

Property Sub-Committee – 7 June 2023

Report by Darryl Evers – Director of Economy, Infrastructure and Skills

Report Title:

Yearly Report on the Activity of the County Farms' Tenancies Panel

Period

1 July 2022 to 30 June 2023

Details:**1. Background**

Further to the review of decision-making processes in 2020, the County Farms' Tenancies Panel is required to submit a Report to the Property Sub-Committee at six monthly intervals providing details of the Panel decisions that have been made during the previous six months.

It is noted that such a half yearly report was not submitted for the second half of 2022 and the Panel activity for that period is recorded in this report.

2. Panel Decisions

Panel activity covering the two half-yearly periods is as stated below:

Half year – 1/7/2022 to 31/12/2022 – 3 Panel interviews:

20 July 2022 – Starter farm letting of Holding no 4 Rowley Estate from 1 October 2022, letting details as stated in copy of Panel report dated 21 July 2022 attached. As the letting provided a rental income for the term in excess of £200k, this letting was also approved by the Property Sub-Committee meeting on 7 September 2022.

18 August 2022 – Starter farm letting of Holding no 40 Yarlet Estate from 1 October 2022, details as stated in copy of Panel report dated 18 August 2022 attached.

8 September 2022 – Starter farm letting of Holding no 1 Willow Grange Estate from 1 October 2022, details as stated in copy of Panel report dated 18 August 2022 attached.

Half year – 1/1/2023 to 30/6/2023 – 2 Panel interviews:

27 April 2023 – Starter farm letting of Holding no 64 Bodnett's Estate from 1 July 2023, letting details as stated in copy of Panel report dated 27 April 2023 attached. As the letting provides a rental income for the term in excess of £200k, this letting also requires approval by the Property Sub-Committee and a Report to that Committee's meeting on 7 June 2023 has been submitted.

17 May 2023 – Progression farm letting of Holding no 16 Aston Hall Estate from 1 July 2023, letting details as stated in copy of Panel report dated 18 May 2023 attached. As the letting provides a rental income for the term in excess of £200k, this letting also requires approval by the Property Sub-Committee and a Report to that Committee's meeting on 7 June 2023 has been submitted.

3. Report by Darryl Eyers – Director of Economy, Infrastructure and Skills

Signed: Darryl Eyers (approved by email)

Dated: 26 May 2023

*3 priority Outcomes for the people of Staffordshire are:

- To be able to access more good jobs and feel the benefits of economic growth
- To be healthier and more independent
- To feel safer, happier and more supported in their community.



COUNTY FARMS TENANCY PANEL RECOMMENDATION

Date of Panel/Meeting

20 July 2022

Location

Remote Meeting by Microsoft Teams

Councillors in Attendance

Cllr Gill Heath

Cllr Carolyn Trowbridge

Officers In Attendance

Richard Hadland

Joseph Hogg

Louise Vernon

Third Party Consultants in
Attendance

*Joe Scarratt - The Andersons Center, Farm Business
Consultant*

1

Recommendation Title

*Starter Farm Tenant Selection and Letting Terms
Recommendation*

2

Holding No

Holding No. 4 Rowley Estate

3

Holding Address

*Holding No. 4 Rowley Estate, Hamstall Ridware,
Staffordshire. WS15 3SL*

4

Proposed Tenant

*Claire Alice Llewellyn of 14 Oakley Manor Farm,
Croxall, nr. Lichfield, Staffordshire. WS13 8QZ*

5

Proposed Tenancy
Commencement

01 October 2022

6

Type of Tenancy

FBT Starter Farm tenancy for 10 years and 6 months

7

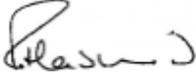
Acreage of Holding

95.04 acres (38.45 ha)

