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To: The Chair and Members
of the Farms Estate
Committee

County Hall
Topsham Road
Exeter
Devon
EX2 4QD

Date: 9 February 2024

Contact: Wendy Simpson, 01392 384383

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FARMS ESTATE COMMITTEE

Monday, 19th February, 2024

A meeting of the Farms Estate Committee is to be held on the above date at 2.15 pm in the Committee Suite, County Hall to consider the following matters.

Donna Manson
Chief Executive

A G E N D A

PART I - OPEN COMMITTEE

1 Apologies for Absence

2 Minutes

Minutes of the meetings held on 10 November 2023, 20 November 2023, 18 January 2024 and 19 January 2024 (previously circulated).

3 Items Requiring Urgent Attention

Items which in the opinion of the Chairman should be considered at the meeting as matters of urgency.

MATTERS FOR DECISION

4 Revenue Monitoring (Month 10) 2023/24 (Pages 1 - 6)

Report of the Director of Finance and Public Value (DFP/24/18) on the County Farms Estate Revenue Monitoring Statement (Month 10) 2023/24, attached.

Electoral Divisions(s): All Divisions

5 Capital Monitoring (Month 10) 2023/24 (Pages 7 - 14)

Report of the Director of Finance and Public Value (DFP/24/19) on the County Farms Estate Capital Monitoring (Month 10) 2023/24, attached.

Electoral Divisions(s): All Divisions

6 Management & Restructuring Issues (Pages 15 - 18)

Report of the Director of Transformation and Business Services (TBS/24/2) on County Farms Estate Management and Restructuring Issues, attached.

Electoral Divisions(s): Creedy, Taw & Mid Exe; Otter Valley

PART II - ITEMS WHICH MAY BE TAKEN IN THE ABSENCE OF PRESS AND PUBLIC

7 Exclusion of the Press and Public

Recommendation: that the press and public be excluded from the meeting for the following items of business under Section 100(A)(4) of the Local Government Act 1972 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 3 of Schedule 12A of the Act, namely information relating to, and which is likely to reveal the identity of, tenants and information relating to the financial or business affairs of tenants and the County Council and, in accordance with Section 36 of the Freedom of Information Act 2000, by virtue of the fact that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

MATTERS FOR DECISION

8 Holdings and Tenancies etc. (Pages 19 - 22)

(An item to be considered by the Committee in accordance with the Cabinet Procedure Rules and Regulation 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, no representations having been received to such consideration taking place under Regulation 5(5) thereof.)

Monitoring of Tenants on an Initial Farm Business Tenancy

Report of the Director of Transformation and Business Services (TBS/24/3), attached.

Electoral Divisions(s): Holsworthy Rural; Okehampton Rural; Seaton & Colyton; Torrington Rural

Members are reminded that Part II Reports contain exempt information and should therefore be treated accordingly. They should not be disclosed or passed on to any other person(s). They need to be disposed of carefully and should be returned to the Democratic Services Officer at the conclusion of the meeting for disposal.

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DFP/24/18
Farms Estate Committee
19 February 2024

The County Farms Estate Revenue Monitoring (month 10) 2023/24

Report of the Director of Finance and Public Value

Please note that the following recommendations are subject to consideration and determination by the Committee before taking effect.

1) Recommendation

That the Committee endorses this report.

2) Background / Introduction

- 2.1 The County Farms Estate is wholly self-funded with operational costs paid for through rents and other income streams generated. Each year a substantial revenue surplus is delivered to support expenditure elsewhere in the County Council and cover the cost of centralised overheads. The County Farms Estate has consistently delivered a revenue surplus since at least 1992.
- 2.2 The Revenue Budget presented to Corporate Infrastructure and Regulatory Services Scrutiny Committee on 30 January 2023 and approved at County Council on 16 February 2023 included a target surplus of £534,000 for the County Farms Estate.
- 2.3 Appendix A provides details of income and expenditure to date.

3) Revenue Monitoring for the period 1 April 2023 to 31 January 2024 (month 10).

- 3.1 £697,911 of income has either been invoiced or received at year to date. Invoices for the majority of the remaining income will be raised on 25 March 2024. Forecasts indicate that income is expected to be approximately £96,000 higher than budget.
- 3.2 Some Tenant Right Valuation (TRV) accruals have been released but £104,231 of TRV accruals are still not capable of being released as several end of tenancy valuations are not yet concluded. With the further changes of tenancy due at 25 March 2024 it is anticipated that this year's £21,000 budget will be over committed. The current forecast estimates a year end liability of £68,000.
- 3.3 £49,885 worth of unforeseen repair works has been ordered and paid in 2023/24. In addition, a further £9,342 of unforeseen works has been ordered but not invoiced. Total unforeseen maintenance expenditure and commitment at month 10 is therefore £59,227 against a forecast year end spend of £103,000.

