



Education on Farms
Reduce the Red Tape:

Planning Permission and Business Rates



# Pre-Planning Application Stage – Know the Red Tape!

- The Development Plan
- National Planning Policy Framework (2012)
- Highways traffic flow, visibility line, car parking
- Planning History
- Permitted Development Rights GPDO 2015
- Supporting:
  - FACE, Countryside Classroom,
     Countryside Learning (FFS),
     Open Farm Sunday\*, LEAF, NFAN
  - Local Schools
  - Ward Councillors and Parish Council



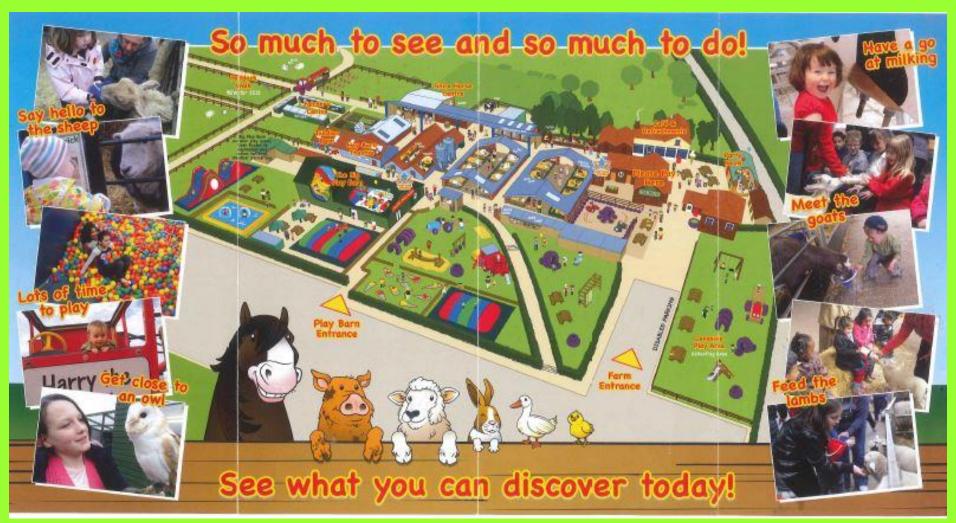
<sup>\*</sup> Open Farm Sunday -(2017 - 358 farms - 26,000 School Children)

# Pre-Planning Application Stage – Know the Red Tape!

- Land Designations AONB, Greenbelt (VSC's), Listed Buildings, etc.
- Specialists Reports Structural Survey, Ecology, EIA, etc
- Childrens Farm v Main Farm Enterprise Environmental Audit!



## Childrens Farm v Main Farm Enterprise Environmental Audit!



### Highways

- Highway Access
  - Traffic Flow Existing and Proposed
  - Location and Visibility Line
- Accident Statistics
- Car Parking Provisions
- Safety, Capacity, Sustainability



### The Planning Application

- "Farm-Based Education and interpretation visitor centre with ancillary facilities"
- Description of Development
- Reports
  - Planning Design & Access Statement
  - Buildings Structural and Ecology Surveys
  - Highways T.I.A.
  - Flood Risk Assessment (FRA)
  - Architectural Drawings and Concept Design



# Planning Permission Top Tips on Reducing Red Tape

- Secure Professional Advice
- Planning History
  - Ensure there are no current 'breaches' of planning conditions
- Identify whether the education farm has a Use Classes designation; D1, D2 etc.
- Comply with the Development Plan and NPPF.
- Gain support from Local Ward Councilor, Parish Council, FACE, Countryside Classroom, Countryside Learning (FFS) etc.



