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Dear Consultee

CONSULTATION: DRAFT FEES IN THE REGISTERS OF SCOTLAND ORDER 2006

Registers of Scotland Executive Agency (RoS) has recently conducted a review of the fees charged for the registration and recording of deeds in the various registers under its management and control. This review has resulted in proposals for making changes to current fees, in particular to reduce fees for applications in the Land Register and General Register of Sasines, and to introduce the fees which should apply to applications for registration made in the Land Register using the Automated Registration of Title to Land (ARTL) system, when this is fully introduced in early 2007.

Fees for the provision of information from the registers and related services, such as the provision of copy documents, are unaffected by these proposals. This is because in 2005 a review of the fees charged for the provision of information and reports from the registers, and associated services was undertaken. That review resulted in the Fees in the Registers of Scotland Amendment Order 2005 which implemented an overall reduction in fees for information of around 9%.

The proposed fee changes for registration and recording would, based on current volumes of RoS business, reduce its turnover by around 26%. Depending on ARTL uptake, between 75% and 95% of RoS customers submitting applications to the Land Register or Register of Sasines would benefit from the changes, with the average customer benefiting by around £70. For example, under the existing fee arrangements for a customer purchasing a property for £126,000 (the current average house price in Scotland) the fee for the application to register the transfer of title in the Land Register would be £286, whereas under the proposed changes, the fee would be £200 for a traditional application or £150 if the application was submitted using the forthcoming ARTL system.

Annex 1 to this letter provides background information to the review and Annex 2 sets out the proposals in full.

Scottish Ministers have agreed that a consultation exercise with stakeholders be carried out by the Keeper of the Registers of Scotland on the proposed changes, and he would welcome your written comments on these proposals.

THE CONSULTATION PROCESS

The Keeper of the Registers of Scotland is a statutory office holder in the Scottish Administration. This consultation is being conducted in line with the Good Practice Guidance issued by the Scottish Executive. RoS is committed to consulting its customers on any changes affecting the provision of its services. All comments received by the end of the consultation period will be considered prior to finalising the Fee Order. We have attached at Annex 3 a primary distribution list of organisations that are being consulted on these proposed changes.

RESPONDING TO THIS CONSULTATION PAPER

We are inviting written responses to this consultation paper by at the latest 19 June 2006, although earlier responses would be helpful. Please send your response, along with your Respondent Information Form (copy attached) to feereview@ros.gov.uk or to

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Edinburgh
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If you wish to access this consultation online, please go to www.ros.gov.uk/solicitor/regfeesconsultation.html. You can telephone Freephone 0800 77 1234 to find out the location of your nearest public internet access point.

HANDLING YOUR RESPONSE

We need to know how you wish your response to be handled and, in particular, whether you agree to your response being made public. Please complete and return the **Respondent Information Form** attached to this letter, as this will ensure that we treat your response appropriately. If you indicate that you do not wish all or part of your response to be published, its confidentiality will be respected.

All respondents should be aware that RoS is subject to the provisions of the Freedom of Information (Scotland) Act 2002 and would therefore have to consider any request made to it under that Act for information relating to responses made to this consultation exercise.

ACCESS TO CONSULTATION RESPONSES

We will make all responses available to the public in the Scottish Executive library by 18 July 2006 and on the Registers of Scotland website by 18 July 2006 unless confidentiality is requested. All responses not marked confidential will be checked for any potentially defamatory material before being logged in the library or placed on the website.

If you have any comments about how this consultation has been conducted, or if you have any other queries, please contact Karen Alexander on 0131 659 6111, extension 3636 or e-mail karen.alexander@ros.gov.uk

We very much hope that you will take the opportunity to respond to this consultation.

Yours faithfully

Alison Chisholm
Director, Finance and Planning

BACKGROUND

1. It is a requirement that the fees charged by RoS for its services are systematically reviewed on a regular basis to take account of changing circumstances including, in respect of registration and recording fees, alterations in the housing market and house price inflation. Following the completion of the review of fees charged for information from the registers, reports and associated services in 2005, it was appropriate to commence a review of the fees charged for registration and recording deeds. Further, given that RoS is planning to introduce electronic registration in the Land Register, it is necessary to address fees for registration via Automated Registration of Title to Land (ARTL) prior to the introduction of the new system.

