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To: The Chair and Members of
the Farms Estate Committee

County Hall
Topsham Road
Exeter
Devon
EX2 4QD

Date: 31 January 2025

Contact: wendy.simpson@devon.gov.uk

FARMS ESTATE COMMITTEE

Monday, 10th February, 2025

A meeting of the Farms Estate Committee is to be held on the above date at 2.00 pm in the Committee Suite, County Hall, Exeter to consider the following matters.

Donna Manson
Chief Executive

A G E N D A

PART I - OPEN COMMITTEE

- 1 Apologies for Absence
- 2 Declarations of Interest

Members of the Council will declare any interests they may have in any item to be considered at this meeting, prior to any discussion taking place on that item.

The other registrable interests of Councillors of Devon County Council, arising from membership of City, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes: [A list of county councillors who are also district, borough, city, parish or town councillors](#).

- 3 Minutes

Minutes of the meeting held on 18 November and 16 December 2024 (previously circulated).

4 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

5 Revenue Monitoring (Month 9) 2024/25 (Pages 1 - 6)

Report of the Director of Finance and Public Value (DFP/24/17) on the County Farms Estate Revenue Monitoring Statement (Month 9) 2024/25, attached.

Electoral Divisions(s): All Divisions

6 Capital Monitoring (Month 9) 2024/25 (Pages 7 - 10)

Report of the Director of Finance and Public Value (DFP/25/16) on the County Farms Estate Capital Monitoring (Month 9) 2024/25, attached.

Electoral Divisions(s): All Divisions

7 Management and Restructuring Issues (Pages 11 - 16)

Report of the Director of Transformation and Business Services (TB/25/2) on management and restructuring issues, attached.

Electoral Divisions(s): Dawlish; Hatherleigh & Chagford; Whimple & Blackdown

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

8 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

9 Holdings & Tenancies etc. (Pages 17 - 42)

(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.)

Management and Restructuring Issues

- (a) Report of the Director of Transformation and Business Services (TBS/25/3) on Management and Restructuring issues, attached.
- (b) Report of the Director of Transformation and Business Services (TBS/25/4) on Requests for Extensions of Tenancy, attached.

*Electoral Divisions(s): Dawlish;
Holsworthy Rural; Tavistock*

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/25/17
Farms Estate Committee
10 February 2025

The County Farms Estate Revenue Monitoring 2024/25 (month 9)

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 25 January 2024 and approved at County Council on 15 February 2024 included a target surplus of £534,000 for the County Farms Estate.

3) Revenue Monitoring for the period 1 April 2024 to 31 December 2024 (month 9).

- 3.1 Appendix A provides details of income and expenditure to date.
- 3.2 £746,171 of income has been invoiced and/or received at month 9. The remaining income will either be invoiced or received before the end of month 12. Current year end forecast is £15,200 higher than budget.
- 3.3 At month 9 the following table of rent arrears is reported. Rent arrears have increased by £97,474.37 since our last report, due to the inclusion of the Michaelmas 2024 rent that is now in arrears. Informal payment plans continue to be arranged for tenants in arrears, and work continues to conclude end of tenancy agreements in order to manage down the level of arrears related to tenants who have left the estate.

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Summary of outstanding rent at month 9	
Tenants with rent arrears who have left the estate	£157,400.09
Tenants with rent arrears over 6 months	£172,587.84
Tenants with rent arrears from Michaelmas 24 only	£53,195.49
End of tenancy/other charges	£31,855.95
Total	£415,039.87

