



Wolds Agricultural Conference

Where does the budget leave farming?

Covering everything from Capital Gains Tax,
Inheritance Tax, National Living & Minimum
Wage and other topics.



About Us

Forrester Boyd is one of the largest independent chartered accountancy practices in the Lincolnshire and Humber region.



Partner led practice



We look after our staff so they
look after you



Regional Offices



Partners



Years Trading



Loyal Staff



Adam Millson

Partner

- ✓ Became Partner at Forrester Boyd in 2020
- ✓ Broad portfolio of clients with many from the farming community
- ✓ Place a huge focus on fostering good relationships with all of my clients
- ✓ I provide proactive advice and work alongside our in-house specialists to solve practical and technical tax issues.



Vicky Prior

Partner



I started working in tax in 2000 and qualified as a Chartered Tax Advisor in 2003.



Spent a number of years advising high net worth families on tax planning and trusts before making the jump to corporate tax.



As a Tax Partner at the firm, I oversee both our personal and corporate tax staff and also use my background to advise owner-managed businesses.





Session Topics

Capital Gains Tax

- Rates
- Business tax reliefs

Inheritance Tax

- Expansion of APR for environmental schemes
- APR/BR new £1 million restriction
- Pensions

Employer Issues

- National minimum wage/living wage & employers NI
 - Accommodation offset rules
-

We will also be discussing:

- + FHLs
- + Double cabs
- + SDLT
- + VAT on school fees



Capital Gains Tax

	Existing rate	New rate	When
Assets other than residential property & carried interest	10% & 20%	18% & 24%	30 October 2024
Residential property	18% & 24%	18% & 24%	
Trustees and personal representatives	20%	24%	30 October 2024
Business Asset disposal relief & Investors relief	10%	14% 18%	6 April 2025 6 April 2026

Watch out for anti-forestalling measures!



Inheritance Tax Reform

Changes from 6th April 2025

- Agricultural property relief from 6 April 2025 to land managed under environmental agreements

Changes from 6th April 2026

- Reform to agricultural property relief (APR) and business relief (BR)
- 100% rate of relief now limited to first £1m of **combined** agricultural and business property (non-transferrable)
50% relief thereafter at 40% (effective rate 20%)
- 50% relief on shares non listed markets (AIM)



Changes from 6th April 2027

- Pensions now including in chargeable estate

Transitional measures for Trusts and lifetime gifts from 30 October 2024



How does this look?

Joint assets – Farmed in partnership by husband and wife

	Acres	£/acre	Market Value £	Agricultural Value £	Business Asset £
Land - farmed in partnership	200	10,000	2,000,000	2,000,000	2,000,000
Farmhouse			750,000	500,000	
Cottages -let			300,000		300,000
Farm machinery			250,000		250,000
Other farm assets- cash, debtors etc			250,000		250,000
Personal investments & cash			30,000		
Household & personal assets			20,000		
Unrealised pensions			400,000		
			4,000,000	2,500,000	800,000



	First death to Spouse, Second descendants £	First death to Spouse, Second descendants £	First death to descendants (Half) £
Assets	4,000,000	4,000,000	2,000,000
Exempt asset	- 400,000		
APR/BR - 100%	- 3,300,000	- 1,000,000	- 1,000,000
APR - 50%		- 871,212	- 246,212
BR - 50%		- 278,788	- 78,788
Chargeable after reliefs	300,000	1,850,000	675,000
Residence nil rate band			- 175,000
Nil rate band(s)	- 300,000	- 650,000	- 325,000
Chargeable assets	0	1,200,000	175,000
IHT @ 40%;			
1st death	0	0	70,000
2nd death	0	480,000	70,000
Total IHT	0	480,000	140,000



Some Options

- Gifts – 7 year rule – insure risk?
- Maximise use of £1m relief
- Trusts – lifetime and on death
- Deed of Variation
- Look at structure, in particular ownership of property v. activity
- Partnership/Shareholders Agreement
- Pension review



IHT Payment

- Usually due 6 months after death
- IHT due on certain assets can be paid in instalments over 10 years, can include (subject to certain conditions)
 - Agricultural land and property
 - Unlisted shares and securities
 - A house retained to live in
- Interest – currently 7.5%
- Capital buy back available for a company



Furnished Holiday Lets

Abolition of the FHL tax regime from April 2025:

- Finance cost restriction
- Capital allowances
- CGT reliefs
- Relevant earnings for pensions

Pre-April 2025 Planning:

- Bank capital allowances
- Gift and hold over
- Sell and use (BADR)
- Sell and rollover



NLW & NMW

	06/04/2024	06/04/2025	
National Living Wage (NLW)	£11.44	£12.21	6.7%
National Minimum Wage (NMW)	£8.60	£10.00	16.3%

Accommodation offset rules

	06/04/2024	06/04/2025	
Daily accommodation offset	£9.99	£10.66	6.7%
Weekly accommodation offset	£69.93	£74.62	6.7%



Accommodation offset rule

- Sam is 35 and gets £11.45 an hour. This is above the National Living Wage (which he should get as he's over 21).
- He works 40 hours a week.
- He gets paid every 3 weeks (his pay period).
- His employer charges £10.50 per day for accommodation.
- Sam lives in the accommodation full time which is 21 days for his pay period.
- This brings Sam's pay down to £11.36 an hour, which is below the National Living Wage.



Calculation:

➤ $£11.45 \text{ (hourly rate)} \times 120 \text{ (total hours in pay period)} = £1,374$

➤ $£10.50 \text{ (accommodation rate)} \times 21 \text{ (days accommodation provided in pay period)} = £220.50$

➤ $£9.99 \text{ (offset rate used when accommodation is free)} \times 21 \text{ (days accommodation provided in pay period)} = £209.79$

➤ $£1,374 \text{ (total pay in pay period)} - £220.50 \text{ (total accommodation cost in pay period)} + £209.79 \text{ (total accommodation offset in pay period)} = £1,363.29$

➤ $£1,363.29 \div 120 \text{ (total hours in pay period)} = £11.36$



National Insurance Contributions

	06/04/2024	06/04/2025
Class 1 Secondary (employer) contribution rate	13.8%	15%
Secondary threshold (ST)	£9,100	£5,000
Employment allowance	£5,000	£10,500

Class 2 contributions are no longer required from the self-employed but those with profits below £6,500 (Small profits threshold) have the option to make voluntary contributions at £3.50 per week.



Property

SDLT	23 September 2022 – 30 Oct 2024	31 October 24 – 31 March 25
Up to £250,000	3%	5%
£250,000 - £925,000	8%	10%
£925,000 - £1.5 million	13%	15%
Thereafter	15%	17%
SDLT	After 1 st April 2025	
Up to £125,000	5%	
£125,000 - £250,000	7%	
£250,000 - £925,000	10%	
£925,000 - £1.5million	15%	
Thereafter	17%*	

Reminder!

ATED – Residential properties owned by companies with values in excess of £500k may be subject to Annual Tax on Enveloped Dwellings (ATED).

*This rate also applies to acquisition of single dwellings over £500k by companies / non-natural persons



Other changes...



Another issue to be aware of is Double Cab Pick-ups, yes we are back there.... To be treated as cars from April 2025, but with transitional rules for purchases/orders before then.



20% VAT to be charged on private school tuition fees from 1 January 2025



Making Tax Digital (MTD) – From April 2026 for sole traders and landlords with income over £50k and April 2027 for income over £30k.



“

What to do now -
How can we help?



Scan The QR Codes



Biodiversity Net
Gain



Farming Family



Autumn Budget
Summary

Talk to Forrester Boyd



www.forrester-boyd.co.uk



v.prior@forrester-boyd.co.uk



a.millson@forrester-boyd.co.uk

Offices in:

Grimsby, Louth, Scunthorpe, Skegness, Beverley & Lincoln

Forrester Boyd Chartered Accountants is a trading style of Forrester Boyd, a partnership operated from Grimsby, Louth, Scunthorpe and Skegness.

Forrester Boyd Chartered Accountants is a trading style of Forrester Boyd Robson Limited operating from Beverley and Hull. Forrester Boyd Robson Limited is a company incorporated in England & Wales with company number 08370127 and registered office at Kingfisher Court, Plaxton Bridge Road, Woodmansey, Beverley, HU17 0RT and a wholly owned subsidiary of Forrester Boyd.



protecting the family farm

A cautionary tale & the basic points for good planning

[Start presentation](#)



Speakers



Lucy Butterfint
Head of Wills, Estates, Tax & Trusts



Katherine Marshall
Partner

Make a Will

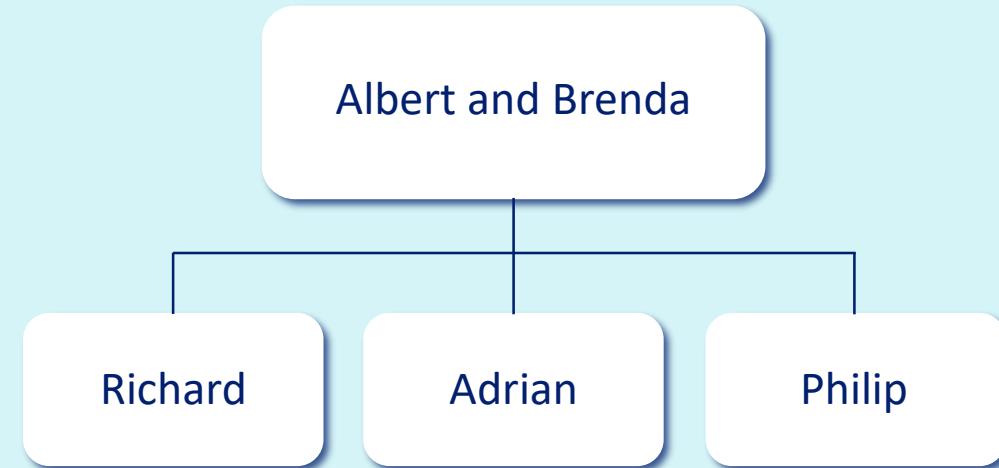
- Don't put it off
 - 63% adults in UK have no Will
 - 1.5 million have not updated it since they married = invalid
 - 1 in 10 not taken account of more children/grandchildren
- Intestacy laws
- Mutual Wills or mirror Wills - a big difference



Winter v Winter

The Winter family

- Richard and Adrian brought a claim against third brother, Philip, to challenge father's Will
- Main asset in the estate was a share in strawberry farm



Winter v Winter

1988

Partnership parents and three sons known as Team Green Growers - land from which business operated, Bower Farm, Somerset, owned by Albert and Brenda but created a declaration of trust to declare partnership owned land

January 2004

The business (not the property) was transferred to a limited company, Team Green Growers Ltd.
Albert and three sons equal shareholders

April 2001

Brenda dies. Her Will left her share in partnership to three sons and residue of estate to Albert - Partnership continues 20% to Albert and 26.66% to each of three sons

July 2017

Albert dies. Left £20,000 to his new partner and residue of estate including his interests in Partnership and Company to Philip

What happened next?

Legal claim

Two bases:

- i. Mutual Wills; and
- ii. Proprietary estoppel

Outcome:

- i. Albert and Brenda did make assurances to the brothers which they each understood to mean the business would be divided equally between them
- ii. Each brother expected to receive a one third share in the business and assets
- iii. Richard and Adrian relied on the assurances by devoting their working lives to the business. Acted to their detriment by reason of low wages and ploughing profits back into business



Get organised

Land

- Who owns what?
- Joint tenants or tenants in common?
- Personally owned or owned by company/partnership

Business documents

- Do you have a partnership agreement? Is it up to date?
- Shareholders agreement?
- Do your annual business accounts match?

Cross option agreement & insurance



Succession planning

Be proactive:

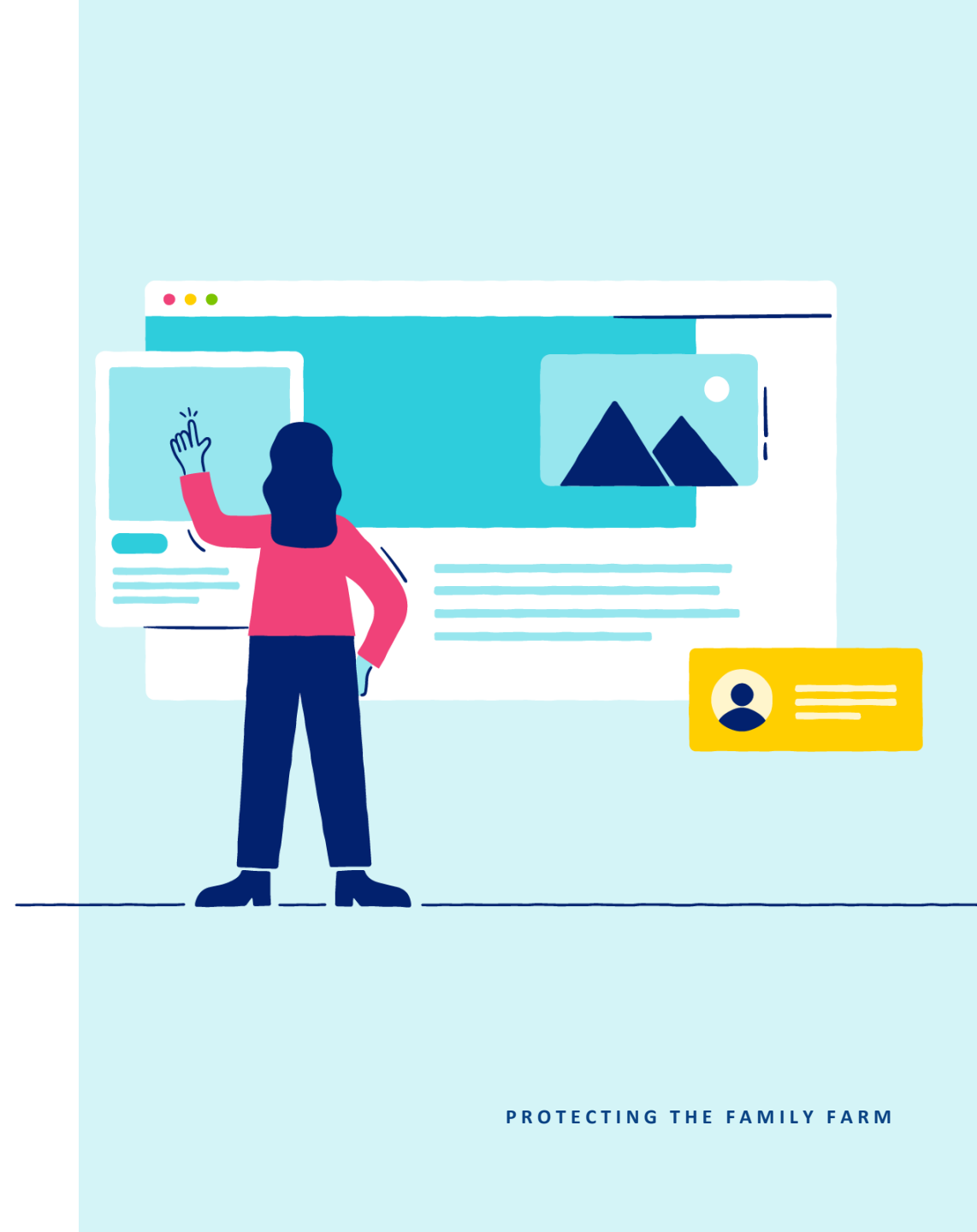
- How to be fair?
 - Have the difficult conversations
 - Consider potential claims

Inheritance Tax:

- Post budget

Every situation is different!