2. The fees considered under the review are those in the Schedule to the Fees in the Registers of Scotland Order 1995¹ ("the Fee Order") at Parts I, II and III (except Article 2 of Part I which relates to Land Register reports²), and Parts V-XI. The fees for the registration of the agricultural tenants' right to buy in the Registration of Community Interests in Land by virtue of the Agricultural Holdings (Scotland) Act 2003, and associated services, which were fixed in 2004³, were not considered as part of the review.

PRINCIPLES AND AIMS OF THE REVIEW

3. The proposed fees require to be calculated on the principle of cost recovery. This derives from section 25 of the Land Registers (Scotland) Act 1868, which provides that *'the amount of fees so fixed shall not be greater than is reasonably sufficient for defraying the expenses of the department of the Keeper, including the expenses of the improvement of the systems of such registration and recording'*. In addition, as a Trading Fund, RoS must ensure that its income is sufficient to meet expenditure, taking one year with another, and achieve a return on net capital employed.

4. There is no cross-subsidisation between the provision of information from the various registers and the income received from registration and recording business.

5. Since 1990, the fees applicable to registration in the Land Register and those applying to equivalent deeds being recorded in the General Register of Sasines⁴ have been identical. Further, no differentiation is made between the different types of application in the Land Register, for example by charging a different fee for first registrations than for transactions with titles already registered in the Land Register. Otherwise, people would be arbitrarily advantaged or disadvantaged according to whether their property happened to be on one register or the other. The proposals assume that this would remain the case. Similarly, the ad valorem scale for property transfers, whereby fees are charged for the registration and recording of conveyances, or other transfers of land, in proportion to the consideration or value of the property would be retained. This ad valorem structure reflects the indemnity liability incurred by RoS for properties in the Land Register, whilst remaining equitable to customers.

6. However, particular consideration must be given to the impact of proposals for electronic registration using ARTL. Applications made using ARTL will not require RoS to receive or archive paper applications and manual intervention by RoS staff is expected to be rare in applications made using ARTL. A high level of the uptake of ARTL by the legal

¹ SI 1995/1945, amended by SI 1999/1085, SSI 2001/163, SSI 2004/507 and SSI 2005/580

² Revised fees for applications for substitute certificates of title, and Form 8 applications to update a certificate of title were not considered as their provision is currently subject to review.

³ The Agricultural Holdings (Fees) (Scotland) Order 2004 (SSI 2004/496)

⁴ Prior to the Fees in the Department of the Registers of Scotland (Amendment) Order 1990, an additional fee of £10 was charged for an application for registration of a transfer of title in the Land Register. At that time, no charge was levied for a Land Register pre-registration report but from 1990, with the introduction of a fee for a Land Register report, the fees for registration became identical in both registers for equivalent transactions.

profession and other customers will significantly reduce RoS costs over time and RoS seeks to encourage the use of ARTL. As a reflection of the reduced process cost of ARTL transactions, an additional discount on the registration fee for an application made under ARTL would be appropriate.

7. The fees charged in the Chancery and Judicial Registers are treated separately on a full cost recovery basis.

8. The review has been conducted in accordance with generally accepted accounting principles. The methodology required that costs and predicted future demand, for individual products or composite groups of products, including projections for the numbers of applications submitted using ARTL, be identified and apportioned over a five year period.

9. A pre-review consultation exercise was carried out to assess the views of major customers, professional bodies and RoS staff, on the perceived strengths and weaknesses of the current feeing arrangements. One particular common theme that emerged from this exercise was that the provisions of the current Fee Order were generally considered to be complex. An important aim of the review therefore was to consider changes that would help to simplify the fee structure.

OUTCOME AND MAIN PROPOSALS

10. The review indicated that if no changes were made to the Fee Order and, assuming predictions for future business are accurate, RoS would generate significant surpluses of registration income over the costs of running the Department. Therefore, RoS has a responsibility to seek to introduce fee reductions to reduce its income commensurately with the statutory requirement that fees should be set at a level to cover its costs. The results of the review and its proposals as approved by Ministers are set out in Annex 2.

11. The most significant proposals are:

- the provision of a fixed fee of £30 for the registration in the Land Register or recording in the General Register of Sasines, of standard securities and related deeds such as discharges;
- a reduction in the current 51 bands in Table A of the Fee Order (used to calculate fees for registration or recording of conveyance or other transfer of title) to 12 bands;
- the provision of reduced fees for applications for registration made using the ARTL system of registration.