# Business Rates 2017 Revaluation

- VOA VO6036 Form Business Information
- New Appeal Process; Check, Challenge, Appeal
  - What are you Appealing?
  - Information Needed
  - Rateable Value and
  - Valuation Method



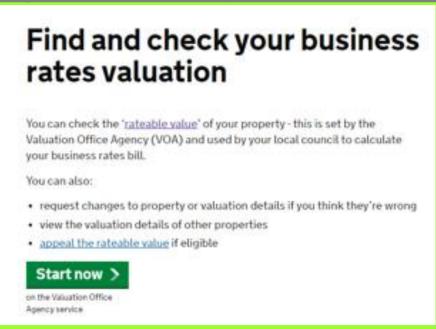
#### FOR – Request for Information – VO6036

		_		
		TOA	Valuation Office Agency <b>Request for information</b> Non-Domestic Rating The Valuation Office is an Executive Agency of HM Revenue	
				This notice requires you, by law, as the owner or occupier, to provide information regarding your property.  You may be prosecuted if you make false statements, and you will be liable to penalties if you do not complete and return this form within 56 days.
	-		€ .	Why your information is important
7 3	c			The Valuation Office Agency assesses the rateable value of all non-domestic and business property.
1		T T Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	ther address is wrong, please correct it.  Time limit  ou must return this form within 56 days from the day you receive it. If you do not return this form within 56 days you will be liable to a senalty of £100.  Tou can:  Tomplete this form and return it in the inclosed envelope.  Targe format print copies of this form are vailable on request. Please phone, email or write using the contact details opposite.	The basis of rateable value is the annual rent for a property if it was available on the open market at a fixed valuation date.  The information you provide on this form is used to help ensure that assessment of rateable values is correct.  Local authorities use rateable values to calculate business rate bills.  Need help?  If you have any questions about this form, you can make contact using the details below.  This form has been sent to you by the Valuation Officer:
d .	Y	the proper address par where a da	t useful to have your lease or agreement to hand, is form:  by means the Rating List property shown in the nel above te is requested, please give the exact date if you know on not know the exact date, just fill in the month and	I believe that the information requested will assist
	q	uestion, you coure that any exclearly show	n this printed form you need more space for any an continue on a separate sheet of paper. Please make ktra sheets you use: w the relevant question number(s) and dated, and y attached to this form.	me In carrying out functions conferred or imposed on me by or under Part III of the Local Government and Finance Act, 1988 (concerning non-domestic rating), including compiling a new Rating List or maintaining an existing Rating List.

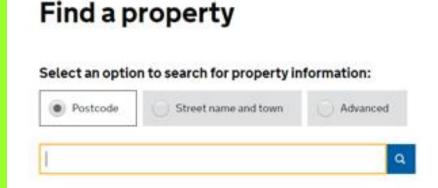
Valuation Officer

#### The VOA Website

#### https://www.gov.uk/correct-your-business-rates:



The Rateable Value for your business can be obtained by typing in your postcode:



# VOA Revaluation – Proposed 2017 Rateable Values

Educational Farm	County	RV 2010	RV 2017	% Increase
Broom House	Durham	£6,400	£12,750	99.22%
Old Holly Farm	Preston	£16,250	£22,500	38.46%
FoxBurrow Farm	Suffolk	£6,200	£10,500	69.35%
Swithens Farm	Leeds	£19,500	£31,500	61.54%
Thornton Hall Farm	North Yorkshire	£15,250	£21,500	40.98%
Weleny Wetland	Cambridgeshire	£38,500	£49,000	27.27%

Note: new threshold of Small Business Rates Relief (SBRR) £12,000 with effect from 1<sup>st</sup> April 2017

### The Appeal Process

- Do remember on appealing Rateable Values your
   RV can be increased or decreased!
- What are you Appealing?
  - Rateable Value too High
  - Description of property incorrect, e.g. Livery, Farm Shop, Farm Attraction
  - Material Change in Circumstances (MCC's)

# Information Needed to Challenge Your Rateable Value

- Leases/Tenancy Agreements Rent-Primary Evidence
- Scale plans of the educational farm, including tea room, education rooms, café, playbarn, etc.
- Planning Permissions
- Financial Accounts (2012-2016)
- Improvements to the property during the last 5 years
- Schedule of non-rateable assets
- "Truly" comparable evidence

# Definition of Rateable Value and Valuation Methods

#### Schedule 6 - LGFA 1988

The Rateable Value is the yearly rent the property might reasonably be expected to be let for in the open market.