- Use your advisors



NFU & Wilkin Chapman

- Panel solicitor for NFU in Lincolnshire & Nottinghamshire for 16 yrs
- LAS scheme member?
 - NFU Legal Health Check - £250
 - Use towards Wills, succession planning, business documents etc
- We are here to help!



To do list

- Consider succession planning
- Get organised
- Consider tax reliefs
- Use your advisors
- Make a Will & keep it updated!!!

Probably one of the most important documents you will ever sign!



thank you
Any questions?

[Restart presentation](#)





Wolds Agricultural Conference Break



BROWN & CO

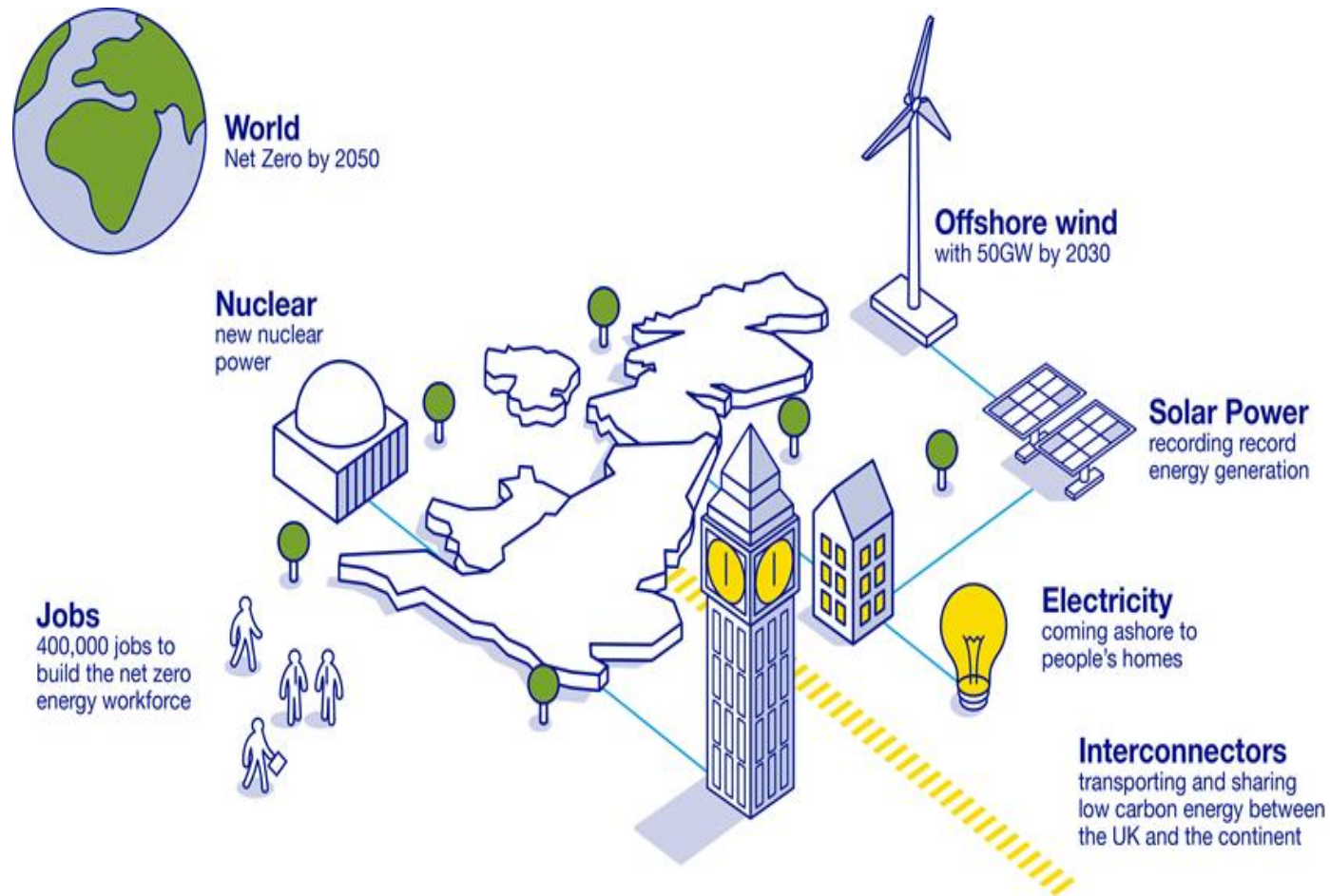
Infrastructure Development

Daniel Jobe | Partner

AGRICULTURAL | RESIDENTIAL | COMMERCIAL | DEVELOPMENT | INTERNATIONAL

BROWN & CO

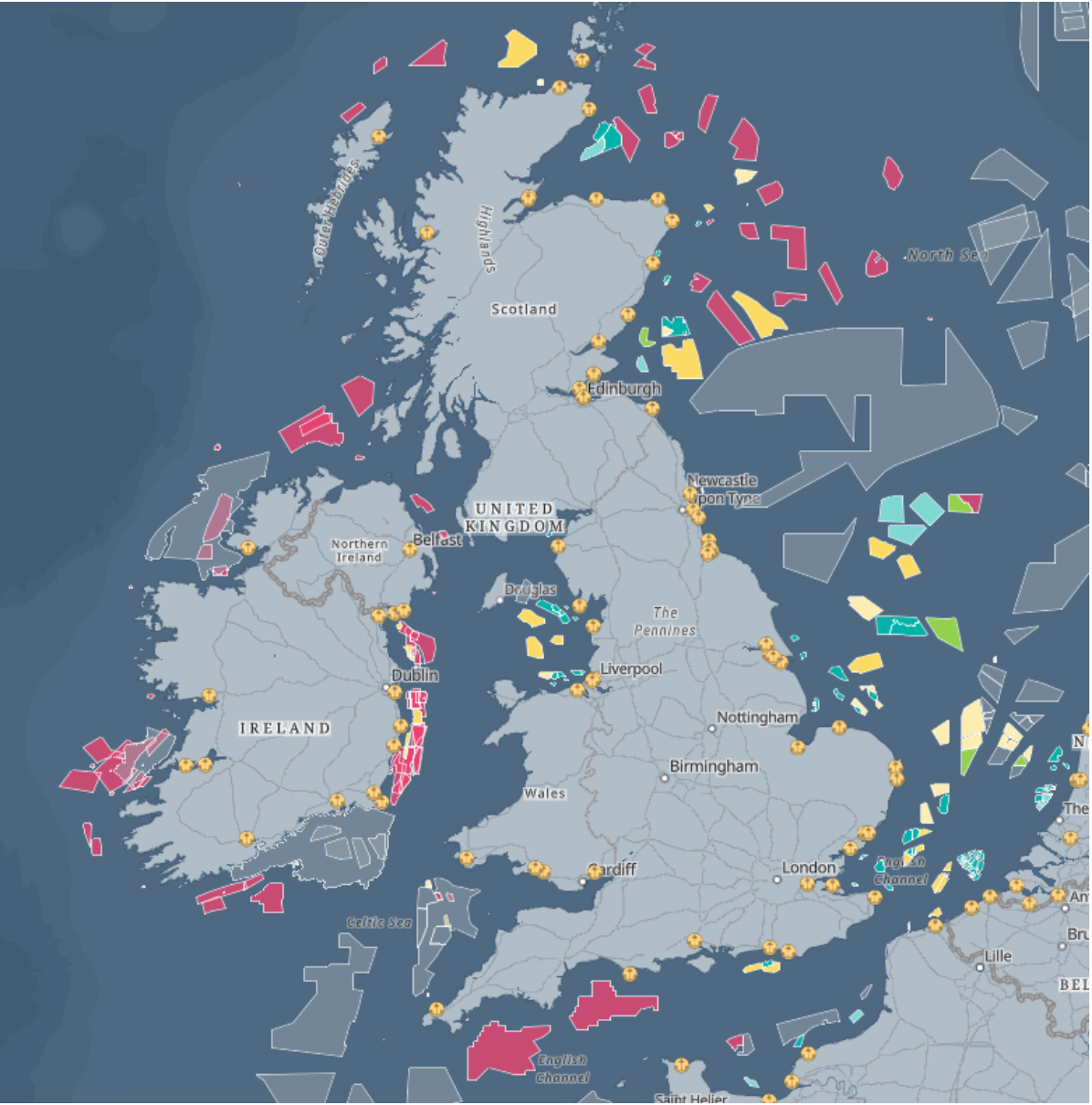
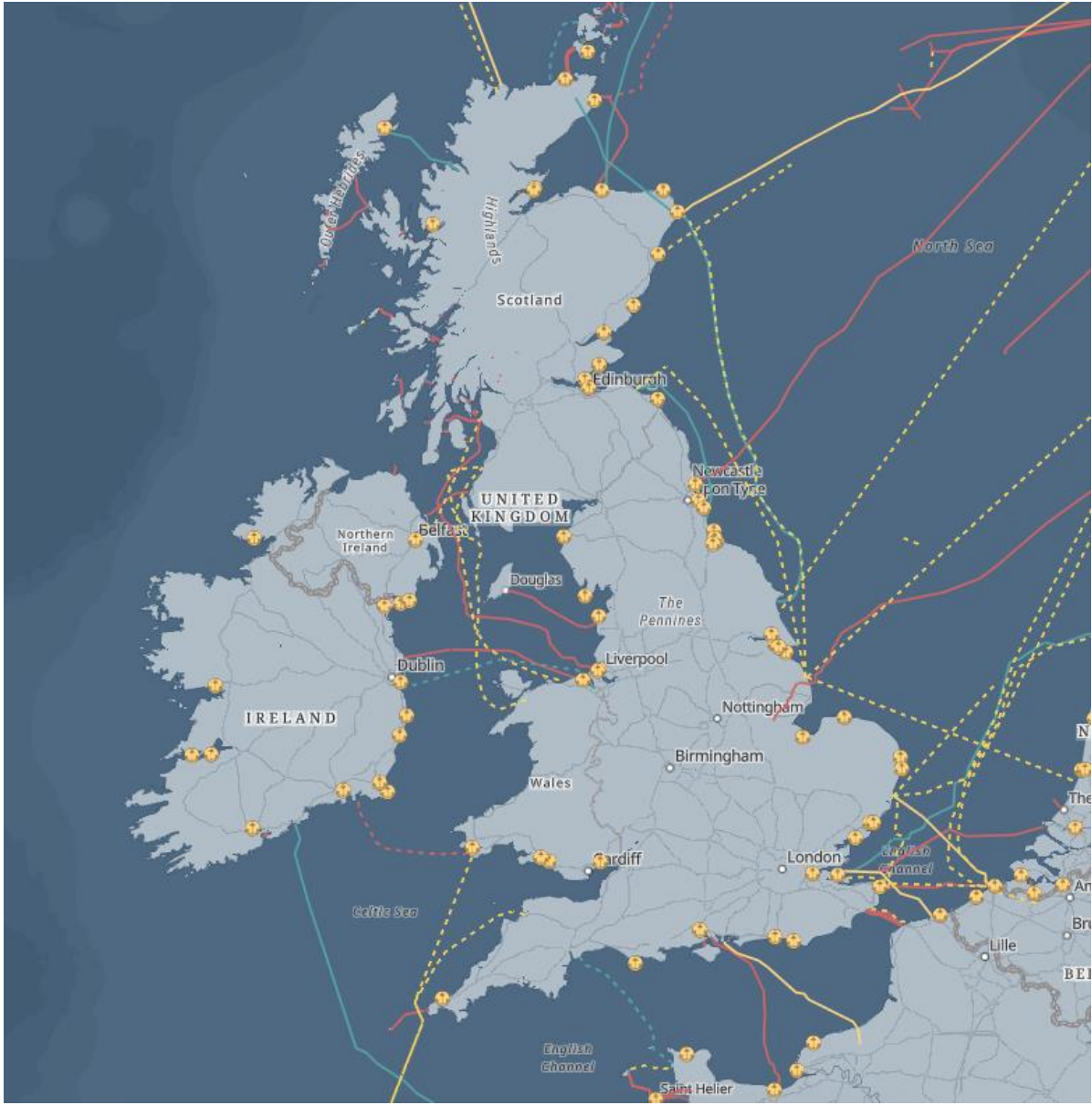
Moving to Net Zero



[Committee for Climate Change](#) estimate that as much as 140 GW of offshore wind will be needed to meet net zero by 2050.

