

Asset

PROPERTY AND PLANNING NEWS AND UPDATES

EST 1900

**Lambert
& Foster**

PROPERTY PROFESSIONALS

DEC 2022 INSIDE THIS ISSUE



Supporting local food banks

This year we are supporting various local food banks around the south east in place of sending Christmas cards.



Should you use a letting agency?

Many landlords manage their properties on their own, but for others it's more convenient and time saving to use a letting agent.



Baroness Rock's tenancy working group report to DEFRA

The Tenancy Working Group (TWG), made up of farmers, agents and other advisers, were given objectives by DEFRA.

CHALLENGING TIMES AHEAD

As 2022 draws to a close, we look forward to a more stable political climate following the ups and downs of the autumn. We hope with Rishi Sunak leading the country that we will see the economy settle and there will be more stability. However, we are clearly going to be entering into challenging times. It is therefore even more important to seek good solid professional advice in relation to all your

property related matters. Lambert & Foster has seen many ups and downs over its 120 year history. We will continue to provide sound professional advice throughout the times ahead, so please do get in touch.

I trust you enjoy reading our latest articles and may I wish you all the best for the festive period and a happy and prosperous 2023.

TIM DUNCAN, DIRECTOR



PROPERTY PROFESSIONALS FOR OVER 100 YEARS

REGISTERED VALUERS | RESIDENTIAL SALES | AUCTIONS | PLANNING | RURAL PROFESSIONALS
SITE PROMOTION & DEVELOPMENT | COMMERCIAL & RESIDENTIAL LETTINGS



arla | propertymark



IN ASSOCIATION WITH

bloomfields
CHARTERED TOWN PLANNERS

RURAL AGENCY UPDATE

This year we are supporting various local food banks around the south east in place of sending Christmas cards.



The Family Food Bank provides support to families that are experiencing financial hardship across Kent & Medway.

www.familyfoodbank.org



Crowborough Food Bank provide three days' nutritionally balanced emergency food and support to local people who are referred to them in crisis.

www.crowborough.foodbank.org.uk



Nourish Community Food Bank delivers three days' emergency food and supplies to people in crisis. These food parcels provide short-term relief at a difficult time in Tunbridge Wells, Tonbridge and the surrounding areas.

www.nourishcommunityfoodbank.org.uk



Food shared with Love

The Community Storehouse in Paddock Wood is managed and staffed by volunteers who help to gather and distribute food parcels to those who need this support.

www.communitystorehouse.co.uk

As 2022 draws to a close, Lambert & Foster's rural agency team reflect on another busy year for the local land market. We have noticed demand for land throughout Kent and Sussex remaining exceptionally strong and often outstripping supply. This has resulted in a significant number of sales being concluded through a best and final bids process.

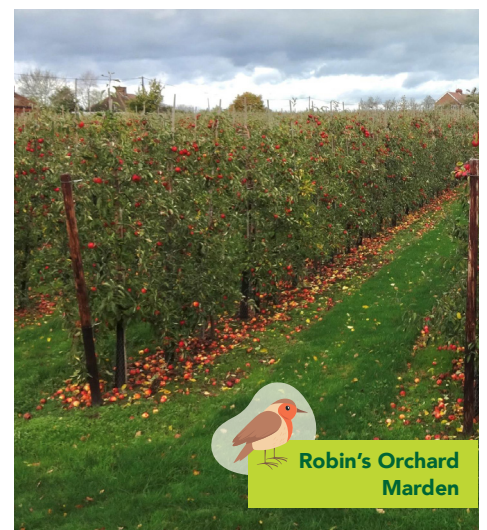
The team have recently launched a number of new instructions including 107 acres of broadleaf woodland in Southborough, a productive, mainly young Orchards extending to some 6.82 acres on the edge of Marden village, and 65 acres of Grade III Wealden pasture with a range of former Hopper Huts in Rolvenden.



**Brokes Wood
Southborough**



**Kensham Farmland
Rolvenden**



**Robin's Orchard
Marden**

Full details of these new properties can be downloaded from the Lambert & Foster website.

Congratulations!

We are delighted to say congratulations to Amelia Rogers on becoming a Chartered Surveyor! Katie Hurley, Director of Lambert & Foster and Amelia's APC Counsellor says

"This is well deserved recognition for all Amelia's hard work and ability. Amelia is a credit to the firm and she has been a joy to support towards her examination. Very well done."



