

Landpack ESG Products for England & Wales

With climate-change at the top of the agenda, emapsite has created Landpack ESG, adding a selection of property information and current energy efficiency/emissions data to HM Land Registry (HMLR) land & property ownership information.

HMLR maintains record of information about ownership of and interests affecting land and property in England & Wales. They provide owners with a land title guaranteed by the government and a title plan which indicates general boundaries (but not legal advice on precise boundary positions and responsibilities). The Register contains more than 26 million titles showing evidence of ownership for more than 87% of the land mass of England and Wales. Anyone buying or selling land or property, or taking out a mortgage, must apply to HMLR to register land or property that is currently unregistered, register any new owner of registered land or property, or register an interest affecting registered land or property, such as a mortgage, a lease or a right of way.

Products

Landpack Polygons

Provides residential and commercial property ownership information for England & Wales, including HMLR 'index' polygon ID, title descriptor and current energy performance.

Formerly known as HMLR National Polygon Dataset

Landpack Title & Tenure

Provides 'Landpack Polygons' bundled with OS MasterMap Topography Layer mapping for a customer's area of interest.

Formerly known as emapsite Land Title & Tenure

Landpack Commercial Ownership

Provides ownership and current energy performance information where land and/or property is owned by UK and Overseas companies.

Formerly known as HMLR Commercial, Corporate and Overseas Ownership Dataset

Landpack Bundle

Bundles 'Landpack Polygons' with 'Landpack Commercial Ownership'.

Formerly known as HMLR NSD Polygons and Commercial, Corporate and Overseas Ownership for Pre-licensed Customers

Landpack Polygons

Landpack Polygons contains residential and commercial property ownership information for England & Wales from HMLR, including 'index' polygon ID, title descriptor and current energy performance. An index polygon is a representation of the title extent and has a unique polygon ID. Index polygons are held in vector format and can be linked to the Title Descriptor and UPRN datasets by the Title Number. Index polygons are mapped against Ordnance Survey MasterMap Topography Layer (OSMM-Topo) and generally follow features in OSMM-Topo where those features relate to the ownership boundary. Overlaps, gaps, slivers and underlaps all exist in the dataset and are corrected on changes to titles or when noticed. HMLR does not guarantee the data is free from errors or fit for a particular purpose or use.

Data Dictionary

Field Name	Description	Data Type
Shape	Geometry of the Index Polygon.	Geometry
Poly_ID	Unique polygon reference for spatial object and managed through lifecycle rules for the dataset.	Number
Title_No	Unique number which identifies a registered title to land.	Character
Insert	Date on which the polygon in the title was initially created on the index map.	Date
Update	Date on which all or part of the title was last updated.	Date
Vers_No	Version of Poly_ID.	Number
Rec_Status	Identifier to describe status of the polygon [Added (A), Changed (C), Deleted (D)].	Character
Estate_interest	The estate interest describes the legal estate or the legal interest that has been registered. See Table-1 below for explanation.	Character
Class_of_t	The class of title describes the confidence the Registrar has in the ownership of the title at the point of registration (i.e. ownership may be subject to challenge because insufficient evidence was provided to prove ownership such as the deeds or the original purchase documents). When land is registered, HMLR guarantees the titles that are registered. Under this guarantee, HMLR may pay indemnity where there is an error or omission found on a Title in compensation. HMLR does not guarantee every title to the same extent and the class of title granted on registration will reflect the guarantee. See Table-2 below for explanation.	Character
Registered	Indicates if the title is registered: "" (blank) – if registered: "Pending" – if an application is being processed.	Character

Field Name	Description	Data Type
uprn	'uprn' (Unique Property Reference Number) is a unique identifier assigned by the Local Land & Property Gazetteer Custodian or Ordnance Survey. The UPRN is submitted by an EPC Assessor or alternatively through the Department for Levelling Up, Housing and Communities (DLUHC) address matching algorithm.	Integer
property_type	Describes the type of property for a dwelling (i.e. house, maisonette, etc.).	Varchar
built_form	The building type of the property (e.g. detached, semi-detached, terrace). Together with the property_type, this produces a structured description of the property.	Varchar
construction_age_band	England&Wales only. Age band when building part constructed. One of before 1900, 1900-1929, 1930-1949, 1950-1966, 1967-1975, 1976-1982, 1983-1990, 1991-1995, 1996-2002, 2003-2006, 2007-2011, 2012 onwards.	Varchar
current_energy_rating	Current energy rating converted into a linear rating A to G (where A is the most energy efficient and G the least)	Integer
current_energy_efficiency	Based on the cost of energy required for space heating, water heating and lighting – in kWh/year multiplied by fuel costs (£/m ² /year).	Integer
environment_impact_current	The environmental impact rating. A measure of the property's current impact on the environment in terms of carbon dioxide emissions (CO ₂ – tonnes/year). The higher the rating, the lower the emissions.	Integer
energy_consumption_current	Current estimated total energy consumption for the property in a 12-month period (kWh/m ²). Displayed on EPC as the current primary energy use per square metre of floor area.	Integer
CO2_emissions_current	CO ₂ emission in tonnes/year.	Decimal
CO2_emiss_curr_per_floor_area	CO ₂ emission per square metre floor area per year (kg/m ²).	Decimal

