

AGRICULTURAL UPDATE



FEBRUARY 2023

BASIC PAYMENT SCHEME - UPDATE ON DELINKED PAYMENTS

This year's Basic Payment claim will be important in determining how the "delinked" payments will be calculated starting in 2024.

The term "delinking" references the fact that from 2024, Basic Payment Scheme applications will no longer require land against which to link the claim.

It is our understanding, based on the information currently available, that this means a claimant could potentially stop farming altogether in 2024, but still receive a delinked payment. This situation may be different for Tenant farmers. In order to receive delinked payments from 2024 onwards, an eligible claim for BPS must be made in 2023, in addition to having a BPS Reference Amount Value. The BPS Reference Amount Value, and as such delinked payments, will be calculated on an average of BPS receipts in 2020, 2021 and 2022. This average will create the "Reference Amount" which will help arrive at the payments for 2024, 2025, 2026 and 2027. Please also note that there will continue to be percentage reductions across these delinked payment years.

Moore Allen & Innocent will continue to provide updates as they become available. Should you require assistance in the meantime, then please do not hesitate to get in touch with one of our team. This is a continually changing and evolving topic that we will continue to monitor.

COMMERCIAL MEES GETS ITS TEETH

With effect from 1st April this year, it will become unlawful for a commercial Landlord to continue to let a building with an Energy Performance Certificate (EPC) rating in the lowest two bands (F & G) unless there is an exemption in place.

Whilst a large number of converted agricultural commercial buildings will be exempt under the Low Energy Building provisions, there will be a number of offices and other heated premises which will be caught, including those which do not have an EPC because of historic reasons.

While there are exemptions from the Minimum Energy Efficiency Standards (MEES) these do not apply automatically and so it is vital that, if an exemption is being relied upon, it is registered before the date to avoid prosecution. The various exemptions include excessive costs, devaluation of property, and consent (including listed buildings) but these will all need to be analysed against each individual property to see which might apply. Advice should be sought from a specialist sooner rather than later to ensure that matters are in place well in advance of 1st April.

Draft non-domestic ratings list published

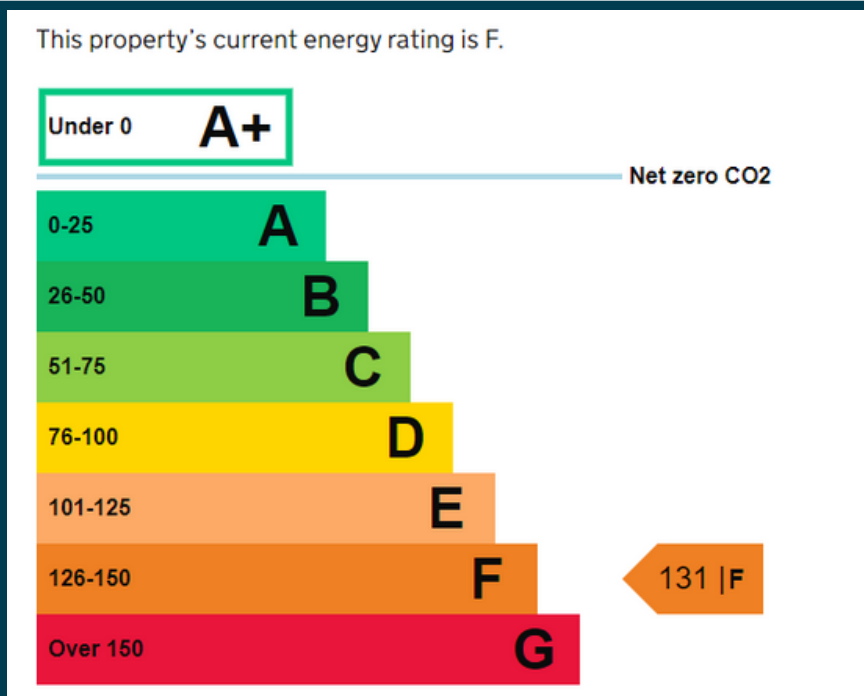
The Valuation Office Agency (VOA) has now published the draft 2021 non-domestic ratings list (with effect from 1st April, 2023), giving the new Rateable Values for all commercial properties which are rated. As expected, the majority of Rateable Values have risen. However, there are some notable exceptions, particularly in the retail and leisure sectors, given the valuation date (1st April, 2021) falling just after the Covid 19 pandemic.