Should you use a letting agent or manage a property yourself?

Many landlords manage their properties on their own and do it very well, but for others it's far more convenient and time saving to use a letting agent.

Consider managing your property yourself if:

- Keeping costs to a bare minimum is a necessary consideration.
- You can take the time to deal with tenants' queries and problems as they occur... a water leak for example, will not wait.
- You know reliable professionals (eg plumbers and electricians) who you can call upon to help with any problems, at short notice.
- You are prepared not only to study current regulations that affect landlords and tenants, but also to keep abreast and respond to any new legislation as it becomes law
- You want to be a hands-on landlord and are happy to receive calls at any time during the day and also in the evening.
- You live close to your let property, so you can pop over easily to check any small issues.
- You are willing to do inspections at the property quarterly and speak directly with tenants about any problems.
- You are handy and can attend to minor issues yourself.
- You are willing to check payments are received and tackle tenants regarding any late rental payments.
- You are happy to keep track of all expenditure and keep invoices and statements to provide to your accountant for tax purposes.
- You can issue the necessary paperwork to increase the rent or serve a notice to quit.

It is advantageous to use a letting agent if:

- You are new to being a landlord and want some professional help to avoid falling foul of legislation.
- You do not have a lot of spare time to deal with any issues.
- You would prefer someone else to deal with tenants' queries and to handle any problems.
- You would find it hard to conduct inspections and take the tenant to task about anything you are unhappy with.
- You live a good distance from the property, so inspections or looking at small maintenance issues would be difficult.
- You would be uncomfortable dealing with rent arrears.
- You do not have good local contacts such as electricians or plumbers to call upon at short notice.
- You would not be comfortable completing and providing relevant paperwork.
- You would like ongoing advice on current market conditions and rental values.
- You would like advice on how to reach a higher EPC value for your property, or what improvements will make a difference to rental value in future.
- You would like your accountant/yourself updated with an annual statement for your tax return, with relevant invoices provided.

At Lambert & Foster we aim to take the stress away from letting a property and take care of all day to day matters, whilst keeping you informed. We keep up to date with all current legislation, so you don't have to worry.

We are there to check that the property is well maintained and rent is received and transferred promptly. We are on hand for advice and have experience dealing with all sorts of people and issues.

We are happy to work with you in the manner that suits you best and can be flexible if things change and you need more or less help as the rental progresses.

MEET THE LETTINGS TEAM



Melanie Payne
MARLA



Sally Patient



Lucy Austin



Emily Nicholson



Katie Chyla



LOOKING TO LET YOUR PROPERTY IN 2023?

Book your free lettings appraisal online

In an increasingly regulated industry we offer the highest standards of professional service for landlords. Our full range of letting services include Let Only, Let & Rent Collect and Full Management.

Permission granted for a large sand school in the AONB

Bloomfields successfully secured full planning permission for a new 60m x 20m sand school located within the AONB and Green Belt near Ryarsh, West Malling. Through carefully selecting the ideal location for the new school and drafting an effective Planning Statement arguing the relative modesty of the development, Bloomfields were able to establish that the development would not negatively impact upon the openness of the Green Belt or adversely impact the scenic beauty of the AONB.



Log cabin approved to provide accommodation for the farm

A robust agricultural justification and backdrop to the application was prepared by Bloomfields about the farm, its farmers and the requirements for the family to live on site for animal welfare. The log cabin will provide accommodation to ensure that a farmer can be on site 24/7 for milking, general animal care as well as during lambing, calving and farrowing.

The Council recognised the requirements in terms of animal welfare and conceded that the start up farm accounts would support a temporary dwelling permission.



Planning permission for the storage of 43 mobile homes

Bloomfields obtained planning permission for the storage of 43 seasonal agricultural workers mobile homes when unoccupied alongside the provision of a number of amenity facilities. The mobile homes have been sited under the farms agricultural permitted development rights, with this permission ensuring that the mobile homes do not need to be removed from the site at the end of the season. This will reduce costs to the farm associated with the removal and storage of the mobile homes elsewhere.

Annual Tax on Enveloped Dwellings – Revaluation Date

Introduced on 1st April 2013, Annual Tax on Enveloped Dwellings (ATED) is a tax that is payable annually in the UK on residential dwellings which have been valued at over £500,000 and are owned fully or partly by a company.

ATED is calculated on a banding system based upon property value. The revaluation of the dwelling as at specified date is essential every five years. For the 2023-2024 ATED year and the four years thereafter the property must be valued as at 1st April 2022.

Annual charges have been increased since previous years, in line with inflation. According to the Office of National Statistics,

“UK average house prices increased by 15.5% over the year to July 2022, up from 7.8% in June 2022. This is the highest annual inflation rate the UK has seen since May 2003”.

This means that properties that have previously fallen below the £500,000 threshold may now be eligible. Reliefs are available which can alleviate up to 100% of the tax payable. However, an annual tax return, submitted on 1st April must be submitted for the relief to be claimed.

Lambert & Foster's valuation team are well placed to assist you with producing a robust valuation for HMRC. It is vital to obtain an accurate valuation as the figure will determine your financial burdens for the next five years. Furthermore, accuracy is even more crucial should your property be close to the boundary of a band.

If you wish to find out how we can assist, please contact the valuation team on 01892 832 325.

FOR SALE



CUXTON, ROCHESTER

An impressive four double bedroom detached Kentish five bay threshing barn set in an elevated position within the private hamlet of Ranscombe Farm Reserve. Together with a beautifully converted two double bedroom self-contained single story detached barn, called The Small Barn all situated within six acres of gardens and grounds.

GUIDE PRICE £2,950,000

Agricultural Payments Update



Countryside Stewardship Application Success

We have started to receive offers for Countryside Stewardship Agreements starting 1st January 2023, after submitting applications on behalf of clients earlier this year. A 100% success rate so far in what is a competitive scheme! Agreement offers have been received for a range of farm types and sizes across Kent and East Sussex, and including both land management options and capital works.

The Countryside Stewardship Scheme will open for applications for the final time in 2023. If you would like more information, or assistance with making an application, please do contact a member of the team.

Sustainable Farming Incentive (SFI)

Liz Truss briefly stirred things up and social media was awash with speculation in late September that the SFI and the rest of the ELMS schemes were going to be watered down or even abolished altogether. For those hoping that a direct payment may return, this now seems unlikely with a new Government looking to demonstrate 'integrity' at every turn. We still await much detail on the SFI but there is an opportunity to apply now and secure payments in the range of £10 to £25 per acre for what are considered by many clients to be relatively small changes to existing farming practices. A very brief summary of what's available:

LAND USE	LEVEL	OBLIGATIONS	PAYMENT RATES
Arable	Introductory	Action 1: complete soil assessment and produce a soil management plan Action 2: test soil organic matter Action 3: add organic matter one in every three years eg FYM, green manures, chopping straw, grass leys Action 4: green cover on at least 70% of land over winter eg autumn sown crops, cover crops, weedy stubbles	£22/ha £9/ac
	Intermediate	Variation to action 4: green cover on at least 50% of land over winter and multi-species cover crops on an additional 20% of the land	£40/ha £16/ac
Improved Grassland	Introductory	Action 1: complete a soil assessment and produce a soil management plan Action 2: test soil organic matter Action 3: no more than 5% of the total area left bare over winter	£28/ha £11/ac
	Intermediate	Additional action 4: establish and maintain herbal leys on at least 15% of land	£58/ha £23/ac

Improved grassland applies to temporary or permanent grass but must be 'improved' ie fertilised @ 100kg/ha +, re-seeded, boom sprayed herbicide, multiple silage/hay cuts.

WORTHY OF NOTE:

- 3 year agreements, paid quarterly
-
- The whole farm does not need to be included
-
- Different parcels can be included at different levels

GET IN TOUCH

KENT OFFICE

Tel. 01892 832 325

EAST KENT OFFICE

Tel. 01303 814 444

SUSSEX OFFICE

Tel. 01435 873 999



Jon Booth
MRICS FAVV
DIRECTOR



Dan Page
MRICS FAVV MBIAC
DIRECTOR



Esther Goodhew
MSC MRICS FAVV
ASSOCIATE

To keep up-to-date with all the latest changes, sign up to our mailing list at www.lambertandfoster.co.uk/join-the-mailing-list



Baroness Rock's tenancy working group report to DEFRA



Earlier this year, the Tenancy Working Group (TWG), made up of farmers, agents and other advisers, were given the following objectives by DEFRA:

- To look at how the new government financial schemes should be accessible, open, and flexible to tenant farmers.
- To look at longer term changes that would ensure a robust, vibrant, and thriving agricultural tenanted sector.