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- 3.4 The revenue funded maintenance programme is showing expenditure of £190,319 at month 10. In addition, a further £36,511 of programme works has been ordered but not invoiced. Total maintenance programme expenditure and commitment at month 10 is therefore £226,830. The current forecast estimates a year end liability of £279,000.
- 3.5 £38,149 has been spent against the redundant buildings, asbestos removal and health and safety improvements works budget to date. The current forecast estimates a year end liability of £59,000.
- 3.6 Spend on testing and inspection works (service term contracts for private water supplies, boilers, fixed wiring systems, sewage treatment plants, radon fans etc) is showing a spend of £14,000. There are further orders raised for the total sum of £7,611 producing a total expenditure and commitment liability at month 10 of £21,611. The current forecast estimates a year end liability of £23,000.
- 3.7 The programmed tree survey work has a budget of £13,000 with the expectation that this will be exceeded by £2000 by year end. Annual tree surveys have commenced on the Estate and some remedial works procured. So far £7,986 has been spent on surveys and remedial works.
- 3.8 It is anticipated the building maintenance survey budget of £10,000 will be fully committed. The survey programme is behind schedule due to surveyors being redeployed to inspect property for Reinforced Autoclaved Aerated Concrete (RAAC).
- 3.9 On the understanding the revenue funded repair and maintenance programme will be carried out as expected, the South West Norse fees are expected to be slightly higher than the £236,000 budgeted due largely to increase in maintenance spend. This has yet to be reflected in the forecast although it is expected that underspends across other budgets will compensate for this. At month 10 the South West Norse fees are £202,321.
- 3.10 Proposed changes in how end of tenancy valuation work is concluded is likely to have a material impact on the professional fees budget in future years.
- 3.11 It is currently anticipated that the forecast year end level of income and expenditure will be achieved, and the target surplus delivered, albeit there may be some further fluctuations within income and expenditure items.

4) Options / Alternatives

- 4.1 Alternative options have been considered and discounted as they are believed to either be contrary to current Estate policy and/or not in the best financial interests of the Estate.

5) Consultations / Representations / Technical Data

- 5.1 The views and opinions of the Devon Federation of Young Farmers Clubs and the Estate Tenants Association will be presented by the two co-opted members to the committee.
- 5.2 No other parties have been consulted and no other representations have been received
- 5.3 The technical data is believed to be true and accurate.

6) Strategic Plan

- 6.1 This report has no specific direct alignment with the Council's Strategic Plan 2021 – 2025 - <https://www.devon.gov.uk/strategic-plan>

7) Financial Considerations

- 7.1 The Author is not aware of any financial issues arising from this report.

8) Legal Considerations

- 8.1 The Author is not aware of any legal issues arising from this report.

9) Environmental Impact Considerations (Including Climate Change, Sustainability and Socio-economic)

- 9.1 The Author is not aware of any environmental impact (including climate change) issues arising from this report.

10) Equality Considerations

- 10.1 The Author is not aware of any equality issues arising from this report.

11) Risk Management Considerations

- 11.1 No risks have been identified.

12) Summary / Conclusions / Reasons for Recommendations

- 12.1 The Author has prepared this report in accordance with the findings of the County Farms Estate Strategic Review (April 2010).

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Angie Sinclair,
Director of Finance and Public Value