12. The proposal to introduce a fixed fee arrangement for standard securities and related deeds supports the aim of simplifying the feeing arrangements and reflects feedback from customers. It will bring the fees charged by RoS more into line with those charged for equivalent transactions in other UK Land Registries. There is a reduced level of risk associated with the registration of heritable securities and related deeds. In addition, the review demonstrated that the vast majority of applications for registration of these events are either charged at the abated fee of £22 as they are presented contemporaneously with a deed transmitting title to the property concerned, or they are chargeable at the lower end of the current fee table.

13. For registration and recording fees for conveyances or other transfers of title, the 51 bandings contained in the current fee order have been significantly simplified into a 12 band structure. The banding proposals will reduce the fees for house transactions in the £30,000 to £2,000,000 price range, albeit there is a small increase in the minimum fee from £22 to £30 to take account of inflation. The maximum fee for transactions exceeding £5 million is retained.

14. An additional reduction in fees is proposed for applications to the Land Register made using the forthcoming ARTL system of registration; in the case of registration of transfers of

title this additional reduction amounts to approximately 25%, and for registration of standard securities and related deeds the additional reduction amounts to 30%.

15. The review has resulted in other proposals intended both to reduce future income and aimed at simplifying the Fee Order. We propose to reduce the number of different fees chargeable for a variety of miscellaneous services currently provided for in the Fee Order. The lowest fee in all cases is proposed to be £30⁵. Experience has shown that confusion was caused by having a minimum fee of £22 for some types of transaction but a minimum fee of £25 for other types of transaction.

16. The fees suggested for the main Chancery and Judicial Registers, which are the Register of Inhibitions and Adjudications, the Register of Deeds and Probative Writs in the Books of Council and Session, and the Register of Judgements, constitute a reduction on existing fees. For example, it is proposed that the fee for all registrations in the Register of Inhibitions and Adjudications should reduce from £20 to £15. Nevertheless, for the minor registers such as the Register of the Great Seal and the Register of the Quarter Seal, the review indicated that fees needed to increase to cover the costs of the registration processes involved.

17. Details of all the proposed changes can be found in Annex 2.

OVERALL FINANCAL IMPACT OF PROPOSALS

18. The package of fee changes would, based on the volumes of applications for 2005-2006, reduce RoS turnover by approximately 26%. These proposals will reduce the fees that would be paid by the great majority of those for whom we register deeds or transactions in the Register of Sasines and the Land Register.

19. As an example, where a house is purchased for the current average house price in Scotland (£126,000), the purchaser also obtains secured lending and the old security is discharged, the total registration fees would be 21% less than under the current arrangements. Table 1 below compares the effect of the intended changes with the status quo for four standard transaction types in the Land and Sasine Registers.

Table 1- Standard Transaction Average Fees

Transaction Type	Status Quo £	Proposed Fees for Non-ARTL	Proposed Fees under ARTL
£126k House Sale and Security ⁶	308.00	230.00	170.00
£126k House Sale, Security and Discharge	330.00	260.00	190.00
£65k Single Security <u>or</u> £65k Discharge	77.00	30.00	20.00
£85k Security <u>and</u> £85k Discharge	198.00	60.00	40.00

⁵ This is subject to an exception for Receipts under the Industrial and Provident Societies Act 1965 which are subject to a maximum fee of 25p by virtue of that Act. Such deeds are extremely rare.

⁶ In the first and second examples, it is assumed that the standard security and discharge were submitted with the application for registration of the transfer of title, thus being subject each to the abated fee of £22.

ANNEX 2 (PART 1)

FEEES FOR APPLICATIONS IN THE LAND REGISTER OF SCOTLAND

A. REGISTRATION OF INTERESTS IN LAND OTHER THAN HERITABLE SECURITIES

1. It is proposed that all such applications, which include registration of the transfer of ownership of land, should continue to be charged proportionately based on the consideration for the transaction or the value of the interest which is the subject to the transaction. However, as stated, it is proposed that Table A, which currently consists of 51 bands, be replaced with a simpler 12 band system. These changes and the existing fees are set out in Table 2 below.

Table 2- Comparison of Table A 1995 Fee Order with current proposals

Consideration/Value £000	Current Fee £	Proposed Fee for Non- ARTL £	Proposed Fee for ARTL £
<i>Not exceeding</i> 10	22	30	20
" 15	33		
" 20	44		
" 25	55		
" 30	66		
" 35	77		
" 40	88		
" 45	99		
" 50	110		
" 55	121		
" 60	132		
" 65	143		
" 70	154		
" 75	165		
" 80	176		
" 85	187		
" 90	198		
" 95	209		
" 100	220	200	150
" 105	231		
" 110	242		
" 115	253		
" 120	264		
" 125	275		
" 130	286		
" 135	297		
" 140	308		
" 145	319		
" 150	330		
" 155	341		
" 160	352		
" 165	363		
" 170	374		
" 175	385		
" 180	396		
" 185	407		
" 190	418		
" 195	429		
" 200	440		

Consideration/Value £000	Current Fee £	Proposed Fee for Non- ARTL £	Proposed Fee for ARTL £
" 300	500	400	300
" 400	550	500	375
" 500	600		
" 600	650	600	450
" 700	700		
" 800	800	700	550
" 1,000	900		
" 1,500	1,500	1,000	800
" 2,000	2,000		
" 3,000	3,000	3,000	2,500
" 5,000	5,000	5,000	4,500
<i>Exceeding</i> 5,000	7,500	7,500	7,000

2. Where such applications affect a number of title sheets, a fixed fee of £22 (being equal to the lowest fee chargeable under Table A of the Fee Order) is currently chargeable for each title sheet affected other than the first. Under the new proposals, this fee would rise to £30. The proposal to increase the minimum fee has a consequential effect on a number of other exceptional provisions made in the existing fee order.

2.1 In respect of applications which affect a number of title sheets (other than for the registration of a transfer of part of a registered interest) the fee to be charged will be based on the amount of the consideration or value, whichever is the greater charged using the revised Table A referred to (see Table 2 above), with an additional fixed fee of £30 per title sheet affected other than the first.

2.2 It is proposed that applications to give effect to the operation of a survivorship destination will also be charged at the increased fixed fee of £30.

2.3 For applications to register Tree Preservation Orders or Compulsory Purchase Orders, it is intended to charge a fixed fee of £30 per title sheet affected.

2.4 Where a local authority, policy authority, fire authority, valuation authority, NHS trust or Scottish Children's Reporter Authority makes an application to complete their title to land held as unregistered proprietor, we propose that there should no longer be a fee of £44 for the first title sheet affected with an additional fee of £22 for each subsequent title sheet affected; instead it is proposed to charge a fixed fee of £30 for each title sheet affected.

3. The fee for an application to register the grant of a long lease is currently based on the capitalised amount of the rent, calculated at ten year's purchase using the fees set out in Table A. The fee for an application to register an assignment of a leasehold property is also based on the price of the assignment plus ten times the annual rent. It is not intended to alter the existing fee structure for leases and assignments, except to clarify how the provisions apply where the annual rent varies. Accordingly we propose to make some minor alterations to the current wording in this provision of the fee order, to give greater clarity to the application of the existing regime. This would provide that rent in the context of the Fee Order, means the largest amount of annual rent provided for in the lease within the first five years of its term quantifiable at the time an application to register the interest in land is made, with appropriate equivalent provision for assignments of the tenants interest. Applicants for registration in respect of the interests created by leases and assignments will benefit from the revision of Table A set out in Table 2 above.

B. REGISTRATION OF HERITABLE SECURITIES AND RELATED DEEDS

4. The proposals here concern applications for registration of the creation over a registered interest in land of a standard security and any other dealing with a heritable security, including discharge, restriction and variation.

5. The fees for such applications are, subject to some exceptions, currently calculated in proportion to the amount of the heritable security created or otherwise dealt with, at the rates in Table B of the existing Fee Order. It is proposed to replace the provisions for creation of securities and all other dealings with such securities with a fixed fee arrangement. The fixed fee is proposed to be £30 per title sheet affected.

6. It is also intended that applications for registration of these transaction types made under ARTL will be subject to a fixed fee of £20.

C. MISCELLANEOUS SERVICES

7. For applications made on Form 5 for the noting of an overriding interest, it is proposed to increase the current fee of £22 per title sheet affected to £30 per title sheet affected, and for applications made on Form 9 for rectification of the register, to increase the current fee of £25 to £30.