- UK committed to net zero CO2 by 2050
- Achieved through energy mix
- Labour manifesto
- Great Grid Upgrade
- Develop large scale renewables

In the next 6 years, the UK will need to build 5 times more transmission structure than it has built in the last 30 years





Lincolnshire Projects

1. Triton Knoll
2. Viking Link
3. Outer Dowsing
4. Eastern Green Link 3 and 4
5. Grimsby to Walpole
6. Ossian
7. Aminth interconnector
8. NU-Link interconnector

Acquisition of land rights

- Statutory Instrument – the Development Consent Order
- Nationally Significant Infrastructure Projects (NSIPs)
- Powers to construct and acquire interests to proceed with project
- Section 172 Notices
- Voluntary agreement





On-Farm Planning Opportunities & Development Strategies

James Lambert BSc (Hons) MSc MRTPI | Senior Associate

AGRICULTURAL | RESIDENTIAL | COMMERCIAL | DEVELOPMENT | INTERNATIONAL



Agenda

- The Planning System Mechanisms
 - Planning Applications
 - Permitted Development Rights
- Assets on the Farm
 - Applying the correct strategies – Class A, Class R & Class Q
- Promotion of Land
 - Identification of suitable land
 - Engagement with the planning process

The Planning System Mechanisms

Planning Applications

Types of Application

- Full Applications
 - New Build
 - Change of Use
- Outline Applications

Determination

- The Development Plan
- Material Considerations

Permitted Development Rights

The Town and Country Planning (General Permitted Development) (England) Order 2015

- Schedule 2, Part 6 – Class A (new agricultural buildings)
- Schedule 2, Part 3 – Class Q (agricultural buildings to residential use)
- Schedule 2, Part 3 – Class R (agricultural buildings to flexible commercial uses)

Permitted Development Rights

Class A – New Agricultural Development

- 1,000 sqm floorspace for any works or structure for accommodating livestock or plant or machinery arising from engineering operations
- 1,500 sqm floorspace for erecting, extending or altering any building designed for agricultural purposes
- Must be for agricultural purposes
- Minimum of 25m from an adopted highway
- No higher than 3m if within 3km from an aerodrome
- No higher than 12m if over 3km from an aerodrome
- If for livestock or storage of slurry must be more than 400m from a protected dwelling (dwelling not in the ownership/control of the agricultural unit)
- Cannot be used on a unit where Class Q has been undertaken in last 10 years
- PD Application required for LPA to determine whether legislative conditions are met

Permitted Development Rights

Class Q - Agricultural Buildings to Dwellinghouses

2020 Legislation

- Must have been in agricultural use on 20th March 2013 or last use agricultural
- Maximum floorspace allowed is 865 sqm
- Maximum number of dwellings is 5
- Building cannot be listed, a schedule monument nor within a protected landscape (e.g AONB)
- Cannot be used if Class A undertaken since 20th March 2013 or in last 10 years
- Necessary building operations allowed
- PD Application to LPA necessary as to whether prior approval is required as to:
 - Transport & highways impacts
 - Noise impacts
 - Flood risk of site
 - Whether converting the building is impractical or undesirable
- **Transitional arrangement allows 2020 legislation to be used until 20th May 2025**

2024 Legislation

- **Must been in agricultural use on 24th July 2023 or last use agricultural**
- **Maximum floorspace allowed is 1,000sqm**
- **Maximum number of dwellings is 10**
- Building cannot be listed, a schedule monument nor within a protected landscape (e.g AONB)
- Cannot be used if Class A undertaken in last 10 years on an agricultural unit
- Necessary building operations allowed
- **External extension allowed if:**
 - **Only one-storey**
 - **Sited anywhere other than to the rear of the existing building**
 - **Extends no further than 4 metres beyond rear wall of existing building**
 - **Has eaves height which does not exceed the height of the eaves of the existing building**
 - **No higher than 4 metres above the ground**
- Have a suitable access
- PD Application to LPA necessary as to whether prior approval is required as to: a) Transport & highways impacts; b) Noise impacts; c) Flood risk of site; d) Whether converting the building is impractical or undesirable; e) external appearance of the building; and f) provision of adequate natural light

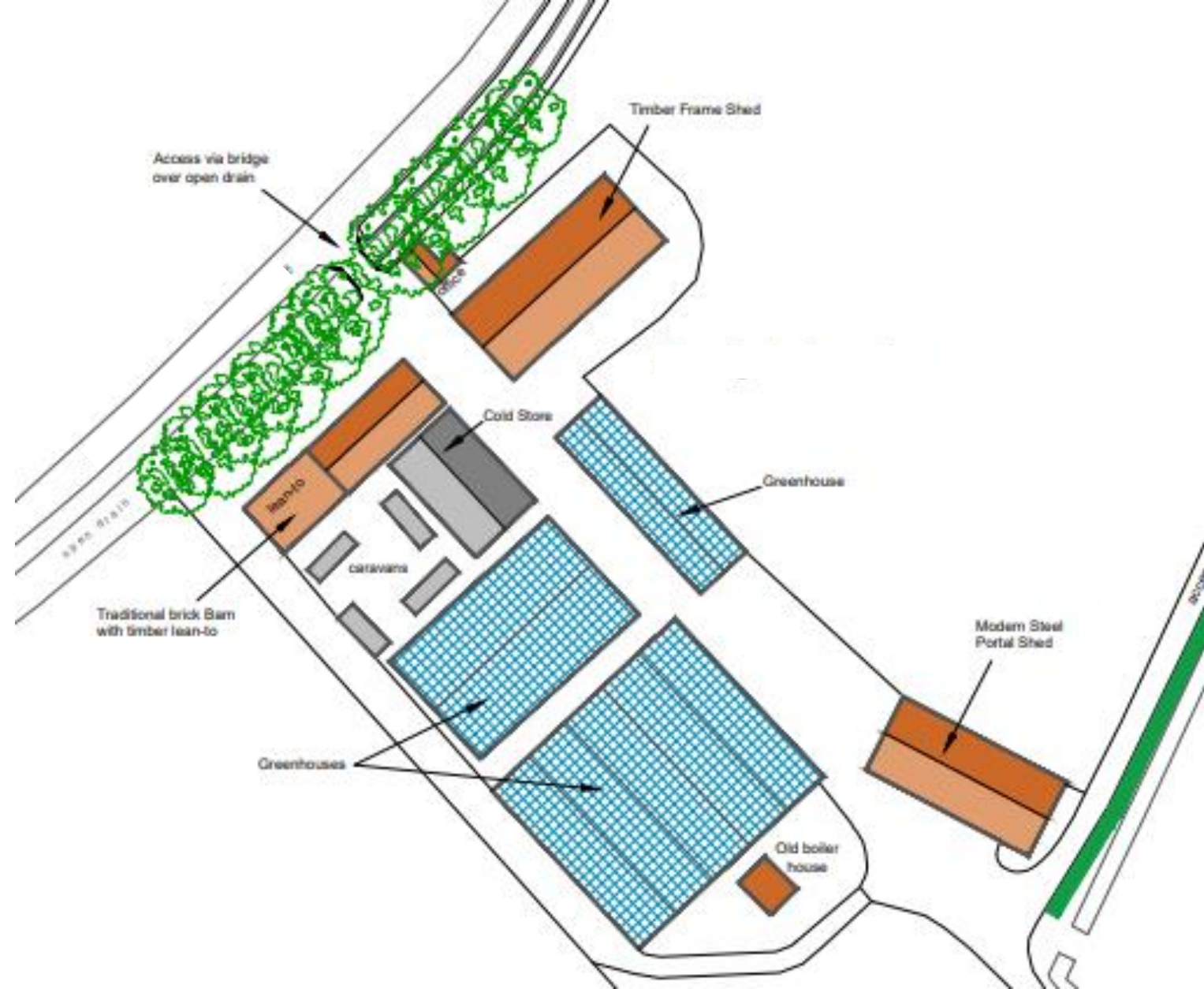
Permitted Development Rights

Class R – Agricultural Buildings to Flexible Commercial Uses

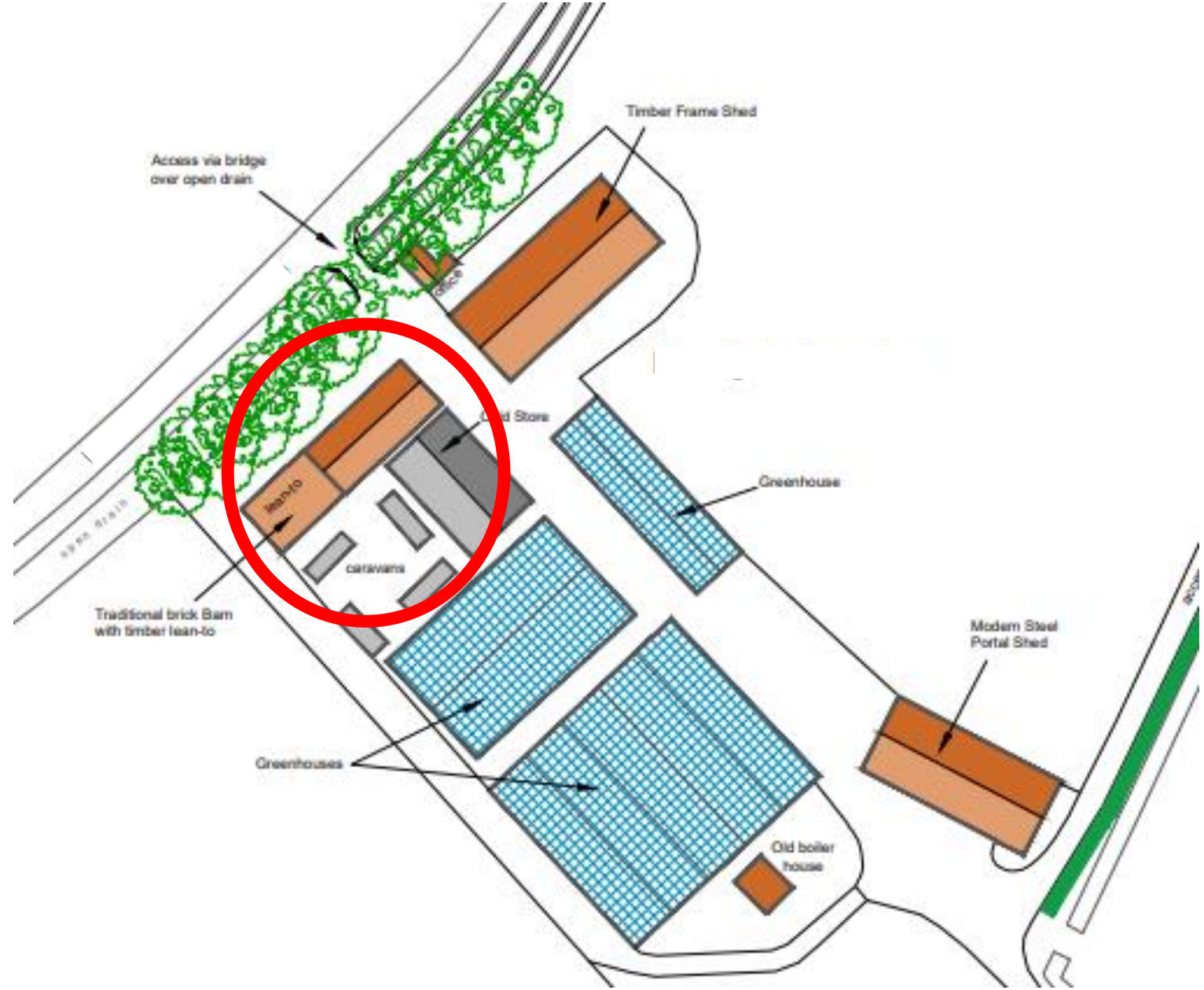
- Agricultural building(s) to Class B2 (general industrial), B8 (storage or distribution), C1 (hotels) & E (commercial, business or service) or Class F.2(c) (outdoor sport or recreation)
- Solely agricultural use on 3rd July 2012 or for at least 10 years
- Must not exceed 1,000 sqm floorspace
- Building cannot be listed or a scheduled monument
- Site must not form a military explosives storage area
- Site must not form a safety hazard area
- PD Application to LPA required if over 150sqm to establish whether prior approval will be required as to:
 - Transport & highways impact
 - Noise impacts
 - Contamination risks
 - Flood risk

Assets on the Farm

- Identifying the potential assets
- Identifying the objective
- Understanding the Planning Process
- Implementing the Planning Process



Assets on the Farm



Identifying the Potential

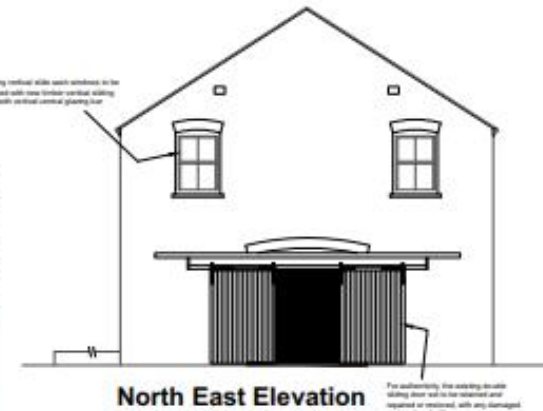
- Traditional brick barn
- Structurally sound
- Historic & architectural merit
- Weatherproof
- Concrete floor

Option for Conversion

- Full Planning
- Permitted Development

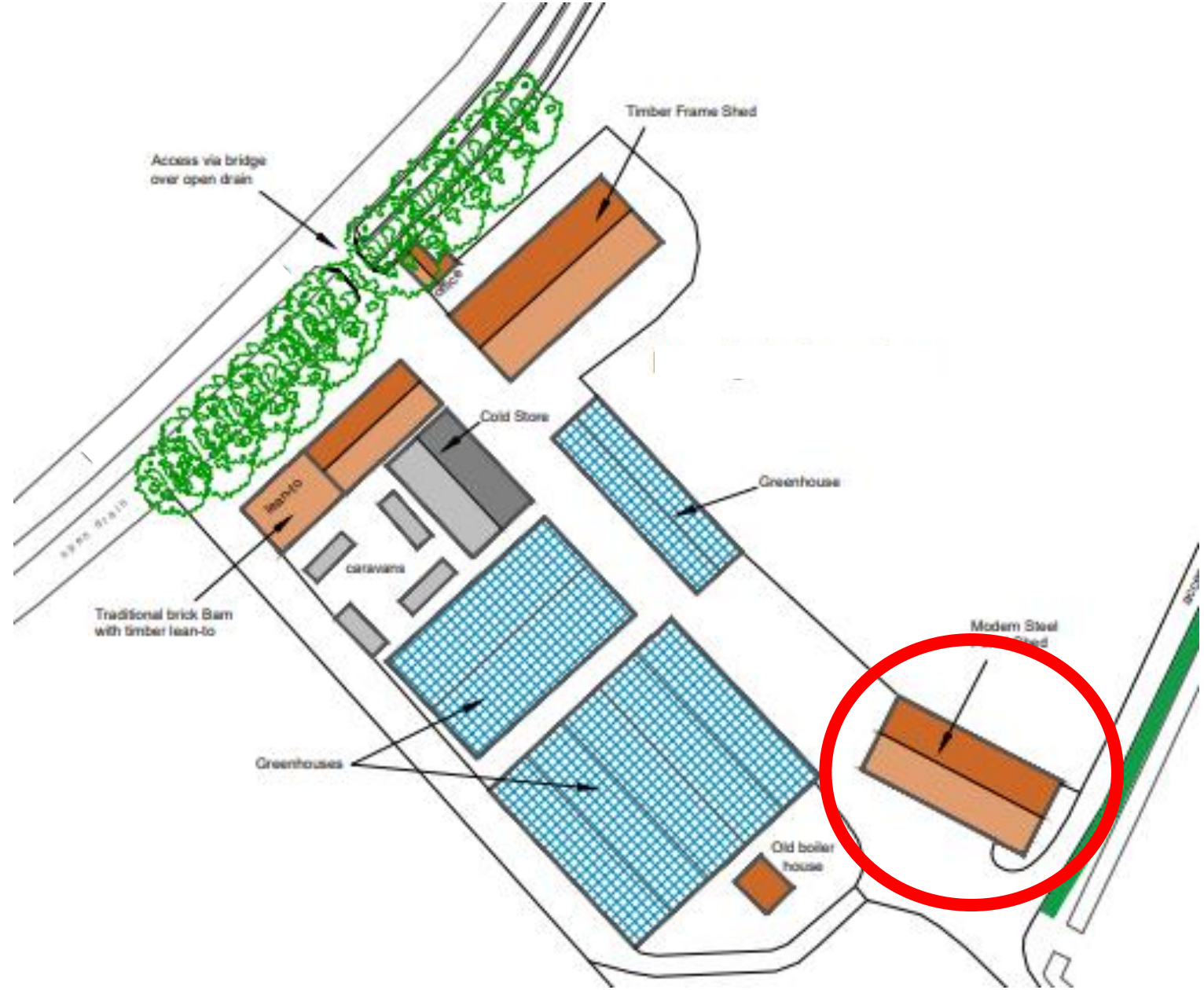


South West Elevation



North East Elevation

Assets on the Farm



Identifying the Potential

- Modern Agricultural Building
- No historic or architectural merit
- Structurally sound
- Weatherproof
- Concrete floor