8

Rent

£1,800 per month, £21,600 per annum, £227/acre

9	Background	<p><i>This Holding was advertised as a starter mixed dairy/livestock farm in May 2022 - viewings were carried out on 22/06/2022 and eight full applications were subsequently received. Four applicants were shortlisted for interview by the County Farms Tenancies Panel and Panel interviews were held on 20/07/2022 using Microsoft Teams. After each interview the candidates were scored by the Panel using pre-set criteria to provide consistent scoring. The Panel members unanimously agreed to recommend that Claire Llewellyn should be granted the tenancy of this Holding.</i></p>
10	Recommendation	<p><i>The Panel recommend that Claire Alice Llewellyn be offered a Farm Business Tenancy of the Holding from 1 October 2022 to 31 March 2033.</i></p>
11	Recommendation Submitted by Chair of Panel	
	Name:	<i>Richard Hadland</i>
	Position:	<i>Land and Rural Estates Group Manager</i>
	Signed:	
Dated:	<i>20 July 2022</i>	
12	Recommendation Approved	
	Name:	<i>John Flynn</i>
	Position:	<i>Physical Regeneration Group Manager</i>
	Signed:	
Dated:	<i>21 July 2022</i>	



COUNTY FARMS TENANCY PANEL RECOMMENDATION

Date of Panel/Meeting

18 August 2022

Location

Remote Meeting by Microsoft Teams

Councillors in Attendance

Cllr Gill Heath

Cllr Carolyn Trowbridge

Officers In Attendance

Richard Hadland

Joseph Hogg

Louise Vernon

Third Party Consultants in Attendance

Joe Scarratt - The Andersons Center, Farm Business Consultant

1

Recommendation Title

Starter Farm Tenant Selection and Letting Terms Recommendation

2

Holding No

Holding No. 40 Yarlet (1) Estate

3

Holding Address

Holding No. 40 Yarlet (1) Estate, Spring Farm, Enson Lane, Yarlet Staffordshire. ST18 9TA

4

Proposed Tenant

Paul Brown of New Buildings Farm Cottage, Hopton, Staffordshire. ST18 9TH

5

Proposed Tenancy Commencement

01 October 2022

6

Type of Tenancy

FBT Starter Farm tenancy for 10 years and 6 months

7

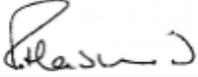
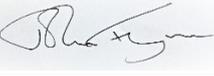
Acreage of Holding

85.71 acres (34.70 ha)

8

Rent

£1,645 per month, £19,740 per annum, £230/acre

9	Background	<p><i>This Holding was advertised as a starter mixed dairy/livestock farm in June 2022 - viewings were carried out on 22/07/2022 and ten full applications were subsequently received. Five applicants were shortlisted for interview by the County Farms Tenancies Panel and Panel interviews were held on 18/08/2022 using Microsoft Teams. After each interview the candidates were scored by the Panel using pre-set criteria to provide consistent scoring. The Panel members unanimously agreed to recommend that Paul Brown should be granted the tenancy of this Holding.</i></p>
10	Recommendation	<p><i>The Panel recommend that Paul Brown be offered a Farm Business Tenancy of the Holding from 1 October 2022 to 31 March 2033, subject to satisfactory references being obtained.</i></p>
11	Recommendation Submitted by Chair of Panel	
	Name:	<i>Richard Hadland</i>
	Position:	<i>Land and Rural Estates Group Manager</i>
	Signed:	
Dated:	<i>18 August 2022</i>	
12	Recommendation Approved	
	Name:	<i>John Flynn</i>
	Position:	<i>Physical Regeneration Group Manager</i>
	Signed:	
Dated:	<i>18 August 2022</i>	



