

FOI DOF/2025-435

**Request**

*provide a copy of the application for a bankruptcy Inhibition. BKT00634612 -  
– folio DN63784*

**DoF response**

I can confirm the department holds the information requested.

The information is provided in Annex B'

Individuals and staff names/details are withheld (redacted) as this information is exempt under Section 40(2) of the Freedom of Information Act because such disclosure would contravene the first principle of the Data Protection Act 2018, which requires that personal data must be processed lawfully, fairly and in a transparent manner. Disclosure would be unfair, because the sole trader would not expect that this information would be made available to others.

Section 40(2) exempts personal information from disclosure if that information relates to someone other than the applicant and if disclosure of that information would contravene one of the data protection principles in the General Data Protection Regulations (GDPR) (or certain other provisions of the Data Protection Act 2018).

Having considered all the information contained within the Lawfulness, Fairness and Transparency Test (which we are providing as a separate attachment – Annex C), the department has established that, on balance, there is no lawful basis for the disclosure of third-party personal data falling within the scope of the request of which the requester is not the data subject.

Some documents as listed below have not been provided as they are withheld under Section 21 of the Freedom of Information Act and available to purchase from Land Registry copy documents team. These can be requested by phoning the Land Registration Helpline on 0300 200 7803. Alternatively, you can email [CustomerInformation.LandRegistration@finance-ni.gov.uk](mailto:CustomerInformation.LandRegistration@finance-ni.gov.uk) or attend in person at Lanyon Plaza, 7 Lanyon Place, Town Parks, Belfast, BT1 3LP between 9.30am and 4pm on any weekday.

Documents not being Provided.

1. 2021/784525/G – Bankruptcy Order (replaced by 2 below)
2. 2021/784525/L – Bankruptcy Order
3. 2021/784525/M – Vesting Certificate

**FORM 100A  
APPLICATION FOR REGISTRATION**

1. COUNTY: **DOWN**

All folios affected:

2. Customer details:

Documents to be returned to:

Customer reference:

3. Client(s):

4. Application Type: **Query/Complaint**

5. Original Case Number

6. Documents lodged: List ALL documents lodged

**Form 100  
Letter  
Letter**

Date Query Case created: 29 September 2021

Appl  
ion Number -

ay  
ode -

NOTICE OF PROCEEDINGS

7

28 September 2021

The Registrar's Office  
Land Registry  
7 Lanyon Place  
Belfast  
BT1 3LP

LPS LANYON PLAZA  
7 LANYON PLACE BELFAST BT1 3LP

29 SEP 2021

RECEIVED 2

Dear Sirs

**Re: Land to the West of 39 Carrowdore Road Greyabbey  
DN63784 County Down**

I refer to my correspondence dated 22 January 2020, listing previous correspondence and that of Madden and Finucane Solicitors.

You have been made aware that I have had no legal interest in this property from 10<sup>th</sup> May 2006. You have been asked repeatedly to ensure the Title Register correctly records the ownership details and have failed to do so.

I now advise that if you do not correct the Land Register within the next 7 calendar days, to show I have no interest in the land dating from 10<sup>th</sup> May 2006, then I will proceed with an application in the High Court, seeking an injunction against Land & Property Services to correct the register.

Use will be made of this and all other correspondence in seeking an order of costs against Land and Property Services.

I would be grateful if you would acknowledge receipt of this communication by return.

Yours faithfully

29 SEP 2021

DELIVERED TO RCMT  
29 SEP 2021

22 January 2020

The Registrar's Office  
Land Registry  
7 Lanyon Place  
Belfast  
BT1 3LP

Dear Sirs

**Re:**

Further to the above and my letters to you dated 21<sup>st</sup> December 2019 and 18<sup>th</sup> January 2020 and your response issued on 18<sup>th</sup> January 2020.

I have been advised to write to you on the following terms:

On 10<sup>th</sup> May 2006 I petitioned under Section 264 of the Insolvency Act 1986 to be adjudicated bankrupt at the High Court in London. The application was granted by the High Court on the same day.

Pursuant to Section 287 of the Act any interest I had in the above property became vested in the Official Receiver.

Under Section 306 of the Act the property shall so vest without any conveyance, assignment or transfer.

On 28<sup>th</sup> September 2006, under Section 315 of the Act, the Official Receiver disclaimed any interest in the property.

No Vesting Order was ever made in relation to the property and as such became *bona vacantia*.

██████████ interest in the property remains.

Notwithstanding paragraph 5 above and for the purposes of clarity, I wish to have the Land Registry Record in relation to the above mentioned folio amended to reflect the above.

I have enclosed a copy of the Bankruptcy Order dated 10<sup>th</sup> May 2006 and a copy of the Disclaimer dated 28<sup>th</sup> September 2006.

D

**NOTICE OF PROCEEDINGS**

[REDACTED]

[REDACTED]

7 October 2021  
The Registrar's Office  
Land Registry  
7 Lanyon Place  
Belfast  
BT1 3LP

LPS Lanyon Place  
7 Lanyon Place Belfast BT1 3LP  
08 OCT 2021  
5 Received 5

**EXPEDITE**

Dear Ms Orchard

**Re: Land to the West of 39 Carrowdore Road Greyabbey**

[REDACTED]

I refer to my correspondence dated 28 September 2021 and your reply dated 29<sup>th</sup> September 2021.

~~This issue has remained unresolved for a period of 15 years and cannot be allowed to continue any longer. An immediate substantive response is required or an application for injunctive relief will be made without further delay.~~

You need to ensure this communication is passed to your solicitors.

Yours faithfully  
[REDACTED]

[REDACTED]

E

[Redacted]

[Redacted]

14 October 2021

The Registrar's Office  
Land Registry  
7 Lanyon Place  
Belfast  
BT1 3LP

LPS Lanyon Plaza  
7 Lanyon Place Belfast BT1 3LP  
15 OCT 2021  
5 Received 5

EXPEDITE

[Redacted]

Re: Land to the West of 39 Carrowdore Road Greyabbey

[Redacted]

Further to your letter dated 6<sup>th</sup> October 2021. I do not agree with the contents. I am not concerned by what applications the Official Receiver or the Courts may or may not have made in relation to the above property. It is not my responsibility to make any application; indeed, I would have no Locus Standi to make any application in respect of the property.

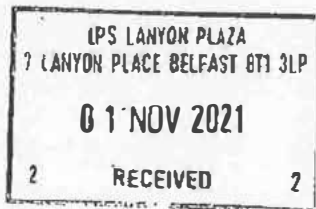
The fact remains that Land Registry is currently incorrectly recording my interest in this property which ceased in May 2006. I have asked you repeatedly over a number of years to correct the entry and you have failed to do so. I confirm that I am now proceeding with an application to the High Court seeking an injunction requiring you to correct the information held. I do have locus standi to do this. As advised I will be seeking an order of costs in respect of the application.

In addition, not only are you holding incorrect information but you are also disseminating false information. This is in breach of the Data Protection Act 2018. Your actions have caused damage and you continue to cause damage despite being advised to, and requested to, correct the information in question. I place you on notice, via this letter that in addition to the above I now intend to issue proceedings for damages against Land and Property Services.

Yours faithfully

[Redacted]

[Redacted]



F

[REDACTED]

[REDACTED]

E-MAIL

[REDACTED]

28 October 2021

The Registrar's Office  
Land Registry  
7 Lanyon Place  
Belfast  
BT1 3LP

[REDACTED]

**Re: Land to the West of 39 Carrowdore Road Greyabbey**

[REDACTED]

Further to your letter dated 22<sup>nd</sup> October 2021, I do not agree with the contents of your letter and would confirm that I am proceeding with the action as planned. You should also be aware I am making a formal complaint to the Information Commissioner in relation to your breaches of the Data Protection Act 2018.

