



# WELCOME

- Residential Update
- Farmland Market Update
- Sustainable Farming Incentive
- Environmental Funding Opportunities
- Questions



# RESIDENTIAL UPDATE

Kerry Holbrook-Bull MRICS FAAV  
Beth Robertson-Flynn MRICS

## Residential Lettings

- Have you got an agreement in place?
- Have you got the right agreement in place?



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## Compliance (1): Legal requirements

- Electrical
- Gas
- Energy Performance Certificates (EPC)
- Housing Standards
- Smoke and CO2 alarms
- Private water supply



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## Compliance (2): Good Practice

- Oil boilers
- Chimney sweep
- Legionnaires
- Asbestos



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## Pre tenancy Compliance

- Right to Rent
- Help to rent guide
- Electrical
- Gas (if applicable)
- EPC
- TDS deposit (where take deposit)
- Good practice – record of condition
- Tenancy Information Packs



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## Market Update

- Market rents
- Availability of property



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## Renters Reform Bill

- Section 21 Notices
- Government delays



## FARMLAND MARKET UPDATE

Kevin Prince MRICS FAAV

## What do we mean by Farmland ?

- ▶ Traditional Definition
- ▶ The Actual Product in 2023



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## Commercial Farmland

- ▶ Supply remains low
- ▶ Less than 80,000 acres publicly marketed in 2022
- ▶ First half of 2023 saw less than 30,000 acres publicly marketed
- ▶ Lowest supply since 2020



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## Types of Buyer

- Commercial Farmer Buyer declining
- Emergence of new land buyers



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## Average Values

- Arable land averaging £11,000 -£13,000
- Grassland – dependant on Lot size

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## Amenity Land

- ▀ Step change since Covid
- ▀ £30,000 to £40,000 per acre for small blocks
- ▀ Not just equestrian



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## Development and Strategic Land

- ▀ 'Oven Ready' sites most sought after
- ▀ Appetite not yet quenched by interest rate rises
- ▀ Length of time to achieve planning biggest hurdle
- ▀ Top of the market?



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# Predictions

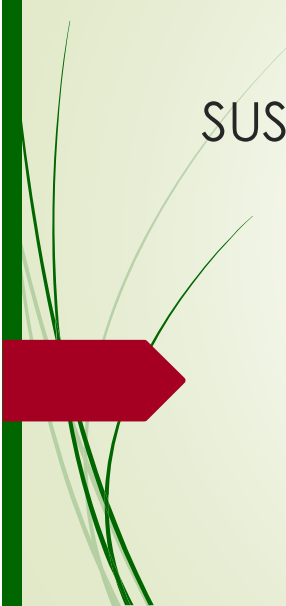
- Commercial Farmland
  - Amenity Land
  - Strategic
- Demand
  - Supply
  - Government



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# SUSTAINABLE FARMING INCENTIVE (SFI) Update

Megan Middleton BVMedSci (Hons) MSc



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## Applications are open

- ▶ 'Expression of Interest' Form
  - ▶ Invitation to Apply
    - ▶ Including those in SFI 2022 and Countryside Stewardship Applications
      - ▶ BUT, some problems

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## Reminder of Options

- ▶ Actions for Soils
- ▶ Actions for Hedgerows
- ▶ Actions for Integrated Pest Management
- ▶ Actions for Nutrient Management
- ▶ Actions for Farmland Wildlife on Arable and Horticultural Land
- ▶ Actions for Farmland Wildlife on Improved Grassland
- ▶ Actions for Buffer Strips
- ▶ Actions for Low Input Grassland
  - ▶ Management Payments

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## Calf Housing Grant

- Calves up to 6 months
- 40% grant of total cost
- 25% grant of solar panels
- End of November

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# ENVIRONMENTAL FUNDING OPPORTUNITIES

Jeremy Loxton BA, MSc.

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## Farming in Protected Landscapes (FIPL)

- Part of ATP – to 2024 (projects must be completed by March 2025)
- Funds projects that support nature recovery, tackle climate change, provide opportunities for people to discover nature or support sustainable farm businesses
- Easy to apply for and fast response
- Applies to farming businesses operating within any protected landscape including AONB's



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## Farming in Protected Landscapes (FIPL)

- Up to 100% of the costs of a project if it's not for commercial gain or a proportion of costs if a commercial project
- FIPL works alongside, not in competition with, Defra's existing schemes to add value where it's most needed
- You can still get funding through the programme if you are in an agri-environment scheme, provided no double-funding
- Examples:
  - Promoting connectivity between habitats
  - Replacing stiles with gates on public footpaths
  - Conserving historic features on a farm
  - Supporting a locally branded food initiative



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## Farming Investment Fund

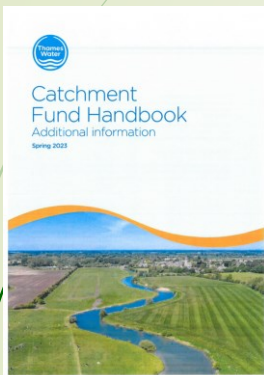
Grants for investing in new technology, equipment and infrastructure:

- ▀ Farming Equipment and Technology Fund (FETF) 2023 (waiting for Round 2)
- ▀ Farming Transformation Fund (FTF)
  - Calf Housing for Health and Welfare (up to 30/11/23)
  - **Water Management (Round 2)**
  - **Slurry Infrastructure (Round 2)**



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## Water Catchment Sensitive Farming

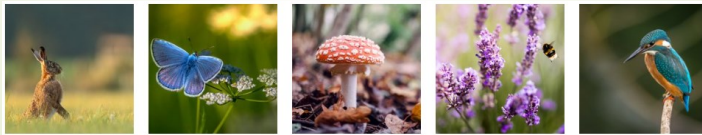


- ▀ Catchment Fund from water companies – e.g. Thames Water Advice through Natural England
- ▀ Up to £15,000 per farm business in target areas
- ▀ Available in specific surface water and groundwater target areas
- ▀ Most local areas either have surface water or ground water options
- ▀ Mainly targeting pesticides in surface water and nitrates in groundwater
- ▀ Actions range from planting cover crops and buffers strips to installing sprayer washdown areas, concreting yards, etc. (some actions within and funded by CS, etc., others stand-alone)
- ▀ 30<sup>th</sup> November 2023 deadline

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## Bio-diversity Net Gain

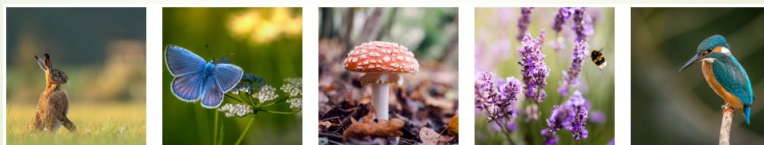
- Now due to become a compulsory part of the planning process from January 2024
- Development sites must show a minimum of 10% biodiversity uplift either on-site or off-site
- Oxfordshire LPA's working mainly with Trust for Oxfordshire's Environment (TOE) to manage on their behalf
- Other providers such as Wildlife Trusts, Environment Bank, etc
- TOE still looking for sites within each of the Oxfordshire LPA areas and beyond...



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## Bio-diversity Net Gain

- TOE offer grants of £10,000-£250,000+ available for anyone seeking to undertake habitat **creation and restoration** projects within the South Oxfordshire and Vale of White Horse districts.
- Land will be committed to a conservation covenant for 30 years minimum
- Does not necessarily preclude farming – grazing, haymaking, etc.
- Requires a management and monitoring plan in association with the Responsible Body (ie., TOE/LPA)
- Funding – 100% for initial capital works, otherwise released in target-based stages over the period



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## Nutrient Neutrality and Mitigation

ON HOLD



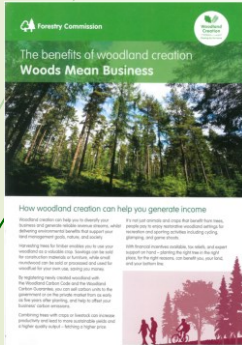
- ▶ LPAs in relevant catchments should undertake Habitats Regulations Assessments (HRA) of all development proposals which may give rise to additional nutrients entering their catchments
- ▶ Developers may be asked to take action to mitigate impacts through nutrient neutrality such as:
  - ▶ building additional mitigation into their plans onsite
  - ▶ working with the LPA to arrange for mitigation offsite
  - ▶ purchasing nutrient credits via a nutrient trading scheme (where other landowners in the catchment have taken action to reduce their nutrient load), or buying credits through the Natural England-led Nutrient Mitigation Scheme

## Woodland Creation



- ▶ Register new woodland with the Woodland Carbon Code/Woodland Carbon Guarantee
- ▶ Can then sell carbon units to Government or private markets (from five years after planting)
- ▶ Typical carbon unit pricing £10 - £30
- ▶ Woodland can produce from 100 units/ha to 500 units/ha - £1,000 to £15,000/ha – depending on composition, maturity, etc.
- ▶ Increasing demand for ESG carbon credits – (units probably undervalued at the moment)
- ▶ Woodland Creation Planning Grant - £1,000

## Woodland Creation – (EWCO) English Woodland Creation Offer



- Administered by the Forestry Commission and funded by the Government's Nature for Climate Fund
- Incentivises the creation of new native woodland
- 1 ha minimum area
- Covers capital costs (up to £10,200/ha)
- Annual maintenance payment of £350/ha for ten years
- Additional Contributions – one-off payments (up to £8,000):
  - Riparian buffers (£1,600/ha)
  - Public access (£2,200/ha)
  - Flood risk management (£500/ha), etc.

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## Summary

- Farming in Protected Landscapes (FIPL)
- Farming Investment Fund
  - Farming Equipment and Technology Fund
  - Farming Transformation Fund
- Catchment Sensitive Farming
- Biodiversity Net Gain (BNG)
- Nutrient Neutrality and Mitigation
- Woodland Creation



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## Any Questions?

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