Option for Conversion

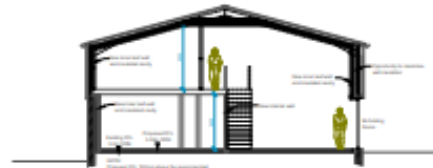
- Permitted Development using Class Q PD Rights



Identifying the Potential



Section A-A



Section B-B



South West Elevation



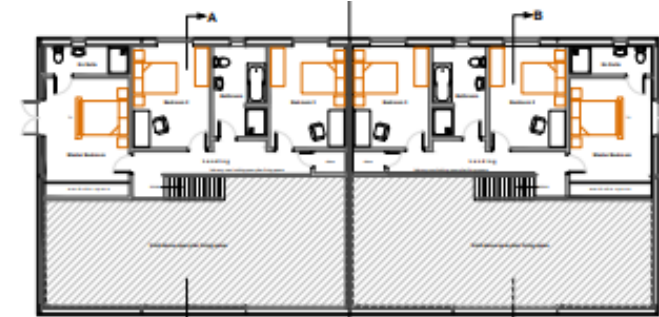
South East Elevation



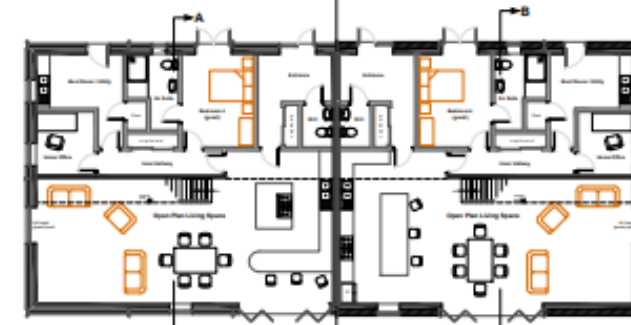
North East Elevation



North West Elevation



First Floor Plan



Ground Floor Plan

Applying the correct strategy

Client Objectives:

Short Term

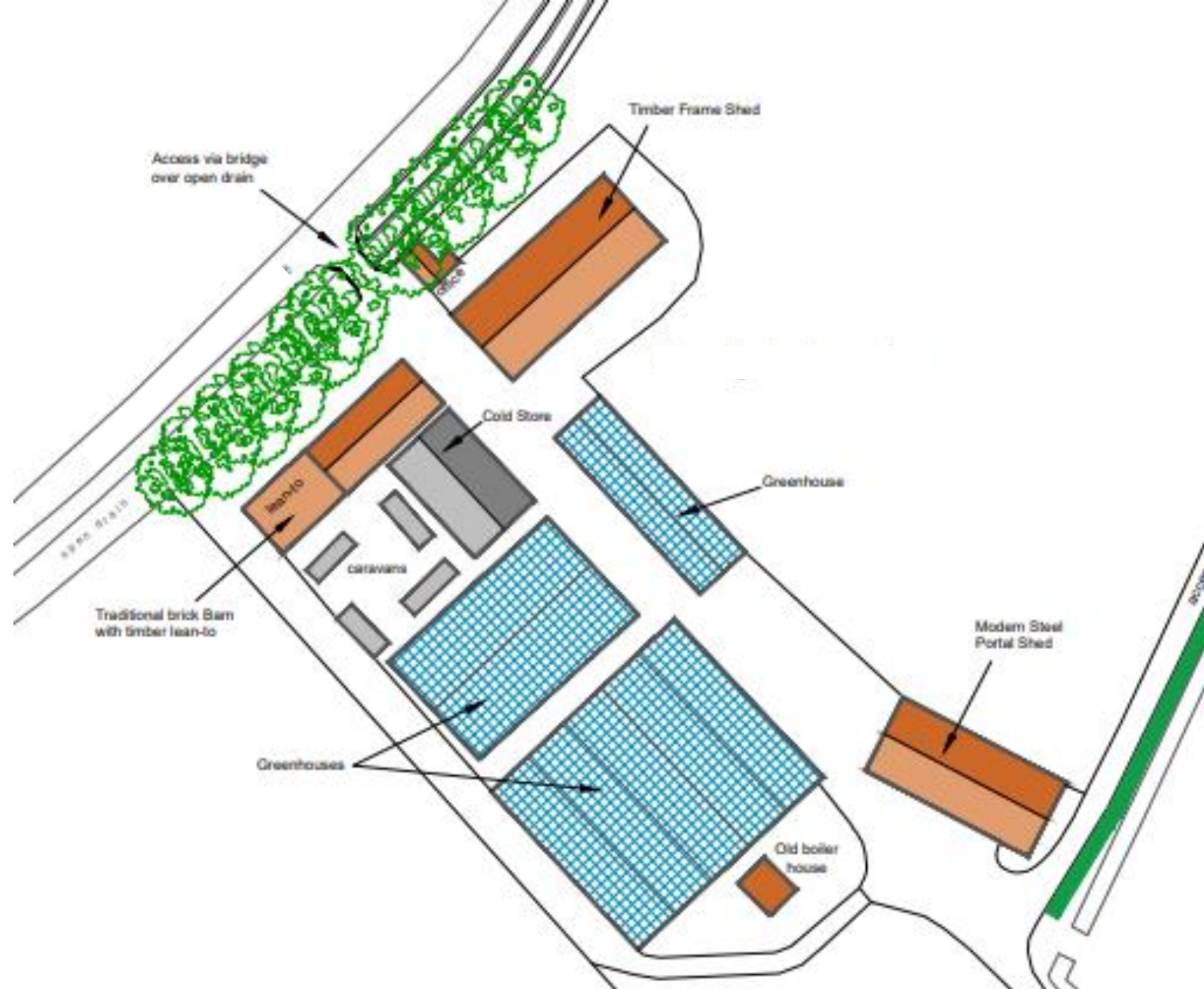
Retain the farm + continue farming

Medium Term

Expand on farm assets to continue farming

Long Term

Diversify redundant buildings



Applying the correct strategy

Client Objectives:

Short Term



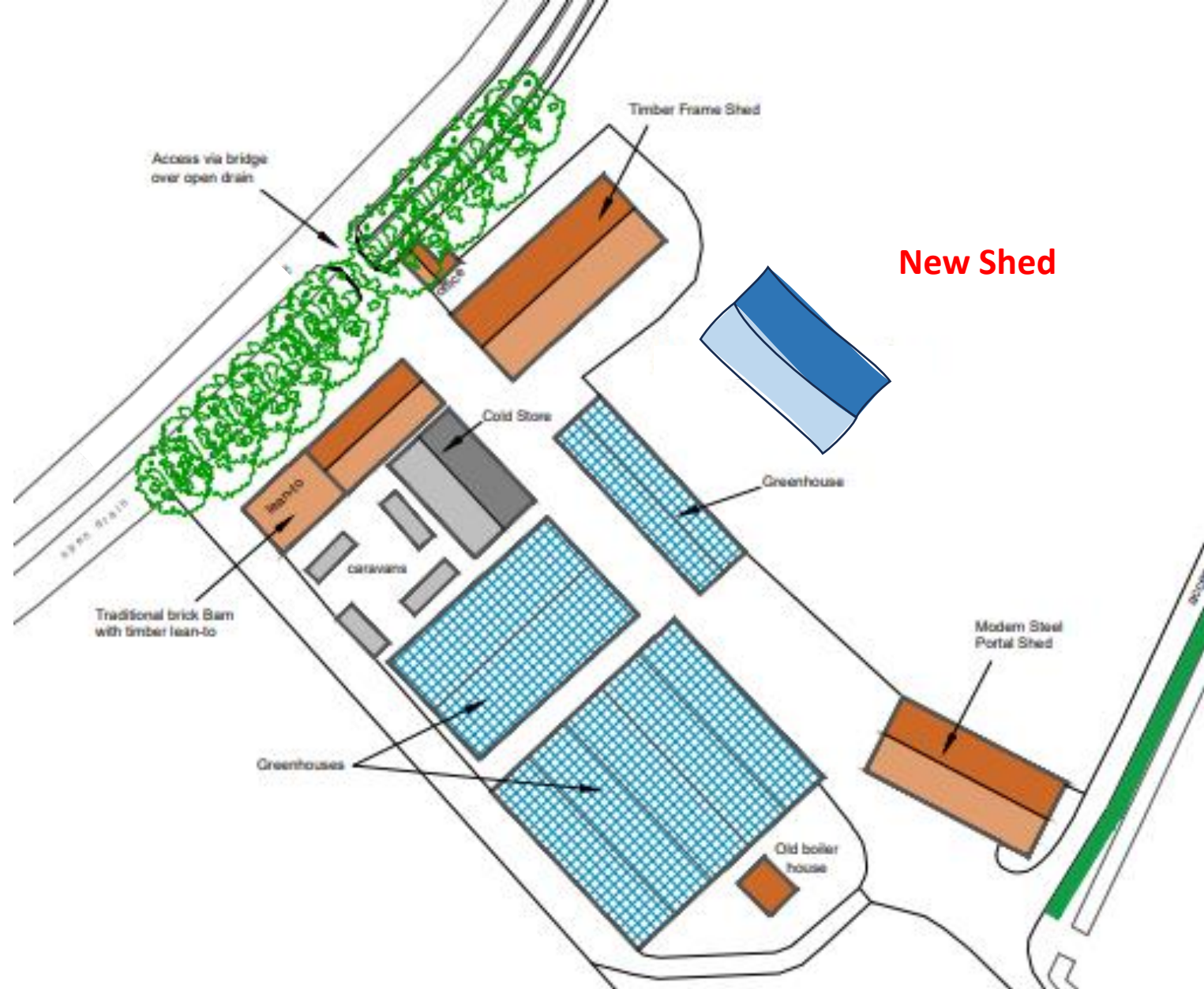
Retain the farm + continue farming

Medium Term

Expand on farm assets to continue farming

Long Term

Diversify redundant buildings



Applying the correct strategy

Client Objectives:

Short Term



Retain the farm + continue farming

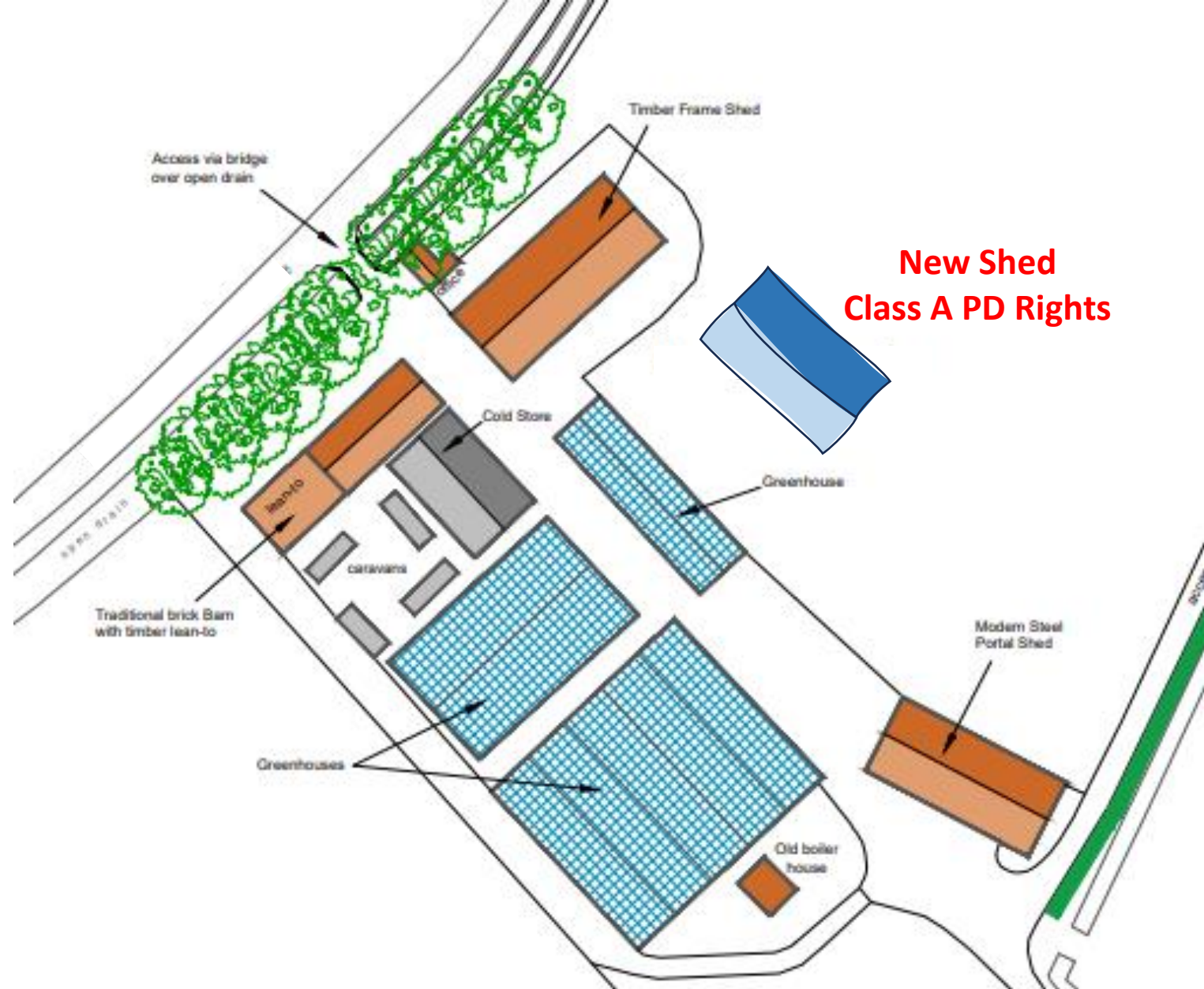
Medium Term



Expand on farm assets to continue farming

Long Term

Diversify redundant buildings



Applying the correct strategy

Client Objectives:

Short Term



Retain the farm + continue farming

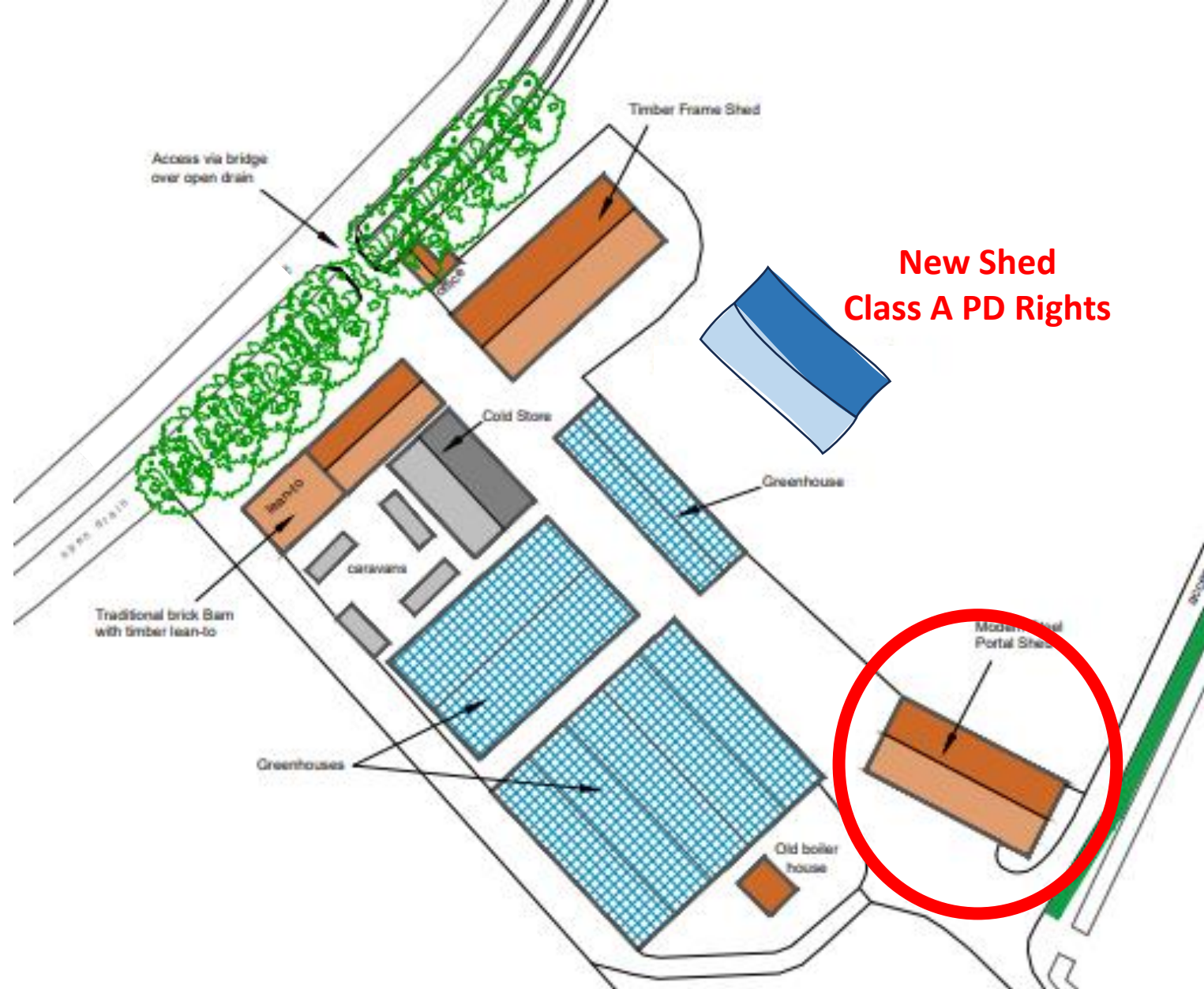
Medium Term



Expand on farm assets to continue farming

Long Term

Diversify redundant buildings



- Modern Agricultural Building
- Structurally sound
- Weatherproof
- Concrete floor

Option for Conversion

- Permitted Development using Class Q PD Rights



Applying the correct strategy

Client Objectives:



Short Term

Retain the farm + Increase Cash



Medium Term

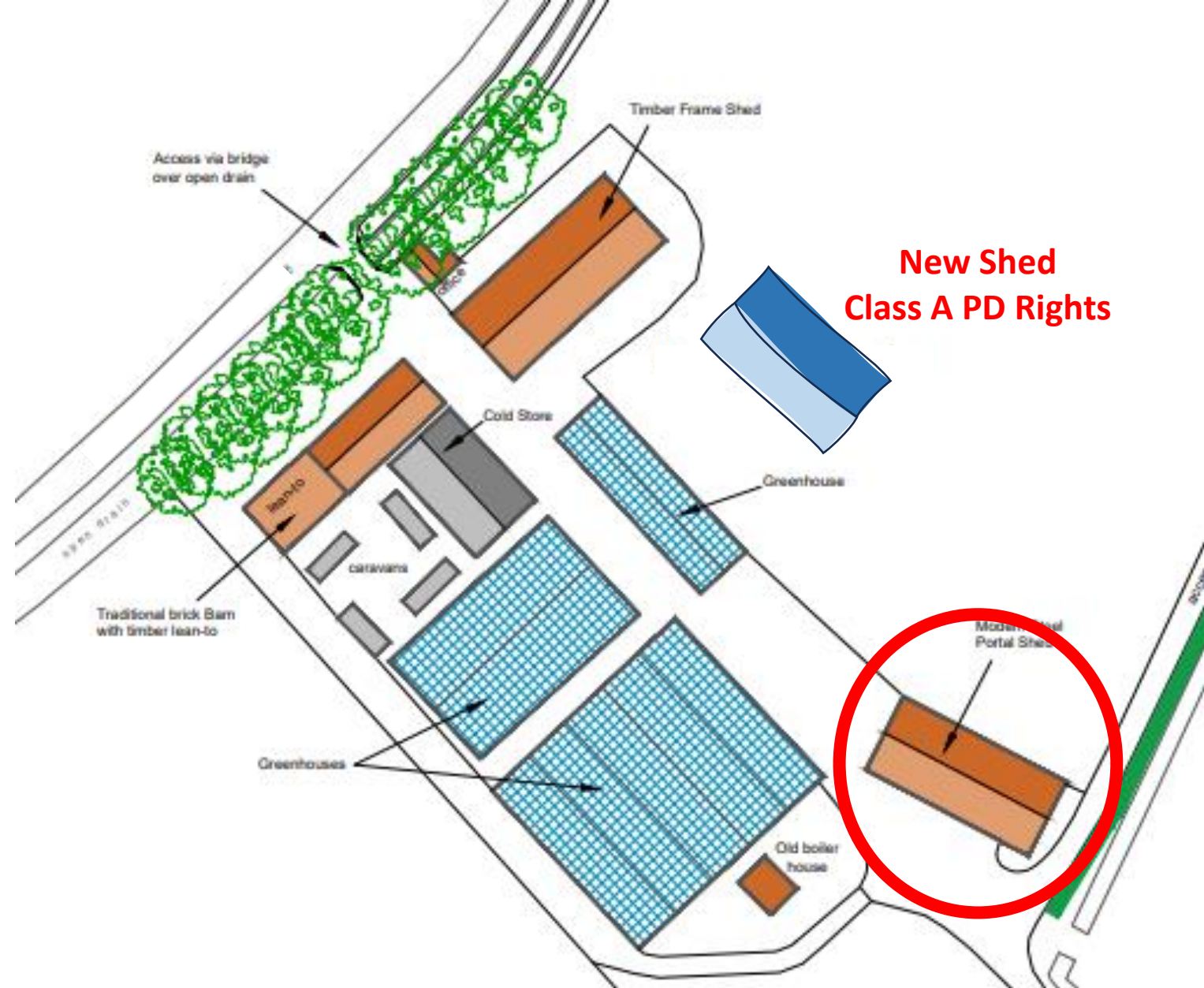
Expand on farm assets to continue farming

– New Shed – Class A PD Rights



Long Term

Diversify redundant buildings -
Cannot do Class A and then
Class Q, unless 10 years have
passed



Development not permitted

Q.1 Development is not permitted by Class Q if—

- (g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit—
 - (i) since 20th March 2013; or
 - (ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;

Applying the correct strategy

Client Objectives:

Short Term



Retain the farm + Increase Cash

Medium Term



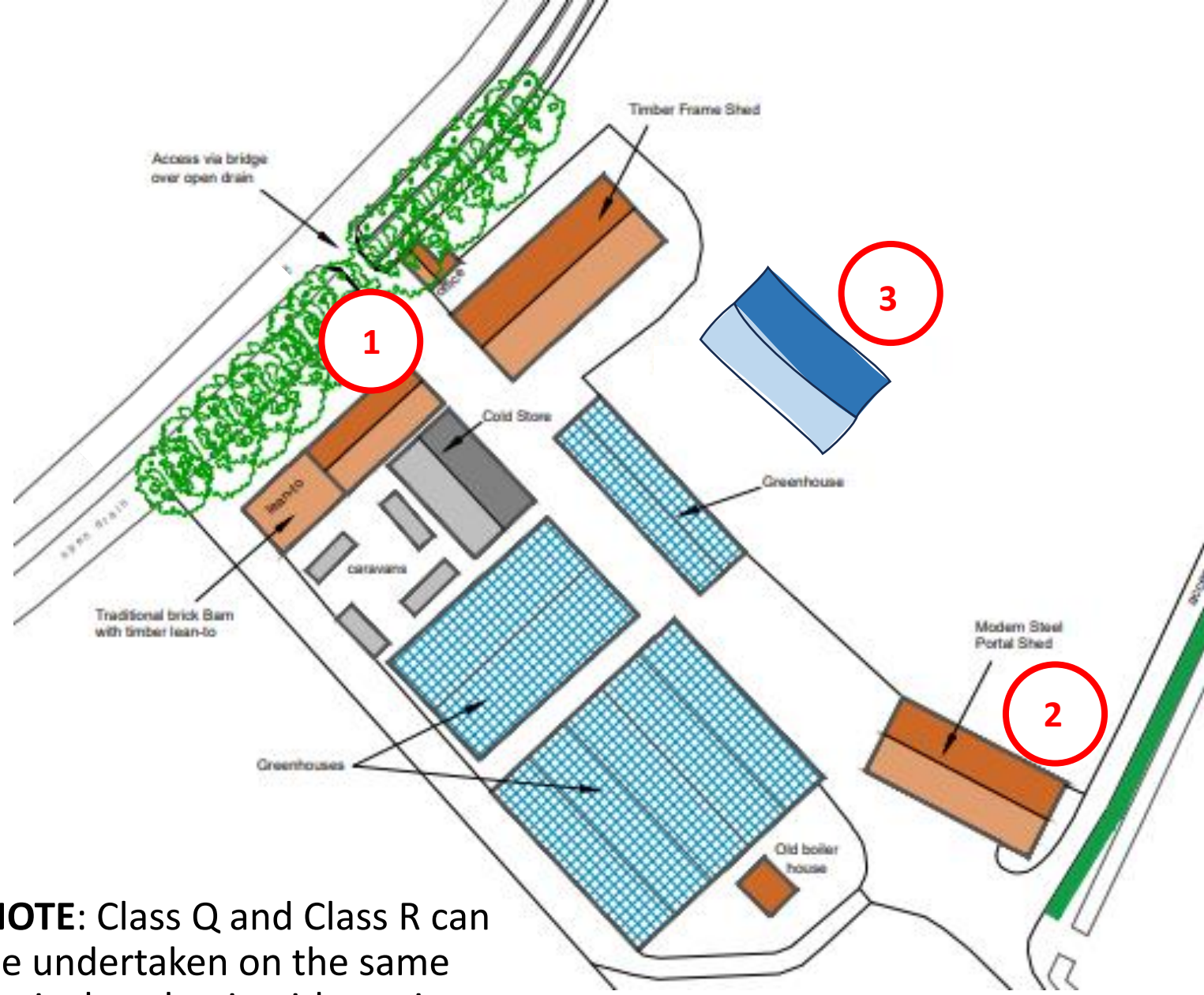
Expand on farm assets to continue farming