In relation to the final paragraph of your letter I am surprised that after so many years you seem confused about the situation and are requesting documentation which has been supplied to your department previously.

I have enclosed the following documents:

1. Bankruptcy order
2. Disclaimer by the Official Receiver
3. Disclaimer by the Treasury.

For the purposes of clarity I would remind you that I was adjudicated bankrupt on 10<sup>th</sup> May 2006 at which stage I lost all interest in the property in question. [REDACTED] became the Official Receiver and at that stage the interest in the property vested with him. [REDACTED] disclaimed interest in the property on 29<sup>th</sup> September 2006, which is probably why he never made an application to register his interest.

Upon the disclaimer by [REDACTED] my former ownership of the property vested in the Treasury. The Treasury subsequently disclaimed interest on 11<sup>th</sup> January 2010. At this stage the ownership became bona vacantia, which is probably why the Treasury did not register their interest.

There has been no vesting order made on this property by myself nor any one else and my former share of the property has been bona vacantia since January 2010. I do not

wish to have any ownership of this property and have not sought to have any since May 2006.

Regardless of any application, Land Registry are holding and disseminating false information and this cannot be allowed to continue.

I again urge you to instruct solicitors.

Yours faithfully

[Redacted signature]

[Redacted signature]

H.

From: [REDACTED]  
Sent: 30 November 2021 09:32  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: FW: Query [X182] (TLT-TLT.FID7785455)  
Attachments: [REDACTED]

[REDACTED] → REQUEST

From: [REDACTED]@TLTsolicitors.com>  
Sent: 29 November 2021 17:43  
To: DoF CustomerInformation.LandRegistration <CustomerInformation.LandRegistration@finance-ni.gov.uk>  
Subject: Query [X182] (TLT-TLT.FID7785455)

**Caution** – This email has been received from outside the NICS network.  
Please ensure you can verify the sender's name and email address.  
Treat all attachments and links with caution.  
**FOR INTERNAL NICS STAFF ONLY** - If you have any concerns regarding the email please forward to [spam@finance-ni.gov.uk](mailto:spam@finance-ni.gov.uk).

Dear Sir / Madam

I refer to the attached copy folio and note that there is a pending application noted on the folio with application number [REDACTED]

I would appreciate if you could confirm that a copy of the application can be provided and can the requisite fee be deducted from our account?

Kind regards,

[REDACTED]

Solicitor  
For TLT NI LLP

D [REDACTED]  
[www.TLTsolicitors.com](http://www.TLTsolicitors.com)

**Law Firm of the Year 2021 (The Lawyer)**

**Please consider the environment before printing this email.**

Please be aware of the increase in cybercrime and fraud.  
TLT will not send you information about changes to bank account details by email.  
If you receive an email purporting to be from someone at TLT advising you of a change to bank account details it is not genuine. Do not reply to the email or act on any information it may contain. Instead please contact the person dealing with your matter immediately.  
TLT accepts no responsibility if you transfer money to a bank account which is not ours.  
Please note we do not accept service by email

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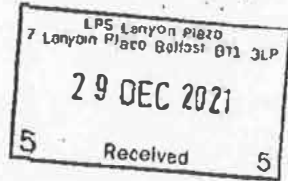
TLT LLP and TLT (NI) LLP are recognised as Data Controllers under data protection legislation. If you would like to find out more about how we use personal data and your rights in relation to your personal data please see read our [privacy notice](#) which is available on our website.

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**The Insolvency  
Service**

Land And Property Services Northern Ireland  
7 Lanyon Place  
Belfast  
BT1 3LP



Insolvency Service  
Official Receiver's Office  
2nd Floor  
Alexander House  
21 Victoria Avenue  
Southend on Sea  
Essex SS99 1AA

Tel: 0207 6371.110  
[www.gov.uk/insolvency-service](http://www.gov.uk/insolvency-service)

Your ref:  
Our ref: **BKT00634612** - Please quote this in any reply  
Direct Line: 03003048367  
E-mail: **[REDACTED]**@insolvency.gov.uk  
Date: 21 December 2021

Dear Sir/Madam  
IN THE HIGH COURT OF JUSTICE

4636 of 2006

RE: **[REDACTED]**

Please find enclosed the Precedent 3 and Form 100A requested by **[REDACTED]** of your Department of Finance. I have also included the only supporting documentation we have in respect of this matter.

Please confirm receipt of these documents and that the matter is now resolved.

Yours faithfully

**[REDACTED]**  
Examiner



**A BEIS SERVICE**

K



# Application for Registration

Please complete the white boxes on pages 1 & 2 using Typescript or BLOCK CAPITALS

# A

Form 100A

Application Number

### 1. County Down

Folio(s) affected

DN [REDACTED]

If insufficient space continue on a separate sheet and enter "see list"

### 2. Queries to be sent and documents returned to:-

The Official Receiver, 2nd Floor, Alexander House,  
21 Victoria Avenue, Southend on Sea,  
Essex  
Postcode SS99 1AA DX \_\_\_\_\_  
Telephone (code) [REDACTED] \_\_\_\_\_

Applicant's Land Registry Code  
Applicant's Reference BKT00634612

Day Code

### 3. Clients The Official Receiver

### 4. Fees and Priority (Describe each dealing concisely and indicate whether it affects the Whole or Part of the Folio)

New Folio Number

List applications in priority order	Current Market Value (£)	Fee Paid (£)
The Official Receiver		
	Tick if required	Fee Paid (£)
Certificate of Charge	<input type="checkbox"/>	
New Land Certificate (new folio)	<input type="checkbox"/>	
Uncertified Copy Map (new folio)	<input type="checkbox"/>	
Certified Copy Map (new folio)	<input type="checkbox"/>	

Received

I/We enclose a crossed cheque/postal order Payable to DoF General Account for

**TOTAL FEE** [REDACTED]

LPS Limited  
Lanyon Place Belfast BT1 3LF  
29 DEC 2021  
5 Received

5. Documents Lodged - List ALL documents lodged (attach a continuation sheet if necessary)

Date	Document	Parties	Checked
Precedent 3			
			Date: 07/10/2021

6. Special directions

Complete where any document is to be returned to a person or firm not mentioned on a panel 2

Description of document \_\_\_\_\_ e e \_\_\_\_\_ e  
 Addressee e e e e \_\_\_\_\_ e e e e e e e e e e  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Postcode \_\_\_\_\_

7. Change of address

This panel should be completed if the address of any person named (or to be named) on the folio is to be updated.

Please update the address of \_\_\_\_\_  
 \_\_\_\_\_  
 To read \_\_\_\_\_ e \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Postcode \_\_\_\_\_

8. Checklist

a. Have you enclosed the appropriate fee and signed and dated the cheque?  e e

b. Have all deeds been executed, dated and witnessed?  e e

c. Have appropriate SDLT form been enclosed?

d. Has Certificate of Identity been filled in, as appropriate?  e e

e. Where the application refers to a map is the map enclosed and does it meet the current requirements?

f. Have all the necessary Land Certificates and Certificates of Charge been lodged? If not have you lodged a request for an order to produce/dispense with production and appropriate fee?