TABLE 1 – Emapsite Landpack Polygons – Explanation of Title Descriptor “Estate interests”

Code	Legal Estate/Interest	Description
EL	Estate in Land	A legal estate describes the ownership of land and the duration for which land is to be held. Estates can be freehold or leasehold. Freehold estates are held for an unknown or infinite duration. Leasehold estates have a fixed or maximum duration.
FA	Affecting Franchise	A franchise is a right granted by the Crown. An affecting franchise relates to a defined area of land. It is an adverse right affecting, or capable of affecting, the title to an estate or charge. A franchise does not carry with it ownership of the physical land. It is separate from the freehold or leasehold estates in land
MA	Manor	Manors are of ancient origin dating from before Norman times. A manor was self-contained with its own customs and rights within its defined area. The Land Registration Act 2002 has no power to register a manor
PG	Profit a Prendre in Gross	A profit a prendre is the right to take something from the land of another e.g., the right to fish from a river or to hunt game. Profit a prendre in gross exist independently in their own right.
RC	Rentcharge	A rentcharge is a sum of money, payable either annually or biannually, which is a charge on land. A rentcharge is usually created when land changes ownership. The party selling the land reserves an annual rent which is payable to them and their successors in title.
RP	Rentcharge (Perpetual)	A perpetual rentcharge describes a rentcharge intended to be payable indefinitely.
RT	Rentcharge (Terminable)	A terminable rentcharge describes a rentcharge granted for a fixed number of years.

TABLE 2 – Emapsite Landpack Polygons – Explanation of Title Descriptor “Class of Title”

Code	Legal Estate/Interest	Description
AF	Absolute Freehold	This is the best class of freehold title. An application based on a purchase of unregistered land for value by the estate owner or a predecessor in title and supported by a proper documentary title commencing with a good root of at least 15 years old at the date of acquisition will normally result in the grant of an absolute title.
QF	Qualified Freehold Title	This class of title may be approved where a person has applied for an absolute title but on examination it appears to the Registrar that the title is affected by some specific defect which he cannot disregard under his power to register a title open to objection.
PF	Possessory Freehold Title	This class of title is most likely to be approved where the applicant claims adverse possession (where someone who does not have legal title can become the owner of land by being in possession of it for long enough to oust the title of the true owner) or where the title deeds have been lost or destroyed. In each case the lack of conventional documentary title means there is a risk that the title may be affected by undisclosed adverse interests.
AL	Absolute Leasehold	This is the best class of leasehold title. Absolute leasehold title will only be granted if HMLR is satisfied that title to the estate is such as a willing buyer could properly be advised by a competent professional adviser to accept and HMLR approves the lessor's title to grant the lease (section 10(2) of the Land Registration Act 2002).
GL	Good Leasehold Title	Good leasehold is granted where the lessee's right to assign the lease has been shown but the evidence is not such as to satisfy the registrar that the criteria for Absolute Leasehold has been met.
QL	Qualified Leasehold	This class of title may be approved where on examination it appears to the Registrar that the title of the lessor to the reversion or of the lessee to the leasehold interest is subject to some specific defect.
PL	Possessory leasehold title	This class of title may be granted where the applicant title is primarily dependant, not upon a conventional documentary title, but upon them being in possession of land which is comprised in a lease. It may be approved where the leasehold documents have been lost or destroyed or where a squatter claims to have acquired a leasehold title by adverse possession
SF	Scheme Title Freehold	A scheme title describes the process that allows a public authority, private developer or other organisation to apply to register a defined area of land acquired piecemeal over a period of time and build up its title as land is acquired. A freehold scheme title is an acquisition of freehold land.
CF	Commonhold Freehold	A form of land ownership of registered freehold land. It gives owners of individual units in a development the security of freehold ownership but allows them to control and collectively manage their own common areas and to apply positive obligations to every successive owner of the individual units in the development.