COUNTY FARMS TENANCY PANEL RECOMMENDATION

Date of Panel/Meeting

08 September 2022

Location

Remote Meeting by Microsoft Teams

Councillors in Attendance

Cllr Gill Heath

Cllr Carolyn Trowbridge

Cllr Victoria Wilson

Officers In Attendance

Richard Hadland

Joseph Hogg

Third Party Consultants in Attendance

Joe Scarratt - The Andersons Center, Farm Business Consultant

1

Recommendation Title

Starter Farm Tenant Selection and Letting Terms Recommendation

2

Holding No

Holding No. 1 Willow Grange Estate

3

Holding Address

Holding No. 1 Willow Grange Estate, Willow Grange Farm, Marston Lane, Marston, Staffordshire. ST18 9SY

4

Proposed Tenant

Robert Paul Bowyer of 9 Elton Way, Gnosall, Staffordshire. ST20 0EN

5

Proposed Tenancy Commencement

01 October 2022

6

Type of Tenancy

FBT Starter Farm tenancy for 10 years and 6 months

7

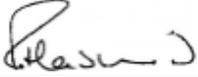
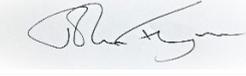
Acreage of Holding

71.37 acres (28.89 ha)

8

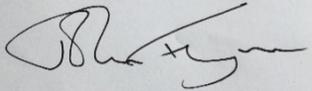
Rent

£1,500 per month, £18,000 per annum, £252/acre

9	Background	<p><i>This Holding was advertised as a starter mixed livestock farm in July 2022 - viewings were carried out on 11/08/2022 and seventeen full applications were subsequently received. Four applicants were shortlisted for interview by the County Farms Tenancies Panel and Panel interviews were held on 8/09/2022 using Microsoft Teams. After each interview the candidates were scored by the Panel using pre-set criteria to provide consistent scoring. The Panel members unanimously agreed to recommend that Robert Paul Bowyer should be granted the tenancy of this Holding.</i></p>
10	Recommendation	<p><i>The Panel recommend that Robert Paul Bowyer be offered a Farm Business Tenancy of the Holding from 1 October 2022 to 31 March 2033, subject to satisfactory references being obtained.</i></p>
11	Recommendation Submitted by Chair of Panel	
	Name:	<i>Richard Hadland</i>
	Position:	<i>Land and Rural Estates Group Manager</i>
	Signed:	
Dated:	<i>20 September 2022</i>	
12	Recommendation Approved	
	Name:	<i>John Flynn</i>
	Position:	<i>Physical Regeneration Group Manager</i>
	Signed:	
Dated:	<i>20 September 2022</i>	

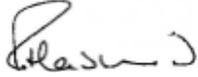
COUNTY FARMS TENANCY PANEL RECOMMENDATION

Date of Panel/Meeting		<i>27 April 2023</i>
Location		<i>Remote Meeting by Microsoft Teams</i>
Councillors in Attendance	<i>Cllr Gill Heath</i>	
	<i>Cllr Carolyn Trowbridge</i>	
Officers In Attendance	<i>Richard Hadland</i>	
	<i>Joseph Hogg</i>	
	<i>Lucy Cooke</i>	
	<i>Louise Vernon</i>	
Third Party Consultants in Attendance		<i>Joe Scarratt - The Andersons Center, Farm Business Consultant</i>
1	Recommendation Title	<i>Starter Farm Tenant Selection and Letting Terms Recommendation</i>
2	Holding No	<i>Holding No. 64 Bodnett's Estate</i>
3	Holding Address	<i>Holding No. 64 Bodnett's Estate, Plantation Lane, Hopwas, Tamworth, Staffordshire. B78 3AU</i>
4	Proposed Tenant	<i>James Francis Redfern of Newhouse Farm, Meadowfields, Onecote, Leek, Staffordshire. ST13 7SD</i>
5	Proposed Tenancy Commencement	<i>01 June 2023</i>
6	Type of Tenancy	<i>FBT Starter Farm tenancy for 10 years and 10 months</i>
7	Acreage of Holding	<i>106.97 acres (43.29 ha)</i>

