

Education on Farms
Reduce the Red Tape:
Planning Permission and Business Rates

School Farms Conference
1st July 2017

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



* 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!

So much to see and so much to do!

Play Barn Entrance

Farm Entrance

DUCKPOND

Photo Fun Zone

The Big Play Barn

Harry Get close to an owl

Say hello to the sheep

Have a go at milking

Meet the goats

Feed the lambs

Lots of time to play

See what you can discover today!

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



Valuation Office Agency

Request for information Non-Domestic Rating

The Valuation Office is an Executive Agency of HM Revenue & Customs

For office use only

[Large dashed box for address information]

If any part of either address is wrong, please correct it.

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

The Valuation Office Agency assesses the rateable value of all non-domestic and business property.

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:

[Signature box]

I believe that the information requested will assist 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.

Time limit



You 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 penalty of £100.**

You can:



complete this form and return it in the enclosed envelope.



Large format print copies of this form are available on request. Please phone, email or write using the contact details opposite.

How to fill in this form

You may find it useful to have your lease or agreement to hand.

Throughout this form:

- the property means the Rating List property shown in the address panel above
- where a date is requested, please give the exact date if you know it. If you do not know the exact date, just fill in the month and year boxes.

If when filling in this printed form you need more space for any question, you can continue on a separate sheet of paper. Please make sure that any extra sheets you use:

- clearly show the relevant question number(s)
- are signed and dated, and
- are securely attached to this form.

Valuation Officer

The VOA Website

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

Find and check your business rates valuation

You can check the [‘rateable value’](#) of your property - this is set by the Valuation Office Agency (VOA) and used by your local council to calculate your business rates bill.

You can also:

- request changes to property or valuation details if you think they’re wrong
- view the valuation details of other properties
- [appeal the rateable value](#) if eligible

Start now >

on the Valuation Office
Agency service

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

Find a property

Select an option to search for property information:

Postcode Street name and town Advanced

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 1st 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 – 1st April 2015 (AVD)

Valuation Scheme:

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



Valuation Method – Open Market Rent

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?

Valuation Method – Open Market Rent

Practical examples!

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

Valuation Method – Open Market Rent

017 Property Valuation Details

[Sign in](#)
[Register](#)

**Foxburrow Farm (field Centre), Saddlemakers Lane, Melton,
Woodbridge, Suffolk, IP12 1NA**

Description	Offices and premises	Valuation scheme reference	375996
Local authority	Suffolk Coastal	Special category code	203G
Local authority reference	110800330010	Effective date	1 April 2017
Base rate	£85.00 per m ² /unit	Appeals	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? [Sign in](#)

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /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

Valuation Method – Open Market Rent

6/28/2017 Property Valuation Details

[Sign in](#)
[Register](#)

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

Description	Agricultural education centre and premises	Valuation scheme reference	<u>356626</u>
Local authority	Aylesbury Vale	Special category code	060G
Local authority reference	0264749061234	Effective date	1 April 2017
Base rate	£25.00 per m ² /unit	Appeals	0

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](#)
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Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /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

<https://www.tax.service.gov.uk/view-my-valuation/cca/detail/09463647000>

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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