

## 2021 Overview and Beyond

**It has been some time since we last did an update newsletter and a lot has happened this year again. Following the Covid lockdowns, property and land prices have escalated followed by oil and fertiliser prices. We have been drip fed details of the transition to English schemes to replace the Basic Payment Scheme and now we are dealing with Covid once again and the possible impact on the economy.**

Many farming businesses have seen a significant increase in commodity prices this year which has been maintained a lot longer than many thought, however as anticipated, fertiliser and overhead costs are escalating once again. With the economic climate and uncertainty over Covid restrictions, the farming industry has stood out with many people concerned with regard to climate impact, food miles, etc., and choosing to support local producers and appreciate the high standards that British farmers follow to produce their products. It is hopeful that commodity prices will be maintained at a more sustainable level, however it is likely that fertiliser and other input costs will remain high and farmers will need to consider how these are best used, in particular taking into account future environmental policies and schemes.

Clearly, we are in a period of uncertainty following Brexit with the phasing out of the Basic Payment Scheme and the introduction of ELMS and other support. We now have the first information in respect of the Sustainable Farming Incentive which will be launched next year and we are now starting to get a clearer idea of where we are heading.

At Madeleys our aim is to add value and maximise the potential for all our client's rural property assets and this is now the time to review. We have had an extremely successful and busy year assisting our clients in order to achieve their goals and maximise the potential from their rural property.

With this in mind, from early next year we are launching a new service. We will be offering a Farm Asset Audit where we will review all of the assets available to the business and opportunities available, current constraints of farming businesses and future areas of growth and potential. With the ongoing transition into the new English schemes, evolving policies dealing with the impact of climate change and changes to the global commodity markets, now is the time to act to continue to grow and sustain your farming business to maximise the potential and plan for the future.

### Launch of Madeleys First Aid Plus



**We are delighted to advise you of the launch of a subsidiary company to Madeleys Chartered Surveyors.**

Madeleys First Aid Plus is run by Louise Madeley, wife of the Managing Director Paul Madeley, offering First Aid training and First Aid for Mental Health training to include Forestry and Agricultural First Aid Courses.

With her background as a nurse within the NHS in the A & E and ICU Departments and also some time as a Nurse Practitioner, Louise is able to offer comprehensive First Aid courses to include Forestry and Agricultural First Aid.

This has come to the forefront recently with the Red Tractor Farm Assurance Scheme having revised their standards which apply from 1st November 2021 to include a requirement for all farmers with workers to have a written Health and Safety Policy and within this policy there must be a First Aid Assessment.

Louise is based at our offices in Much Wenlock and will offer courses at our offices and some larger venues, at your place of work or online. For more details visit [www.madeleysfirstaidplus.co.uk](http://www.madeleysfirstaidplus.co.uk)

### Property Sales and Land Sales go from strength to strength

**In our Spring Newsletter we updated you with regard to our new agency service in conjunction with our marketing partners Berriman Eaton from Bridgnorth.**

The rural property market has been extremely buoyant this year and it has been a very successful year marketing over 93 acres of agricultural land with all sale prices well exceeding the asking price and selling within a short period of time.

We have also been involved with several rural property sales where properties have potential in terms of planning or require restoration with our marketing partners and have achieved sales well in excess of the asking price, agreeing £2.4 million worth of sales.

The property market is still strong in Shropshire both with rural properties with potential and land and if you are considering selling or wish to discuss potential then please do not hesitate to contact us.

## Sustainable Farming Incentive

The Sustainable Farming Incentive is due to commence in 2022 and will provide an additional income stream and aid transition away from the Basic Payment Scheme payment. The information we have at present is:

There are three standards available:-

- Arable and horticultural soils
- Improved grassland soils
- Moorland and rough grazing

The initial payment rates advised for the Arable and Horticultural Soil standard are:-

- Introduction £22.00 per hectare
- Intermediate £40.00 per hectare.

