



McCartyneys
Rural



Issue 53 Spring/Summer 2023

Rural Matters

Welcome

Welcome to the spring /summer issue of Rural Matters, which includes various updates and advice from our team.

In this issue Beth gives an update on the new Sustainable Farming Incentive Scheme & potential grants available in England. Jenny gives a little more insight into the importance of agreements between parties, especially when considering potential tax implications.

Nitrate Vulnerable Zones (NVZ) rules have changed in Wales. Katie gives a brief reminder regarding risk maps & nutrient management plans. Gareth provides some further details on the changes to residential lettings in Wales.

The rural team has expanded & we welcome Sion Thomas, Megan Gatehouse & Eloise Phillips. We will be attending several agricultural shows over the next few months & we invite you to join us for light refreshments.

Please do get in contact with our team if you have any questions or would like any support.

New Sustainable Farming Incentive Scheme for England

DEFRA have recently released the new handbook for the Sustainable Farming Incentive (SFI), which will open to new applications from August. The new handbook sets out the actions which the RPA will pay for, with further actions being released next year.

The SFI has been under scrutiny to be as accessible and adaptable as possible to farmers. We are pleased to see welcome changes from the initial SFI proposals, now giving a more flexible “pick and mix” approach, whereby farmers and landowners can select as much or as little of each action, depending how it best fits with their farming business.

In August, there will be 23 actions to choose from including:

- **Soils:**
e.g. planting herbal leys - £382/ha
- **Hedgerows:**
e.g. undertaking a hedgerow condition record - £3/100m
- **Integrated Pest Management:**
e.g. companion cropping on arable land - £55/ha
- **Nutrient Management:**
e.g. planting a legume sward - £102/ha
- **Farmland Wildlife on Arable Land:**
e.g. establishing pollen and nectar flower mix - £614/ha

- **Farmland Wildlife on Improved Grassland:**

e.g. establishing winter bird food plots - £474/ha

- **Buffer Strips:**

e.g. creating 4m to 12m buffer strips - £235/ha to £451/ha

- **Low Input Grassland:**

e.g. managing low input grassland (supplementary feeding is permissible) - £151/ha

- **Moorland:**

e.g. producing a written assessment record - £10.30/ha

You can combine as many actions to your agreement as you like, additionally no minimum area of land is required. Farmers can add more actions and eligible land to their agreements each year as more actions become available.

In addition to the actions, the RPA include an administrative management payment of up to £1,000 to cover the cost of signing up and taking part.

Farmers can have a Countryside Stewardship (CS) or Environmental Stewardship (ES) agreement and an SFI agreement at the same time, providing there is no dual funding or double payment of options.

If you are interested in applying for SFI and addressing the shortfall in BPS, please get in touch with your local McCartyneys office.



Beth Gilbert

Based at Kington Office

English Farming Grants – What is available in 2023?

English farmers have a variety of opportunities to access grant funding in 2023. This year, more than £168m of funding is available. A summary of what is available currently, and later this year is shown below.