The TWG have now reported their findings which make for interesting reading.

It was recognised by the TWG (and rightly so!) in the report that roughly a third of farmed land in England is tenanted and tenant farmers are therefore vital to food security and delivery of the desired environmental outcomes. When considering the above noted objectives, the TWG report on a number of existing structural issues in the sector, including a lack of a collaboration between Landlords and Tenants, a tendency for short term FBTs (less than four year term lengths) and a disconnect between current tenancy and tax legislation and the government's policy to deliver long term environmental benefits. It was noted that a number of these issues had already been looked at by a working group in 2019, ahead of the Agriculture

Act 2020 passing into law, however little has changed and now, mid-transition away from the Basic Payment Scheme, uncertainty remains prevalent.

The recommendations from the TWG's report are largely commendable, and include:

- Short term focus on providing clarity on ELMS.
- Defining food security as a public good alongside the environmental objectives to broaden the 'public money for public good' mantra.
- Environmental schemes to be designed with the tenanted sector in mind.
- Grant funding eligibility criteria to be amended to enable investment on let holdings.
- DEFRA developing a comprehensive and long-term new entrant policy.
- Legislative changes that open up the ability of Tenant's to diversify, whilst not negatively affecting a Landlord's tax status, land value or estate management plans.

However, the report also includes a number of longer term structural and

legislative changes, which are potentially damaging. The most notable of which is **restricting Agricultural Property Relief from Inheritance Tax to Farm Business Tenancies (FBTs) of at least 8 or more years**. Long FBTs, in the right circumstances, are advantageous to both parties, providing a Tenant with the security needed to invest and improve a holding. However, a long term FBT will not always align with a Landlord's estate management plans. It is feared that such a change to tax legislation will simply drive more potential Landlords towards Contract/Share Farming Agreements which, by their nature, are more short term, providing less security and therefore not delivering the benefits the TWG are hoping to achieve.

The TWG's report was referred to at the Conservative Party Conference in the autumn – this might have been seen as a positive if it wasn't for the fact we now have a new Secretary of State and a new Prime Minister! In any case, this is a report to DEFRA and is not DEFRA policy. We must hope that the best of the recommendations are taken forward and those that are potentially damaging to the sector are left on the drawing table.

FOR SALE

HARRIETSHAM, KENT

An Impressive Grade II Listed period farmhouse with a significant two-storey traditional brick rear wing extension including an ancillary detached single roundel oast, ragstone stable, triple garage and a range of former agricultural buildings complemented by formal lawned gardens and paddocks extending in all to 3.76 acres.

GUIDE PRICE £1,800,000





Construction of a new home to the rear of a property

Bloomfields were commissioned to submit a planning application for the subdivision of a residential plot and the erection of a detached dwellinghouse, within the rural settlement of Crouch.

The proposal included a new access, car parking and turning areas for both the existing and new dwelling.

We ensured that the dwelling was carefully designed with the style and built form being in-keeping with the rural character of the settlement, protecting existing trees, some of which were covered by Tree Preservation Orders, and enhancing planting to the boundaries.

It was agreed by the Local Planning Authority that the proposed dwelling, which was designed to resemble a barn-like structure utilising brick, weather boarding and tile, would respect the character of the existing settlement and the proposal was approved under Delegated Powers.

Senior Associate, Vicky Bedford, comments;

“This dwellinghouse is now complete and presents an ideal example of a built out scheme which has been readily integrated into the area. We were very pleased to be welcomed back to see the finished result”.



Being an Apprentice (not the Lord Sugar type!)

Bloomfields are delighted to report that they are supporting Russell Brown in his continued studies to become an Architect. After completing his undergraduate degree in Architecture, Russell opted for the slightly less conventional route of jumping straight into the workplace to learn his trade, rather than continuing his journey in full time education to do his Part II studies. As a result, Russell has been able to put theory into practice over the last 4 years; honing his skills with real life situations, working with fully qualified colleagues and all the while earning an income.

More recently however, the opportunity has arisen for Russell to benefit from the Apprenticeship scheme meaning that he can get the best of both worlds by being paid to study and work. Although the time period for study may take a little longer, it does mean that Russell can continue to develop his career within the firm and draw on the experience of colleagues whilst undertaking his studies.