If you have any query about the completion of this form please ring our Customer Information Unit on 0300 200 7803 OR e-mail [customerinformation.landregistration@finance-ni.gov.uk](mailto:customerinformation.landregistration@finance-ni.gov.uk)

9. Declaration by applicant or solicitor

All information provided will be processed in accordance with DoF privacy Notice set out at <https://www.finance-ni.gov.uk/publications/lps-privacy-notice>

I/We certify that the information supplied is correct

Signature of applicant or solicitor e e e e \_\_\_\_\_

Date 21/12/21 \_\_\_\_\_

Find us at [www.finance-ni.gov.uk/lps](http://www.finance-ni.gov.uk/lps)  
 Land & Property Services, Land Registers, Lanyon Plaza,  
 7 Lanyon Place, Town Parks, BELFAST, BT1 3LP



Land & Property Services  
Seirbhísí Talún & Maoine  
THE LAND REGISTRY | CLÁRLANNA TALÚN

**Land & Property Services**

Lanyon Plaza  
7 Lanyon Place  
Town Parks, Belfast  
BT1 3LP

Tel: 030 0200 7803

Fax: N/A

Your Ref:

Our Ref: [REDACTED]

Date: 29/09/2021

To: [REDACTED]

Dear Sir/Madam,

FOLIO(S): [REDACTED]

COUNTY: Down

YOUR CLIENT(S):

I acknowledge receipt of your application for registration/letter of enquiry which consists of the following transaction(s)/correspondence:

QUERY

Your application will be dealt with as quickly as possible. However where the application requires the service of Notices or where the issues are complex requiring referral to our Legal Advisory Team, processing times may be significantly longer than usual.

Please note our reference above and quote on all future correspondence.

Yours faithfully

[REDACTED]

For Registrar of Titles



Land & Property Services  
 Seirbhís Talún & Maoine  
 THE LAND REGISTRY | CLÁRLANN NA TALÚN

**Land & Property Services**

Lanyon Plaza  
 7 Lanyon Place  
 Town Parks, Belfast  
 BT1 3LP

Tel: 030 0200 7803

Fax: N/A

Your Ref:

Our Ref:

Date: 06/10/2021

To:

Dear Sir/Madam,

COUNTY: Down

FOLIO(S):

We are unable to proceed with your application as the matter as the application should be made in accordance with the Land Registration Rules (Northern Ireland) 1994 (as amended) [Land Registration Rules \(Northern Ireland\) 1994 \(legislation.gov.uk/https://www.legislation.gov.uk/nisr/1994/424/contents/madev.uk\)](https://www.legislation.gov.uk/nisr/1994/424/contents/madev.uk). The relevant provisions are found at Rules 153 to 166.

Practice Direction 1 of 2013 also refers to the procedure for registering Bankruptcy Inhibitions and Disclaimers. See general guidance on our website at <https://www.finance-ni.gov.uk/articles/insolvency>.

Also the matter is governed by the [Land Registration Act \(Northern Ireland\) 1970 which can be accessed at https://www.legislation.gov.uk/apni/1970/18/contentseislation.gov.uk](https://www.legislation.gov.uk/apni/1970/18/contentseislation.gov.uk)

You will note from Section 67A(3) that application must be made by the Official Receiver or Trustee in Bankruptcy. If they are unable or unwilling to make an application we would expect that you may seek a court order in relation to the ownership of the property. However, any action against the Land Registry or LPS we believe is entirely misguided as we are unable to act without a valid application. We will rely on this correspondence in relation to any application for costs against LPS in any such action.

We would strongly advise that you take independent legal advice in relation to the matter as matters of conveyancing and insolvency are complex and personal applications may require legal advice as to the best course of action.

ALL ALTERATIONS TO DOCUMENTS MUST BE IN ACCORDANCE WITH RULE 34.

The documents listed below are enclosed:

Any original documents/enclosures will be sent with a hard copy of this letter.

Note:- When replying to this query it is not a requirement to lodge another Form 100A.

KINDLY BE ADVISED IF WE DO NOT RECEIVE A REPLY OR A COMPLETE RESPONSE TO THIS LETTER WITHIN 25 WORKING DAYS AN ABANDONMENT NOTICE WILL BE SERVED. IF ABANDONED YOUR APPLICATION WILL LOSE ITS PRIORITY AND A FEE WILL BE RETAINED IN ACCORDANCE WITH CURRENT LAND REGISTRATION LEGISLATION.

Yours faithfully

A large black rectangular redaction box covers the signature area. Below it, a smaller black rectangular redaction box covers the name of the signatory.

**ANNEX**

Land Registration Act (NI) 1970 (as amended)

*Protection of creditors prior to registration of trustee in bankruptcy.*

67A.- (1) If a bankruptcy petition is presented by or against any person who appears to the High Court to be the registered owner of any land, the Court shall give notice to the Registrar of the presenting of the petition, in such manner as may be prescribed, and notice of the presenting of the petition shall thereupon be entered on the title register.

(2) A notice registered under subsection (1) shall protect the rights of all creditors, and unless cancelled by the Registrar in the prescribed manner such notice shall remain in force until a bankruptcy inhibition is registered or the trustee in bankruptcy is registered as owner.

(3) Where a bankruptcy order is made and the bankrupt is a registered owner of land, the official receiver or the trustee in bankruptcy **shall** notify the Registrar in the prescribed form and the Registrar shall thereupon enter an inhibition ("a bankruptcy inhibition") against the title of the registered owner of the land.



Land & Property Services  
Seirbhísí Talún & Maoine  
THE LAND REGISTRY | CLÁRLANN NA TALÚN

**Land & Property Services**

Lanyon Plaza  
7 Lanyon Place  
Town Parks, Belfast  
BT1 3LP

Tel: 030 0200 7803

Fax: N/A

Your Ref:

Our Ref:

Date: 12/10/2021

To:



Dear Sir/Madam,

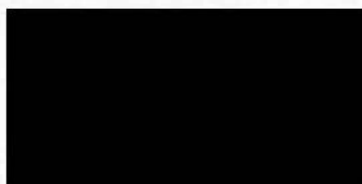
COUNTY: Down

FOLIO(S):



We refer to your letter dated 7 October (received 8 October) which appears to have crossed with ours dated 6 October (issued 7 October). We enclose a copy of our correspondence for your convenience.

Yours faithfully



Department of  
**Finance**

Airgeadais

**Airgeadais**

[www.finance-ni.gov.uk](http://www.finance-ni.gov.uk)



Land & Property Services  
Seirbhís Talún & Maoine  
THE LAND REGISTRY | CLÁRLANN NA TALÚN

**Land & Property Services**

Lanyon Plaza  
7 Lanyon Place  
Town Parks, Belfast  
BT1 3LP

Tel: 030 0200 7803

Fax: N/A

Your Ref:

Our Ref: 2

Date: 06/10/2021

To:

Dear Sir/Madam,

COUNTY: Down

FOLIO(S):

We are unable to proceed with your application as the matter as the application should be made in accordance with the Land Registration Rules (Northern Ireland) 1994 (as amended) [Land Registration Rules \(Northern Ireland\) 1994 \(legislation.gov.uk/https://www.legislation.gov.uk/nisr/1994/424/contents/madev.uk\)](https://www.legislation.gov.uk/nisr/1994/424/contents/madev.uk). The relevant provisions are found at Rules 153 to 166.

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You will note from Section 67A(3) that application must be made by the Official Receiver or Trustee in Bankruptcy. If they are unable or unwilling to make an application we would expect that you may seek a court order in relation to the ownership of the property. However, any action against the Land Registry or LPS we believe is entirely misguided as we are unable to act without a valid application. We will rely on this correspondence in relation to any application for costs against LPS in any such action.