Electoral Divisions: All

Local Government Act 1972: List of background papers

Background Paper

Date

File Reference

Nil

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							APPENDIX A
COUNTY FARMS ESTATE - FINANCIAL REPORTS							
FINANCIAL STATEMENT - (MONTH 10) 2023-24							
				YEAR TO DATE	ANNUAL TARGET	CURRENT FORECAST	
INCOME				£'000	£'000	£'000	
	Rent				(676)	(1,213)	(1,324)
	Other				(21)	(40)	(25)
		TOTAL INCOME			<u>(697)</u>	<u>(1,253)</u>	<u>(1,349)</u>
EXPENDITURE							
STATUTORY COSTS							
	Tenant Right Valuation				(104)	21	68
		SUB - TOTAL			<u>(104)</u>	<u>21</u>	<u>68</u>
PREMISES COSTS							
	Building Maintenance - unforeseen				50	103	103
	Building Maintenance - programmed				190	216	279
	Building Maintenance - Surveys				0	10	10
	Building Maintenance - STC				14	21	23
	Building Maintenance - other (incl. land agents initiatives, redundant buildings, asbestos and health & safety)				38	63	59
	Grounds Maintenance				8	13	15
	Rents & other landlord charges				6	11	11
	Rates, Electricity and Water Charges				5	6	6
		SUB - TOTAL			<u>311</u>	<u>443</u>	<u>506</u>
SUPPLIES & SERVICES							
	Insurance				0	0	0
	Adverts				0	2	0
	NPS Fees				202	236	236
	Legal Fees				(4)	4	4
	Professional Fees				(18)	6	6
	Other Fees & Charges (DFYF, SHLAA, GPDO)				(5)	7	(5)
		SUB - TOTAL			<u>175</u>	<u>255</u>	<u>241</u>
		TOTAL EXPENDITURE			<u>382</u>	<u>719</u>	<u>815</u>
		NET OPERATIONAL (SURPLUS)			<u>(315)</u>	<u>(534)</u>	<u>(534)</u>

DFP/24/19
Farms Estate Committee
19 February 2024

The County Farms Estate Capital Monitoring (month 10) 2023/24

Report of the Director of Finance and Public Value

Please note that the following recommendations are subject to consideration and determination by the Committee before taking effect.

1) Recommendation

That the Committee endorses this report.

2) Background / Introduction

- 2.1 Each year the County Farms Estate generates significant capital receipts from the sale of surplus assets associated with an approved restructuring or rationalisation programme and through the sale of high value development opportunities.
- 2.2 The Estate bids for Capital for essential inward investment to maintain and improve critical infrastructure. Capital is bid for in competition with other front-line services.
- 2.3 The following table shows the current five-year capital allocation for the County Farms Estate. Existing budget has been reprofiled as part of the 2024/25 Medium Term Capital Programme budget setting.

Year	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	£'000	£'000	£'000	£'000	£'000	£'000
Current Capital	750	900	450	0	0	2100

3) Capital Monitoring for the period 1 April 2023 to 31 January 2024 (month 10).

- 3.1 The Capital budget presented to Corporate Infrastructure and Regulatory Services Scrutiny Committee on 30 January 2023 and approved at County Council on 16 February 2023 included schemes totalling £750,000.
- 3.2 There was an 'underspend' of £31,018 in 2022/23 and an in-year receipt of £120,000 thus the balance of capital available to spend in 2023/24 amounts to £901,017.

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- 3.3 As at month 10 there is still limited actual spend but over half the budget is committed and other works that are still forecast to be completed before year end are out to tender. Some works will be weather dependant but all being well the projects will be carried out before year end and outturn spend will be in the order of £900,000.

4) Nitrate Vulnerable Zone Compliance

- 4.1 Retention monies are left to pay on only one slurry store constructed in the previous financial years. No new slurry store schemes were progressed this financial year.
- 4.2 Forecast spend stands at £2,445 on retention monies associated with NVZ compliant schemes in 2023/24.
- 4.3 Further to the observations raised in the month 7 capital report on the DEFRA Slurry Infrastructure Grant (Round 2), DEFRA subsequently confirmed that landlords could not in fact apply for the grant in round 2 but the department is exploring whether or not the scheme rules can be amended to allow landlords to apply jointly with tenants, or perhaps independently, in Round 3.
- 4.4 Similarly, following the last committee meeting, the Chairman sent the attached letter to the Rt Hon Mark Spencer MP.

5) Enhancements and Improvements

- 5.1 The 2023/24 programme consists of:
- (a) 14 projects that were started in previous years which are now in defect periods.
 - (b) 1 new whole house refurbishment project started in year is complete.
 - (c) 1 further new whole house refurbishment project has started on site and should be complete this financial year.
 - (d) 1 whole house refurbishment project is being designed and tendered ready for a construction start date as close to the start of the new financial year as possible.
 - (e) 3 farmhouses are receiving further improvement works to address issues not fully resolved through earlier intervention.
 - (f) 2 sewage treatment plants have been installed.
 - (g) 5 further sewage treatment plants are due to be installed by year end.
 - (h) 1 new silage clamp is being designed to replace a failed landlords clamp, but construction won't start on site this financial year.
 - (i) 1 jointly funded methane harvesting slurry store cover is being procured in partnership with a third-party contractor, but the majority of the cost won't be incurred this financial year.
 - (j) 1 farm water supply network replacement scheme is being financed by the capital budget.
 - (k) 1 end of tenancy compensation settlement has been paid from the capital budget.
- 5.2 One tenant is currently occupying a static caravan as temporary accommodation whilst the farmhouse is being improved. Another static caravan is being moved to a new farm ready for occupation from April 2024 whilst a further substantial farmhouse improvement project is being delivered.