- 3.4 Some Tenant Right Valuation (TRV) accruals have been released but £44,698 of TRV accruals are still not capable of being released as several end of tenancy valuations are not yet concluded. The current year end forecast compensation liability is anticipated to be in the order of £50,000.
- 3.5 £60,516 worth of unforeseen repair works has been paid for and/or accrued in 2024/25. In addition, a further £26,704 of unforeseen works has been ordered but not paid. Total unforeseen maintenance forecast at month 9 remains to budget of £96,000.
- 3.6 Some additional unforeseen repair works are currently being procured following storm Darragh but it is anticipated the costs will be recoverable as insurance claims.
- 3.7 The revenue funded maintenance programme is showing expenditure of £36,469 at month 9. In addition, a further £58,902 of programme works has been ordered but not paid. Total maintenance programme expenditure and commitment at month 9 is therefore £95,371. With extra capacity in the Norse maintenance and minor works team, and additional budget available for repairs and maintenance due to savings elsewhere in the revenue budget, further works have been added to this years revenue maintenance programme. The current forecast estimates an increased year end spend of £373,200.
- 3.8 There has been no spend against the redundant buildings, asbestos removal and health and safety improvements works (other building maintenance) budget to date. The current forecast estimates no expenditure from this budget.
- 3.9 Testing and inspection works (service term contracts for private water supplies, boilers, fixed wiring systems, sewage treatment plants, radon fans etc) is showing expenditure of £7,644 at month 9. There are orders raised resulting in a further commitment of £35,089. The current forecast of £43,000 is higher than the £21,000 budget due to the changes in service term contractors, as previously reported.
- 3.10 At month 9 £6,261 has been spent on Council Tax compared to the budget of just £2,000. This increased cost is associated with a dwelling held in hand for several years which is pending disposal, as previously reported.
- 3.11 At month 9 £8,026 has been spent on water charges compared to the budget of £2,000. This increased cost is associated with a bad debt for water charges from previous years that has now been written off.

- 3.12 The programmed tree survey work (grounds maintenance) has a budget of £13,000. It is now anticipated that approximately £10,000 will be committed by year end, with £2,231 currently spent.
- 3.13 It is anticipated the building maintenance survey budget of £10,000 will not been spent this year due to the Norse building fabric condition surveyor having recently resigned.
- 3.14 There is a significant accrual for professional fees associated with outstanding end of tenancy valuation work. The total accrual is £31,553 at month 9. The £6,000 budget is likely to be committed.
- 3.15 The difficulty and delay in finding additional competent land agency resource to supplement the Norse team is likely to result in an underspend against the 'NPS fees' budget of £50,000. At month 9, fees incurred amount to £164,656, and the year end forecast has been adjusted to £250,000.
- 3.16 The Estate is working with the County Councils Economy, Enterprise & Skills department to deliver an Intensive Agri-innovation pilot project on the Estate, supporting a small number of tenants seeking assistance to maximise their farms productivity through innovative practices. It is also looking to commission a piece of research to explore how to improve economic and environmental resilience within the Estate, and how to maximise future opportunities brought about by changes in the food and farming sector. It is expected that this could include the adoption of regenerative and innovative practices; use of agri-tech; sharing knowledge and examples of best practice; diversification, including into horticulture; and alternative routes to market. The Estate is contributing £10,000 towards this initiative as noted in the miscellaneous expenditure forecast.
- 3.17 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 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.

Agenda Item 5

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).

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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Agenda Item 5