We would strongly advise that you take independent legal advice in relation to the matter as matters of conveyancing and insolvency are complex and personal applications may require legal advice as to the best course of action.

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Yours faithfully

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**ANNEX**

Land Registration Act (NI) 1970 (as amended)

*Protection of creditors prior to registration of trustee in bankruptcy.*

67A.- (1) If a bankruptcy petition is presented by or against any person who appears to the High Court to be the registered owner of any land, the Court shall give notice to the Registrar of the presenting of the petition, in such manner as may be prescribed, and notice of the presenting of the petition shall thereupon be entered on the title register.

(2) A notice registered under subsection (1) shall protect the rights of all creditors, and unless cancelled by the Registrar in the prescribed manner such notice shall remain in force until a bankruptcy inhibition is registered or the trustee in bankruptcy is registered as owner.

(3) Where a bankruptcy order is made and the bankrupt is a registered owner of land, the official receiver or the trustee in bankruptcy **shall** notify the Registrar in the prescribed form and the Registrar shall thereupon enter an inhibition ("a bankruptcy inhibition") against the title of the registered owner of the land.

From: [REDACTED]  
Sent: 22 October 2021 11:56  
To: [REDACTED] <[REDACTED]@finance-ni.gov.uk>  
Subject: RE: EXPEDITE - Application No. [REDACTED] Due - 28/10/2021 - Applicant - [REDACTED]  
Hi [REDACTED]  
Is [REDACTED] bankrupt? The only [REDACTED] on our system is the subject of an IVA that is being administered by [REDACTED] of Harover Insolvency. [REDACTED] email address is: [REDACTED]  
[REDACTED]@haroverinsolvency.co.uk

I searched under foio [REDACTED] and '39 Carrigmore Road' and we have nothing on our systems that corresponds.

Kind Regards,

[REDACTED]  
Insolvency Service  
Department for the Economy  
Fermanagh House

The screenshot shows an Outlook window with the following details:

- Subject: RE: EXPEDITE - Application No. [REDACTED] Due - 28/10/2021 - Applicant - [REDACTED]
- From: [REDACTED]
- Received: 22/10/2021 12:16
- Content: I checked our system for bankruptcies declared in NI on 10/05/2006 and [REDACTED] not one of them. I note he claims he was declared bankrupt at the High Court in London. It's possible his bankruptcy was not in this jurisdiction. I'll await any further information [REDACTED] provides to you so we can see if he is somewhere on our database.
- Signature: [REDACTED]  
Insolvency Service  
Department for the Economy  
Fermanagh House



Can you keep a note to refer this one to me – It is London OR application for disclaimer – I asked them to mark for my attention but not sure they will do that

Thanks

From: [redacted]@insolvency.gov.uk>  
Sent: 21 December 2021 09:51  
To: [redacted]@finance-ni.gov.uk>  
Subject: RE: BKT00634612 [redacted] Bankruptcy Order 10.05.2006

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**FOR INTERNAL NICS STAFF ONLY** - If you have any concerns regarding the email please forward to [spam@finance-ni.gov.uk](mailto:spam@finance-ni.gov.uk).

Good morning

I have posted everything today to the address you stated.  
Thank you  
[redacted]

[redacted] | Examiner | The Insolvency Service - Delivering economic confidence | [redacted]@Insolvency.gov.uk | OR London & Southend PO Box 16658, Birmingham, B2 2HB | [redacted] | Twitter@InsolvencyGovUK | [www.gov.uk/insolvency-service](http://www.gov.uk/insolvency-service)

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From: [redacted]@finance-ni.gov.uk>  
Sent: 13 December 2021 09:21  
To: [redacted]@insolvency.gov.uk>  
Subject: RE: BKT00634612 - [redacted] - Bankruptcy Order 10.05.2006

Hi [redacted]

See replies in CAPS below

Thanks

[REDACTED]

From: [REDACTED]@insolvency.gov.uk>  
Sent: 07 December 2021 09:20  
To: [REDACTED]@finance-ni.gov.uk>  
Subject: RE: BK100634612 - [REDACTED] Bankruptcy Order 10.05.2006

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[REDACTED]

I've downloaded the 100a form but it's all new to me – who would be the client, the ex-bankrupt? **THE OFFICIAL RECEIVER**  
The terms are very unfamiliar and can I sign it or does it have to be the Deputy OR? **EITHER OF YOU CAN SIGN FORM 1000**  
Who is the applicant? **THE OFFICIAL RECEIVER**  
If that is the OR [as we are filing in the forms] why does it want a land reg code? **IGNORE THIS – WE WILL SET THIS UP AT OUR END – FREQUENT CUSTOMERS CAN PUT THIS IN TO SPEED PROCESSING APPLICATIONS** If not who is the applicant if not the OR?

When you say send it FAO: Deputy Registrar – is this by email or to a postal address? **POSTAL ONLY**

The forms below should be returned to:

Land & Property Services  
Land Registration  
Lanyon Plaza  
7 Lanyon Place  
Town Parks  
Belfast  
BT1 3LP

Apologies but none of this makes sense to me and there is no one here who has ever done this before so I am alone in trying to resolve it. I am just an investigator, I have no knowledge of property issues let alone those in NI.

Thank you

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From: [REDACTED]@finance-ni.gov.uk>  
Sent: 02 December 2021 13:32  
To: [REDACTED]@insolvency.gov.uk>  
Subject: RE: BKT00634612 - [REDACTED] Bankruptcy Order 10.05.2006

[REDACTED]

The document I sent was in Word so I was expecting that you could accept all the amendments. Not sure how it ended up as a PDF.

What you have sent looks fine – only minor issue is the full name of the Official Receiver should be inserted not initials.

If you get the declaration signed and witnessed and then send in with Form 100a [application form] marked Private & Confidential FA Deputy Registrar – I can then proceed. There is no fee for this transaction.

[Land Registry forms | Department of Finance \(finance-ni.gov.uk\)](#)

Thanks

[REDACTED]

From: [REDACTED]@insolvency.gov.uk>  
Sent: 01 December 2021 09:33  
To: [REDACTED]@finance-ni.gov.uk>  
Subject: RE: BKT00634612 - [REDACTED] Bankruptcy Order 10.05.2006

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[REDACTED]

I cannot print in colour and do not have access to PDF software. I also could not print out a signable page without it including all the crossings out and amendments so I had to write a new Precedent 3 document.

Attached is what I think you are asking for. Please review this and let me know if I need to change anything before I get [REDACTED] to sign it. Then do I send the signed bundle to you or does it go somewhere else?