- 5.3 Additional improvement projects are in the process of being programmed as part of next year's capital programme but the logistics of making major improvements to farmhouses whilst occupied by tenants is beginning to frustrate the pace of delivery.
- 5.4 Actual spend at month 10 is now £303,202 with a further £306,406 committed (orders placed) to date.

6) Compensation Payments (Tenants Improvements, etc.)

- 6.1 It is highly likely that some of the capital budget will need to be spent on end of tenancy compensation liabilities arising as of 25 March 2024. The end of tenancy valuations will be negotiated in the next few months.

7) Land Acquisitions

- 7.1 One acquisition of 18.21 acres of land at High Bickington has now completed and the land has been let to a nearby Estate tenant.

8) Capital Receipts Generated in year

- 8.1 At the County Farms Estate Committee meeting of 26 September 2022, members requested an update at all future meetings of all capital receipts completed in year to date.
- 8.2 The table below schedules all County Farms Estate disposals that have completed in year to date and will contribute towards the Corporate Capital Programme.

Asset Sold	Acreage Sold	Capital Receipt (net of costs)	Date of completion
Field at Lower Northchurch Farm, Yarnscombe	3.93	£ 69,104	21 June 2023

9) Options / Alternatives

- 9.1 Alternative options have been considered and discounted as they are believed to either be contrary to current Estate policy and/or not in the best financial interests of the Estate.

10) Consultations / Representations / Technical Data

- 10.1 The views and opinions of the Devon Federation of Young Farmers Clubs and the Estate Tenants Association will be presented by the two co-opted members to the committee.

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10.2 No other parties have been consulted and no other representations have been received.

10.3 The technical data is believed to be true and accurate.

11) Strategic Plan

11.1 This report has no specific direct alignment with the Council's Strategic Plan 2021 – 2025 - <https://www.devon.gov.uk/strategic-plan>

12) Financial Considerations

12.1 The Author is not aware of any financial issues arising from this report.

13) Legal Considerations

13.1 The Author is not aware of any legal issues arising from this report.

14) Environmental Impact Considerations (Including Climate Change, Sustainability and Socio-economic)

14.1 The Author is not aware of any environmental impact (including climate change) issues arising from this report.

15) Equality Considerations

15.1 The Author is not aware of any equality issues arising from this report.

16) Risk Management Considerations

16.1 No risks have been identified.

17) Summary / Conclusions / Reasons for Recommendations

17.1 The Author has prepared this report in accordance with the findings of the County Farms Estate Strategic Review (April 2010).

Angie Sinclair,
Director of Finance and Public Value

Electoral Divisions: All

Local Government Act 1972: List of background papers

Background Paper
Date

File Reference

Contact for enquiries:

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Contact: 01392 351066 or dan.meek@norsegroup.co.uk

Name: Lisa Beynon, Head Accountant for Corporate Services, Finance and Public Value, County Hall, Exeter

Contact: 01392 382876 or lisa.beynon@devon.gov.uk

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This letter is from an individual member of the Council and is not written on behalf of the Devon County Council.

The Rt Hon Mark Spencer MP
Minister of State (Minister for Food, Farming and Fisheries)
House of Commons
London

From: Cllr Jeremy Yabsley
Address: Culm Issues
Little Ven
Witheridge
Devon
EX16 2QA
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Fax:
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04 December 2023

Dear Minister,

THE DEVON COUNTY FARMS ESTATE GOVERNMENT RESPONSE TO THE ROCK REVIEW

I am the current Chair of the County Farms Estate Committee at Devon County Council. My predecessor, Cllr Richard Edgell, wrote to the Former Secretary of State, the Right Honourable George Eustice in January 2021 imploring the Minister to work closely with DEFRA to deliver the pledge to support new entrants into farming and the promise of support for those Local Authorities that still have Council Farms, all as set out in the Agriculture Act 2020 and the subsequent Agricultural Transition Plan.