Code	Legal Estate/Interest	Description
SL	Schema Title Leasehold	A scheme title describes the process that allows a public authority, private developer or other organisation to apply to register a defined area of land acquired piecemeal over a period of time and build up its title as land is acquired. A leasehold scheme title is an acquisition of leasehold land.
CL	Commonhold Leasehold	A form of land ownership of registered leasehold land. It gives owners of individual units in a development the security of freehold ownership but allows them to control and collectively manage their own common areas and to apply positive obligations to every successive owner of the individual units in the development.
AR	Absolute Rentcharge	A rentcharge is any sum of money charged on land payable either annually or periodically, other than rent reserved by a lease or interest charged under a charge. An absolute rentcharge is the best class of rentcharge.
PR	Possessory Rentcharge	A rentcharge is any sum of money charged on land payable either annually or periodically, other than rent reserved by a lease or interest charged under a charge. A possessory rentcharge may be applicable where conventional documentary evidence of the rentcharge is not available.
QR	Qualified Rentcharge	A rentcharge is any sum of money charged on land payable either annually or periodically, other than rent reserved by a lease or interest charged under a charge. A qualified rentcharge is applicable where an absolute rentcharge has been applied for but on examination it appears to the Registrar that the application has some defect.
CN	Caution Against First Registration	Describes an interest in an unregistered legal estate, so that the cautioner will receive notice by the Registrar of any application for first registration of that estate.

Emapsite Landpack Commercial Ownership

Emapsite Landpack Commercial Ownership provides HMLR land ownership and current energy performance information where land and/or property is owned by UK and Overseas companies. The dataset excludes titles where the registered owners are private individuals, charities, and overseas companies. If an excluded owner type is the sole owner, all details have been removed from the dataset.

Data Dictionary

Field Name	Description	Data Type
title_no	The unique number which identifies a registered title to land or a caution against first registration.	Varchar
pr_address	property address – an address description of the land parcel	Varchar
tenure	Identifies whether a property is freehold or leasehold. <ul style="list-style-type: none"> Freehold estates are held for an infinite duration. Leasehold estates have a fixed or maximum duration. Under the Land Registration Act 2002, only leases granted for a term of more than seven years are compulsorily registrable and are included in this data. 	Varchar
multi_addr	Indicates that property addresses on the register are contained in a property schedule. The register may contain additional property addresses	Varchar
price_paid	The sale price stated on the transfer deed which will be the last recorded sale price available in HM Land registry published <i>Price Paid Dataset</i> . This may not relate to the sale to the current proprietor which may have been excluded (Note: HM Land Registry do not provide a date).	Varchar
pro_name_1	Proprietor name 1: Non-private Individual Name. Name of a company, corporate body, local authority or other organisation or establishment.	Varchar
co_reg_no1	A unique identifier assigned to a company when it is registered at Companies' House. Although the name of the company may change, the Company Registration Number will stay the same.	Varchar
pro_cat_1	Text which describes the category in which a proprietor's name falls (e.g., Local authority, corporate body central/govt, church etc.).	Varchar

Field Name	Description	Data Type
pro1_addr1	Register address string. Line 1 of the address (including the postcode) either of a property or a registered proprietor, in the form in which it appears as the property description on the register. The text will include any commas but exclude any final punctuation marks (e.g. full stops).	Varchar
pro1_addr2	Register address string. Line 2 of the address (including the postcode) either of a property or a registered proprietor, in the form in which it appears as the property description on the register. The text will include any commas but exclude any final punctuation marks (e.g. full stops).	Varchar
pro1_addr3	Register address string. Line 3 of the address (including the postcode) either of a property or a registered proprietor, in the form in which it appears as the property description on the register. The text will include any commas but exclude any final punctuation marks (e.g. full stops).	Varchar
pro_name_2	Proprietor name 2: Non-private Individual Name. Name of a company, corporate body, local authority or other organisation or establishment.	Varchar
co_reg_no2	A unique identifier assigned to a company when it is registered at Companies' House. Although the name of the company may change, the Company Registration Number will stay the same.	Varchar
pro_cat_2	Text which describes the category in which a name falls (e.g., Local authority, corporate body central/govt, church etc).	Varchar
pro2_addr1	Line 1 of the address for the second Proprietor named.	Varchar
pro2_addr2	Line 2 of the address for the second Proprietor named.	Varchar
pro2_addr3	Line 3 of the address for the second Proprietor named.	Varchar
pro_name_3	Proprietor name 3: Non-private Individual Name. Name of a company, corporate body, local authority or other organisation or establishment.	Varchar
co_reg_no3	A unique identifier assigned to a company when it is registered at Companies' House. Although the name of the company may change, the Company Registration Number will stay the same.	Varchar
pro_cat_3	Text which describes the category in which a name falls (e.g., Local authority, corporate body central/govt, church etc.).	Varchar
pro3_addr1	Line 1 of the address for the third Proprietor named.	Varchar

