

Response ID ANON-CEQC-5N5K-Y

Submitted to **Digital Transformation: Next Steps**

Submitted on **2017-02-21 14:29:03**

Part 1 - New digital services in the Keeper's registers

1 Do you agree that transition to a digital first service should be the next step?

Yes

Comments:

No comment

2 Do you agree with the proposed timescale of 1 April 2018 for prescribing that advance notices over part be fully digital?

Yes

Comments:

Scottish Water agrees with the proposed timescale for implementation. Please note that we often use plans which are large in size, i.e. A0; however we would anticipate that these can also be submitted digitally. We would also comment that it would be beneficial for the advance notice acknowledgements/notifications to be made available to the prospective purchaser or acquirer.

We note that the consultation does not appear to envisage that Advance Notices can be submitted digitally for first registrations where the protected subjects are not Land Registered. The majority of Scottish Water's acquisitions are first registrations. We understand that the intention is that first registration applications can be submitted digitally but we assume that this would mean that all information on the application form would require to be completed manually? If that is the case, presumably the disposition/statutory conveyance would have to be drafted from scratch? We would welcome further clarification on this.

3 Do you agree with a notice period of six months?

Yes

Comments:

We would assume that Registers of Scotland will liaise with bodies such as The Property Standardisation Group to ensure that any planned changes to the system can be reflected in style documentation, including Missives.

4 Do you agree the initial focus for digital registration, following launch of the digital discharge service, should be provision of channels aimed at standard securities and dispositions?

Yes

Comments:

We agree with this approach. Scottish Water generally acquires land by Statutory Conveyance and we would therefore suggest that Dispositions also extends to Statutory Conveyances.

5 What deed types do you consider we should prioritise for new services subsequent to securities and dispositions?

Comments:

Given the requirement for public bodies to voluntarily register all land by 2019, it would be helpful to this process if the voluntary registration application forms were also a focus. Our view is that the voluntary registration application form lends itself well to being digitised. We also suggest that Deeds of Real Burdens and Deeds of Servitude are also digitised. We occasionally have instances where these deeds are being entered into as part of a purchase and therefore this would avoid a situation where part of a transaction is submitted electronically and part is by paper.

6 Do you consider that for the limited purpose of dual recording, it should be permissible to record an electronic deed in the sasine register or should be permissible to record a paper copy of the digital deed?

Comments:

Scottish Water has no preference.

7 Do you agree that ten working days from the date of digital submission is an appropriate period to allow the prior deeds to be submitted?

Yes

Comments:

Scottish Water would also support the comments made at paragraph 1.24 of the Consultation relating to prior deeds. This would be of particular assistance in the case of voluntary registration applications.

8 Do you have a view on alternative ways you would like to present supporting documents accompanying a digital application?

Yes

Comments:

We suggest that the accompanying documents could be scanned and attached as PDFs to the digital application. We would expect that this could be done in the same method that plans will be submitted with Advance Notices of part (as we have outlined in our response to question 2).

Part 2 - Digital application form and submission process

9 Do you agree with the main changes that we propose to make to the application form?

Yes

Comments:

No comment

10 Are there any other changes you suggest we should make with a view to simplifying it and making it easier to follow?

Yes

Comments:

We would suggest that the dual registration process could be simplified. We have found that dual registration is difficult where there is a mixture of registered and unregistered titles.

11 Do you agree that instead of prescribing the content of the application form in the Land Register Rules, the keeper should publish the land registration application form on an administrative basis so that it can be amended from time to time, following consultation and due notice, without the need for changes to be made to the rules?

Yes

Comments:

No comment

12 Do you agree that this approach should be adopted for both applications submitted on paper and applications prepared through a digital service provided by the keeper?

Yes

Comments:

No comment

About You

What is your name?

Name:

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What is your email address?

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Are you responding as an individual or an organisation?

Organisation

What is your organisation?

Organisation:

Scottish Water

The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference:

Publish response with name

We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

Yes

Evaluation

Please help us improve our consultations by answering the questions below. (Responses to the evaluation will not be published.)

Matrix 1 - How satisfied were you with this consultation?:

Very satisfied

Please enter comments here.:

Matrix 1 - How would you rate your satisfaction with using this platform (Citizen Space) to respond to this consultation?:

Very satisfied

Please enter comments here.: