

## FARMING AND PROPERTY BULLETIN – FEBRUARY 2016

### ***Basic Payment Scheme 2016 - Mapping***

The RPA should be making a Land Viewer available in February on the Rural Payments online system which should allow digital maps and aerial photography of farmers land to be viewed online. Unlike 2015, it will not be possible to edit land online. An RLE1 form will still need to be used for that. It should however be possible to transfer land online.

There is a print function on the Land Viewer; however it is only possible to print off one field at a time. At the moment, the RPA will not post or email out full sets of maps as the Land Parcel Identification System (LPIS, formerly the RLR) is being updated in readiness for the Land Viewer being made available. The RPA is aware that full sets of maps should be made available and is working to be able to provide this once the Land Viewer system is up and running.

### ***Basic Payment Scheme 2015 – Incorrect Payments and Missing Documentation***

There have been numerous reports of instances where it seems either an under or over payment has been made for BPS 2015. As Claim Statements start to be sent out by the RPA this month, more cases will undoubtedly emerge. Farmers are encouraged to carefully check payments and alert the RPA of any discrepancy. The RPA has also been contacting some farmers asking for further copies of RLE1 forms and maps that seem to have been mislaid/not scanned properly!

### ***2016 Farmland Bird Count***

The Game & Wildlife Conservation Trust have again organised the Big Farmland Bird Count to highlight work done by farmers and gamekeepers in helping to reverse the decline in farmland bird numbers.

Between the 6th and 14th February 2015 GWCT are inviting you to spend about 30 minutes recording the species and number of birds seen on one particular area of the farm. You will then be able to easily submit your findings online. You can choose your own location but somewhere with a good view of around 2 ha of the farm would be ideal. You'll be asked to record the types of habitat and cropping on and adjacent to your count site to help provide GWCT with more detail about your count location.

To see the highest number of birds GWCT recommend that the site includes or is close to an area of game or wild seed mix or somewhere that supplementary feeding takes place. Ideally, counting should take place at first light as this is when the birds are most active. However, it is more important that you take part, so timings should suit you.

Go to: <https://www.gwct.org.uk/farming/big-farmland-bird-count/> for more details and to register.

### ***Legionnaires Risk Assessments – Residential Property***

The Health & Safety Executive advises that those 'in control of premises' including landlords of residential property have a legal duty to ensure that the risk posed by legionella bacteria is properly assessed and controlled. The HSE advises that all water systems require a risk assessment which establishes whether any control measures are required.

For those that let residential property this is something that you may consider putting in place as whilst HSE and Local Authority inspectors do not proactively inspect domestic premises or ask for evidence that landlords have undertaken a risk assessment, they advise if a tenant were to contract Legionnaires' disease from the water system in their home, the landlord may be liable to prosecution, and would have to demonstrate to a court that they had fulfilled their legal duty.

### ***Right to Rent Checks***

A reminder that all landlords should now be aware of their new obligations to check the immigration status of tenants and all adults living in a rented property in England, which will apply to all tenancies starting on or after 1st February 2016. The Government Guidance can be found on the GOV.UK website.



## **CAP UPDATE 2016**

*With the first year of the Basic Payment Scheme over and with the first Countryside Stewardship Schemes starting we look towards 2016 to examine the changes for this year and the requirements of the application process for each Scheme.*

Adkin will be holding a seminar on  
**Thursday 25<sup>th</sup> February 2016 at 4.30pm**  
at the Loyd Lindsay Rooms, Ardington, Wantage, Oxon, OX12 8PS

Amongst the topics being covered will be:

**Progress and Problems with 2015 BPS Payments**

**The BPS Application Process for 2016**

**Entitlement Transfers**

**Mapping**

**Changes to Cross-Compliance for 2016**

**Countryside Stewardship Scheme Applications**

**How Adkin can help**

The key elements of the Schemes and the changes compared to 2015 will be explained and Adkin will highlight what services they can provide to help you.

We hope that it will be an informative and interactive evening.

*We do hope that you will be able to come and look forward to seeing you there. It is anticipated that the meeting will finish at around 6.00pm*

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