							APPENDIX A
COUNTY FARMS ESTATE - FINANCIAL REPORTS							
FINANCIAL STATEMENT - (MONTH 9) 2024-25							
				YEAR	ANNUAL	CURRENT	
				TO DATE	TARGET	FORECAST	
				£'000	£'000	£'000	
<u>INCOME</u>							
	Rent			(711)	(1,355)	(1,370)	
	Other			(35)	(35)	(35)	
		TOTAL INCOME		<u>(746)</u>	<u>(1,390)</u>	<u>(1,405)</u>	
<u>EXPENDITURE</u>							
<u>STATUTORY COSTS</u>							
	Tenant Right Valuation			(45)	50	50	
		SUB - TOTAL		<u>(45)</u>	<u>50</u>	<u>50</u>	
<u>PREMISES COSTS</u>							
	Building Maintenance - Unforseen			60	96	96	
	Building Maintenance - Programmed			36	287	373	
	Building Maintenance - Surveys			(2)	10	0	
	Building Maintenance - STC			8	21	43	
	Building Maintenance - Other (incl. Land Agents Initiatives, Redundant Buildings, Asbestos and Health & Safety)			0	50	0	
	Grounds Maintenance			2	13	10	
	Rents & Other Landlord Charges			6	11	11	
	Rates, Electricity & Water Charges			15	6	16	
		SUB - TOTAL		<u>125</u>	<u>494</u>	<u>549</u>	
<u>SUPPLIES & SERVICES</u>							
	Insurance			0	0	0	
	Adverts			0	1	1	
	NPS Fees			165	300	250	
	Legal Fees			(2)	5	5	
	Professional Fees			(32)	6	6	
	Other Fees & Charges (DFYF, SHLAA, GPDO)			0	0	10	
		SUB - TOTAL		<u>131</u>	<u>312</u>	<u>272</u>	
		TOTAL EXPENDITURE		<u>211</u>	<u>856</u>	<u>871</u>	
		NET OPERATIONAL (SURPLUS)		<u>(535)</u>	<u>(534)</u>	<u>(534)</u>	
FARM IMPROVEMENTS inclusive of fees							
	Revenue Funded Restructuring (BM Other)			0	0	0	
		SUB - TOTAL		<u>0</u>	<u>0</u>	<u>0</u>	
		TOTAL COSTS SURPLUS		<u>(535)</u>	<u>(534)</u>	<u>(534)</u>	

DFP/25/16
Farms Estate Committee
10 February 2025

The County Farms Estate Capital Monitoring (month 9) 2024/25

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. The existing budget was reprofiled as part of the 2024/25 Medium Term Capital Programme budget setting.

Year	2024/25	2025/26	2026/27	2027/28	2028/29	Total
	£'000	£'000	£'000	£'000	£'000	£'000
Current Capital	900	450	0	0	0	1350

3) Capital Monitoring for the period 1 April 2024 to 31 December 2024 (month 9).

- 3.1 The Capital budget presented to Corporate Infrastructure and Regulatory Services Scrutiny Committee on 25 January 2024 and approved at County Council on 15 February 2024 included schemes totalling £900,000.
- 3.2 There was an 'underspend' of £199,068 in 2023/24. In addition, a further £39,426 is available to carry out improvements to increase the capital value of acquired land. The balance of capital available to spend in 2024/25 amounts to £1,138,494.

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- 3.3 As at month 9 £408,510 has been spent on farmhouse improvement works. A further £163,295 is already committed and should be spent by year end. Other works are currently being designed and specified and it is currently forecast that £794,636 will be spent on farmhouse improvement works by year end.
- 3.4 A further £11,596 has been spent on the methane harvesting feasibility project.
- 3.5 The total forecast spend at year end is thus £806,232 creating a shortfall of £332,262 against a budget of £1,138,494. It is proposed that the shortfall be carried forward to next financial year subject to formal approval.

4) Nitrate Vulnerable Zone Compliance

- 4.1 No new slurry store schemes are being progressed this financial year.

5) Enhancements and Improvements

- 5.1 The 2024/25 programme consists of:
 - (a) 10 projects that were started in previous years which are now in defect periods.
 - (b) 2 projects started last financial year which are still being delivered on site.
 - (c) 2 new whole house refurbishment schemes have started on site this financial year.
 - (d) 3 further farmhouse improvement schemes are planned for this financial year.
 - (e) 1 new silage clamp is being designed to replace a failed landlords clamp.
 - (f) 1 improvement scheme to recently acquired land is being considered.
- 5.2 Actual spend at month 9 is now £408,510 with a further £163,295 committed (orders placed) to date. A total of £794,636 is forecast to be spent by year end.

6) Compensation Payments (Tenants Improvements, etc.)

- 6.1 It is currently anticipated that the majority, if not all, end of tenancy compensation liabilities that may arise at 25 March 2025 can be financed by the revenue budget.

