We support the principles of the Bill which are well set out in the Scottish Law Commission Report. Such titles represent an anomaly and ought to be converted. As the Parliament has already abolished the feudal system this remains a piece of unfinished business in simplifying and modernising the system of land ownership in Scotland.

This Bill will necessarily involve the variation of property rights of landlords which has the potential to engage A1P1 ECHR. However in our view the changes fall within the margin of appreciation of state - they serve a legitimate purpose and is proportionate in its effect. The ECtHR held in James v UK [1986] in relation to the analogous provisions of the Leasehold Reform Act of 1967 in England that this was not an interference of a landlord's rights under A1P1. We do think it advisable for the Committee to expressly consider this argument in their deliberations and the Stage 1 Report.

We note that the Government has made some minor changes to the Bill as introduced in the last session in response to evidence heard by the Justice Committee in the last session. The changes and the underlying reasoning supporting them are set out in the Policy Memorandum. We consider these are clear and we support the Bill as now introduced.