8. Under current arrangements, where an application is withdrawn within 14 days of the date of acceptance of the application made in the Land Register, the applicant is liable for a cancellation fee of £22. Applicants who withdraw an application more than 14 days from date of acceptance are liable to a fee of £44 or half the appropriate registration fee that would have applied had registration proceeded, whichever is the greater. It is proposed that the fee for withdrawal of an application whenever made shall be £30 *in all cases*.

9. Under current arrangements, for applications rejected by the Keeper, following on a failure by the applicant to respond to a requisition for further information or evidence, under Rule 12 of the Land Registration (Scotland) Rules 1980, the applicant is liable to a fee of £44 or half the appropriate registration fee which would have applied had registration proceeded, whichever is the greater. It is proposed that the fee for rejection be set at £30 in all cases.

ANNEX 2 (PART 2)

FEES FOR RECORDING IN THE GENERAL REGISTER OF SASINES

A. RECORDING OF CONVEYANCES

1. It is proposed that all fees for the recording of a conveyance, including a judicial conveyance or completion of title, should be charged on the amount of the consideration or the value of the heritable property passing at the rates shown in Table 2 at Part 1 of the Annex 2 for non- ARTL transactions.

2. Where a notice of title is recorded along with another deed leasing or granting servitude over the whole or any part of the same subjects, it is proposed that a fixed fee of £30 be charged for the notice of title, the current fixed fee being £22.

3. Where a notice of title is submitted on behalf of a local authority, policy authority, fire authority, valuation authority or the Scottish Children's Reporter authority completing their title as a statutory successors to a previous local authority, or by a National Health Service trust completing title as statutory transferee, it is intended to charge a fee of £30, a reduction on the existing fee of £44.

B. RECORDING OF HERITABLE SECURITIES AND RELATED DEEDS

4. For consistency with the fees proposed for creation of a standard security or any other dealing with a heritable security in the Land Register, it is proposed to that a fixed fee of £30 should apply for the recording of a standard security and any related security deed, such as discharges or deeds of restriction.

C. RECORDING OF DEEDS BY MEMORANDUM

5 This fee applies where application is made to record a deed in more than one registration county. It is intended that a full fee will continue to be paid for recording the deed in the first county, this being the county in which the deed is replicated in full in the record volume. An additional fee is charged for each further county in which the deed is recorded by reference to the entry of details of the record volume where the deed can be found in full. Currently this fee is fixed at £11 per county. It is proposed to increase this fee from £11 to £30.

ANNEX 2 (PART 3)

FEES FOR REGISTRATIONS AND RECORDINGS IN BOTH LAND AND SASINE REGISTERS

A. REGISTRATION AND RECORDING OF DEEDS CREATING OR AFFECTING INTERESTS IN LAND OTHER THAN HERITABLE SECURITIES

1. The proposals here concern transactions which result in a deed or deeds presented for recording in the General Register of Sasines and/or an application or applications for registration in the Land Register.

2. It is proposed that where due notice has been given of the nature of the transaction, the fees to be chargeable shall be on the amount of the consideration or the total value of the interest created or transferred, with a fixed fee of £30 for every related deed presented in the Register of Sasines and for every title sheet affected by a related application in the Land Register. The fixed fee is currently £22.

B. REGISTRATION AND RECORDING OF HERITABLE SECURITIES AND RELATED DEEDS

3. Part 1 and 2 of this Annex make reference to the proposal to introduce the fixed fee of £30 for standard securities and related deeds. For a single transaction which is given effect to in a deed or deeds presented for recording in the Register of Sasines and/ or by related deeds or applications for registration in the Land Register, the first fee would be £30, and for each related deed presented in the fee would be £30 and for each related application in the Land Register a fee of £30 is proposed.

C. DUAL REGISTRATION

4. An application for dual registration is an application for registration of constitutive deeds under the Title Conditions (Scotland) Act 2003 (deeds intended to create real burdens), or a notice of preservation or converted servitude under that Act, or a deed intended to create a positive servitude. It is proposed to increase the current fee for an application for dual registration and for an application to register a deed or order varying or discharging a title condition from £22 to £30.