In order to qualify for this, you will need to test soil organic matter, undertake a soil assessment and produce a Soil Management Plan, have 70% winter cover to protect soils in the winter months (December to February) which can include any kind of green coverage including autumn crops and stubbles. The addition of organic matter to a third of the land included which can be any kind of organic matter including sown green cover crops. (Many of you will already be doing this).

With regard to the intermediate payment to get to a further level you need to do all of the above plus the winter cover must include multi species green cover, covering at least 20% of the land.

With regard to the Improved Grassland standard the rates are:-

- Introduction £28.00 per hectare
- Intermediate £58.00 per hectare

You need to test all soil organic matter, undertake a soil assessment and Soil Management Plan; 95% of green cover to protect soils and no more than 5% bare land over winter (December to February) for the basic introduction payment.

To achieve the intermediate rate you need to establish and maintain herbal leys to improve soil health for at least 15% of the land.

Further details will be available early next year when the application period opens and we will be in touch with you then.

## LAUNCH OF Madeleys Information Evenings

We are delighted to announce that from February 2022 we will be launching Information Evenings every other month at our Offices in Much Wenlock to update our Clients on forthcoming matters within the rural economy to include a brief presentation by guest speakers such as Tilhill Forestry, with refreshments made available.

With so much changing over the next few years we thought this would be useful to provide an update to our Clients and make use of our office space in the heart of Much Wenlock.

More details on this to follow shortly.

## Agri-Environment Schemes

**What a year 2021 has been for agri-environment schemes! With many of your schemes coming to an end under the Higher Level Stewardship Scheme and the first Countryside Stewardship Mid-Tier, the 2022 application window was once again extremely busy with over 43 applications submitted and over £2 million worth of revenue and capital items applied for.**

We have not yet received all of the new agreements but they will be coming through shortly which is normal practice for the RPA. These schemes form a vital part of the income stream for our clients plus also helping to maintain the eco system and rural boundaries across Shropshire.

Early next year we are going to see the launch of the first part of the Environmental Land Management Scheme (ELMS) which is the Sustainable Farming Incentive which many of you will be able to apply for on top of your existing agreements.

### Farming Equipment and Technology Fund

**Deadline fast approaching – 12 noon 7th January 2022**

*Don't miss out* – Grants available for a wider range of items to include precision farm equipment, resource management, livestock, horticulture and forestry.

The minimum grant is £2,000.00 with the maximum being £25,000.00. Grant amount reflected in figures offered under scheme. Contact us for further information.

## Planning and Development

It has been another busy year dealing with a huge variety of planning work at Madeleys. Although we have experienced long delays and been frustrated at times with the Local Authority's Planning Department's lack of action, we are delighted to report that we have achieved several successful applications which includes:-

- Conversion of agricultural buildings to residential occupation under Class Q (adding significant value to the properties);
- Lawful Development Certificates including for use of buildings and yard for equestrian purposes and for use of farm workers cottages in breach of Agricultural Worker's conditions;
- Rural Exception Site Local Needs Affordable Dwellings;
- Diversification projects to include holiday let conversions and log cabins;
- Erection of farm buildings to include grain stores, livestock buildings and general purpose agricultural buildings;
- Successfully negotiating Option Agreements for residential developments on a number of sites.

Whilst clearly this year has been challenging with the constraints, additional demands from consultees and delays from the Local Planning Authority, there are still many opportunities within the rural areas to maximise the potential. Although in my opinion rural areas have been unfairly treated in planning terms for some time, we at Madeleys will always fight for the best result for our clients and are fully up to date with all of the Local Planning Policy and National Planning Policy and can advise on any planning potential of sites and any potentially pitfalls/difficulties involved in obtaining the same.

Although we are only a small team, at Madeleys we have a network of consultant architects/architectural technicians who we work with to deliver high quality plans to provide a full service to our clients which include a good relationships also with Ecologists, Structural Engineers and Drainage Engineers, etc.

Keep in touch with latest news, property for sale or let and events at [www.madeleys.co.uk](http://www.madeleys.co.uk)

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