Thank you

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BLANK

From [REDACTED]@finance-ni.gov.uk>  
Sent: 30 November 2021 14:37  
To [REDACTED]@insolvency.gov.uk>  
Subject: RE: BKT00634612 - [REDACTED] Bankruptcy Order 10.052006

Hi [REDACTED]

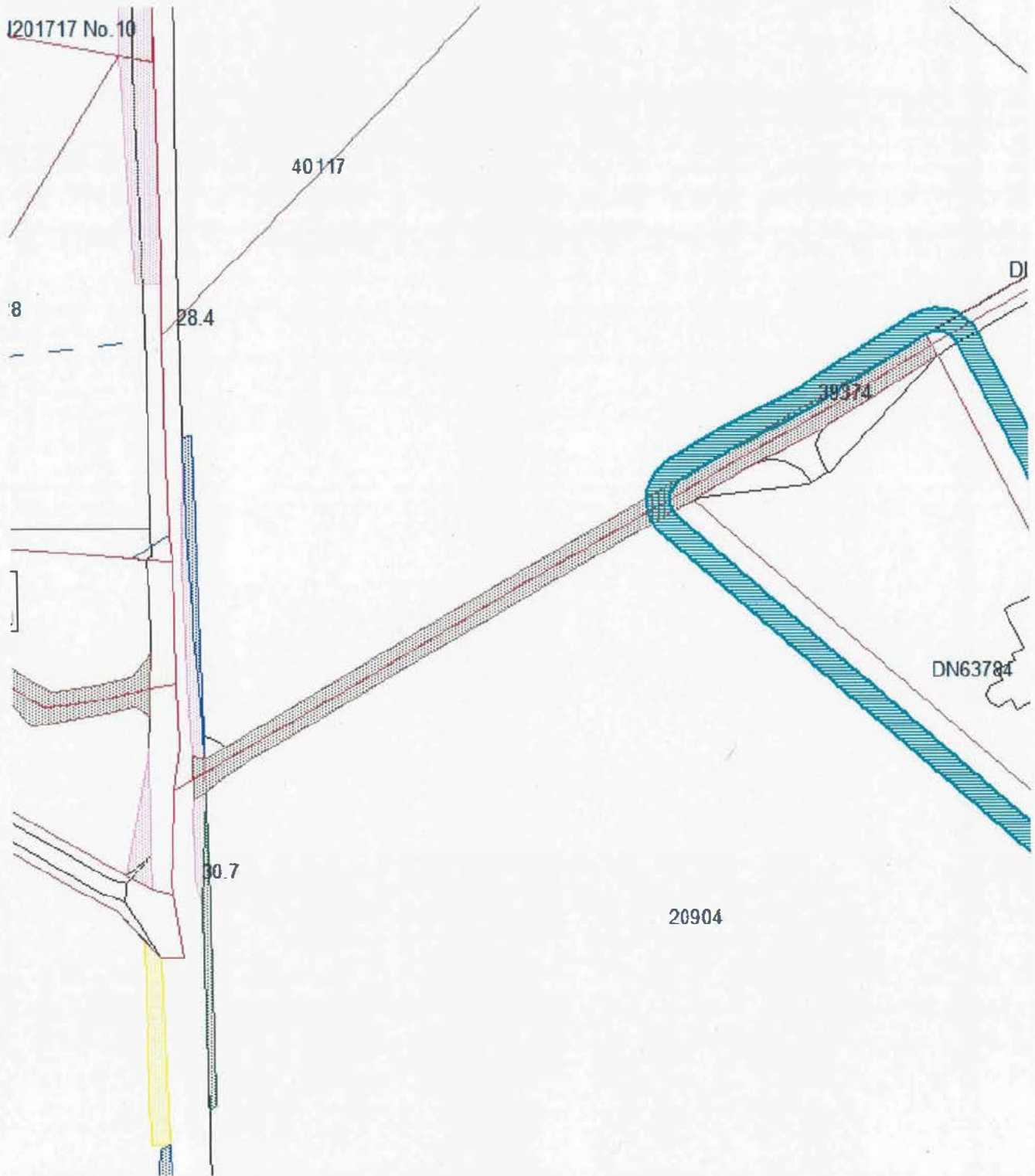
I have amended back to a Form 3 – we cannot deal with any vesting in the bankrupt without a court order so we just need the first part to register the Inhibition and disclaimer. We do not need to have the 2<sup>nd</sup> disclaimer.

See attached folio and suggested wording and map as below

Thanks

[REDACTED]

BLANK



From [REDACTED]@insolvency.gov.uk>

Sent: 30 November 2021 13:01

To: [REDACTED]@finance-ni.gov.uk>

Subject: RE: BKT00634612 - [REDACTED] Bankruptcy Order 10.05.2006

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Hi

Attached is what I think we should be saying and would be accompanied by the BO, OR's disclaimer and the Treasury Solicitors disclaimer which is all we have. However I am unable to get a copy of the land registry which I would want before asking the OR to sign. Are you able to supply one please?

Regards

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From: [REDACTED] [@finance-ni.gov.uk](mailto:[REDACTED]@finance-ni.gov.uk)  
Sent: 30 November 2021 12:20  
To: [REDACTED] [@insolvency.gov.uk](mailto:[REDACTED]@insolvency.gov.uk)  
Subject: RE: BKT00634612 - [REDACTED] Bankruptcy Order 10.05.2006

Hi [REDACTED]

In this instance you can follow the precedent generally but as you say you will need to amend the wording slightly to match the facts.

... The said land vested in me as Trustee in Bankruptcy [amend as appropriate] of the estate of the said AB on [insert DATE vested] and was disclaimed on [insert DATE].

If you need I can check the version you plan to use before signing.

Normally this would be a 2 step process – ie register bankruptcy inhibition and later issue a disclaimer.

Thanks for your assistance.

[REDACTED]  
From: [REDACTED] [@insolvency.gov.uk](mailto:[REDACTED]@insolvency.gov.uk)  
Sent: 30 November 2021 11:50  
To: [REDACTED] [@finance-ni.gov.uk](mailto:[REDACTED]@finance-ni.gov.uk)  
Subject: RE: BKT00634612 - [REDACTED] Bankruptcy Order 10.05.2006

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Good morning [REDACTED]

Are you saying the following applies for the OR to do:

*"(b) If the Trustee in Bankruptcy has not already been registered as owner, he/she should lodge evidence of both the vesting and re-vesting.*

*The applicant should lodge -  
(i) A certified copy of the Bankruptcy Order;*

- (ii) A certified copy of the certificate of appointment, or the Court Order appointing the trustee;
- (iii) Applications in Precedent 3 and Precedent 4 – alternatively the contents may be combined using Precedent 5.”

Only Precedent 5 states “The said land vested in me as Trustee in Bankruptcy of the estate of the said [REDACTED] on 10 May 2006 and has not been disclaimed.” However the then OR did disclaim the land on 28.09.2006. So this does not seem appropriate.

Please advise as this does not seem straight forward.

Regards

[REDACTED] Examiner | The Insolvency Service - Delivering economic confidence | [REDACTED] [@insolvency.gov.uk](mailto:[REDACTED]@insolvency.gov.uk) | OR London & Southend PO Box 16658, Birmingham, B2 2HB | [REDACTED] [Twitter@InsolvencyGovUK](https://twitter.com/InsolvencyGovUK) | [www.gov.uk/insolvency-service](http://www.gov.uk/insolvency-service)

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From: [REDACTED] [@finance-ni.gov.uk](mailto:[REDACTED]@finance-ni.gov.uk)  
Sent: 26 November 2021 16:10  
To: [REDACTED] [@insolvency.gov.uk](mailto:[REDACTED]@insolvency.gov.uk)  
Subject: RE: BKT00634612 - [REDACTED] Bankruptcy Order 10.05.2006

Hi [REDACTED]

Apologies for delay sending the links. The relevant guidance is found on our website

<https://www.finance-ni.gov.uk/articles/insolvency>  
General Guidance

<https://www.finance-ni.gov.uk/publications/lps-practice-directions>  
Refer to Practice Direction 1 of 2013

I am happy to assist or discuss further.

Thanks

[REDACTED]

[REDACTED]

From: [REDACTED] [@insolvency.gov.uk](mailto:[REDACTED]@insolvency.gov.uk)  
Sent: 23 November 2021 08:54  
To: [REDACTED] [@finance-ni.gov.uk](mailto:[REDACTED]@finance-ni.gov.uk)  
Subject: BKT00634612 - [REDACTED] - Bankruptcy Order 10.05.2006

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the email please forward to [spam@finance-ni.gov.uk](mailto:spam@finance-ni.gov.uk).

Good morning [REDACTED]

Thank you for your emails.

As the case is now more than 15 years old, the Official Receiver no longer holds any files for the case save the BO you attached.

From what very little we have, it appears the OR disclaimed 39a Carrowdore Road in about September or October 2006. I then believe but have no evidence to prove that the land on which the property stood was disclaimed by the Treasury Solicitor in 2010.

Please would you advise how you consider the OR can assist in this matter.

Regards

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confidence | [REDACTED] [@Insolvency.gov.uk](mailto:[REDACTED]@Insolvency.gov.uk) | OR London & Southend PO  
Box 16658, Birmingham, B2 2HB | [REDACTED] [Twitter@InsolvencyGovUK](https://twitter.com/InsolvencyGovUK)  
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#####



Land & Property Services  
Seirbhísí Taláim & Maoine  
THE LAND REGISTRY | CLÁRLANN NA TALÚN

**Land & Property Services**

Lanyon Plaza  
7 Lanyon Place  
Town Parks, Belfast  
BT1 3LP

Tel: 030 0200 7803

To: INSOLVENCY SERVICE  
OFFICIAL RECEIVERS OFFICE  
2ND FLOOR, ALEXANDER HOUSE  
21 VICTORIA AVENUE  
SOUTHEND ON SEA, ESSEX  
SS99r1AA

Your Ref:

Our Ref:

Date: 02/02/2022

Dear Sir/Madam

FOLIO(S):



COUNTY:

Down

YOUR CLIENT (S):

I wish to inform you that registration of the above application has been completed.

No Documents Enclosed

Our aim is to finalise all applications free of error but if we do make a mistake it is important for us to know as soon as possible so that we can put matters right.

Early detection of errors minimises inconvenience to customers and helps us to identify areas of importance in the registration process. Thank you for your co-operation in this matter.

PLEASE DIRECT ANY ENQUIRIES TO: The Customer Information Unit  
Direct Dial Number 030 0200 7803

Yours faithfully,



For Registrar of Titles



Land & Property Services  
Seirbhís Talún & Maoine  
THE LAND REGISTRY | CLARLANN NA TALÚN

Land & Property Services

Lanyon Plaza  
7 Lanyon Place  
Town Parks, Belfast  
BT1 3LP

Tel: 030 0200 7803

Fax: N/A

Our Ref: 2

Date: 02/02/2022

To:

[Redacted recipient address]

Dear Sir

FOLIO:

[Redacted folio number]

COUNTY:

Down

REGISTERED OWNER:

[Redacted registered owner name]

**TAKE NOTICE** that the following matter has been registered on the above Folio:-

A Bankruptcy Inhibition and disclaimer affecting the estate or interest of

[Redacted name]

**NO RESPONSE IS REQUIRED TO THIS NOTICE UNLESS YOU FEEL THERE IS AN ERROR IN THE ABOVE DEALING**, in which case you should write to the Registrar of Titles at the above address stating the nature of the error and quoting the County, Folio No. and reference.

Yours faithfully

[Redacted signature]

For Registrar of Titles



Land & Property Services  
Seirbhís Talún & Maoine  
THE LAND REGISTRY | CLÁRLANN NA TALÚN

Land & Property Services

Lanyon Plaza  
7 Lanyon Place  
Town Parks, Belfast  
BT1 3LP

Tel: 030 0200 7803

Fax: N/A

Our Ref:

Date: 02/02/2022

To:

[Redacted]

Dear Madam

FOLIO:

[Redacted]

COUNTY:

Down

REGISTERED OWNER:

[Redacted]

**TAKE NOTICE** that the following matter has been registered on the above Folio:-

A Bankruptcy Inhibition and disclaimer affecting the estate or interest of

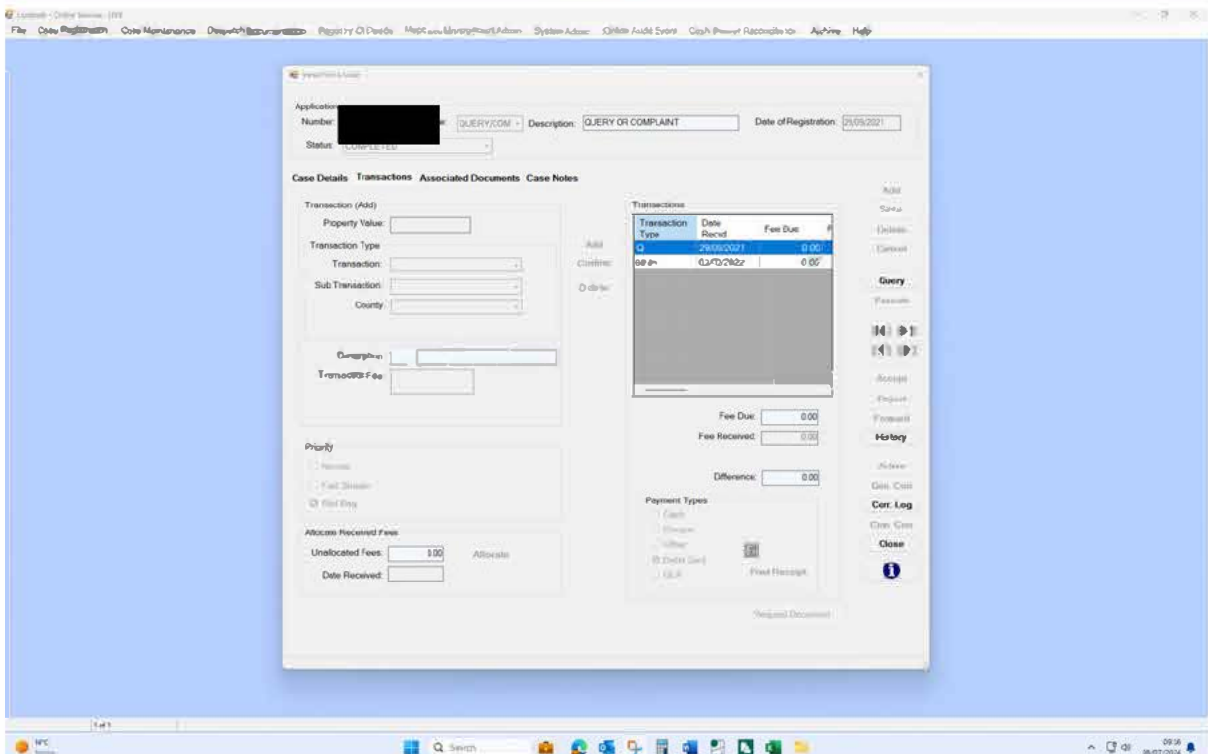
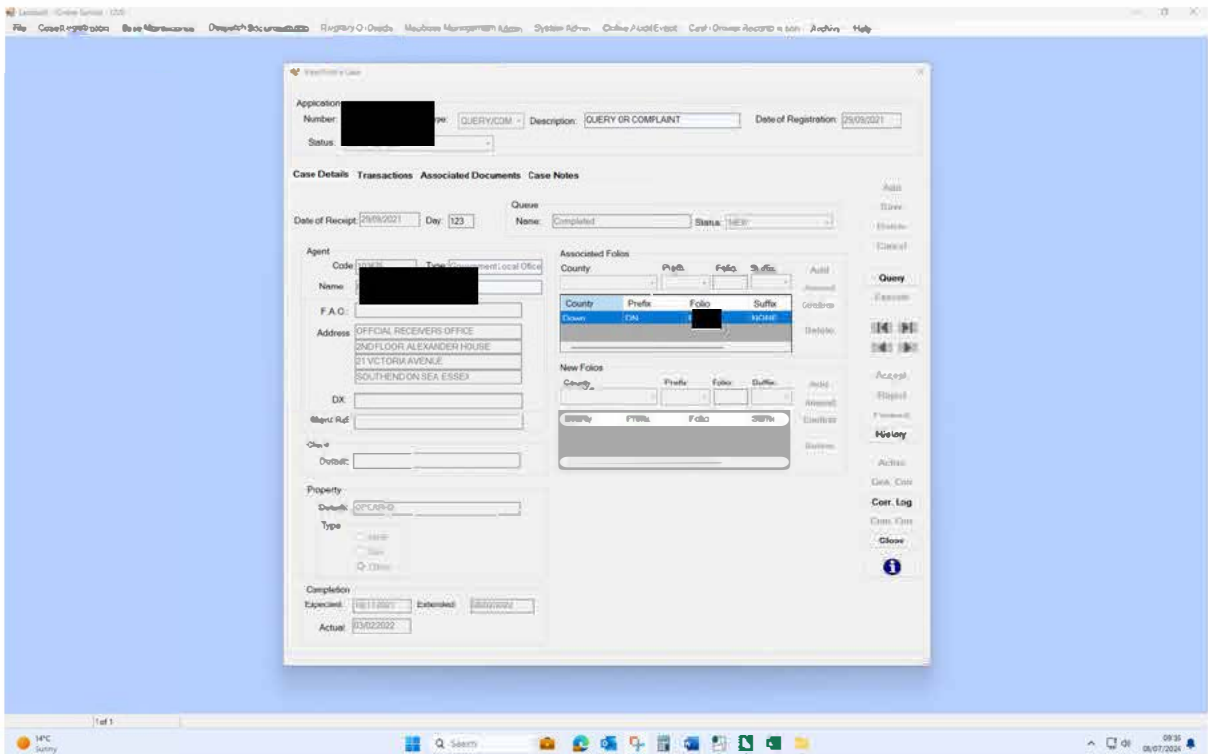
[Redacted]

