

Annexe I

Parties consulted

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1 TABLE OF PARTIES CONSULTED

1.1 This annexe provides a list of all the groups consulted during the course of this study and their role within the market. Each of the stakeholders listed have provided submissions to, have been contacted by, or have met with the Office of Fair Trading (OFT).

<i>Organisation</i>	<i>Responsibilities and their role in the market</i>
Central government	
Department for Constitutional Affairs (DCA)	Set charges for personal searches of Local Land Charges Register.
Department for Environment, Food and Rural Affairs (DEFRA)	Sets the charges for the Commons Register held by local authorities (LAs).
Department for Trade and Industry (DTI)	Co-ordinates the government response to recommendations made by the OFT.
HM Land Registry	Keeps and maintains the Land Register of England and Wales. Statutorily obliged to make records of land title available for searching.
HM Treasury	Responsible for public bodies with 'trading fund' status, such as the Environment Agency. Produces guidance on fees and charges for commercial activities performed by public bodies (however, this does not cover LAs).

<i>Organisation</i>	<i>Responsibilities and their role in the market</i>
Office of the Deputy Prime Minister (ODPM)	Parent department for LAs and responsible for housing policy in England and Wales. Currently consulting on Home Information Pack.
Office of Public Sector Information (OPSI)	Responsible for information policy, setting standards, providing a practical framework of best practice for opening up and encouraging the re-use of public sector information.
Devolved Administrations	
NORTHERN IRELAND	
Department of Environment	Governmental department that sponsors LAs in Northern Ireland.
Department of Finance and Personnel (DFP)	Parent department for the Land Registers of Northern Ireland.
Land Registry of Northern Ireland (LRNI)	Executive Agency within the DFP. Responsible for maintaining and land and property registers in Northern Ireland.
SCOTLAND	
Scottish Executive Development Department	Department within the devolved government for Scotland that administers land use planning and building control.
Registers of Scotland (RoS)	Executive agency responsible for maintaining Scotland's national land and

Organisation

Responsibilities and their role in the market

property registers.

WALES

National Assembly of Wales

Devolved government in Wales. Has recently been devolved the power to set fees for LLC1 in Wales.

Local Government

ENGLAND and WALES

Local Authorities

Collect and keep information on properties in their areas. Compile and sell local property searches.

Local Government Authority (LGA)

Represents LAs and promotes local government in England and Wales.

Improvement and Development Agency (IDeA)

Central body of local government owned by the LGA and intended to support LAs in the improvement of their performance.

Local Government Ideas House (LGIH)

Central body of local government that is a subsidiary of IDeA. Enables local government to take advantage of the opportunities for public private partnerships. Established to assist LAs in implementing the government's modernization agenda. Currently holds the NLIS contracts and is responsible for its regulation.

<i>Organisation</i>	<i>Responsibilities and their role in the market</i>
Local Land Charges Institute	A consultative body and umbrella organisation of smaller associations run by Land Charges Officers.
NORTHERN IRELAND	
Northern Ireland Local Government Association (NI LGA)	Represents LAs and promotes local government in Northern Ireland.
SCOTLAND	
Convention of Scottish Local Authorities (COSLA)	Represents LAs and promotes local government in Scotland.
Other Public Bodies	
Audit Commission	Independent non-departmental public body that is responsible for ensuring that public money is used economically, efficiently and effectively.
Coal Authority	Holds and maintains national coal mining database, and provides information on past and present coal mining operations.
Environment Agency	Collects and provides environmental information.
Office of Water Services (OFWAT)	Body responsible for regulating the water and sewerage industry.

Organisation

Responsibilities and their role in the market

Industry

Association of Personal Property Searchers (APPS)

Established by the Property Searches Group (PSG) to look into the personal search issues that affect the interests of its members, which are mainly franchisees of PSG.

Council for Licensed Conveyancers (CLC)

Regulatory body for licensed conveyancers, who are qualified specialist property lawyers.

Council of Mortgage Lenders (CML)

Trade association for mortgage lenders in the UK.

Council of Property Search Organizations (CoPSO)

Trade association for compilers and resellers of property searches.

Direct Conveyancing Association

Association of solicitors and licensed conveyancers.

Gotham Properties

Property search company operating in England and Wales.

Institute of Personal Search Agents (IPSA)

Association representing smaller property search companies and search agents.

Law Society of England and Wales

Regulatory and representative body for solicitors in England and Wales.

Law Society of Northern Ireland

Regulatory and representative body for solicitors in Northern Ireland.

Law Society of Scotland

Regulatory and representative body for solicitors in Scotland.

<i>Organisation</i>	<i>Responsibilities and their role in the market</i>
MacDonald Dettwiler and Associates Ltd (MDA)	Licensed to run NLIS hub and one of the channels. Responsible for developing the technology behind the NLIS system.
Miller Brice	Property search company operating in Scotland.
National Association of Estate Agents (NAEA)	Organization representing the interests of estate agents operating within the UK.
National Land Information Service (NLIS)	Electronic gateway for property search information in England and Wales, allowing conveyancers to obtain information held by LAs and other information holders in an electronic format.
One Search Direct	Personal search company. Established in Scotland and then expanded into England and Wales.
Property Search Agency	Property search company in England and Wales.
Property Searches Group (PSG)	Property search company operating in England and Wales
Richards Gray	Property search company operating in England and Wales.
Scottish Water	Water company. Public body that provides drainage and sewerage information.
Search Choice	Property search company.
Searchflow	Licensed to run one of the NLIS channels.

<i>Organisation</i>	<i>Responsibilities and their role in the market</i>
Society of Scottish Searchers	Property search company operating in Scotland.
TM Property Search	Licensed to run one of the NLIS channels.
Transaction Online (TOL)	Licensed to run one of the NLIS channels. Owned by MDA.
Water companies in England and Wales: Anglian Water, Northumbrian Water, Severn Trent, Thames Water, Water UK, Yorkshire Water (Safe-move)	Water company. Each company holds and provides drainage and water information on properties located in their area of operation.
York Place Company Services Ltd	Property search company operating in England and Wales.
Consumer Bodies	
General Consumer Council Northern Ireland	Statutory body responsible for safeguarding consumer interests in Northern Ireland.
National Consumer Council	Non-departmental public body responsible for safeguarding consumer interests in England and Wales.
Scottish Consumer Council	Independent policy organisation working for the Scottish consumer's benefit.
Watervoice	Independent organization representing the interests of consumers within the water industry.
Which?	Independent organisation campaigning for consumer issues.

