

AGRICULTURAL UPDATE

NOVEMBER 2023



EXAM SUCCESS



We are delighted to announce that Lucy Kernon has recently passed her Assessment of Professional Competence (APC), meaning that she is now qualified as a Chartered Surveyor. Lucy joined the Firm at the start of November 2020 and has become a valuable member of the agricultural team. She continues to provide advice on all aspects of rural work, including estate management, BPS and environmental schemes and rural planning work.

RPA DELINKED PAYMENTS

The RPA is currently in the process of circulating Delinked Payments Information Statements, which provide reference data for your business for the BPS reference period 2020 – 2022. The reference amount will be used to calculate your delinked payments from 2024, to the last payment year in 2027.

Upon receipt of the statement, it is important to carefully check that the reference amount accords with your claims submitted in 2020, 2021 and 2022. You have until the end of February 2024 to notify RPA of any errors. For most claimants, the reference amount in each of these years will be very similar each year. However, for businesses that have either taken on, or removed land from their claims, either voluntarily or under a compulsory purchase scheme or similar, then checking the reference amounts is very important. If your claim has been affected by CPO, we would be pleased to advise on the implications.

In early 2024, RPA will be issuing new statements advising on the BPS income remaining for the scheme years 2024 – 2027. For further help or advice, contact a member of the Agriculture Team 01285 648107.

HEALTH & SAFETY EXECUTIVE - FARM INSPECTIONS

HSE has recently announced that it will be inspecting some 440 farms between now and April, 2024. The workplace death rate in agriculture is six times higher than in the construction industry and twenty one times higher than the all industry average. The South West is one of the areas being targeted.

So what do you need to do if you are notified of an inspection? Firstly, HSE may turn up unannounced. The law enables HSE to enter the workplace without prior notice. The inspector will focus on you and your employees, checking welfare facilities, discussing the work they are doing and looking at the machinery and other equipment being used. Depending on what they find, the inspector might simply offer advice, either verbally or in writing, give you notification of contravention, serve you with an improvement or prohibition notice or, if the breaches are significantly serious, prosecute you under HSE legislation.

Whilst no one wants a visit, remaining calm and patient as well as organised will hopefully assist in making the visit go as smoothly as possible. Brief your employees on what a visit may entail and do listen to any genuine concerns or issues they have raised. Whilst it is unlikely that we can help prior to a visit, due to the tight timeframes involved, we can assist you with implementing any changes to working practices or dealing with notices or issues arising.

STEWARDSHIP COMPLIANCE

The RPA continues to target around 5% of Stewardship claimants per year as part of their random inspection process. This is either a full farm visit, or a remote records check. One item which claimants continue to fail on is meeting the requirements for soil sampling under the GS2 options. A standard soil analysis must have been carried out in the last five years to ensure your compliance and to minimise the risk of penalties. Therefore, those that began Stewardship in January 2023 should check they hold an up-to-date soil sample. Those that have recently been offered a new agreement should now consider arranging this.

We are well placed to co-ordinate soil sampling on Clients' behalf, whereby we arrange for the sample to be collected and administered within a suitable laboratory for analysis, with our placement student, Lucy Wray. If you would like us to organise this, please contact Stuart Milsom or Lucy Wray on 01285 648107.

SUSTAINABLE FARMING INCENTIVE

The Sustainable Farming Incentive is proving very popular with Clients who occupy varying types of holdings. Although there are currently only 23 actions available, the option to add further actions in 2024 and 2025 to your agreement is an exciting prospect. With further actions to be released next year, now is the time to start discussions and see whether the SFI can be integrated into your farming business.

There are ongoing issues with the RPA application system which the Team is learning from and adapting to, to ensure Client's applications are submitted as desired. Once the application is submitted, we are seeing a quick turn around with an average agreement offer received between one to two weeks following.

Please do contact our Agricultural Team if you wish to discuss this further.

PIES PROJECT

Protect Improve Expand Sustain is a government funding project aimed at delivering high quality free advice to support landowners in bringing existing woodland back into management and to support woodland creation projects. The application process is competitive but those successful will receive free advice including a site visit and customised report to assist with the management or creation of woodland.

The project is working closely with the Forestry Commission and NFU to support engagement and provide advice.

If this may be of interest, please contact a member of the Agricultural Team.

