

Registered Scheme Administrator Ltd
Venture Wales Pentrebach
Merthyr Tydfil
CF48 8DR

11 April 2022

Our Ref: 1B0787/PROP/JDD/LBTT Returns- please quote this reference in any reply
Direct Line: 01722 443652
Email: jo.diaper@rowanmoor.co.uk

Dear Sirs

Hathaway Road 1964 Ltd EPS
Tracey Ann Povey
Parkfirst – G2400-G2402 Burnbrae Drive Paisley

I write with reference to previous letters relating to the title of the above property.

The above asset was assigned to you around 2019 and as part of that assignment, it was the responsibility of Registered Scheme Administrator Ltd to re-register the title to the Parkfirst assets with the Scottish Land Registry and notify us promptly when this had been done. Despite chasers, confirmation was never received and a search of the title shows that the Parkfirst investment is still registered in the name of Rowanmoor Trustees Limited. A three year lease tax return will be required in early May 2022 and unless the title is reregistered prior to that date, we will have no option but to file a return to avoid penalties being raised against us. If this occurs we will look to Registered Scheme Administrator Limited to pay our fee of £100 plus vat for dealing with the return.

I would also be grateful for confirmation that you are now urgently taking the re-registration of the Parkfirst properties forward. We will need confirmation of that so that we can file a formal assignation of the lease tax return with Revenue Scotland within 30 days of the re-registrations and so that all future tax returns are the responsibility of yourselves. Furthermore if the reregistration is not forthcoming, we will instruct our solicitors to deal with the re-registration and seek to recover legal fees, admin costs and time spent for dealing with the same.

Yours faithfully



Joanne Diaper
Solicitor & Head of Property Legal & Technical

Enc



Title Information: REN141522

Search summary

Date/Time of search	30-12-2021 16:39:08
Transaction number	SCO-10061572
User Reference	34735/00003

30/12/2021

Title Information for REN141522 - ScotLIS - Registers of Scotland

Section A**REN141522**

Property

Date of first registration	22-10-1984
Date title sheet updated to	29-04-2016
Hectarage Code	0
Real Right	TENANCY
Map Reference	
Title Number	REN141522
Cadastral Unit	REN57501
Sasine Search	
Property address	2400 BURNBRAE DRIVE, PAISLEY PA3 3BU 2401 BURNBRAE DRIVE, PAISLEY PA3 3BU 2402 BURNBRAE DRIVE, PAISLEY PA3 3BU
Description	Subjects part of cadastral unit REN57501 lying to the south of BURNBRAE DRIVE, PHOENIX INDUSTRIAL ESTATE, PAISLEY edged red on the cadastral map being plots 2400, 2401 and 2402 BURNBRAE DRIVE, PAISLEY PA3 3BU tinted pink on the supplementary data to the title sheet; Together with the rights in the Lease specified in entry 1 of the Burdens Section.
Notes	<p>1. The right of ownership is registered under title number REN57501.</p> <p>2. The extent of the cadastral unit referred to in this title sheet was correct at 29 Apr 2016. To view the current extent of the cadastral unit, please refer to the title sheet for the plot of ground REN57501</p>

Short Particulars of the Lease under which the above subjects are held

Entry No	Parties	Date of Recording or Registration	Term
1	Park First Skyport Limited to Rowanmoor Trustees Limited and Tracey Ann Povey as trustees of the Hathaway Road 1964 Limited Executive Pension Scheme	Land Register 29-04-2016	175 years from and including 1 Feb. 2014 until 31 Jan. 2189

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Section B**REN141522**

Proprietorship

ROWANMOOR TRUSTEES LIMITED (Company Number 01846413), and having its Registered Office at 46-50, Castle Street, Salisbury, Wiltshire SP1 3TS and TRACEY ANN POVEY 74 Hathaway Road, Upper Stratton, Swindon, Wiltshire SN2 7TP as Trustees of THE HATHAWAY ROAD 1964 LIMITED EXECUTIVE PENSION SCHEME.

Entry number	1
Date of registration	29-04-2016
Date of Entry	01-02-2014
Consideration	Rent £100 per annum, per plot (subject to review) and premium of £60,000

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Section C

Securities

There are no entries.

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Section D

REN141522

Burdens

Number of Burdens: 1

Burden 1

Lease, referred to in the Property Section, by Park First Skyport Limited to Rowanmoor Trustees Limited and Tracey Ann Povey as trustees of the Hathaway Road 1964 Limited Executive Pension Scheme, registered 29 Apr. 2016 is incorporated into this title sheet in terms of section 10(3)(a) of the Land Registration etc. (Scotland) Act 2012.

Note: The foregoing Lease was executed after 1 September 1974 and is subject to the provisions of Part II of the Land Tenure Reform (Scotland) Act 1974.

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