| Grant Fund | What is it? | How much can you get? | Deadline Dates |
|---|---|---|-------------------------------------|
| Countryside Stewardship Mid Tier | <p>A 5 year scheme which allows farmers to access annual revenue payments on the land, and also access a range of capital work which is to be completed within 3 years.</p> <p>There are over 80 annual revenue options and over 75 capital options available.</p> <p>Revenue options include low input grassland, flower rich margins, legume and herb rich swards etc.</p> <p>Capital items include yard concreting, covered manure stores, fencing, planting hedges, coppicing hedges etc.</p> | <p>Annual revenue options can range from £20/ha (£8/ac) per year to £732/ha (£296/ac) per year.</p> <p>Capital options have all been allocated a set grant payment e.g. Hedge Planting pays £22.97/m.</p> <p>No maximum grant amount.</p> | 18th August 2023 |
| Countryside Stewardship Capital Only Grant | <p>3 year capital grants to benefit boundaries, trees and orchards, water and air priorities, and natural flood management.</p> <p>70 eligible capital items which are largely similar to the Mid Tier scheme above.</p> | <p>No maximum grant amount.</p> <p>Capital options have all been allocated a set grant payment e.g. Hedge Planting pays £22.97/m.</p> | Open all year round. |
| Animal Health and Welfare Review | <p>A funded annual visit from your chosen vet to allow farmers to concentrate on their animals' specific health and welfare priorities and carry out diagnostic testing, review biosecurity and the use of medicines.</p> <p>To be eligible, you must have one of the following; 11+ beef cattle, 11+ dairy cattle, 21+ sheep, 51+ pigs</p> | <p>£522 for beef cattle £372 for dairy cattle £436 for sheep £684 for pigs</p> | Open now. |
| Farming in Protected Landscapes | <p>For farmers and land managers in Areas of Outstanding Natural Beauty (AONB), National Parks and the Broads.</p> <p>Grants available to support;</p> <ul style="list-style-type: none"> • Nature recovery • Mitigation of the impacts of climate change • Opportunities for people to discover, enjoy and understand the landscape and its cultural heritage | Up to 100% of the costs of a project, if you will not make a commercial gain from it. | Open from now until March 2025 |
| Grants to support cattle housing | Infrastructure grants will be available for housing to support farmers to improve cattle health, welfare and productivity. Initially for funding upgrades to calf housing, with funding for adult cattle available in future. | TBC | Available from Summer 2023 |
| Animal Health and Welfare Infrastructure Grants | Infrastructure grants for other livestock sectors will be available in future. The next fund will be pig and poultry farmers to upgrade animal housing. | TBC | Available later this year |
| Slurry Infrastructure | A grant to improve or expand your slurry storage capacity. | <p>Minimum grant of £25,000 Maximum grant of £250,000</p> <p>Final payment is based on standard cost contribution, or 50% of the actual invoice costs, whichever is the lower amount.</p> | Open later this year. |
| Water Management Grants | Grants to support the construction of on-farm reservoirs and the adoption of best practice irrigation application equipment e.g. change from rain gun application to trickle/boom application. | <p>Minimum grant of £35,000 Maximum grant of £500,000</p> <p>Grants can cover up to 40% of eligible project costs.</p> | Open from Spring 2023 |
| Farming Innovation Programme | A range of funds available for new technology, processes, innovations which solve long term social challenges etc | Depends on which grant you are apply for. Some grants allow up to a share of £12.5m | Various funds opening later in 2023 |

If you would like any help in applying for the above schemes, please contact your local McCartneys Rural office.

Beth Gilbert
Based at Kington Office



Importance of Agreements

As agents we have always known the importance of a grazing licence, signed by both parties, so that rights between parties are detailed in document form. They have also been important to detail who is claiming the Basic Payment and Environmental Stewardship.

Agreements should be done yearly; however, we find that clients tend to drift and collect monies every year but do not document this in a licence form, sometimes because they don't want to pay the agent's fee. After dealing with Inland Revenue and Valuations upon death, I cannot stress enough how important it is to have a grazing licence or other form of letting agreement such as a Farm Business Tenancy (FBT) or Contract Farming Agreement done. Any charge from an Agent would far outweigh the possible Inheritance Tax liability in years to come.

To gain Agricultural Property Relief, the owner occupier must demonstrate clearly that they were growing that crop of grass and completing the management such as boundaries, hedge trimming, liming, topping, manure and fertiliser management. There needs to be a record of invoices and the grazing licence. Where you are the owner in a £500,000 farmhouse with land, the importance of being the farmer within that house cannot be stressed enough and the Inland Revenue will ask for documented evidence upon death.

If you need help in getting up to speed with any of this, please contact one of our Rural Agents.



Jenny Layton Mills
Based at Knighton Office

Welsh Residential Lettings: Renting Homes (Wales) Act and management of dwellings

INTRODUCTION TO THE LEGISLATION

Key information to note:

Assured & Assured Shorthold Tenancies (AST's)

- converted to standard contracts on 1st December 2022
- Existing Tenants (now called "contract holders") must be provided with written form of contract by 31st May 2023. If you have not done this, contact us for advice.

New contracts granted on or after 1st December 2022 - the landlord must provide a written contract within 14 days (possible potential penalties if this is not done)

All landlords in Wales must be licenced by Welsh Government to let and manage properties in Wales

Properties are required to meet repairing and 'fitness for human habitation' (FFHH) standards, with note to Health & Safety

All contracts can be ended by agreement. There are restrictions on the Landlord's ability to serve valid notice (including operation of break clause). Notices will not be valid unless the landlord has complied with certain obligations e.g. registration of landlord (not capable of remedy), protection of deposit, Fitness for Human Habitation Regulations, issuing valid gas safety certificate and EPC to contract-holder, providing contract-holder with written statement of contract (notice can only be served 6 months after the written contract has been provided to the contract-holder), providing contract-holder information about the landlord (and agent)

Fit for human habitation looks at damp, mites and mould or fungal growth, cold heat, asbestos and manufactured mineral fibres, carbon monoxide and fuel combustion products, lead, radiation un-combusted fuel gas, volatile organic compounds, crowding and space, lighting, noise, domestic hygiene, pests, refuse and food safety, personal hygiene, sanitation, drainage, water supply. Electrical hazards, fire flames, hot surfaces collision, entrapment, explosions, and structural collapse.