2. MISCELLANEOUS

5. With the exception of the recording of receipts under the Industrial and Provident Societies Act 1965, it is intended to increase the fee from £25 to £30 for the registration or recording of miscellaneous transactions and events not included under another head of charge, that fee being charged per title sheet affected.

6. Applications made using ARTL will be liable to a fee of £20.

ANNEX 2 (PART 4)

FEES IN THE CHANCERY AND JUDICIAL REGISTERS

REGISTER OF INHIBITIONS AND ADJUDICATIONS

1. We propose to reduce the fee for each document presented for registration in the Register of Inhibitions and Adjudications is £15 (*the current fee being £15*).

REGISTER OF DEEDS ETC., REGISTER OF PROTESTS AND REGISTER OF JUDGEMENTS

2. It is proposed to have a fixed fee of £10 per document, irrespective of the length of the document. The extracting and authentication of the first or only extract will continue to be included in this fixed fee. (*Deeds presented in this Register are currently liable for a fee of £10 for a document of one page with an additional fee of £1 per page for longer documents.*)

REGISTER OF SERVICE OF HEIRS

3. This Register is now obsolete as a result of the Abolition of Feudal Tenure etc (Scotland) Act 2000. Consequently, we intend to remove reference to this register from the Fee Order.

REGISTER OF THE GREAT SEAL

4. For registration of a Charter of Incorporation, a fee of £250 (*£170*) would be levied under the new proposals.
5. For registration of a Crown grant of land we propose a fee of £60 (*£44*) for unsealed document or £250 (*£170*) for a sealed document.
6. For a Commission, the fee being proposed is £630 (*£500*).

REGISTER OF THE CACHET SEAL

7. It is planned to increase the fee for each impression of the cachet seal to £30 (*£15*).

REGISTER OF THE QUARTER SEAL

8. We intend to increase the fee for a Gift of Ultimus Haeres to £130 (*£44*).

OTHER FEES

9. For each certificate issued under Civil Jurisdiction and Judgements Act 1982, we propose an increased fee of £30 (*£21*).
10. For each Certificate of Custody, we plan to increase the fee to £20 (*£10*).

PRIMARY DISTRIBUTION LIST

1. Convention of Scottish Local Authorities (COSLA)
2. Society of Local Authority Lawyers & Administrators in Scotland (SOLAR)
3. Council of Mortgage Lenders
4. Homes for Scotland
5. Law Society of Scotland
6. Lord President of the Court of Session
7. Royal Institution of Chartered Surveyors
8. Scottish Consumer Council
9. Scottish Law Agents' Society
10. WS Society

RESPONDENT INFORMATION FORM

Please complete the details below and attach it with your response. This will help ensure we handle your response appropriately:

Name:

Postal Address:

Consultation title: **Consultation on Fees in the Registers of Scotland Order 2006**

1. Are you responding as: (please select one box)
- | | | |
|--------------------------------------|--------------------------|--------------|
| an individual | <input type="checkbox"/> | (go to 2a/b) |
| on behalf of a group or organisation | <input type="checkbox"/> | (go to 2c) |

2a. **INDIVIDUALS**

Do you agree to your response being made available to the public (in the Scottish Executive (SE) library and on the RoS website)?

- | | |
|----------------------|--------------------------|
| Yes (go to 2b below) | <input type="checkbox"/> |
| No, not at all | <input type="checkbox"/> |

- 2b. **Where confidentiality is not requested**, we will make your response available to the public on the following basis (**Please select one** of the following boxes)

- | | |
|--|--------------------------|
| Yes, make my response, name and address all available | <input type="checkbox"/> |
| Yes, make my response available, but not my name or address | <input type="checkbox"/> |
| Yes, make my response and name available, but not my address | <input type="checkbox"/> |

2c. **ON BEHALF OF GROUPS OR INDIVIDUALS:**

Your name and address as Respondents **will be** made available to the public (in the SE library and on the RoS website). Are you content for your response to be made available also?

- | | |
|-----|--------------------------|
| Yes | <input type="checkbox"/> |
| No | <input type="checkbox"/> |

3. We will share your response with the Scottish Executive who may be addressing the issues you discuss. They may wish to contact you again in future, but will require your permission to do so. Are you content for the Scottish Executive to contact you again in the future for consultation or research purposes?

- | | |
|-----|--------------------------|
| Yes | <input type="checkbox"/> |
| No | <input type="checkbox"/> |