



Mid Tier Schemes | Pylons | Sales & Lettings | Brexit | Farming Breakfast



MORNING MEET-UPS

We are thrilled to announce that we are launching a series of breakfast get togethers. These will take place throughout the winter months and be an excellent opportunity to catch up with peers and to discuss current farming matters. Come along to listen to influential and pioneering speakers and enjoy a delicious breakfast to boot.



STORAGE UNITS AVAILABLE

Moving House? Downsizing? Need some extra storage over winter?

Large and secure units available to rent on a farm near to Shrewsbury. P.O.A.



WILDLIFE HAVEN ON OFFER

Craddocks Moss is a large block of lowland raised bog extending to approximately 19.05 hectares (47 acres). The land is a Site of Biological Importance managed under a Higher Level Stewardship Scheme.

Open to offers in the region of £75,000

Welcome to the first of our bi-annual Newsletters which I hope will be way of keeping our existing clients up to date with what we've all been up to here at the office along with the rural goings on in out and about in the midlands counties.

As many of you will know I have now been trading for 10 years as a sole trader, first as Ferndale Agri-Environment Services and then, after qualifying as a Chartered Surveyor, as Williams Round Ltd. Throughout this time I have supported a large number of local clients with the management of their farms and rural property. Life has recently become more and more demanding for me as a sole trader. This is of course also due to me marrying a busy dairy farmer and having two wonderful children and all that that entails!

With our two children now at school, and the ever-increasing demand from my loyal customer base, the time has now come to expand the business and to offer a wider range of services. To that end, I have recently invited a good friend and past colleague Victoria Pocock MRICS to join me. Victoria will help with my farm and estate management work and also develop our wider services including Agency work, which you will read about in the following pages. I have also enlisted some management support of my own in the guise of Claire Ing our office manager and administrator. Hopefully Claire will keep both Victoria and I organised as well as being a friendly voice answering the phones!

I just want to now take the opportunity to thank you all for your loyal support for the last ten years..... long may it continue



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New North Shropshire Electricity Route

SP Energy Networks have released their updated proposals for the new electricity line crossing North Shropshire. The amended route now has new sections near Hordley, Cockshutt and Noneley.

Following the consultation which ended in early September, SP Energy Networks advise they have taken the huge number of comments they received into consideration.

They are now inviting any affected landowners and occupiers to contact them, preferring to negotiate voluntary land rights rather than using statutory powers. **If you would like any further information or advice please do not hesitate to contact us - we are able to act for owners and occupiers at all stages of this project.**

Agri-Environment Funding

It has been extremely uncertain times for farmers wishing to access Rural Development grants such as Countryside Stewardship, Socio-Economic schemes and LEADER funding. With the various queries regarding the on-going funding of multi-annual agreements since the Brexit vote and the ever increasing red tape many have just decided not to apply. However, interestingly there has been a 48% increase in Higher Tier Applications for January 2017 start dates compared to last year. There has also been a 37% increase on Mid Tier Applications. Overall numbers are still quite low with only 4724 applications for both schemes nationwide. The fact that last year guidance information was still emerging and the new schemes were in their infancy kept numbers of applications down hence this year's notable increase. We have assisted a number of our clients with their applications this year and hope that there will be a pot of money available for next year and the 2018 application round will be a busy one.



Basic Payment Update

Exchange Rate Boost

The exchange rate to be used for 2016 Basic Payment Scheme (BPS) Payments has recently been set at €1= £0.85228. This represents an increase of 16.5% on the 2015 rate. This improved exchange rate is most welcome news for farmers who have claimed their BPS payment in sterling.

With the exchange rate now set, attention will be turning to the delivery of the BPS payments. Late payments last year caused significant cash flow problems to thousands of farm businesses.

The RPA has promised that it will pay 90% of claims for this year by December 31st. Let's just hope that the 90% of payments are indeed accurate this year the proof may possibly be in our Christmas pudding!

2015 Payment Corrections

As many of you will be aware there were significant issues with the 2015 BPS claims due to the new computer system resulting in incorrect payments. The RPA had originally stated that all BPS 2015 payment correction (reconciliation) work would be completed by 15th October 2016 although we believe this may still not be the case. Jo will be informing the RPA of any clients with outstanding amendments. Please do let us know if you are experiencing any difficulties and we will add you to the list and try to assist you in any way we can.

Inspections

Some updated guidance has been recently been published on GOV.UK regarding Land and Environmental Inspections. This includes inspections for cross compliance, BPS, agri-environment scheme, EIAs, and injurious weeds and gives information about who gets inspected, what should be inspected, as well as how long the inspection should take. With the numbers of inspections recently being carried out in the area it may well be worth a read! **Please do not hesitate to give us a call if an inspector contacts you to give the required 48 hours notice!**

10 YEARS TRADING..... WE'RE EXPANDING!



Victoria Pocock has just joined Williams Round as a consultant surveyor.

Following her degree at Harper Adams University College, Victoria studied at the College of Estate Management and gained a Postgraduate Diploma in Surveying. Victoria worked for over eight years at Carter Jonas specialising in rural agency and valuations as a Registered Valuer and qualified as a Chartered Surveyor with the Royal Institution of Chartered Surveyors in 2010. We are certain Victoria will be a great asset to Williams Round.

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Claire Ing is Williams Round's Office Manager and Administrator.

Claire was born in Shropshire, left to study at Art College, married her husband then spent the next ten years travelling the world. Where ever they were located the family always managed to find a home for their horses which was a great way to get to know the area. Now happily settled back home in Shropshire when not working for Williams Round Claire has been renovating her cottage with the help of her husband, their two young children and enthusiastic Spaniel.

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