Glasgow City Council supports the principle behind completion of the land register. This is, however, a very significant undertaking for an authority the size of Glasgow City Council.

**Background**

In our response to the Scottish Government consultation at the beginning of 2015, we included examples of a number of transactions where we had had to carry out the sort of title work which would be required. We also cited the experience of the transfer of council houses to the Glasgow Housing Association, which is a reasonable analogy for what completion of the land register would require of us. In summary, in relation to the stock transfer this involved:-

- 253 delineated areas containing council houses;
- examination of 650 titles (around 2.5% of the total number of title bundles which the council holds)

The work took place over a period of two years, carried out by a dedicated team and a conservative estimate of the total time involved is as follows:-

- solicitor 50 months
- admin/WPO 78 months
- plan technicians 19 months

This is an example of the time involved in a large scale title completion. There are also outlays to take into account which would include legal and plans reports at between £85 - £105 (+VAT) each, plus registration fees for each application made to the register.

There is a 25% discount available on registration dues at the moment for voluntary registrations. There are increments within these bands, but by way of example:-

<table>
<thead>
<tr>
<th>Property value up to</th>
<th>Registration fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>£50,000</td>
<td>£45</td>
</tr>
<tr>
<td>£100,000</td>
<td>£90</td>
</tr>
<tr>
<td>£300,000</td>
<td>£360</td>
</tr>
<tr>
<td>£500,000</td>
<td>£450</td>
</tr>
<tr>
<td>£1,000,000</td>
<td>£630</td>
</tr>
<tr>
<td>£3,000,000</td>
<td>£2,250</td>
</tr>
</tbody>
</table>
As you will appreciate, Glasgow City Council has a lot of property and, while there might be some nuance around how it is valued for the purposes of registration dues, we are likely to incur hundreds of thousands of pounds in registrations dues for many of the applications which we would have to make. If even 20 of our properties were worth in excess of £5,000,000 (and that is a given) then the registration dues would be £281,250.

Other council’s responses

We have been liaising with other Council’s through SOLAR and I understand that their concerns are consistent with ours. While everyone can see the benefits, there is insufficient resource to achieve it.

Conclusion

Unfortunately, the deadline is not achievable for Glasgow City Council given the constraints on budget and resources when managing significant challenges across the city. At the moment, we are doing what we can by doing voluntary registrations of our titles.

I am sorry that our response cannot, at this time, be more positive, but I hope I have explained some of the difficulties Glasgow City Council faces.

Carole Forrest

Director of governance and solicitor to the council