8	Rent	£2,025 per month, £24,300 per annum, £227/acre
9	Background	<i>This Holding was advertised as a starter mixed livestock farm in early February 2023 - viewings were carried out on 07/03/2023 and fourteen full applications were subsequently received. Four applicants were shortlisted for interview by the County Farms Tenancies Panel and Panel interviews were held on 27/04/2022 using Microsoft Teams. After each interview the candidates were scored by the Panel using pre-set criteria to provide consistent scoring. The Panel members unanimously agreed to recommend that James Francis Redfern should be granted the tenancy of this Holding.</i>
10	Recommendation	<i>The Panel recommend that James Francis Redfern be offered a Farm Business Tenancy of the Holding from 1 June 2023 to 31 March 2034.</i>
11	Recommendation Submitted by Chair of Panel	
	Name:	<i>Richard Hadland</i>
	Position:	<i>Land and Rural Estates Group Manager</i>
	Signed:	
	Dated:	<i>27 April 2023</i>
12	Recommendation Approved	
	Name:	<i>John Flynn</i>
	Position:	<i>Physical Regeneration Group Manager</i>
	Signed:	
	Dated:	<i>27 April 2023</i>

COUNTY FARMS TENANCY PANEL RECOMMENDATION

Date of Panel/Meeting		17 May 2023
Locations		Holding nos 3 and 4 Yarlet Estate
Councillors in Attendance		Cllr Gill Heath
Officers In Attendance		Richard Hadland Joseph Hogg Lucy Cooke
Third Party Consultant		J T Scarratt - The Andersons Center, Farm Business Consultant
1	Recommendation Title	Progression Farm Tenant Selection and Letting Terms Recommendation
2	Holding No	Holding No. 16 Aston Hall Estate
3	Holding Address	Holding No. 16 Aston Hall Estate, Barn Farm, Aston-by-Doxey, Stafford. ST18 9LJ
4	Proposed Tenant	James Michael Foxley of Holding no 4 Yarlet Estate, Lynwood Farm, Green Lane, Whitgreave, Stafford. ST18 9SR
5	Proposed Tenancy Commencement	01 July 2023
6	Type of Tenancy	Farm Business Tenancy for 24 years and 9 months
7	Acreage of Holding	Initially 97.18 acres (39.32 ha), increasing to 136.58 acres in April 2025.
8	Rent	Initially £1,850 per month, £22,200 per annum, £227/acre - increasing pro-rata with the addition of additional land in April 2025 and the provision of fixed equipment by the Landlord.

9	Background	<p>9.1 The former long term tenant of this holding retired on 25/3/2023, two year's earlier than expected due to ill-health.</p> <p>9.2 The upcoming availability of adjacent land to increase the size of this Holding to form a well proportioned modern dairy so advertised in February 2023.</p> <p>9.3 Viewings were carried out on 17/03/2023 and two full applications were subsequently received. Both applicants were interviewed by the Panel at their current holdings on 17/5/2023.</p> <p>9.4 After each interview the candidates were scored by the Panel using pre-set criteria to provide consistent scoring.</p> <p>9.5 The Panel members unanimously agreed to recommend that James Michael Foxley should be granted the tenancy of this Progression Holding.</p> <p>9.6 Mr Foxley's ten year Starter tenancy of Holding no 4 Yarlet commenced on 1 April 2022 and the proposed term of the Progression tenancy provides him with a total term of 26 years on the Estate in accordance with the current letting Policy.</p>
10	Recommendation	<p>The Panel recommend that James Michael Foxley be offered a Farm Business Tenancy of the Holding from 1 July 2023 to 31 March 2048.</p>
11	Recommendation Submitted by Chair of Panel	
	Name:	Richard Hadland
	Position:	Land and Rural Estates Group Manager
	Signed:	
Dated:	17 May 2023	
12	Recommendation Approved	
	Name:	John Flynn
	Position:	Physical Regeneration Group Manager
	Signed:	
Dated:	18 May 2023	