– Delay or Full Planning Application

Long Term



Diversify redundant buildings



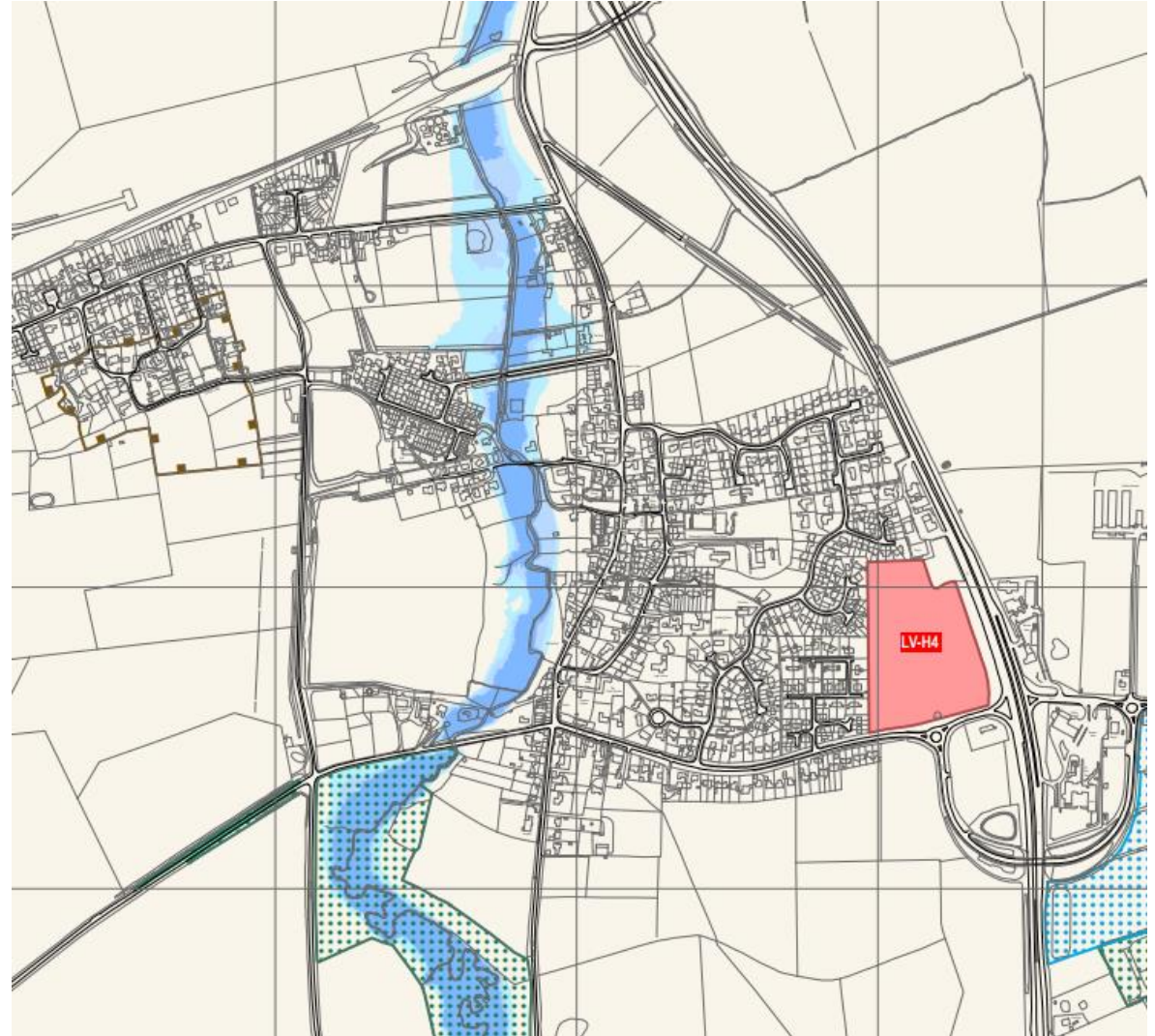
NOTE: Class Q and Class R can be undertaken on the same agricultural unit with no time restriction on using both

Promotion of Land



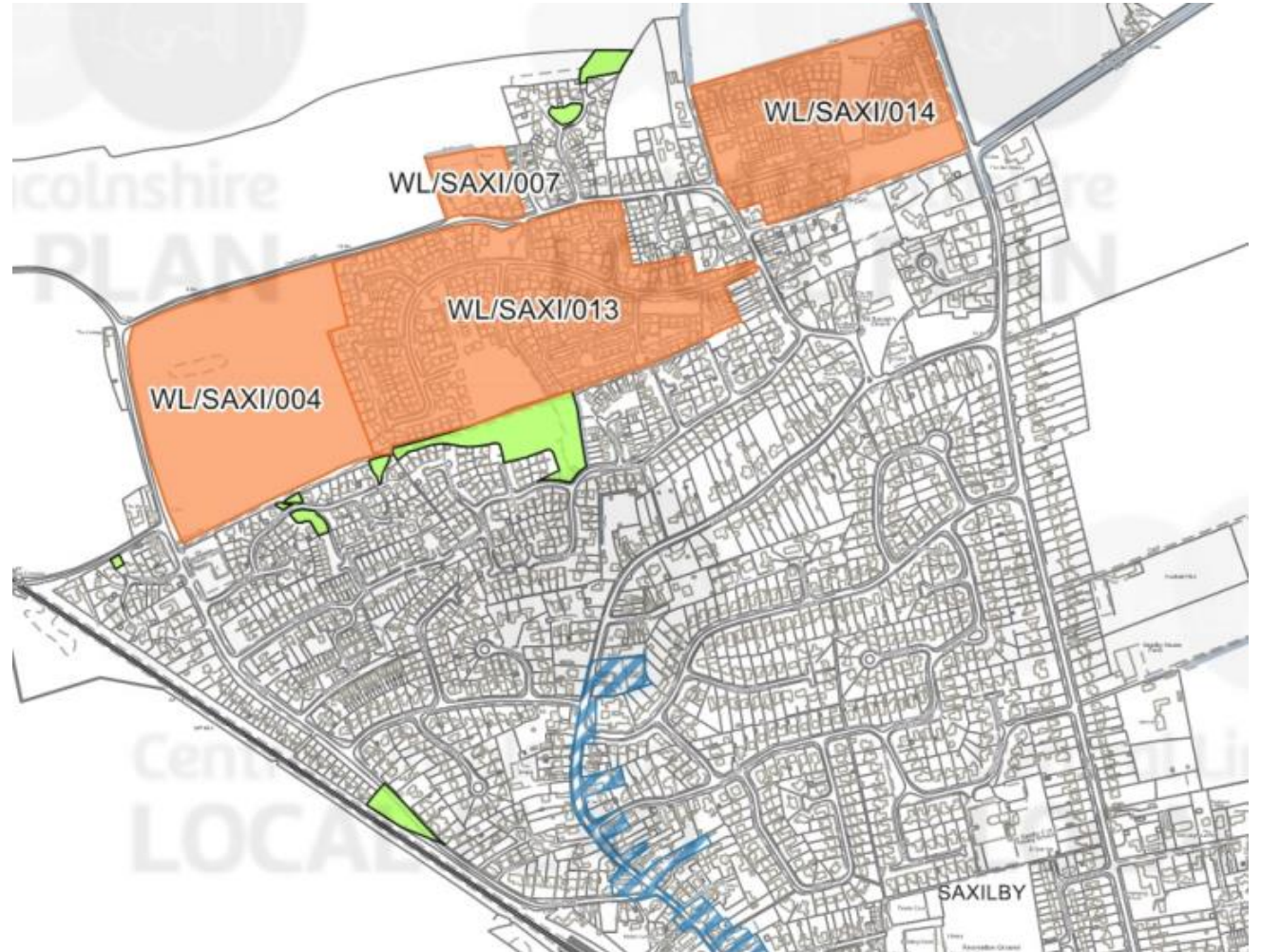
Promotion of Land

- Ways to Promote Your Land
 - Speculative Applications
 - Engage with the Local Plan Process
 - Engage with Developers / Promoters
 - Option Agreements
 - Promotion Agreements



Promotion of Land

- What makes a potentially suitable site?
 - Infill Site within a settlement considered sustainable by LPA (city, town or large, medium and small village)
 - Immediately next to a settlement considered sustainable by LPA (city, town or large, medium and small village)
 - “Square off” a sustainable settlement
 - If developed, retains the core shape, character and form of the settlement
 - Consider all material considerations (flood risk, access, heritage impact, ecology & BNG, landscape designations)



Engaging With the Local Plan Process

Local Plan Preparation Stage	Potential Action
Commencement of Preparation	
Issues & Options and Call for Sites (Regulation 18)	Submission of Land to Call for Sites
Draft Consultation on Local Plan (Regulation 18)	Submit Representations to Support Site
Pre-Submission of Consultation (Regulation 19)	Submit Representations to Support Site
Submission to Secretary of State (Regulation 22)	
Public Examination (Regulation 24)	Submit Representations to Support Site
Inspector's Report (Regulation 25)	
Adoption (Regulation 25)	

Current Status of nearby Council's Local Plans

East Lindsey	North East Lincolnshire	North Lincolnshire	Central Lincolnshire (Lincoln City, North Kesteven & West Lindsey)	South East Lincolnshire (Boston Borough & South Holland)
East Lindsey Local Plan (adopted 2018)	North East Lincolnshire Local (adopted 2018)	North Lincolnshire Local – Core Strategy & Saved Policies	Central Lincolnshire Local Plan (adopted 2023)	South East Lincolnshire Local Plan (adopted 2019)
In review – Issues & Options (Reg 18) since April 2020! – Reg 19 Consultation next – what this space!	In Review – Consultation on draft Local Plan with options completed March 2024	Review of new policy withdrawn October 2024 – new review shortly – watch this space!	Recently adopted – no plans for review for at least 2 to 3 years	No plans for review

Thank you for your time.

If you need any more information, please speak with one of our team who will be happy to help.

AGRICULTURAL | RESIDENTIAL | COMMERCIAL | DEVELOPMENT | INTERNATIONAL

BROWN & CO



The Evolving Landscape of Agricultural Subsidies

Tom Cheer

Agri Business Consultant | Senior Associate

AGRICULTURAL | RESIDENTIAL | COMMERCIAL | DEVELOPMENT | INTERNATIONAL



Basic Payment Scheme

- Now referred to as **Delinked Payments**
- The 2 payments were made in August and September for 2024

	2021	2022	2023	2024	2025
<u>% Reductions</u>					
Up to £30,000	5%	20%	35%	50%	76%
£30,000 - £50,000	10%	25%	40%	55%	100%
£50,000 - £150,000	20%	35%	50%	65%	100%
£150,000 or More	25%	40%	55%	70%	100%

- Maximum you can receive in 2025 is **£7,200**

Sustainable Farming Incentive

Single Payment Scheme / Basic Payment Scheme



- 3 year agreements
- Annual review process
- Quarterly payments
- Pick & mix offer – but a 25% cap on some options
- Less prescriptive than CSS
- “Site visits” not inspections

SFI 2024

- Amalgamation of Mid Tier and SFI 2023
 - Most Mid Tier options
 - All SFI 2023 options
- 102 actions available
- Expression of Interest no longer required
- Minor rule changes on some options

Robotic
Mechanical
Weeding
£150/Ha

No-till
Farming
£73/ha

Summer
Cover Crop
£153/Ha

Camera Guided
Herbicide App
£43/Ha

Cover Crop
after Maize
£203/Ha

Variable Rate
Nutrients
£27/Ha

Waterbodies

Buffer Strips

Organic
Farming

Soil Health

Nutrient
Management

Integrated
Pest
Management

Agroforestry

Precision
Farming

Access &
Engagement

Boundary
Features

Moorland

Species
Recovery

Wildlife &
Habitats on
Arable land

Wildlife &
Habitats on
Grassland

Heritage

BROWN & CO

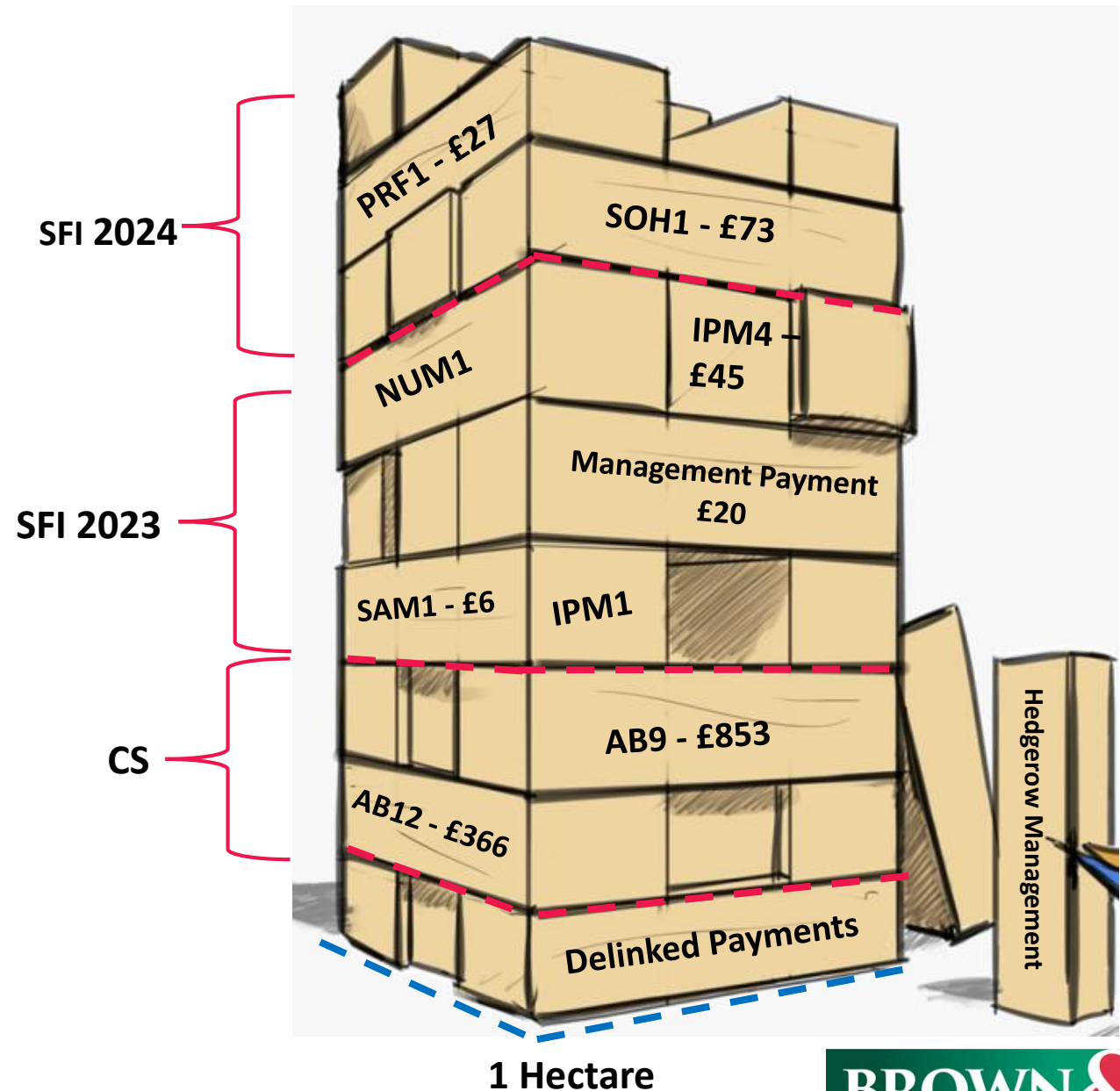
The 25% Cap

- **CIPM2**: Flower-rich grass margins, blocks, or in-field strips (IPM2 in the SFI 2023 offer)
- **CAHL1**: Pollen and nectar flower mix (AHL1 in the SFI 2023 offer)
- **CAHL2**: Winter bird food on arable and horticultural land (AHL2 in the SFI 2023 offer)
- **CAHL3**: Grassy field corners or blocks (AHL3 in the SFI 2023 offer)
- **CIGL1**: Take improved grassland field corners or blocks out of management (IGL1 in the SFI 2023 offer)
- **CIGL2**: Winter bird food on improved grassland (IGL2 in the SFI 2023 offer)
- **WBD3**: In-field grass strips
- **AHW1**: Bumblebird mix
- **AHW9**: Unharvested cereal headland
- **AHW11**: Cultivated areas for arable plants