There have been no other changes to the rating system proposed at this time with the Small Business Rates Relief (SBRR) threshold remaining at £12,000 per annum Rateable Value. We suspect that this has not been varied as it is more palatable to let inflation take small businesses out of the relief than it is to remove the relief entirely.

This change in valuation will impact all commercial properties, but it will have a dramatic impact on those which were previously relievable under the SBRR scheme. Where this is no longer the case, for example, a property that had a Rateable Value of £12,000 prior to the revaluation and now has a Rateable Value of £15,000, will have seen the rates bill rise from £0 to approximately £7,500 per annum overnight!

There are some reliefs available for businesses in this situation. However, they only serve to provide a stepped introduction over the first few years. This is likely to have unexpected consequences for some Tenants. Landlords who have properties in this category should be mindful that their Tenants may be struggling and that opening a dialogue sooner rather than later can be helpful.

If you require any advice on either of the above matters or any other aspect of the commercial agricultural estate then please do get in touch with Richard Dell on 01285 648112.



THERESA TROUPE

Following the retirement of Paul Oughton at the end of 2022, we are delighted to formally introduce you to the new Head of Lettings at Moore Allen & Innocent, Theresa Troupe. Theresa joined the firm in 2017, initially as a Property Manager and has since been promoted to Lettings Manager. Following Paul's retirement, Theresa has seamlessly taken over the role of Head of Lettings and will hopefully already be a familiar face to many of you.

With many challenges faced by Landlords in meeting ever tightening regulations and compliance requirements, our team at Moore Allen & Innocent is well placed to assist you with your property management. If you wish to discuss any aspect of letting out your property or if you require assistance with management, please contact Theresa on 01285 648117 or by e-mail theresa.troupe@mooreallen.co.uk

FARMING EQUIPMENT & TECHNOLOGY FUND 2023

Round 2 of the Farming Equipment and Technology Fund (FETF) grants is due to open later this month. The FETF offers grants for specific items of equipment to increase productivity and enhance environmental sustainability and improve animal health and welfare.

The FETF is split into two themes; Productivity and Slurry (open later this month), and Animal Health and Welfare (available in March).

Farmers, foresters and growers in England can apply for a grant of between £1,000 and £25,000. Grants go towards the cost of specific items from a prescribed list.

If you would like further information, or are interested in applying, please do get in touch with a member of the team.



FOR SALE BY INFORMAL TENDER

LAND AT TOCKENHAM, NEAR LYNEHAM, WILTSHIRE

Guide Price: £125,000



An attractive pasture paddock extending to 6.19
acres (2.51 hectares)

Best and final offers are to be submitted by 12.00
noon on Tuesday, 14th March, 2023

For further details and to view, please contact
Amy McDonald or Hollie Byrne on 01285 648115

FORTHCOMING FARM AUCTIONS

Southrop, Lechlade, Gloucestershire

COLLECTIVE AUCTION OF AGRICULTURAL MACHINERY &
EQUIPMENT

WEDNESDAY, 29TH MARCH - ENTRIES INVITED

Great Somerford, Malmesbury, Wiltshire

COLLECTIVE AUCTION OF AGRICULTURAL MACHINERY &
EQUIPMENT

WEDNESDAY, 19th APRIL - ENTRIES INVITED

Near Wroughton, Wiltshire

ONLINE GENUINE RETIREMENT DISPERSAL AUCTION OF FARM
MACHINERY & EQUIPMENT

CLOSING WEDNESDAY, 26TH APRIL - catalogue to follow

Near Charlbury, Oxfordshire

UNRESERVED DISPERSAL AUCTION OF FARM
MACHINERY & EQUIPMENT

WEDNESDAY, 7th JUNE - catalogue to follow

Great Somerford, Malmesbury, Wiltshire

COLLECTIVE AUCTION OF AGRICULTURAL MACHINERY &
EQUIPMENT

WEDNESDAY, 21st JUNE

MOORE ALLEN & INNOCENT

Here for the past present and future

LAND & ESTATE AGENTS

VALUERS

AUCTIONEERS



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