We have of course since received the incredibly insightful report by Baroness Kate Rock to which the Government responded to in full in May of this year.

We note the Governments response to the Rock Review stated under the heading 'Joint grant applications':

The Review recommends we allow joint applications to productivity schemes from both landlord and tenant. This would enable better collaboration between the 2 parties (recommendation 28).

We agree and indeed we already allow some forms of joint applications, for example:

- *from tenants and landlords applying jointly for grants as a single legal entity, or*
- *where one business agrees to become the lead applicant.*

However, following the Review, we recognise that the system may not be widely understood. We have reviewed how we communicate this through scheme guidance, and we will work with the new Farm Tenancy Forum (see commitment to establish a new group under Strengthening landlord-

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tenant relationships) to explore whether we need further specific guidance on how to undertake collaborative grant applications between tenant and landlord.

The Review also made specific reference to the need for joint agreements with county councils (recommendation 29). We agree with this recommendation and have subsequently made changes to the FETF scheme to allow all local authorities and councils to be the applicant.

Local authorities are not currently eligible to apply for the Farming Transformation Fund (FTF), but we agree, where possible, to amend policy for future grant rounds to allow a more collaborative approach with councils. We will provide further detail in line with new grant round announcements.

Our Land Agent, who sits on the Farm Tenancy Forum representing the ACES Rural Branch has, independently spoken with DEFRA officials after Local Authorities were expressly excluded from applying for Round 1 of the Slurry Infrastructure Grant (SIG).

Yet, Round 2 of the Slurry Infrastructure Grant is now open and it seems no landlord, let alone a Local Authority or public sector landlord, is able to apply for the grant.

I believe it is an accepted point of principle that new entrants to the tenanted farming sector are those most in need of financial support. By their very nature, they have limited financial resource and are often restricted in terms of ability to borrow money as they have no collateral to secure loans against. It seems to me to be perverse that a willing landlord best placed to support new entrants is still being stymied in its endeavours by arbitrary rules around access to grant funding, something the Government pledged to resolve in its response to the Rock Review. It is noted that landlords can access FIPL and FEFT grants so we can see no logical reason why landlords, and specifically Local Authority landlords, can still not apply for the SIG in the recently launched round 2.

As I am sure you will be aware we, as a Local Authority, are not 'cash rich' but should we be permitted to claim grants towards the cost of providing compliant slurry storage facilities and the slurry store covers required to meet the Clean Air Strategy objectives, I am sure we could find the match funding required.

May we please urge you to address our concerns immediately and certainly before the round 2 SIG application window closes.

Yours Sincerely

Councillor Jeremy Yabsley,

County Councillor for South Molton,
Chair of the Farms Estate Committee

TBS/24/2
Farms Estate Committee
19 February 2024

The County Farms Estate Management and Restructuring

Report of the Director of Transformation and Business Services

Please note that the following recommendations are subject to consideration and determination by the Committee before taking effect.

1) Recommendation

That the Committee approves the recommendations as set out in the opening paragraphs of sections 3.1 and 3.2 of this report.

2) Background / Introduction

Decisions to declare any asset surplus to the requirements of the Estate in advance of disposal must be approved by the County Farms Estate Committee. All or any estate rationalisation or restructuring proposals must also be approved by the Committee. Proposals to let or continue to let all or any part of the Estate to any tenants and for how long need to be approved by the Committee. The appointment of new tenants either from the open market (starter farms) or internally (progression farms) are delegated to an Interview Panel Sub-Committee convened to meet as and when required.

3) Proposals to sell, let or restructure the Estate

3.1 Lower Chitterley Farm, Bickleigh

3.1.1 It is recommended that:

- (i) The tenants early surrender of Lower Chitterley Farm, Bickleigh be accepted.
- (ii) Lower Chitterley Farm, Bickleigh be advertised to let on the open market as a new entrant opportunity and on a Farm Business Tenancy for a term of seven years commencing 25 March 2024 (or as soon as practically possible thereafter) and terminating 25 March 2031, all subject to terms being agreed.

3.1.2 The Bickleigh Estate comprises:

(i) Lower Chitterley Farm	60.66 hectares (149.91 acres)
Total	60.66 hectares (149.91 acres)

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3.1.3 Lower Chitterley Farm, Bickleigh was let as a mixed livestock and arable starter holding from 25 March 2017. The current tenant satisfied his first and second monitoring visits and at the County Farms Estate Committee meeting of 26 September 2022, members resolved under minute reference FE/47(b)(iv) that:

'the tenant of Lower Chitterley Farm, Bickleigh be offered a second but final seven-year Farm Business Tenancy of the holding for a term commencing 25 March 2024 and terminating 25 March 2031, subject to terms being agreed'.