**NO RESPONSE IS REQUIRED TO THIS NOTICE UNLESS YOU FEEL THERE IS AN ERROR IN THE ABOVE DEALING**, in which case you should write to the Registrar of Titles at the above address stating the nature of the error and quoting the County, Folio No. and reference.

Yours faithfully

[Redacted]

For Registrar of Titles



View/Print a Case

Application Number: [REDACTED] Description: QUERY OR COMPLAINT Date of Registration: 29/09/2021  
 Status: COMPLETED

Case Details Transactions Associated Documents Case Notes

Document (Add)

Document Type: [REDACTED]  
 Description: [REDACTED]  
 Date Received: [REDACTED]  
 Lodged By: [REDACTED]  
 Folio Number: [REDACTED]

Documents

Document Type	Date Rec'd	NO	Ext	Clup	Over	Item	Flow	Description	Lged	Folio No	S
FTM - Form 100	29/09/20						Y				Y
Letter - Letter	29/09/20						Y				Y
Letter - Letter	29/09/20						Y				Y
Letter - Letter	08/10/20						Y	SUPDIT			Y
Letter - Letter	15/10/20						Y	EXPERT			Y
Letter - Letter	01/11/20						Y	Complan			Y
BO - Bankruptcy	01/11/20						Y				Y
Letter - Letter	30/11/20						Y	EMM			Y
FTM - Form 100	08/11/20						Y	CB/P/F			Y
Letter - Letter	26/12/20						Y				Y
FTM - Form 100	29/12/20						Y				Y
BO - Bankruptcy	29/12/20						Y	Repeals			Y

View/Print a Case

Application Number: [REDACTED] Description: QUERY OR COMPLAINT Date of Registration: 29/09/2021  
 Status: COMPLETED

Case Details Transactions Associated Documents Case Notes

Case Note (Add)

Date: 08/07/2024

Case Notes

Note	Date
CASE FORWARDED Applicant details amended as requested - please refer to AFC	02/02/2022
CASE IS FORWARDED As per Q in order follows: has detailed that several applicants detail as follows: (Name - Full name Letter Out - J (same the address detailed at top of folio no 4)) Once this is set up you can proceed to arrange status of letters and AFC	02/02/2022
CASE FORWARDED As per ed case from [REDACTED] and [REDACTED] registered as per doc list and misc. a summary for both registered entries	02/02/2022

Windows 10 Home - 1188

File Case Registrat Case Maintenance Dispatch Documentation Registry Of Deeds Mapbase Management Admin System Admin Online Audit Event Cash Drawer Reconciliation Archive Help

Application Number: [REDACTED] Type: QUERY/COM - Description: QUERY OR COMPLAINT Date of Registration: 25/05/2021

Status: [REDACTED]

Case Details Transactions Associated Documents Case Notes

Case Note (Add)

[REDACTED]

Date: 06/07/2024

Case Notes

Note	Date	User
CASE #[REDACTED] see case notes after registration was updated notice on the registered ground appears dupl to Property Service as per letter of acknowledgement in the B file and has same in doc# [REDACTED]	01/02/2022	[REDACTED]
[REDACTED]	01/02/2022	[REDACTED]
by doc M - disclaimer to be noted in Part 2 of the File using the option "Disclaimer" and saying "The official receiver has disclaimed the interest of the said bankrupt in the lands herein"	01/02/2022	[REDACTED]

1 of 1

17:52 06/07/2024

Windows 10 Home - 1187

File Case Registrat Case Maintenance Dispatch Documentation Registry Of Deeds Mapbase Management Admin System Admin Online Audit Event Cash Drawer Reconciliation Archive Help

Application Number: [REDACTED] Type: QUERY/COM - Description: QUERY OR COMPLAINT Date of Registration: 25/05/2021

Status: [REDACTED]

Case Details Transactions Associated Documents Case Notes

Case Note (Add)

[REDACTED]

Date: 06/07/2024

Case Notes

Note	Date	User
OPC of Registrar London under s89 B as they are British registered copy of the 200 registered plan is. Frustrancy to remove small well insolvency service unable to assist case BLANK	04/01/2022	[REDACTED]
offer to assist OE sent	22/10/2021	[REDACTED]
OE drawn offer June 18 2021	12/10/2021	[REDACTED]
reply to customer - appk each must be from OP or Trustee	06/10/2021	[REDACTED]

1 of 1

17:52 06/07/2024

Windows 8.1 Case

Application Number: [REDACTED] Description: QUERY OR COMPLAINT Date of Registration: 28/05/2021  
 Status: COMPLETE

