

## Email from Mr Iain McDonald

Dear Madam,

I contact you as convenor.

I note your committee was recently addressed by the Keeper of the Registers of Scotland in regard to the backlog in registrations.

I think the Keeper lacks insight of the issues the backlog creates.

Title sheets can be issued with errors. They can be rejected. Titles can be submitted with plans containing areas undergoing registration ie overlaps unbeknown to a submitting agent creating issues only coming to light years later.

In Kirkcudbrightshire we have seen the closure of two legal firms in recent years. Who checks the accuracy of title sheets issued based on applications by them? Who protects the clients of those firms when their applications are rejected or the Keeper raises queries?- I gather the Keeper averages 50 rejections per month.

We were encouraged to have our clients make voluntary applications. Many have paid £100s to the Keeper for an advertised product to find it still awaited after 5-6 years. No one in the private sector would ever get away with this standard of service.

I am about to retire, it us an additional burden on those in the firm being asked to check titles coming in 5 years after submission when I could have done more readily if still there.

How have standards managed to drop so far? Are there any proposals to resolve the matter given the arrears are accumulating month on month and showing no sign of reduction?

I find the staff at RoS very helpful but they are now clearly well under resourced which is hard to understand when they were able to transfer a £5million surplus to the Scottish Government.

Our Land Registers used to be a matter of great pride to me as a Scotsman and I find it a great sadness it is steadily deteriorating and no one seems to want to stop the rot.

Regards,

Iain McDonald  
4 August 2022