3.1.4 Heads of terms were agreed with the tenant of Lower Chitterley Farm for his second consecutive term on the holding but for personal reasons he has unfortunately, and at late notice, decided he cannot accept the offer of a second term of occupation.

3.2 Thorne Farm, Ottery St Mary

3.2.1 It is recommended that:

The 10.33 hectares (25.41 acres) or thereabouts of bare land at Thorne Farm, Ottery St Mary be advertised to let in internal competition between the tenants of Cotley Farm, Ottery St Mary; New Ford Farm, Rockbeare; Topshayes Farm, Aylesbeare; Lower Barton Farm, Aylesbere; and Perriton Barton Farm, Whimple on a series of 12 Month Farm Business Tenancy agreements, subject to the first agreement being for a term of 1.5 years terminating at 25 March 2026, and subject to terms being agreed.

3.2.2 The Ottery Estate comprises:

(i)	Thorne Farm (bare land)	10.33 hectares (25.41 acres)
(ii)	Airport Outer Marker Beacon	0.20 hectares (0.56 acres)
(iii)	Skate Park	0.20 hectares (0.50 acres)
	Total	10.73 hectares (26.47 acres)

3.2.3 At the County Farms Estate Interviewing Committee meeting of 27 September 2021 members resolved under minute ref: FE/3(a):

(ii) that the 26.74 acres or thereabouts of land at Thorne Farm, Ottery St Mary be offered to Mr IP for an initial term of up to three and a half years and on a Farm Business Tenancy Agreement commencing 1 October 2021 and terminating 25 March 2025, subject to terms being agreed"

3.2.4 Despite the resolution referred to above the term date of the current tenancy of the land at Thorne Farm, Ottery St Mary is actually 29 September 2024.

3.2.5 The land at Thorne Farm has only been retained for its mid to long term development potential. For many years it has been occupied and farmed by the tenants of Topshayes Farm, Aylesbeare which is located approximately 6 miles away by road. Topshayes Farm is not the closest Estate farm to the land at Thorne Farm.

3.2.6 The current occupier of the land at Thorne Farm has suggested he might not want it beyond his initial term date of 29 September 2024 unless more preferential terms can be agreed. The reason being is that he states he can't do much with the 9 or 10 acres of permanent pasture steeper land which is poorly fenced. Due to the short term nature of the letting he is perhaps understandably reluctant to erect more permanent fencing. It would therefore be prudent to offer him and other existing estate tenants within the locality of the land the opportunity to rent it in internal competition to ensure any terms agreed for a further letting delivers best value for the Authority.

4) Options / Alternatives

4.1 Alternative options have been considered and discounted as they are believed to either be contrary to current Estate policy and/or not in the best financial interests of the Estate.

5) Consultations / Representations / Technical Data

5.1 The views and opinions of the Devon Federation of Young Farmers Clubs and the Estate Tenants Association will be presented by the two co-opted members to the committee.

5.2 No other parties have been consulted and no other representations have been received

5.3 The technical data is believed to be true and accurate.

6) Strategic Plan

6.1 This report has no specific direct alignment with the Council's Strategic Plan 2021 – 2025 - <https://www.devon.gov.uk/strategic-plan>

7) Financial Considerations

7.1 The Author is not aware of any financial issues arising from this report.

8) Legal Considerations

8.1 The Author is not aware of any legal issues arising from this report.

9) Environmental Impact Considerations (Including Climate Change, Sustainability and Socio-economic)

9.1 The Author is not aware of any environmental impact (including climate change) issues arising from this report.

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10) Equality Considerations

10.1 The Author is not aware of any equality issues arising from this report.

11) Risk Management Considerations

11.1 No risks have been identified.

12) Summary / Conclusions / Reasons for Recommendations

12.1 The Author has prepared this report in accordance with the findings of the County Farms Estate Strategic Review (April 2010).

Matthew Jones,
Director of Transformation and Business Services

Electoral Divisions: Creedy, Tav & Mid Exe; Otter Valley

Local Government Act 1972: List of background papers

Background Paper
Date
File Reference

Nil

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By virtue of paragraph(s) 1, 2, 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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