ANNEX A

FOI DOF/2025-0247

Request

Land Registry Application 2022/119404 – Caution affecting Folio DN188757L

- If the caution was not lodged prior to my property registration, why it was nonetheless treated as an obstacle to the registration process.

- Full disclosure of internal communications or case notes addressing the validity and operative timing of the caution, especially considering the sequence of events and the potential impact on the registration process.

- Additionally, I respectfully request that Land Registry confirm who paid the statutory caution fee of £70 in connection with Application 2022/119404. The identity of the fee-payer is important in understanding who was the true applicant and the proper party in interest, particularly given the requisition issued on 21st February 2022, which questioned the role of XXXXXXXX in this matter.

- I respectfully request that Land Registry provide clarification on the following points:
  The precise roles of XXXXXXX and XXXXXXX in lodging and timing the caution; Whether their legal expertise was used to delay or obstruct my registration of ownership; The full involvement of Bank of Ireland's legal department in the process, particularly regarding the timing of the lodging of the caution and its potential impact on the registration process.

DoF response

I can confirm the department holds some of the information requested.

If the caution was not lodged prior to my property registration, why it was nonetheless treated as an obstacle to the registration process.

Your application to register the purchase (2022/202162) was received on 14 March 2022; the application to register the caution (2022/119404) was received on 14 February 2022. As the same Folio was contained in both applications your application could not be completed prior to the other. This priority principle applies to all cases received in the Registry.

Full disclosure of internal communications or case notes addressing the validity and operative timing of the caution, especially considering the sequence of events and the potential impact on the registration process.

All correspondence on case 2022/119404 was already released in DOF FOI 2025-0129.

Additionally, I respectfully request that Land Registry confirm who paid the statutory caution fee of £70 in connection with Application 2022/119404. The identity of the fee-payer is important in understanding who was the true applicant and the proper party in interest, particularly given the requisition issued on 21st February 2022, which questioned the role of XXXXXXX in this matter.

This is not information held by the Department.

I respectfully request that Land Registry provide clarification on the following points: The precise roles of XXXXXXX and XXXXXXX in lodging and timing the caution; Whether their legal expertise was used to delay or obstruct my registration of ownership; The full involvement of Bank of Ireland's legal department in the process, particularly regarding the timing of the lodging of the caution and its potential impact on the registration process.

Other than the details already disclosed by DOF FOI 2025-0129, this is not information held by the Department.

ANNEX A

Internal Review

To: Departmental FOI Officer

Date: 11/08/2025

DOF/IR/2025-0014 Internal Review of DOF/2025-0129 & DOF/2025-0247

On 17 July 2025, I was asked to conduct an internal review of the handling of FOI requests DOF/2025-0129 and DOF/2025-0247. I am now writing to confirm that I have concluded such a review, conducted in line with the FOIA section 45 Code of Practice.

Background

The Department received a letter from the requester on 07 March 2025, requesting the following:

Copy of all Correspondence and documents relating to the caution placed on 17 Seaview Terrace, as well 352DL Folio Map at 2015.

This request was duly acknowledged and allocated the reference number DOF/2025-0129.

On 26 March 2025 the response was issued by post at Craigantlet Buildings, the information requested was partially released, with S40(2) Personal information engaged.

The Department received a follow up e-mail from the requester on 03 April 2025, requesting:

•Additionally, I respectfully request that Land Registry confirm who paid the statutory caution fee of £70 in connection with Application 2022/119404. The identity of the fee-payer is important in understanding who was the true applicant and the proper party in interest, particularly given the requisition issued on 21st February 2022, which questioned the role of Kim Addis in this matter.
• If the caution was not lodged prior to my property registration, why it was nonetheless treated as an obstacle to the registration process.
• Full disclosure of internal communications or case notes addressing the validity and operative timing of the caution, especially considering the sequence of events and the potential impact on the registration process.
• I respectfully request that Land Registry provide clarification on the following points: The precise roles of XXXXX and XXXXX in lodging and timing the caution;

Whether their legal expertise was used to delay or obstruct my registration of ownership; The full involvement of Bank of Ireland's legal department in the process, particularly regarding the timing of the lodging of the caution and its potential impact on the registration process.

This request was duly acknowledged and allocated the reference number DOF/2025-0247.

On 29 April 2025 the requester was advised the Department holds some of the information requested and some of the information requested had already been released under the previous response, DOF/2025-0129.

On 19 June 2025 the requester asked the Department to review the request, and the internal review process was initiated.

Analysis

In reviewing the Departments response to the requests, I consulted with and analysed the decision-making process of the business area in accordance with ICO guidance.

The business area outlined the searches undertaken: the systems searched, and the search parameters used.

In the process of re-examining the request and the information held, 2 additional pieces of correspondence were considered to be within scope of the request.

The business area confirmed the general function of Land Registry, providing information on Folios and Cautions.

Conclusion

I am content the Department responded to the requests under the correct piece of legislation, FOI.

I am content the business area conducted their initial searches in good faith and released all information held within scope of the request. However, the 2 additional pieces of correspondence now considered as being within scope should be released. These are attached at Annex B and C.

Any additional queries and points raised by the requester that are outside the scope of the review are to be handled in line with Land and Property Services complaints procedures.

ANNEX A

Internal Reviewer

From: [redacted]
To: DoF Solicitor Enquiries
Subject: RE: 2022/119404 FW: (R000013761) - Purchase of [redacted] (Folio DN188757L County Down) [UNSCANNED]
Date: 07 April 2022 10:58:28
Attachments: image001.jpg
image002.jpg
image003.jpg

Hi [redacted]

Sorry, I replied on Monday, although not to this email, it was your personal email. I can't complete the application at the moment . I sent an SE 21/2/2022 as there are a few issues relating to the Form 46 lodged and there is also an inhibition registered on folio DN188757L. Response was due 29/3/2022. No response has been lodged as yet and additional documents have added up to and including 1/4/2022.

Thanks
[redacted]

From: DoF Solicitor Enquiries
Sent: 07 April 2022 10:54
To: [redacted]
Subject: FW: 2022/119404 FW: (R000013761) - [redacted] (Folio DN188757L County Down) [UNSCANNED]
Importance: High

H [redacted]

Sorry I should maybe have marked the last email I sent urgent. Would you be able to look at this and revert to me?

Many thanks
[redacted]

From: DoF Solicitor Enquiries
Sent: 04 April 2022 10:39
To: [redacted]
Subject: 2022/119404 FW: (R000013761) - Purchase of [redacted] (Folio DN188757L County Down) [UNSCANNED]

Good Morning [redacted]

Please see the email below. I note that this application is in your queue. When these requests are received for docs in pending applications the easiest way to deal with them sometimes is to just complete the application, if that is possible.

Please let me know if you can complete the application or if there is any difficulty in doing so.

Many thanks
[redacted]

Legal Officer
Land Registry| Land & Property Services | Department of Finance
Lanyon Plaza |7 Lanyon Place | Belfast, BT1 3LP
☎ [redacted] | Web: www.finance-ni.gov.uk/lps

From: DoF Land Reg Doc Form
Sent: 04 April 2022 09:38
To: DoF Solicitor Enquiries <Solicitor.Enquiries@finance-ni.gov.uk>
Subject: FW: (R000013761) - Purchase of [redacted] (Folio DN188757L County Down) [UNSCANNED]

Hi

Can this be released?

Thanks

[redacted]
Registration Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP

Tel: [redacted]
Web: https://www.finance-ni.gov.uk/land-property-services-lps

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From: [redacted]
Sent: 28 March 2022 12:28
To: DoF Land Reg Doc Form <LandRegDocForm@finance-ni.gov.uk>
Subject: (R000013761) - Purchase of [redacted] (Folio DN188757L County Down) [UNSCANNED]

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Dear Sir/Madam

I act for [redacted], who acquired the above property last month. Their transfer is a pending dealing, ascribed reference 2022/202162.

There is an earlier pending dealing relating to this Folio, ascribed reference 2022/119404 and relating to the registration of a cuation. Further to my clients' telephone conversations with Stephen of the Land Registry at the end of last week and earlier today, I would be most grateful if you could provide me with a copy of document B pertaining to that application for my information.

Regards,
[redacted]

[redacted] Partner, Head of Real Estate
Mob: [redacted]
Carson McDowell LLP
Belfast Office: Murray House, Murray Street, Belfast, BT16DN





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From:	DoF Solicitor Enquiries
To:	DoF Land Reg Doc Form
Subject:	RE: (R000013761) - Purchase of [redacted] (Folio DN188757L County Down) [UNSCANNED]
Date:	07 April 2022 11:05:00
Attachments:	image001.jpg image002.jpg image003.jpg

Hi [redacted]

We don't hold Doc B as it has been returned to the lodging solicitor – see note from caseworker below…

"I can't complete the application at the moment . I sent an SE 21/2/2022 as there are a few issues relating to the Form 46 lodged and there is also an inhibition registered on folio DN188757L. Response was due 29/3/2022. No response has been lodged as yet and additional documents have added up to and including 1/4/2022."

Please refer the applicant to lodging solicitor if document needed urgently.

Thanks
[redacted]

From: DoF Land Reg Doc Form
Sent: 04 April 2022 09:38
To: DoF Solicitor Enquiries <Solicitor.Enquiries@finance-ni.gov.uk>
Subject: FW: (R000013761) - Purchase of [redacted] (Folio DN188757L County Down) [UNSCANNED]

Hi

Can this be released?

Thanks

[redacted]
Registration Directorate
Land & Property Services
Department of Finance
Lanyon Plaza
7 Lanyon Place
Belfast
BT1 3LP

[redacted]
Web: https://www.finance-ni.gov.uk/land-property-services-lps

From: [redacted]

Sent: 28 March 2022 12:28
To: DoF Land Reg Doc Form <LandRegDocForm@finance-ni.gov.uk>
Subject: (R000013761) - Purchase of [redacted] (Folio DN188757L County Down) [UNSCANNED]

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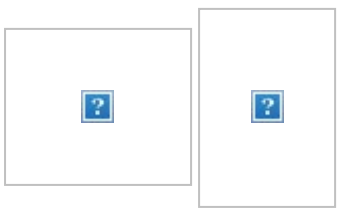
Regards,
[redacted]

[redacted] Partner, Head of Real Estate
[redacted]
Carson McDowell LLP
Belfast Office: Murray House, Murray Street, Belfast, BT16DN





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Alternatively, please contact our switchboard, as normal, on +44 (0)28 9024 4951.

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