Evolving Registration
How Do Established Registrars Embrace Change?

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Imperative for change for the land authorities

Megatrends

Urbanisation

Climate Change

Globalisation

User expectations

Simplicity, transparency, ease of transactions

The Digital transformation

Technology change

Demands on the Land Authority

New markets

Inclusivity

Agenda 2030
Data models naturally change over time

LADM as a domain model fits all of these...

Paper records

Simple early models, rights may be remain articulated in scans of paper

Better models, reflecting the needs of today

Future models, reflecting the needs of tomorrow
Traditional approach – transform and go-live

Transform data  Go live with new system
Problems with platform refresh

- Major events trigger major change
  - High risk of failure
  - Long delivery cycle with minimal benefit until the end
- Obsolete at point of delivery
- From one fixed state to another
  - Future change is constrained
Mass transformation of data is a problem

Mass transformation is undesirable: it delays delivery and constrains your ability to deliver change

Mass transformation should not be necessary: Transform as needed – record by record

Mass transformation is wasted effort: Records will be transformed that will not transact for years
Percentage of titles actually transacted on

<table>
<thead>
<tr>
<th>Last 20 years</th>
<th>Last 15 years</th>
<th>Last 10 years</th>
<th>Last 5 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>70%</td>
<td>56%</td>
<td>40%</td>
<td>25%</td>
</tr>
</tbody>
</table>

Source: HMLR Price Paid data, adjusted up to account for excluded entries; and ONS residential households data, adjusted down to account for unregistered titles.
Need to fundamentally rethink approach

Architect to enable change

Multiple versions of workflows need to co-exist

Multiple versions of the data models need to co-exist

Move from a “mass data transformation” model to “Transform when needed”
Transform as needed - a sliding window of data models

Transform data on title-by-title basis

Evolve the technology incrementally
Transform as needed – a sliding window of data models

Transform data on title-by-title basis

Evolve the technology incrementally
Transform as needed – a sliding window of data models

Transform data on title-by-title basis

Evolve the technology incrementally
Solution design needs

- Move away from fixed relational models
- Consider Document based NoSQL databases
- Visualisation needs to support all models; Edit only for latest data model
- Ability to upgrade from one data model to a later one
Business value early, frequent change enabled

- Minimal data transformation delivers value early in the implementation process...
- Use a simple LADM compliant data model
- Rights and Land can be articulated on paper scans
- Digitise only what is needed for search
Business value early, frequent change enabled

- Shift to a “Change as Usual” mindset
- Adopt “Transform as Needed” approach
- Update title to newer model only when needed
- Focus background systematic transformation on records that are likely to transact
Thank you

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