

FARMING AND PROPERTY BULLETIN – APRIL 2021

Extinction Rebellion Protests Planned for 24th April



We have been informed that Extinction Rebellion are in the process of trying to organise a mass trespass of the Countryside on Saturday 24th April. The date has been selected as it marks the anniversary of the 1932 Kinder Scout trespass which initiated the “right to roam” movement.

People are being encouraged to protest peacefully and are being warned of the legal implications of trespassing but the group are encouraging them to ‘peacefully climb over NO TRESPASSING or PRIVATE PROPERTY signs’ and ‘attach your own message to NO TRESPASSING signs’. It is not clear who and where will be targeted but it is important that landowners understand what they should and shouldn’t do during and following potential demonstrations on or near their property.

It has been suggested that the following points may help you protect yourselves and your land from activists:

1. Stay calm and politely ask protestors to leave. Try to write down the details of their vehicles; make, model and registration, the date and time of the incident and any other evidence such as personal descriptions or damage caused.
2. Ensure clear signage showing public rights of way and private areas.
3. Install CCTV if you have areas which you think may be at particular risk including hidden access points. Note that CCTV footage must abide by the rules set out in the Data Protection Act
4. As long as you are not restricting a right of way use high quality padlocks and security systems to restrict access
5. Make sure buildings are locked and secured – whether occupied or not
6. Ask neighbours to keep an eye out for activity
7. If at any point you have concerns for personal safety then call 999. As a landowner it is useful to have a good relationship with local police officers and in particular rural crime assigned officers.
8. It is important to understand when the line is crossed so it is useful to familiarise yourself with the procedures for removing trespassers. According to the law a police officer can become involved if the occupier has asked trespassers to leave and the trespasser has damaged the land, used threatening, abusive or insulting behaviour or they have six or more vehicles on the land.

Electrical Safety Standards for Private Rented Property in England

A reminder to our clients who let residential property!

New regulations came into force in England in 2020 which require all landlords of residential premises to carry out electrical safety inspections every 5 years.

New tenancies had to comply by 1st July 2020. Existing tenancies have to comply by 1st April 2021.

Please give us a call if you need any assistance with the regulatory side of residential lettings.



Sustainable Farming Initiative Pilot

Details have now been released regarding the Pilot phase of the Sustainable Farming Initiative (SFI) and although this is just a stage in the development of the scheme and therefore the detail may alter it does give a first indication of what this component of Environmental Land Management will look like in terms of payment rates and requirements.

DEFRA have been looking for several hundred farmers to take part in the Pilot and applications to register an Expression of Interest had to be submitted by 11th April. Those selected will be notified by 24th May following which formal applications will be requested for agreements to commence in October.



For the Pilot there will be eight 'Standards', each with three 'Levels' – Introductory, Intermediate and Advanced. As the levels rise the payment rises but so does the level of intervention expected. At the moment payments are based on Countryside Stewardship Calculations but this may change. It is clear that at the moment there is a degree of uncertainty regarding what will be required for each level as the requirement descriptions are vague but we expect this to develop in time.

It is worth noting that it is possible to have more than one standard operating on the same parcel of land and that different levels can be chosen for different standards. It is also likely that other standards will be introduced in the future.

Budget 2021



Rishi Sunak, the Chancellor announced the latest Budget on the 3rd March.

We have set out some key announcements with consideration of the farming industry below:

- Corporation Tax will increase from the current 19% to 25% from April 2023. This increase is only for larger businesses with profits of over £250,000. Businesses with profits up to £50,000 will benefit from a Small Companies Rate and will be continued to be taxed at 19%. There will be a taper between £50,000 and £250,000.
- A 'Super Deduction' Capital Allowance will be introduced providing tax relief at 130% for any qualifying investment in plant and machinery for two years from 1st April 2021 to 31st March 2023 (the rate is normally 18%). This allowance is only open to incorporated firms.
- With regards to Income Tax, the Personal Allowance threshold will increase to £12,570 and the Higher Rate Threshold to £50,270 for the 2021/22 tax year. These rates will then be frozen until 2026.
- The Nil Rate band for Inheritance Tax will be frozen at the current £325,000 until 2026
- The Annual Exemption for Capital Gains Tax will be frozen at £12,300 until 2026
- Bounce-back loans are to be replaced with a new Recovery Loan Scheme.