7) Land Acquisitions

- 7.1 No land purchases are currently being considered.

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
Part Middle Winsham Farm, Braunton (bare land)	1.54	£30,000	17 December 2024

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.
- 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.

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15) Equality Considerations

151 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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TBS/25/2
Farms Estate Committee
10 February 2025

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, 3.2 and 3.3 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 Part East Fingle Farm, Drewsteignton

It is recommended that:

- (i) Part East Fingle Farm, Drewsteignton comprising the listed farmhouse, buildings and 9.95 acres or thereabouts of land (more particularly referenced as NG 3232, 3436, 2740, 2940, 3443, Pt 4241, Pt 3658, and Pt 4657), be declared permanently surplus to the operational requirements of the Estate and sold on the open market with vacant possession as soon as possible after 25 March 2027.
- (ii) The remaining 55.90 acres or thereabouts of land forming East Fingle Farm to be amalgamated and let with Higher Fingle Farm on a Farm Business Tenancy for a term of six years commencing 25 March 2027 and terminating 25 March 2033, subject to terms being agreed.

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3.1.2 The Drewsteignton Estate comprises:

(i)	East Fingle Farm	- 26.20 hectares (65.85 acres)
(ii)	Higher Fingle Farm	- 22.83 hectares (56.41 acres)
	Total	- 49.03 hectares (122.26 acres)

3.1.3 East Fingle Farm, Drewsteignton was let as a starter holding on the open market from 25 March 2013. In 2016, the current stater tenant was granted a new Farm Business Tenancy of the holding to take her term of occupation up to the maximum 14 years permitted by Estate policy. The current tenants Farm Business Tenancy is due to expire on 25 March 2027.

3.1.4 As a reminder, the current detailed farms letting policy is contained in Appendix (v) of the Farms Estate Strategic Review Report of March 2010. Paragraph 2.1 of Appendix (v) states:

'Starter farms will be let on an initial term of seven years to new entrants from the open market. This length of term may be extended at any time during the continuation of the tenancy provided a sound business case for an extension can be made. Tenants may stay on a starter farm for a maximum term of 14 years'.

3.1.5 Paragraph 5.2 of Appendix (v) adds:

'During that second term tenancy it will be stressed upon the tenant the importance of progressing to another holding since it will not be the general policy of the Authority to willingly grant a further, third, tenancy on the same farm, although specific individual circumstances may justify such a policy'.

3.1.6 For completeness, members ought to be aware of the only caveat to the above strict policy. This is set out in Paragraph 5.3 of Appendix (v) and states:

'For some specialist and highly intensive rural businesses however, it may be possible to demonstrate sufficient growth and expansion potential on the same holding for a period of years beyond the initial tenancy term offered. In some instances, therefore, it may not be necessary to move holdings in order to 'progress' within the Estate and it may be possible after perhaps a modest extension of time on a starter farm to progress directly into the private sector'.

3.1.7 The farmhouse at East Fingle Farm is Grade II listed and the holding is located within the Dartmoor National Park. The farmhouse appears to have been poorly maintained in the 70's, 80's, and 90's. In c.2018, a programme of sympathetic repair, maintenance, and improvement works to the farmhouse was approved and listed building consent for the works obtained. Unfortunately, once the work commenced, it soon became apparent that the condition of the farmhouse, constructed with cob, random stone, and concrete rendered walls over random rough stone foundations, was much worse than anticipated. The scale of the renovation works was reduced back to the front and gable end elevations only.

Consent to replace the energy inefficient crittall windows was not approved. The farmhouse roof is detailed in the English Heritage listing as tin over thatch and is likely to need to be replaced in the near future.

3.1.8 So far, the County Council has had to spend a significant amount of capital on:

- the essential structural repairs to part of the farmhouse (the need for further structural works cannot be discounted).
- installing a wet (oil fired) heating and hot water system,
- replacing the life expired and non-compliant septic tank with a package sewage treatment plant.