Field Name	Description	Data Type
pro3_addr2	Line 2 of the address for the third Proprietor named.	Varchar
pro3_addr3	Line 3 of the address for the third Proprietor named.	Varchar
pro_name_4	Proprietor name 3: Non-private Individual Name. Name of a company, corporate body, local authority or other organisation or establishment.	Varchar
co_reg_no4	A unique identifier assigned to a company when it is registered at Companies' House. Although the name of the company may change, the Company Registration Number will stay the same.	Varchar
pro_cat_4	A unique identifier assigned to a company when it is registered at Companies' House. Although the name of the company may change, the Company Registration Number will stay the same.	Varchar
pro4_addr1	Line 1 of the address for the fourth Proprietor named.	Varchar
pro4_addr2	Line 2 of the address for the fourth Proprietor named.	Varchar
pro4_addr3	Line 3 of the address for the fourth Proprietor named.	Varchar
date_p_add	The date a proprietor was added to the register.	Date
polygon_ID	HMLR unique ID for the polygon.	Integer
insert_dat	Date on which the polygon in the title was initially created on the index map by HMLR.	Date
update_dat	Date on which all or part of the title was last updated by HMLR.	Date
rec_status	Identifier to describe status of the polygon. Added (A), Changed (C), Deleted (D).	Varchar

In addition to the above, the Overseas Ownership information includes the country of incorporation of the Overseas company (Note: HMLR did not routinely record the country of incorporation in the register before January 1999).

Field Name	Description	Data Type
country_1, (and for 2, 3, 4)	The country where the company is incorporated.	Varchar

Query-API – Emapsite Landpack Polygons

This Query-API product enables customers to query the Emapsite Landpack Polygons dataset of HMLR polygons supplemented with title ownership and energy performance information for England & Wales and results containing attributes illustrated below. The tariff includes service access and dataset licensing. The dataset is hosted by Emapsite, removing the administrative burden of managing/updating the dataset and freeing customers to focus on using the data to help run their businesses.

The dataset is queried using any of the following parameters:

- Postcode
- Postcode+Building Number
- Postcode+Building Name
- UPRN

Note:

Query by postcode returns up to 100 records whereas the other three query parameters return one record for the specific property.

Query Parameters	Target Dataset	Attributes returned for each Query
Postcode	Emapsite Land Ownership	Postcode
Postcode+Building Number		Building Number
Postcode+Building Name		Building Name
UPRN		UPRN
		Polygon ID
		Title Number
		Insert Date
		Update date
		Rec Status
		Estate Interest
		Class of Title
		Registered Status
		Property Type
		Built Form
		Construction Age Band
		Current Energy rating
		Current Environment Impact
		Current Energy Consumption
		Current Energy Efficiency
		Current CO2 Emissions
		Current CO2 Emission per floor area
		WKT geometry definition

Example: Postcode B74 4PZ and Building Number =37

https://api.emapsite.com/dataservicenoauth.svc/api/Query/emapsite?Source=hmlr_epc&postcode=B744PZ&building_number=37

XML File returned

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<query_results>
  <query>
    <name>HMLR_EPC_Query</name>
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      <column name="postcode">B74 4PZ</column>
      <column name="building_number">37</column>
      <column name="building_name"/>
      <column name="sub_building_name"/>
      <column name="polygon_id">24290573</column>
      <column name="title_no">WM126586</column>
      <column name="insert_date">2002-09-20T00:00:00</column>
      <column name="update_date">2002-09-20T00:00:00</column>
      <column name="rec_status">A</column>
      <column name="estate_interest">Estate in land</column>
      <column name="class_of_title">Absolute freehold title</column>
      <column name="registered_status">Registered</column>
      <column name="property_type">House</column>
      <column name="built_form">Detached</column>
      <column name="construction_age_band">England and Wales: 1976-1982</column>
      <column name="current_energy_rating">C</column>
      <column name="environment_impact_current">67</column>
      <column name="energy_consumption_current">156</column>
      <column name="current_energy_efficiency">71</column>
      <column name="co2_emissions_current">5.4</column>
      <column name="co2_emiss_curr_per_floor_area">30</column>
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    </row>
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