

## **Obtaining and Sharing Property Data Digitally**

Put succinctly, the Property Data Trust Framework is:

- (1) a common vocabulary to describe that data and
- (2) a technical mechanism for software products to exchange that data accompanied by the provenance of each piece.
- (3) a governance mechanism to make sure software products do (2) securely and reliably

(1) makes a Property Pack digital, so it's easy to share and process. (2) and (3) make it possible to trust it.

### **What this means for stakeholders especially the customer.**

The Buying and Selling Property Information (BASPI) is a set of property data which is captured digitally. For the customer this means that the conveyancer or estate agent can share the link for the BASPI, rather than a paper form to capture the required information from them. The questions are organised so that if the property is not impacted the related questions do not have to be answered, for example, if the property is on mains drainage no questions have to be answered about septic tanks.

There are also technologies which can pull data from other authenticated sources, for example the Land Registry, which reduces the time taken by the consumer completing the information.

Because the information is captured in a digital format, it also means that data can be shared between stakeholders (estate agents, conveyancers, legal, lenders etc) and enables anyone receiving the data digitally, to identify the provenance of that data so that they can establish how reliable that data is. For example, if it shows that planning permission was granted for an alteration at the property, the data will be considered more reliable if it comes directly from the planning authority rather than the seller themselves.

The source of the data is identifiable by the meta data that is attached to it at the time it is collected which means that as well as the source, the date to the data can be identified too.