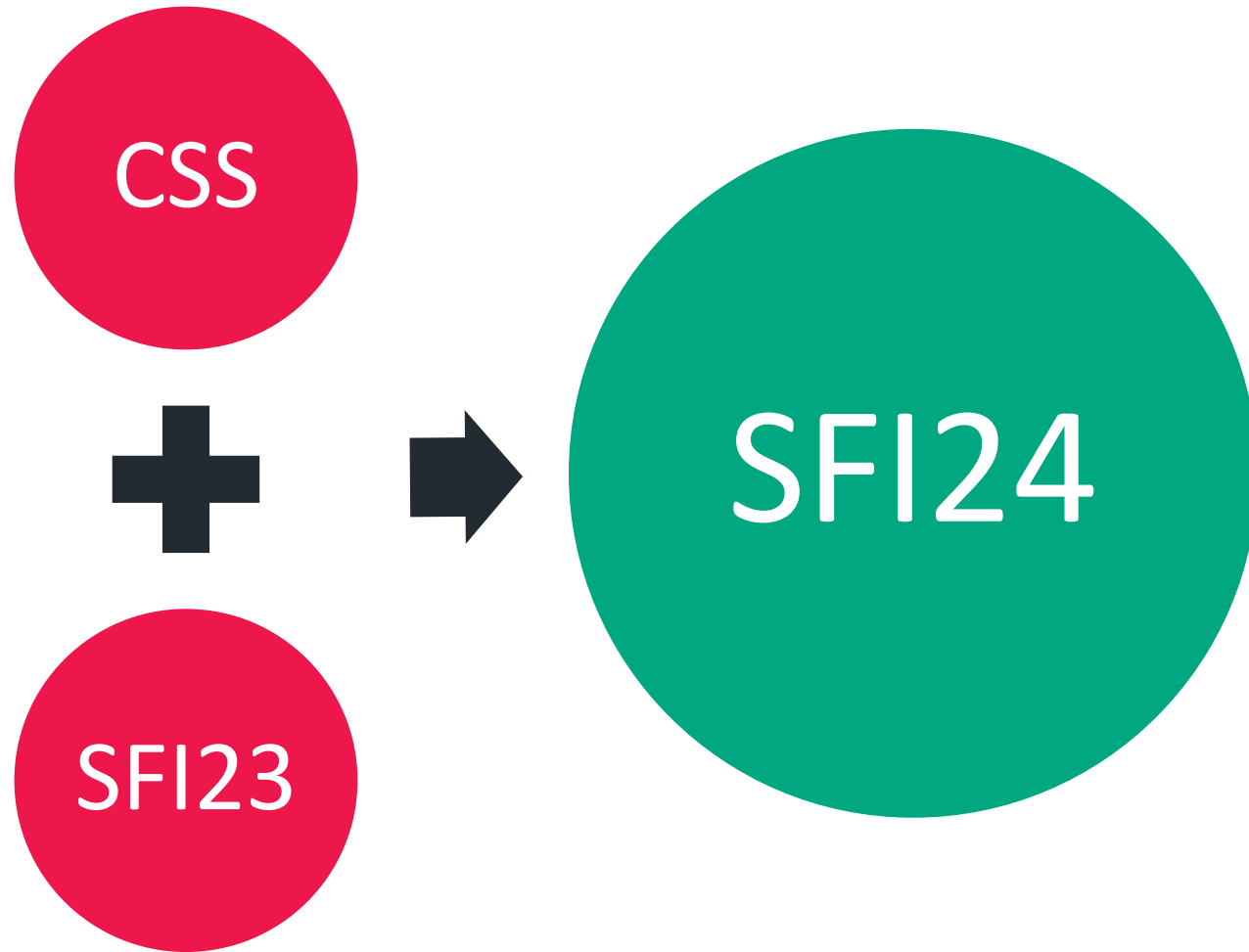
CNUM3: Legume fallow is exempt!

Stacking Schemes

- You can have an SFI24 running simultaneously to SFI23, CS or ES agreements
- Possible to stack options within those different schemes
- Must ensure that there is no double funding

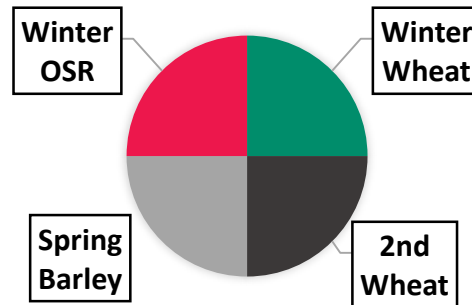


Amalgamating Schemes



Mr Brown's 200ha Farm

- **180ha combinable cropping**
 - Winter Wheat (1st and 2nd) – straw removed
 - Spring Barley
 - Winter Oilseed Rape
- **20ha of Improved grassland**
 - 50 beef cattle



Mr Brown's Objective – “Continue growing food on ALL my acres”

Mr Brown's 200ha Farm

180ha combinable cropping

- Create a soil management plan and sample SOM (£6.00/ha)
- Multi Species Winter Cover (£129/ha) on 25% of land
- Establish a companion crop (£55/ha) on 25% of land
- No use of insecticide (£45/ha) on 25% of land
- Integrated Pest Management Plan
- Nutrient Management Plan
- Variable Rate Fertiliser
- Direct Drilling

Total £31,166
(£173/ha or £70/ac)



£1,080

£5,805

£2,475

£2,025

£1,129

£652

£4,860

£13,140

BROWN & CO

Mr Brown's 200ha Farm

20ha Improved Grassland

CSAM3 - Herbal Leys (£382/ha)

- No restriction on fertiliser applications
- Sward must contain legumes and wild flowers

CSAM1 - Sample SOM (£6/ha)

Total £7,760/year (£388/ha or £157/ac)



Mr Brown's 200ha Farm

Hedgerows & Other Payments

CHRW1 - Hedgerow Assessment	£5/100m per side
CHRW2 - Varied Height Hedgerow	£13/100m per side
CHRW3 - Hedgerow Trees	£10/100m



Potential to earn £41/100m

Assuming 75m hedge / ha (x200) = 15,000m
x £41/100m = **£6,150**

Plus £20/ha management payment (capped at **£1,000**)

Plus **£95** payment to sample SOM

SFI Totals

• Combinable Cropping	£31,166
• Improved Grassland	£7,760
• Hedgerows & Other	£7,245

Gross SFI Income

£46,171 per year
(£230/ha or £93/ac)

Before costs!

BPS vs SFI

- BPS (before reduction) £46,400 (£232/ha or £94/ac)
- Total SFI payment £46,171 (£231/ha or £93/ac)

Result - SFI equals BPS

Before SFI costs



Department
for Environment
Food & Rural Affairs

Future Farm Resilience Fund

OUR SUPPORT - YOUR CHOICE



BROWN & CO

Grant Funding

Farming Investment Fund (FIF)

Farming Equipment & Technology Fund (FETF)

1. Productivity & Slurry
2. Animal Health & Welfare

£1,000
to
£50,000

Farming Transformation Fund (FTF)

1. Improving Farm Productivity
2. Water Management
3. Adding Value
4. Slurry Infrastructure
5. Calf Housing for Health and Welfare

£25,000
to
£500,000

Grant Warnings!

- The RPA are being incredibly strict on eligibility
- You must not purchase or commence any work until approval
- Work must be completed & items must be on farm and paid for before a claim can be submitted
- Grant funded items must remain on farm for at least 5 years
- Hire purchase is not an acceptable form of match funding
- Consents need to be approved when full applications are submitted
- All grants are proving to be extremely competitive!

Thank you for listening

Tom Cheer

Agri Business Consultant | Senior Associate

tom.cheer@brown-co.com
07507797686

AGRICULTURAL | RESIDENTIAL | COMMERCIAL | DEVELOPMENT | INTERNATIONAL

BROWN & CO

A scenic photograph of a rolling green landscape under a blue sky with scattered white clouds. The foreground is a field of tall, golden-green grass. In the distance, there are green hills, some trees, and patches of reddish-brown soil. The overall atmosphere is bright and sunny.

BROWN & CO

Small Scale On-Farm Solar

Henry Haworth | Energy Manager

AGRICULTURAL | RESIDENTIAL | COMMERCIAL | DEVELOPMENT | INTERNATIONAL

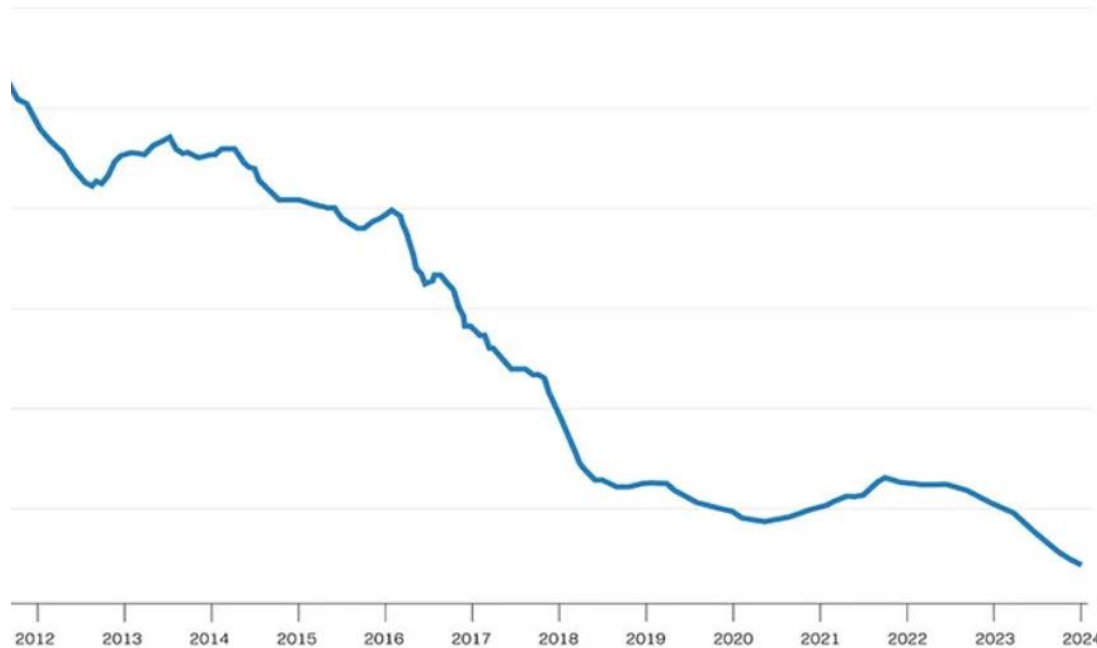
BROWN & CO

Brown & Co Energy Team Lincoln



- Focus on self-developed renewable energy providing technical and operational consultancy
- Complete work on projects throughout the UK
- Feasibility and due diligence for new projects relating primarily to solar, wind, biomass, heat pumps, Combined Heat and Power (CHP) and Anaerobic Digestion (AD)
- Continually expanding portfolio of management work for AD projects. Specialising in regulatory support, permitting, sustainability and technical advice.
- Business Carbon Foot-printing, Auditing, Targeting and Management

Small Scale On-Farm Solar



Solar panel pricing per watt 2014 - 2024

- Quick win for reducing onsite electricity costs by directly offsetting power usage from the grid.
- Enhanced financial returns when combining onsite usage with the Smart Export Guarantee (SEG) for surplus energy export.
- Lower carbon footprint: Contributes to significant reductions in carbon emissions, aligning with sustainability goals and environmental standards.
- Boost long-term business resilience by mitigating energy price volatility and securing a stable energy supply.
- Fast installation and deployment compared to other renewable technologies
- Low maintenance requirements: Solar PV systems have minimal moving parts, making them easy to maintain and operate long-term.

Maximising Project Profitability



- **Onsite usage:** Prioritising direct consumption of generated electricity to reduce grid dependency and maximise cost savings.
- **Exporting excess electricity:** Using the Smart Export Guarantee (SEG) or Power Purchase Agreements (PPAs) to generate additional income from surplus power.
- **Panel orientation and positioning:** Optimising panel angle and direction to maximise solar exposure in line with site demands
- **Battery storage:** An option for storing excess energy, but often not cost-effective due to high upfront costs and limited useable lifespan

Smart Export Guarantee (SEG)

Provider	Name of tariff	Rate (p/kWh)	Customers only?
Octopus	Intelligent Octopus Flux	29.4*	Yes
Octopus	Octopus Flux	26*	Yes
E.ON	Next Export Premium v2	21	Yes
OVO	OVO SEG Tariff (exclusive)	20	Yes
EDF	Empower Exclusive	20	Yes
So Energy	So Bright	20	Yes
E.ON	Next Export Exclusive	16.5	Yes
British Gas	Export and Earn Plus	15.1	Yes
Octopus	Outgoing Fixed	15	Yes
ScottishPower	SmartGen+	15	Yes
Good Energy	Solar Savings	15	Yes

- **Guaranteed income for exported electricity:** The SEG pays small-scale generators for each unit of surplus electricity fed back into the grid.
- **Tariff variability and eligibility:** Different suppliers offer varying SEG rates, with specific requirements to be met for eligibility.
- **Comparing SEG and PPAs:** Considerable benefits from SEG tariffs; however, larger systems may achieve better returns through Power Purchase Agreements (PPAs) due to longer-term agreements.
- **Importance of supplier comparison:** Rates and terms can vary significantly between providers, so reviewing the options is key to maximising returns.

Grid Connection Considerations



- **Securing a Grid Connection:** Essential for maximising revenue from excess electricity not consumed onsite.
- **Connection Application:** Even if you don't plan to export electricity, you must notify the grid operator of any new generation installations to provide necessary details.
- **Grid Capacity:** While some regions face grid constraints, smaller-scale solar projects often find available capacity, making them viable despite broader limitations.
- **Infrastructure Advantage:** Farms with high electricity usage may already have the necessary infrastructure for an export connection, potentially reducing or eliminating additional connection costs.

Planning Regulation



- **Permitted Development Rights:** Roof-mounted Solar PV systems typically fall under The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 14, Class J (c).
- **Prior Approval Requirement:** Full planning permission is generally not needed, but prior approval from the local council must be obtained.
- **Approval Timeline:** Once an application for prior approval is submitted, the council is required to respond within 56 days.