Effective Date – 1<sup>st</sup> April 2015 (AVD)

#### Valuation Scheme:

- Rental method (primary)
- Accounts Receipts & Expenditure
- Comparative approach % of FMT (net of VAT)



#### Commercial lease – Landlord & Tenant Act 1954

- Does the lease exclude succession provision (sections 24-28)?
- Full Repair Insuring (FRI)
- At "arms length" or connected parties?
- Rent RICS "red book" "open market" valuation?
- Scale Plan agree with VOA "referenced" plan?

Practical examples!

Where educational farms have been valued on a price per sqm rental!

/017

Property Valuation Details

<u>Sign in</u> Register

Foxburrow Farm (field Centre), Saddlemakers Lane, Melton, Woodbridge, Suffolk, IP12 INA

Description Local authority Local authority reference

Base rate

Offices and premises Suffolk Coastal

110800330010 £85.00 per m²/unit Valuation scheme

reference Special category

code Effective date Appeals 375996

203G 1 April 2017 0

The rateable value is rounded down to

£10,500

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

If you're the owner or occupier for this property, you can register or sign in to:

view the detailed valuation propose changes to the valuation Already registered? <u>Sign in</u>

#### Parts of the property

Floor	Description			
	Description	Area m²/unit	Price per m²/unit	Value
First	Office	35.0	£80.75	£2,826
Ground	Classroom	53.5	£80.75	£4.320
Ground	Office / store	14.6	£80.75	£1,179
Ground	Kitchen	7.3	£80.75	£589
Ground	Outside seating areas	258.5	£4.04	£1.044
Ground	External storage	73.8	£8.08	£596
		442.7		£10.554

#### Plant and machinery

 Description
 Value

 Plant and machinery
 £0

6/28/2017

Property Valuation Details

<u>Sign in</u> <u>Register</u>

Agricultural Education Centre, The College Farm, Chearsley Road, Long Crendon, Aylesbury, Bucks, HP18 9AP

Description

Base rate

Agricultural education centre and premises

Local authority Aylesbury Vale

Local authority reference

Aylesbury Vale

0264749061234 £25.00 per m²/unit Valuation scheme

reference Special category code

Effective date
Appeals

<u>356626</u>

060G 1 April 2017

The rateable value is rounded down to

£2,500

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

If you're the owner or occupier for this property, you can register or sign in to:

view the detailed valuation propose changes to the valuation Already registered? <u>Sign in</u>

#### Parts of the property

Floor	Description	Area m²/unit	Price per m²/unit	Value
Ground	Classroom	59.09	£25.00	£1,477
Ground	Boot room	11.48	£25.00	£287
Ground	Kitchen	13.03	£16.67	£217
Ground	Internal storage	8.13	£12.50	£102
Ground	Gents toilets	7.05	£16.67	£118
Ground	Ladies toilets	6.13	£16.67	£102
Ground	Disabled toilet	4.36	£16.67	£73
Ground	Lobby	11.22	£12.50	£140
		120.49		£2,516

#### Plant and machinery

# Valuation Method – Receipts and Expenditure

- Essential to engage with financial director/accountant
- Financial information 2012-2016
- Replacement value of non-rateable assets
- Divisible Balance



### How to Reduce your Business Rates Paid

- Seek professional advice Rating Surveyor RICS, IRRV, RSA
- Identify on the VOA website your Rateable Value and how it is calculated
- Register you and your Agent on the Government Gateway website
- 'Check' stage Clarify the facts, confirm the boundary of the hereditament and that the Rateable Value has been assessed on the information submitted FOR VO6036
- Truly comparable evidence ascertained through consortiums; FACE,
   NFAN, CL (FFS)
- Get your advisor to do a rating audit
- Material Change in Circumstances (MCCs) if possible delay any development and securing planning permission until 2019 otherwise will result in an increase in Rateable Value

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