

Questions from UPRNs - The Golden Key in the Property Sector webinar 16th September

Question	Answer
<p>How expensive is UPRN/Address data to buy/update? (I think the answer is: very expensive!) Given its importance is it right/sensible to limit access to this data?</p>	<p>From July 2020, UPRNs are openly available and royalty free for use on Open Government Licence terms from <u>Ordnance Survey</u>.</p> <p>Creating and managing address data comes at a cost and current government policy is that this cost should be met from licencing the data rather than funded by government.</p> <p>The AddressBase products can be licenced direct from OS or via an OS partner - <u>https://www.ordnancesurvey.co.uk/business-government/partner-member</u></p> <p>AddressBase Core, is the entry level OS product and contain a simple address structure, UPRN and location coordinate. Pricing is significantly lower than the Premium product. Once an AddressBase product has been licenced, the UPRN can be attributed to other data holding and shared under open data terms.</p>
<p>I'm a Local Government GIS Officer and even though we generate the UPRNs for our area, we've only just started in the last few years using them cross service i.e. between planning, council tax, elections and business rates. Something as simple as having a UPRN field in every database that uses spatial data as a starting point would make it much easier to avoid the data silos that have occurred historically.</p>	<p>Agreed and good to hear progress at your authority. The ongoing maintenance of the link to UPRNs is also an important consideration ie, how do new records in the application system get a UPRN. A simple address look up and validation service on AddressBase, or using OS Places API would enable an application to gather UPRNs for new records.</p>

<p>Will all UDRNs be replaced with a UPRN?</p>	<p>USPRNs are used and managed by Royal Mail and it would be down to Royal Mail to decide how they manage their data</p>
<p>I've worked with UPRNs in Local Government for over 20 years. During that time one of the biggest problems, we experience are citizens interaction with local authorities who reside in residential rented properties. The problems relate to inaccurate or incorrect addresses provide to these residents in their tenancy agreements by letting agents. These incorrect addresses then prevent our citizens obtaining Council services many of which are now provided by online digital self-serve functions. How can we ensure letting agents verify addresses and UPRNs prior to completing any form of letting agreement ? or even letting agents requesting confirmation of UPRNs from landlords/owners before accepting clients' instructions</p>	<p>Our goal is for lettings agents to verify addresses against the national address gazetteer. We're working with the sector through industry bodies such as The Lettings Industry Council to achieve this.</p>
<p>Could a UPRN be used instead of a post code with Google Maps so it actually takes you to the exact property, rather than an area</p>	<p>UPRNs are a lot more accurate in terms of location than postcodes. In rural areas postcodes can cover large areas and the boundaries of postcodes are inferred rather than mapped polygons themselves.</p> <p>Google Maps does not currently take advantage of AddressBase or UPRNs, but there are other online mapping platform providers that do.</p>
<p>Will a UPRN ever change as a result of a band or rating change, or any changes from the local authority/government?</p>	<p>No. A UPRN will not change as a result of a band or rating change – in fact that's one of the key benefits of a UPRN: it persists throughout the lifecycle and is not tied to one particular business process.</p>



<p>Can we in the housing sector have access to a register of all the local authority contacts involved in the LLPG & LSG? ie: the LLPG custodian, SNN officer, LSG custodian</p>	<p>Unfortunately GDPR does not allow us to share this information. We would be happy to talk about what contact is needed and how we might be able to facilitate this.</p>
<p>Is UPRN linked to ///what3words ?</p>	<p>There is no link between the UPRN and what3words</p>
<p>There is obvious mismatches of data across the central government bodies i.e Land Registry, VOA to cope address data i.e UPRNs from Local Authorities. GeoPlace can take the lead to use UPRNs to standardise address data across the board?</p>	<p>We are working with various public sector land and property organisations to resolve this point. We are conscious that these larger organisations have complex data ecosystems, and the process of change takes time and planning.</p> <p>We are engaging with the key organisations, and we share your vision of what we refer to as a unified land and property lifecycle model.</p>
<p>If we want mass adoption of the UPRN, does the UPRN not need to be i) free to all, and ii) mandated to be created by councils as early as possible in the property lifecycle?</p>	<p>The UPRN is an ‘open identifier’ so is freely sharable. However, in order to attribute UPRNs to your data, address data matching is required, and it is the address data that requires an AddressBase product licence. Government policy requires us to generate revenue to cover our production costs.</p> <p>We have an agreement in place with all councils which includes commitments to specific data quality and maintenance requirements. Currently the agreed point that UPRNs are attributed is at the Street Naming and Numbering stage. We are looking in more detail at other triggers in the property lifecycle and these may be included in the agreement with councils as time goes on. A key question is ‘what is the definition of ‘as early as possible’, as a property lifecycle is complicated and not necessarily linear.</p>
<p>You mentioned ‘Parent UPRN’ and ‘Child UPRN’ for a building and a flat within the building. If there is a parking space for the flat, will that have its own UPRN?</p>	<p>Commercial car parking spaces may be captured if they have been rated for the purposes of non-domestic rates. Residential off-street parking wouldn’t typically be captured with its own UPRN.</p> <p>You may be interested in this case study:</p>