Case Details Transactions Associated Documents Case Notes

Case Correspondence Log

Application Number: 202174625

Date Sent	Document Type	Status	Logged To (Agent Code)	Date Created	User ID	Response due by	Date Received
02/03/2022	IN	Dispatched	50265	02/03/2022	[REDACTED]		
02/03/2022	ES	Dispatched	50265	02/03/2022	[REDACTED]		
04/03/2022	SN	Dispatched	50475	05/03/2022	[REDACTED]		
04/03/2022	BLANK	Reply Received	9711	04/03/2022	[REDACTED]	08/02/2022	08/12/2021
04/03/2022	BLANK	Dispatched	9711	28/03/2022	[REDACTED]		
25/10/2021	BL	Reply Received	9711	22/10/2021	[REDACTED]	26/11/2021	30/11/2021
13/10/2021	SE	Reply Received	9711	12/10/2021	[REDACTED]	16/11/2021	15/10/2021
07/08/2021	SE	Reply Received	9711	08/08/2021	[REDACTED]	09/11/2021	09/10/2021
30/09/2021	ACKNOWLEDGEM	Dispatched	9711	29/09/2021	[REDACTED]		

Outstation: [REDACTED] Date: [REDACTED] Actual: [REDACTED]

Windows 8.1 Case

Application Number: [REDACTED] Description: QUERY OR COMPLAINT Date of Registration: 28/05/2021  
 Status: COMPLETE

Case Details Transactions Associated Documents Case Notes

Case History

Queue	Subject Code	HW Status	Start Date	End Date	Channel By
Completed	[REDACTED]	COMPLETE	03/03/2022 13:16:12	03/03/2022 13:16:42	[REDACTED]
NEW	ALTH FOR COMP	ACTIVE	03/03/2022 11:28:12	03/02/2022 11:28:12	[REDACTED]
NEW	ALTH FOR COMP	ACTIVE	03/03/2022 11:28:22	03/02/2022 11:28:12	[REDACTED]
GPS Dispatch	ALTH FOR COMP	ACTIVE	03/03/2022 11:28:54	03/02/2022 11:28:20	[REDACTED]
NEW	ACTIVE	ACTIVE	03/03/2022 14:19:39	02/02/2022 14:20:54	[REDACTED]
NEW	ACTIVE	ACTIVE	02/02/2022 14:07:32	02/02/2022 14:19:30	[REDACTED]
NEW	ACTIVE	ACTIVE	02/02/2022 14:07:32	02/02/2022 14:07:32	[REDACTED]
NEW	ACTIVE	ACTIVE	02/02/2022 13:27:07	02/02/2022 13:27:07	[REDACTED]
NEW	ACTIVE	ACTIVE	02/02/2022 12:42:22	02/02/2022 13:28:36	[REDACTED]
NEW	ACTIVE	ACTIVE	02/02/2022 12:42:22	02/02/2022 12:42:22	[REDACTED]
NEW	ACTIVE	ACTIVE	02/02/2022 11:34:36	02/02/2022 11:34:36	[REDACTED]
NEW	ACTIVE	ACTIVE	02/02/2022 11:34:36	02/02/2022 11:34:36	[REDACTED]
NEW	ACTIVE	ACTIVE	02/02/2022 11:30:09	02/02/2022 11:30:52	[REDACTED]
NEW	ACTIVE	ACTIVE	02/02/2022 11:30:09	02/02/2022 11:30:09	[REDACTED]
NEW	ACTIVE	ACTIVE	02/02/2022 09:04:05	02/02/2022 09:04:05	[REDACTED]
NEW	ACTIVE	ACTIVE	02/02/2022 08:33:36	02/02/2022 08:33:36	[REDACTED]
OPEN (EP)	ACTIVE	ACTIVE	01/02/2022 16:24:48	01/02/2022 16:24:48	[REDACTED]
OPEN	ACTIVE	ACTIVE	11/01/2022 11:54:52	11/01/2022 11:54:52	[REDACTED]
OPEN	ACTIVE	ACTIVE	11/01/2022 11:54:52	11/01/2022 11:54:52	[REDACTED]

Windows - Oracle Security (10) [X]

File Case Registration Case Maintenance Desktop Support Registry Of Cases Malware Management Admin Support Admin Backup Audit Cases Case Domain Reports Status Archive Help

View Details Case

Address: [REDACTED] Type: QUERY CASE Outbreak: QUERY ON COMPLAINT Date of Registration: 29/09/2021

Platform: [REDACTED]

Case Details Transactions Associated Documents Case Notes

Case History

Outbreak	Current Status	Age/Outbreak	Start Date	End Date	Case Count	Close
[REDACTED]	BF		04/01/2022 14:38:50	31/01/2022 11:34:51		
[REDACTED]	OFBI		04/01/2022 14:36:35	04/01/2022 14:36:50		
[REDACTED]	NEW		02/13/2021 11:38:05	04/01/2022 14:36:31		
[REDACTED]	OFBI		03/13/2021 11:19:24	03/02/2021 15:20:05		
[REDACTED]	NEW		05/13/2021 11:19:21	05/13/2021 11:19:24		
[REDACTED]	OFBI(BF)		01/11/2021 05:14:45	02/10/2021 11:19:21		
[REDACTED]	BF		28/10/2021 16:50:58	01/11/2021 16:14:46		
[REDACTED]	BF		22/10/2021 00:33:55	28/10/2021 16:09:58		
[REDACTED]	OFBI(BF)		16/10/2021 08:51:08	22/10/2021 16:09:50		
[REDACTED]	OF		12/10/2021 03:56:09	05/10/2021 09:31:05		
[REDACTED]	CFBI(BF)		09/10/2021 14:05:25	02/10/2021 15:06:06		
[REDACTED]	BF		05/10/2021 13:26:15	09/10/2021 14:06:33		
[REDACTED]	OFBI		05/10/2021 13:01:12	05/10/2021 13:26:15		
[REDACTED]	NEW		01/10/2021 14:28:52	05/10/2021 13:01:12		
[REDACTED]	OFBI		04/09/2021 08:11:00	04/09/2021 14:29:50		
[REDACTED]	Scanning		24/09/2021 13:29:33	30/09/2021 10:41:33		
[REDACTED]	OFBI	NOT REGISTERED	29/09/2021 14:49:15	29/09/2021 14:49:28		
[REDACTED]	NEW	NOT REGISTERED	29/09/2021 14:49:14	29/09/2021 14:49:15		

Close

1 of 1

Windows Taskbar: LFC Suny, Search, 09/23 08/07/2024

# LAWFULNESS, FAIRNESS AND TRANSPARENCY TEST

## Application of FOI exemption Section 40(2)

### DOF/2025-0435 ANNEX C

A Lawfulness, Fairness and Transparency Test must be carried out by the Department of Finance when considering disclosure of third-party personal data which falls within the scope of an FOI or EIR request.

#### FOI / EIR request

*provide a copy of the application for a bankruptcy Inhibition. BKT00634612 - folio DN63784*

#### Consideration of the personal data falling within the scope of the request

Guidance from the Information Commissioner's office states that personal data only includes information relating to natural persons who:

- can be identified or who are identifiable, directly from the information in question; or
- who can be indirectly identified from that information in combination with other information.

#### Description of personal data/issue(s) under consideration:

LPS Staff & Third-Party names/details.

#### Lawfulness

Do either of the two lawful basis below, which allow for the disclosure of personal data, apply? **No**

- Consent:** This applies when the data subject(s) clear consent exists, allowing the department to disclose personal data falling within the scope of this request.
- Legitimate interests:** This applies when disclosure is necessary for the department's legitimate interests or the legitimate interests of a third party that overrides the data subject(s) rights and freedoms, particularly their right to privacy.

#### Conclusion

Having considered all the information contained within the Lawfulness, Fairness and Transparency Test, the department has established that, on balance, there is no lawful basis for the disclosure of third-party personal data falling within the scope of the request (of which the requester is not the data subject).