RECENT COMMERCIAL INSTRUCTIONS

Purlieus Barn, Ewen - £1,750 PCM

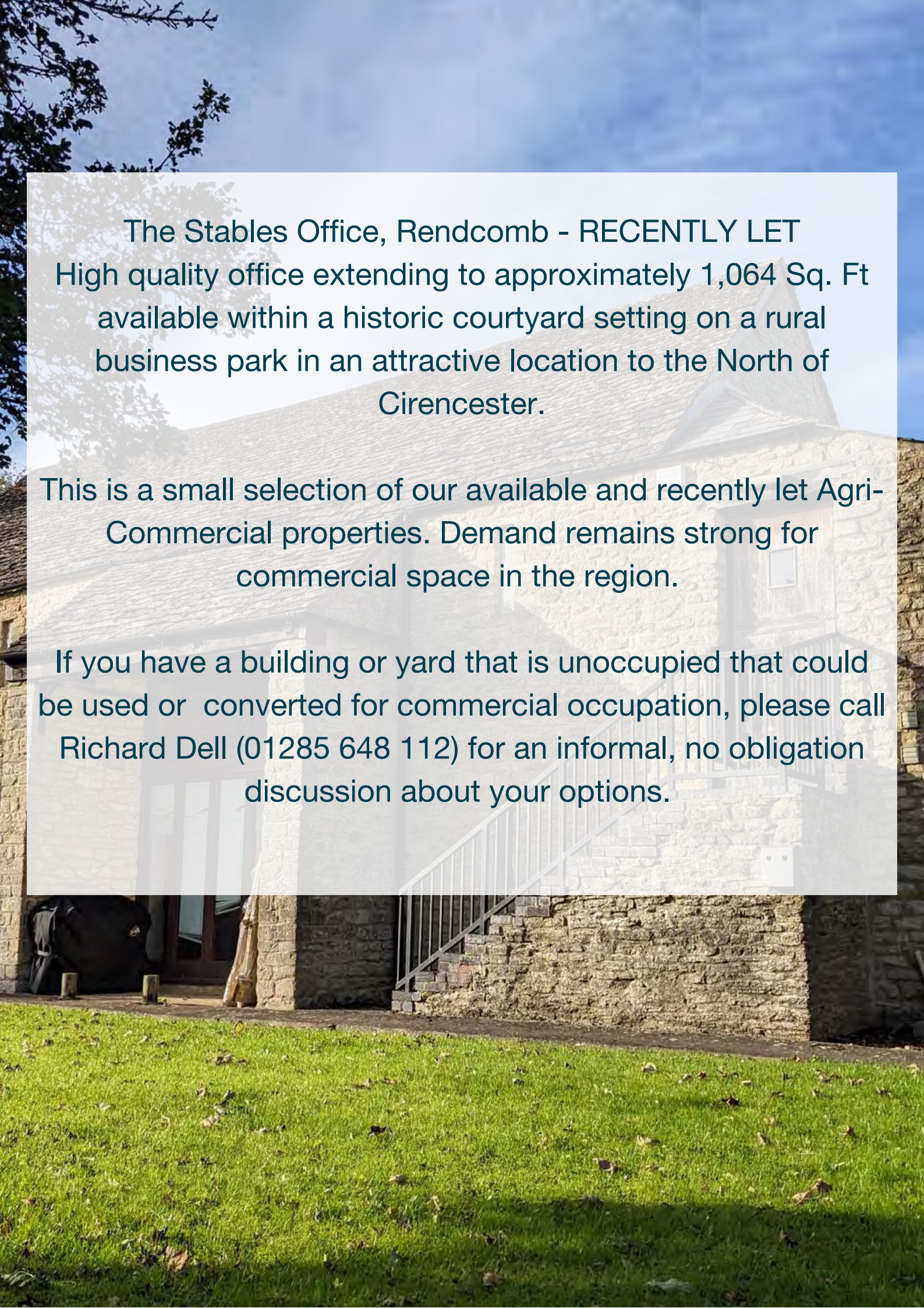
A rurally located high end office extending to approximately 2,314 Sq. Ft situated on a rural business park in an attractive location to the south of Cirencester.

The Old Cart Lodge, Rendcomb - £16,200 P.A. + VAT

High quality office extending to approximately 1,463 Sq. Ft available within a historic courtyard setting on a rural business park in an attractive location to the north of Cirencester.

Office 5A, Knockdown - RECENTLY LET

A modern, rurally located office laid out across two floors providing approximately 1,700 Sq. Ft of space on a farm business park in a rural location near Tetbury, with excellent access to the A433, A46 and M4.



The Stables Office, Rendcomb - RECENTLY LET
High quality office extending to approximately 1,064 Sq. Ft
available within a historic courtyard setting on a rural
business park in an attractive location to the North of
Cirencester.

This is a small selection of our available and recently let Agri-
Commercial properties. Demand remains strong for
commercial space in the region.

If you have a building or yard that is unoccupied that could
be used or converted for commercial occupation, please call
Richard Dell (01285 648 112) for an informal, no obligation
discussion about your options.

MOORE ALLEN & INNOCENT

Here for the past present and future

LAND & ESTATE AGENTS

VALUERS

AUCTIONEERS



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Lechlade Office
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