Best of luck Russell in this latest endeavour, we look forward to offering our continued to support to you.



Call for Sites in Medway

Do you or your clients have land that you want to be considered for development in Medway?

If so, get in contact with Bloomfields to discuss how your site can be promoted through the Council's latest call for sites which ends on 31 January 2023. The Council require a range of land uses to come forward, including housing, employment, commercial, waste, minerals and traveller sites – so the sooner you can consider the options available to you and start preparing your site for promotion, the better. This is an important information gathering exercise on land availability which will help inform the Council's future plans.

IMPORTANT: If you don't think you need to promote your site as you did this in previous years, you are wrong!

The Council have expressly asked for previously submitted sites to be submitted again in case anything has changed since the last request in 2014 (the document for which was published in 2019).

Contact Bloomfields on 01892 831 600 for a no obligation discussion.



“Possibly the most significant reunion since Take That!”

We were delighted to see some old faces back at the office when former Partners, John Butler, David Benson and Peter Hodges visited to meet with Nick Brandreth and Director, Alan Mummery.

Alan commented; “ I joined the firm in 1986 and these chaps were my bosses during the early part of my career. It speaks volumes for the firm that we maintain contact with our extended family of former Partners and staff, and it was great fun to get the old team back together. Possibly the most significant reunion since Take That!” Alan went on to say, “I often get asked how my old Partners are doing so I thought everyone would enjoy this happy picture.”



The newest toy isn't always the best

The property market is often challenged by new and innovative ways of selling property, not least the online portals which claim to support the work estate agents do to bring a property to the market within the comfort of your own home.

However, Boomin, founded by the former boss of Purplebricks in October 2020 and presented as a ‘next generation property search agent allowing home movers and Estate Agents to see more, do more and make things happen in the moment...’ reported serious funding issues and at the end of last month went into voluntary liquidation. At the time of its launch, it was presented as being a new challenger in the market but now it appears that business is not Boomin for this online platform!

Since 1900, Lambert & Foster have seen many agencies of all types come and go. We pride ourselves on over 120 years of service to our clients ensuring that every property transaction we undertake is supported every step of the way with proven local knowledge and professional advice. History shows that it is well made toys with finally greased wheels that stand the test of time. If you are looking for a steadfast, long-standing estate agency to look after your sale, get in contact with our friendly, experienced sales team today.



You can sign up for property alerts, request market appraisals, join our mailing list, browse the latest property news and see the team at www.lambertandfoster.co.uk



Lambert & Foster

Auctions remain open for business

One of the most recognisable faces in our admin team is Elaine Bishop who has worked for the firm for 31 years. Elaine has been the ‘go to’ person for all of our auction clients and is well connected to the Weald farming community with husband Peter and son James’ employment on large local farms.



Post Covid it has been difficult to re-establish a permanent auction calendar of collective sales but we remain open for business for dedicated on-site sales and the great success of the carts dispersal sale back in the heat of summer, reminding us all of how much we enjoy arranging this type of dispersal.

Please do contact Elaine with any auction enquiries and between sales she will continue to be a valuable member of the auction and rural agency and valuation team.

Thank you Elaine for your dedicated service for more than a quarter of a century!

THE LAMBERT & FOSTER PADDOCK WOOD HALF MARATHON

We are delighted to be once again sponsoring one of the most successful races in the Southeast. It's time to book it into your running calendar!

The 2023 half marathon will be held on Sunday 12th March 2023. Entries are now open! Sign up at: www.paddockwoodhalfmarathon.co.uk

www.lambertandfoster.co.uk www.bloomfieldsltd.co.uk

KENT OFFICES: 77 Commercial Road, Paddock Wood, Kent **01892 832 325**
39 High Street, Cranbrook, Kent **01580 712 888**
Hillhurst Farm, Stone St, Westenhanger, Hythe, Kent **01303 814 444**

SUSSEX OFFICE: Helix House, High Street, Wadhurst **01435 873 999**

PUBLICATION DATE: Dec 2022. **DISCLAIMER:** The articles in this edition of Asset should not be relied upon or regarded as a substitute for advice. Lambert & Foster and Bloomfields would be pleased to provide further information or advice on any property or planning issues.

IN ASSOCIATION WITH


bloomfields
CHARTERED TOWN PLANNERS