:DocumentDetails>
                     <ns4:Document>
                          <ns4:DocumentType>90</ns4:DocumentType>
                          <ns4:DocumentDate>1989-04-04</ns4:DocumentDate>
                          <ns4:EntryNumber>A2</ns4:EntryNumber>
                          <ns4:PlanOnlyIndicator>false</ns4:PlanOnlyIndicator>
                          <ns4:FiledUnder>GR521906</ns4:FiledUnder>
                          <ns4:RegisterDescription>Lease</ns4:RegisterDescription>
                     </ns4:Document>
                </ns4:DocumentDetails>
           </ns4:OCSummaryData>
           <ns4:XmlRegisterData>
                <ns4:TitleNumber>GR521935</ns4:TitleNumber>
                <ns4:PropertyRegister>
                     <ns4:DistrictDetails>
                          <ns4:EntryText>GLOUCESTERSHIRE : GLOUCESTER</ns4:EntryText>
                     </ns4:DistrictDetails>
                     <ns4:RegisterEntry>
                          <ns4:EntryNumber>1</ns4:EntryNumber>
                          <ns4:EntryDate>2014-02-25</ns4:EntryDate>
                          <ns4:EntryType>Property Description</ns4:EntryType>
                          <ns4:EntryText>The Leasehold land shown edged with red on the plan of the above title filed at
the Registry and being Ground And Basement Floor Shop, 20 And 22, Westgate Street, Gloucester (GL1 2NF).</ns4:EntryText>
                     </ns4:RegisterEntry>
                     <ns4:RegisterEntry>
                          <ns4:EntryNumber>2</ns4:EntryNumber>
                          <ns4:EntryDate>2014-02-25</ns4:EntryDate>
                          <ns4:EntryType>Single Registered Lease Particulars</ns4:EntryType>
                          <ns4:EntryText>Short particulars of the lease(s) (or under-lease(s)) under which the land is
held:</ns4:EntryText>
                          <ns4:EntryText>Date       : 4 April 1989
</ns4:EntryText>
                          <ns4:EntryText>Term       : 25 Years from the date of the lease
</ns4:EntryText>
                          <ns4:EntryText>Parties    : (1) Mountcharm Ltd (Lessor)
</ns4:EntryText>
                          <ns4:EntryText>             (2) Molly Sims (Lessee)
</ns4:EntryText>
                          <ns4:EntryText>NOTE 1: Copy filed under GR521906.</ns4:EntryText>
```

                    <ns4:EntryText>NOTE 2: By a deed made betweem Mountcharm and Molly Sims The term of the lease
was extended to 25 years from 1 January 2014</ns4:EntryText>
                  </ns4:RegisterEntry>
                  <ns4:RegisterEntry>
                    <ns4:EntryNumber>3</ns4:EntryNumber>
                    <ns4:EntryDate>2014-02-25</ns4:EntryDate>
                    <ns4:EntryType>Alienation</ns4:EntryType>
                    <ns4:EntryText>The Lease prohibits or restricts alienation.</ns4:EntryText>
                  </ns4:RegisterEntry>
                  <ns4:RegisterEntry>
                    <ns4:EntryNumber>4</ns4:EntryNumber>
                    <ns4:EntryDate>2014-02-25</ns4:EntryDate>
                    <ns4:EntryType>Lessor's/Landlord's Title</ns4:EntryType>
                    <ns4:EntryText>The landlord's title is registered.</ns4:EntryText>
                  </ns4:RegisterEntry>
                </ns4:PropertyRegister>
                <ns4:ProprietorshipRegister>
                  <ns4:RegisterEntry>
                    <ns4:EntryNumber>1</ns4:EntryNumber>
                    <ns4:EntryDate>2014-02-25</ns4:EntryDate>
                    <ns4:EntryType>Proprietor</ns4:EntryType>
                    <ns4:EntryText>PROPRIETOR: MOLLY SIMS TRADING AS PARTY FAVOURS of 1 Tarp Street,
Gloucester.</ns4:EntryText>
                  </ns4:RegisterEntry>
                </ns4:ProprietorshipRegister>
              </ns4:XmlRegisterData>
            </ns4:XmlRegisters>
          </ns4:Results>
        </ns4:GatewayResponse>
</ns3:getResponseResponse>