3.1.9 As stated above, the roof is likely to need to be replaced in the near future. If listed building consent could be secured, it would seem prudent to ascertain if the roof covering could be replaced with slate or at worst thatch, instead of the current tin over thatch. The farmhouse is likely to require further significant and possibly ongoing essential repairs and maintenance to ensure it is sympathetically preserved. The Estate can ill afford such significant and potentially ongoing financial liabilities on a single farmhouse.

3.1.10 It should perhaps be noted that the extensive works carried out, almost on an ongoing basis since c. 2018, has caused disruption to the tenants vital Air B&B letting diversification in the self-contained annex (eastern half of the farmhouse). It is foreseeable that the likelihood of further significant works in the future would also disrupt the letting diversification.

3.2 New Gulliford Farm, Dawlish

3.2.1 It is recommended that:

(i) The tenants proposed surrender of New Gulliford Farm, Dawlish on 29 September 2025 be accepted.

(ii) That the farmhouse, buildings and 36.46 hectares (90.10 acres) or thereabouts of land at New Gulliford Farm, Dawlish be advertised to let on the open market as a new entrant opportunity and on a Farm Business Tenancy for a term of six and a half years commencing 29 September 2025 and terminating 25 March 2032, subject to terms being agreed.

3.2.2 The Dawlish Estate comprises:

(i)	New Gulliford Farm	36.46 hectares (90.10 acres)
(ii)	Duckaller Farm	35.74 hectares (88.31 acres)
(iii)	Land at Cofton Cross	3.09 hectares (7.64 acres)
	Total	75.29 hectares (186.05 acres)

3.2.3 The current tenant of New Gulliford Farm, Dawlish has asked to be released from his tenancy early. He has requested to leave on 29 September 2025.

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3.2.4 There is adequate time to get the farm relet on the open market, albeit a one-off advertising campaign will need to be implemented outside of normal advertising periods (most farms are let from 25 March each year and advertised collectively the autumn before) which will come as an additional estate management cost. It is however considered to be in the Estates best interests to relet the farm sooner rather than later.

3.2.5 New Gulliford Farm is a well located equipped residential holding with material diversification opportunities. It is considered the farm would present an attractive and viable new entrant opportunity, possibly a part time unit. Whilst the farm buildings are tired, the dry nature of the farm and anticipated beef, sheep and arable enterprises likely to be proposed by prospective tenants, does not necessarily require an abundance of buildings. The farmhouse has previously been renovated by the landlord and is understood to be in good habitable order and condition. The farmhouse has an EPC of D.

3.3 Tarrants Farm, Payhembury

3.3.1 It is recommended that:

- (i) Tarrants Farm, Payhembury be advertised to let internally to existing tenants as a progression dairy farm for a term of up to 15 years commencing 25 March 2026 and terminating 25 March 2041, subject to terms being agreed.

3.3.2 The Payhembury Estate comprises:

(i) Tarrants Farm	88.27 hectares (218.10 acres)
Total	88.27 hectares (218.10 acres)

3.3.3 The current tenants Farm Business Tenancy expires 25 March 2026. The tenant, having been on the Estate for more than 25 years, intends to retire at the end of the term.

3.3.4 Tarrants Farm comprising a bungalow, well equipped set of buildings, and 218.10 acres or thereabouts of land represents a viable and productive dairy progression farm. In fact, it is one of the better equipped dairy holdings on the Estate and is already attracting interest from a number of existing tenants keen to progress.

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 aligns with the following part of the Council's Strategic Plan 2021 – 2025 - <https://www.devon.gov.uk/strategic-plan>
 - Responding to the climate emergency – help wildlife and landscapes to recover. This is achieved through the appropriation of land to the highways department for the sole purpose of creating new woodland as part of a Biodiversity Net Gain (BNG) commitment.

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.

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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: Hatherleigh & Chagford; Dawlish; Whimble & Blackdown

Local Government Act 1972: List of background papers

Background Paper

Date

File Reference

Nil

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