Points to remember are;

- written statement of contract and information about landlord (and agent) to be provided to contract-holder within 14 days of occupation date (or within 14 days of changes)
- Contract-holder to be given copy of valid EPC, Electrical and Gas Safety Certificate
- Compliance with all 29 FFHH standards, including mains-wired smoke alarms and carbon monoxide detectors
- Protection of deposit in approved scheme
- Landlord to be registered with Rent Smart Wales
- Landlord/Agent to be licenced by Rent Smart Wales

McCartneys can assist Landlord and Tenants with all aspects of the new Welsh residential lettings regulations. Please contact your local office for further information.

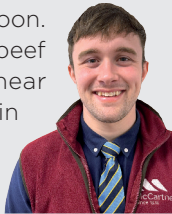


Gareth Wall
Based at Kington Office

New Faces

Sion Thomas has joined the Hay on Wye office as a Graduate Rural Surveyor, after graduating with a degree in Rural Enterprise and Land Management from Harper Adams University (HAU). He completed his placement year with McCartneys in 2020/2021 and has now returned to further his development.

Sion is assisting with Rural Professional work including letting and selling of agricultural and commercial land and property, grant applications, valuations, and landlord and tenant matters etc. and is working towards completing his Central Association of Agricultural Valuers (CAAV) & Royal Institution of Chartered Surveyors (RICS) exams soon. Sion was brought up on a beef and sheep farm near Llandovery in Carmarthenshire & enjoys playing rugby.



01497 820 778

Megan Gatehouse has joined the Craven Arms office for her 12-month placement year, as a part of her Rural Enterprise and Land Management degree at HAU.

She will be assisting with all aspects residential sales and lettings, and a wide range of rural professional work. Megan is a farmer's daughter from a local beef, sheep, and arable farm just outside of Ludlow, and is a keen member of Ludlow Young Farmers Club.



01588 672 385

Eloise Phillips has joined the Knighton office as a Rural Professional Assistant. Eloise will be assisting with a range of rural professional work; initially advising on, and making applications for, grants available to farmers on both the Welsh and English side of the border, as well as completing the necessary All Wales NVZ paperwork for Welsh farmers. Eloise is local, having grown up on her family farm in Radnor Valley, and has a keen interest in agriculture.



01547 528 621

With a long standing heritage in supporting the needs of the countryside economy McCartneys is one of the oldest and largest multi disciplined private practices in the United Kingdom. Offering a wide and comprehensive range of services across the Midlands and throughout Wales, McCartneys has a large dedicated team of

Show dates

As a local firm we are committed to supporting local shows, and the countryside at large. Please feel free to come and join us for some light refreshments, where you will also be able to talk with our agricultural, rural professional, property and planning specialists.

Monday 24th - Thursday 27th July

Royal Welsh Show, Builth Wells

Thursday 3rd August

Burwarton Show, Bridgnorth

Saturday 5th August

Brecon County Show, Brecon

Saturday 5th August

Tenbury Show, Tenbury Wells

Saturday 26th August

Berriew Show, Berriew

Saturday 9th September

Kington Show, Herefordshire

Monday 27th - 28th November

Royal Welsh Winter Fair, Builth Wells

All-Wales Nitrate Vulnerable Zones (NVZ)

Under the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021, designating all of Wales as an NVZ, as of 1st January 2023 farmers/landowners are required to maintain the necessary records relating to manure production, spreading, storage and capacity, spreading of nitrogen fertiliser, and sampling and analysis of soils and manures. Farmers/landowners need to have completed a Risk Map of their land for spreading of organic manures and Nutrient Management Plan for planning and recording nitrogen fertiliser (organic and inorganic) usage.

If you have not yet completed your Risk Map and Nutrient Management Plan, and would like assistance in doing so, contact your local McCartneys rural agent.



Katie Davies

Based at Knighton and Welshpool Office

professional experts specialising in all aspects of rural property, planning and business advice.

Please contact one of our professional staff for sensible and impartial advice. For any further information about any of the content of this newsletter Please contact the editors Gareth Wall and Amelia Crofts-Hill.

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