	https://www.ordnancesurvey.co.uk/business-government/products/case-studies/electric-vehicle-charging-points
I've seen UPRNs at Unit level in multi-tenanted properties where the data includes Tenant Name as well as full address. Is the infrastructure in place to keep this up to date	We make every endeavour to remove any personal information from the data we are provided by third parties. The address data should not contain personal information so if you have examples of this, we would be keen to know.
How are issues with differing UPRNs dealt with? e.g A UPRN from a local database and a UPRN from a government database	The official UPRN is now <u>mandated</u> for government - we're working closely with government to drive adoption of the official UPRN in all government databases.
Can we have initiatives to get ownership information held by the Land Registry to become freely available to those working in the public sector?	This is outside of GeoPlace's influence – we would suggest raising this with LR directly.
Is the UPRN available to the actual homeowner? so they can share with various 3rd parties?	The UPRN is available to the homeowner via our online FindMyAddress service https://www.findmyaddress.co.uk/
Is the data 3D enabled?	AddressBase products contain a two-dimensional Easting and Northing for each UPRN. This can be used to link to other spatial data including 3D data if this exists.
Paul Hemsley 09:23 AM - What are the commercial alternatives to UPRN?	The Ordnance Survey <u>partners network</u> offers a range of commercial solutions
Hi Dan, UPRN seems like a brilliant concept for creating trackable data for properties across the country, is there any plan of adopting a database where full property information will be available to save time in the home buying process?	(Answered by Dan) There are a number of situations where easier and faster access to data would improve the process and certainly the home buying process is one of these. Whether this is by bringing data together in a central database or by allowing people to more easily identify and connect data sets from multiple sources, the wide adoption of the UPRN is a step towards making this easier.

<p>There is an outstanding Freedom of Information request for a list of historic UPRNs. When will this be responded to?</p>	<p>Unfortunately, we are not able to comment on this at this stage</p>
<p>How does UPRN work in an HMO which will have one Title Deed but a number of different tenancies within it?</p>	<p>A parent record will be created for the HMO with a UPRN which can be used to link to the Title Deed. Individual child records can be created for the individual tenancies, each with their own UPRN which is linked to the parent. The records will be classified as HMO parent and HMO child respectively.</p>
<p>Has there been discussions regarding legislation to "force" other public bodies to adopt and fully integrate UPRNs in their datasets?</p>	<p>The UPRN is now mandated for government datasets. We're working with government to drive adoption.</p>
<p>What happens when houses are converted into flats?</p>	<p>In a simple scenario the UPRN for the house will persist. New child records will be created for the flats, each with their own UPRN, and these will be linked to the house (which is now the parent record).</p>
<p>Councils have a statutory function called street naming and numbering making them responsible for allocating property numbers and names to new developments and property conversions. Individuals and developers must not allocate their property numbers or names. Therefore when a property is converted into flats new addresses are allocated by the Council and these new addresses are added into the Councils gazetteer and allocated UPRNs. Councils' gazetteers are called Local Land and Property Gazetteers therefore to answer earlier questions addresses and UPRNs exist for parcels of land as well as properties.</p>	<p>Thanks for providing this information</p>



<p>Has any work being done between, say Housing Associations, in providing a look-up between their specific systems and your UPRN .. how easy is this?</p>	<p>In order to provide a look-up, organisations need to match their addresses with AddressBase to attribute the UPRN. There are companies, including GeoPlace, that can help with this matching. Maintaining the link should also be a consideration. This can be done via receiving direct product updates from OS or an OS partner, or via the OS Places API - This is where solution providers can help by baking this into their applications.</p>
<p>Hi Dan, if there are changes such as fit out for a particular property and parent vs child accounts change, how quickly is this reflected? For example, they may break down a floor to 2 units so previously one UPRN for a unit but now requires 2 UPRNs. I was wondering how this gets updated?</p>	<p>This change will be picked up by a local authority via planning and building control and will lead to a new address being created (eg flats 1 and 2) - UPRNs will be allocated at that stage. A local authority will add this to their updates to GeoPlace as soon as the new address is agreed and will be in product at the next update.</p>
<p>One critique of this panel - there is no-one representing the homeowner and/or resident? What are the benefits to them and why should they care? We will make the case for the Residential Logbook Association (RLBA) to be on the panel for the next one to talk about this from the homeowner perspective.</p>	<p>We will definitely consider this suggestion for any future panel.</p>
<p>Have UPRN' been linked to OS TOID's? What is used for identifying land rather than property?</p>	<p>Yes. The link between the UPRN and the OS MasterMap TOID and OS Highways TOID is available in AddressBase products.</p>
<p>No doubt from digital transformation perspective we can see the importance of using UPRN in particularly Real Estate but can one of the panellist give us top 3 benefits we can take back to boardroom to convince the leaders to invest in this? Thanks</p>	<p>(Answered by Dan) There are a number of situations where easier and faster access to data would improve the process and certainly the home buying process is one of these. Whether this is by bringing data together in a central database or by allowing people to more easily identify and connect data sets from multiple sources, the wide adoption of the UPRN is a step towards making this easier.</p>

<p>In terms of UPRN digitalisation, can we have a national campaign to share the awareness and encourage property/house owners to do adopt it? Can we launch a national plan on the government level like we do with census?</p>	<p>The UPRN was used to deliver the 2021 census, although it was not visible and so will not have raised awareness amongst homeowners.</p> <p>The FindMyAddress service is available for homeowners to find and use their UPRN.</p> <p>As adoption of the UPRN increases and the UPRN becomes more visible to homeowners levels of awareness should increase.</p>
<p>We have recently converted our Property section at Nottingham City to use the LLPG and have a property and address focus rather than the traditional lease reference approach. This has massively improved property based business processes and gives historic consistency across the property portfolio which a lease approach doesn't capture easily</p>	<p>Thanks for letting us know.</p>