Case Study – Vegetable Stores, Lincolnshire



Site Challenges & Requirements

- **High onsite use:** driven by refrigeration equipment, making the site ideal for maximising self-consumption of solar energy.
- **Existing solar installation:** 100kW of south facing solar installed under Feed in Tariff
- **Grid constraints:** the area is known for limited grid availability for new generation projects
- **Project install deadline:** generation required within 4 months due to new higher electricity supply contract starting

Solutions & Outcomes

- **400kW of additional solar capacity installed** within 4-month deadline
- **Array installed East/West:** considered impact of existing south facing array and matching electricity demand profile
- **Full grid application complete:** nil cost connection with export limited to 330kW due to constraints
- **Management of electricity utilisation:** assessment of half-hourly data allowed proposals for change in operation of refrigeration equipment to maximise solar energy

Thank you for your time.

Contact: henry.Haworth@brown-co.com

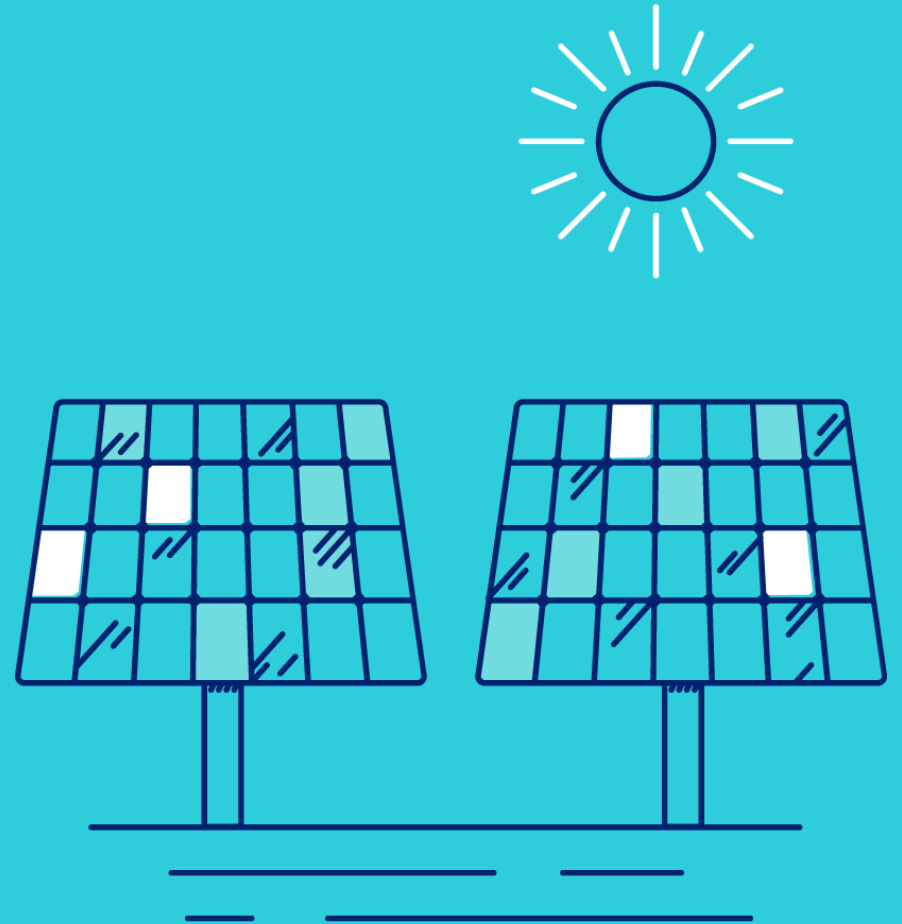
AGRICULTURAL | RESIDENTIAL | COMMERCIAL | DEVELOPMENT | INTERNATIONAL

BROWN & CO

solar/battery development

Real Estate

Start presentation



Introduction



Roly Freeman
Partner

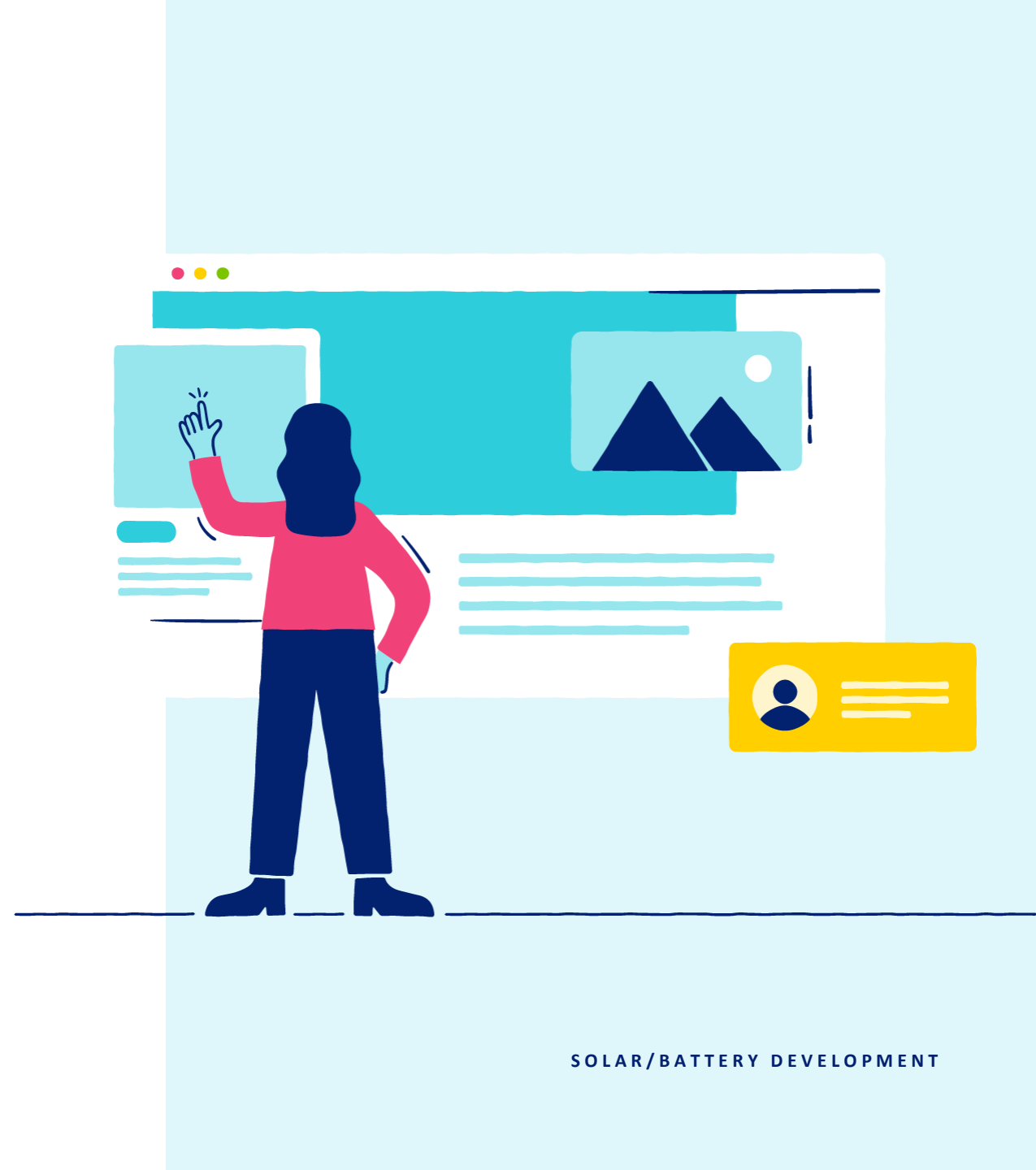


Katie Jacques
Senior Associate

What we will cover

Heads of terms

- Why they matter
- Legal concerns
- Areas of dispute



Heads of terms

- SPV's and middlemen
- Cabling! Minimum rents?
- Option periods and extensions
 - Grid connections
 - Other conditions precedent
- Direct agreements



Heads of terms

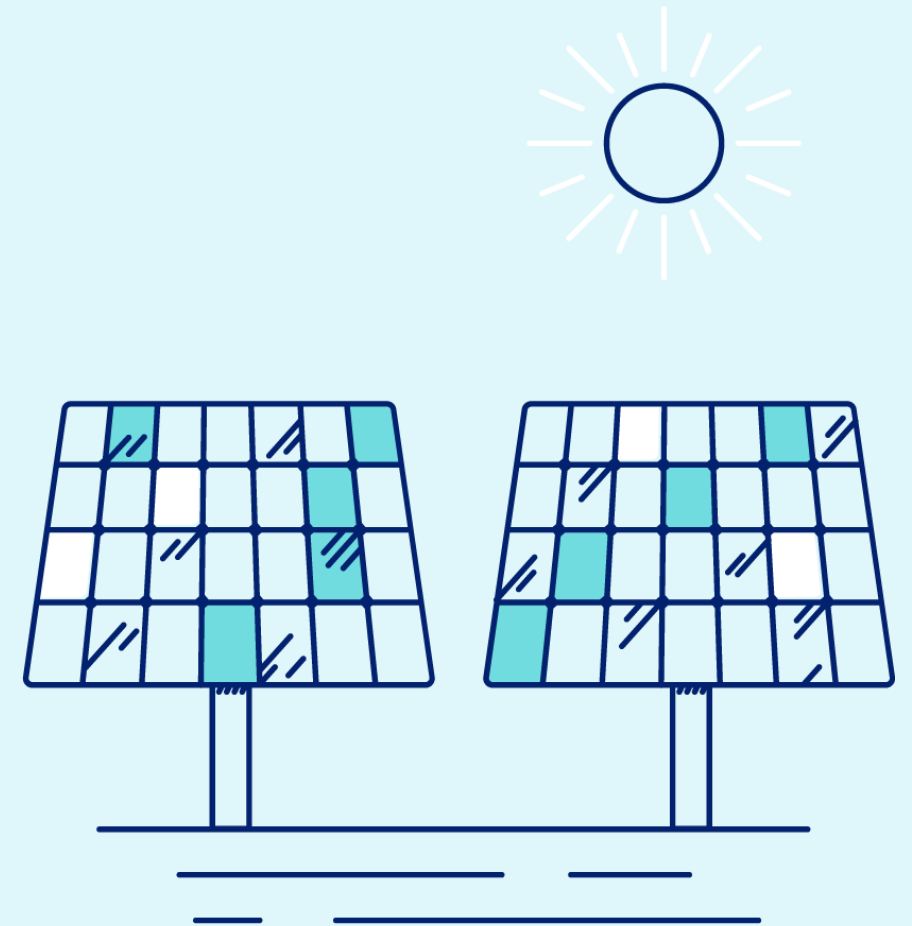
REINSTATEMENT

- Cost of reinstatement RF
- How and when assessed
- Bonds and letters of credit RF
 - How called upon
 - Other reinstatement bonds
 - Ownership of equipment



Heads of terms

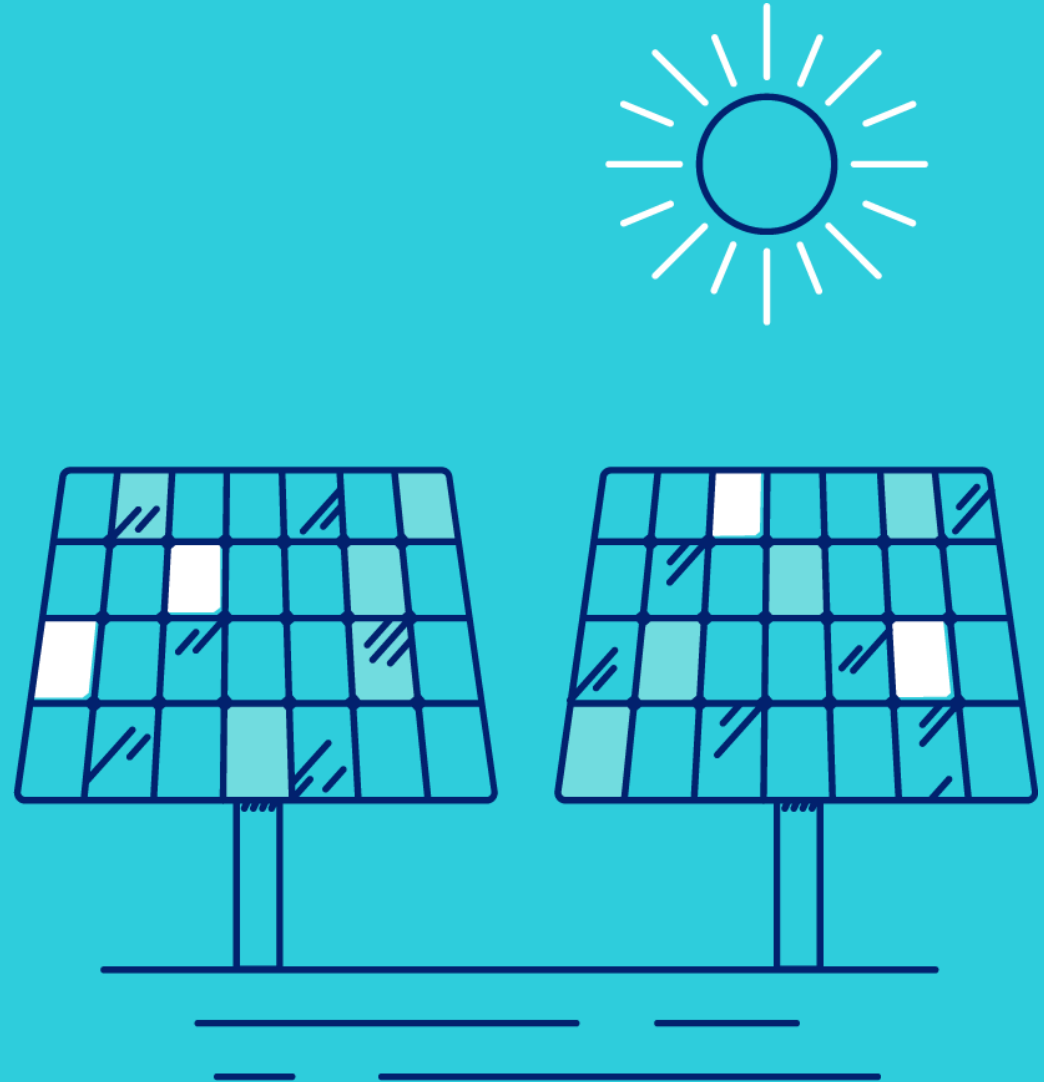
- SPV's and break clauses
- Rents (Solar/battery/profit share)



thank you

Any questions?

Restart presentation





Wolds Agricultural Conference