**William Oure Meeting Minutes**

Cricket Pavilion

Thursday, 15th December 2022 7.38 pm

Apologies

Tracy Brown

Present

Duncan Hardie, Max Thomas, John Ramsden, Anthony Aitken, Michael Fisher & Di Sandy (Clerk).

In Attendance

Mr Alex Collier & Mr Collier

Minutes 9th August 2022 & 2nd November 2022

The Minutes of the 9th August 2022 and 2nd November 2022 were approved by Max Thomas and seconded by Michael Fisher.

All Agreed.

Max Thomas and Michael Fisher signed the minutes.

William Oure Charity

Charity Objects: The Relief of Poverty in Parish of Challock by providing grants, items & services to individuals in need. Working to prevent or relieve poverty.

Charity Overview: To support parishioners who are in need. To support parishioners or their families who have suffered a tragic accident or bereavement.

Income is raised by renting the 2-acre field.

Farm Business Tenancy Fixed Term Agreement

The Farm Business Tenancy Fixed Term Agreement was devised in 2017. Prior to this the tenancy was an informal agreement made with previous tenant Mr Nightingale. Mr Collier requested a formalised tenancy agreement is made and BTF Surveyors were hired by Mr Collier to draft a tenancy business agreement. Costs were met by Mr Collier. The agreement consisted of a 3-year rent review and notice period of 12 months prior to the agreement ending in December 2023.

Should the tenant quit the agreement then the Landlord shall be payable compensation for Tenant’s improvements in accordance with the provisions of the Agricultural Tenancies Act 1985. The land when vacated by previous tenant was an apple orchard has since been changed to hay growing field for animal feed. The Tenant has made improvements by grubbing out the apple trees and implemented pest and weed control. Mr Collier has indicated he has spent £8,000 on the improvements. This Agricultural Landlord and Tenant’s Agreement regarding Compensation for Improvements should be used when a landlord has given consent to a Farm Business Tenant’s proposed improvements to the holding. Farm Business Tenants can claim compensation when they quit the holding for improvements they have made to the holding. The Landlord and Tenant are permitted under Section 20 of the Agricultural Tenancies Act 1995 to agree on a limit to the compensation the Tenant will be able to claim. (This does not apply however where the Tenant’s improvement consists of planning permission.) This letter allows the parties either to agree a figure for the compensation or to agree that the amount of compensation will be an amount equal to the cost to the tenant of making the improvement.

Mr Collier would like to continue with the tenancy changing the terms to a 10-year agreement with a 5-year rent review. Mr Collier is willing to negotiate a rent increase.

Mr Collier informed the trustees that he had cleared the field of ragwort and prevented further rabbit damage. The apple orchard was no longer commercially viable as the trees had become rotten and needed to be grubbed out and has therefore improved the asset for the charity. The field is used for crop production i.e., wheat, grass, or fruit and under the terms of the tenancy does not need to inform the trustees the change of crop. Mr Collier confirmed improvements have now been made.

Other Party Interest in renting the William Oure Field

We have received another party who are interested in renting the William Oure Field with proposals to use the field for a number of options i.e., forest school, allotments, and camping holiday for low-income families.

Mrs Burr did not attend the William Oure Charity meeting to put forward her proposals to the trustees. The Clerk did not receive apologies from Mrs Burr because she was unable to attend the meeting.

Community Orchard, Community Allotment & Individual Allotments Scheme

Due to previous enquiries within the past 2 years from parishioners requesting consideration for the field to become a community orchard, community, and individual allotments. The trustees of the William Oure have made feasibility enquiries with the Allotment Society and Ashford Borough Council Allotments Officer. To date we have received no interest in running a community orchard or allotment. We have received 2 oral enquiries from parishioners who would like to have an allotment and we received an email from a parishioner who already has an allotment at Wye but is pleased we are considering running a community orchard and requests that Kentish apple types are planted.

**Rent Review**

According to Farm Rents England on Gov.UK the typical rent paid under Farm Business Tenancies in 2020 rose by 8% to £239 per hectare (2.47 acres). Our current rental is £160 (£80 per acre). The trustees proposed to increase the rent to £250 per acre.

Mr Alex Collier agreed to pay the rent of £250 per acre. £500 per annum commencing from 1st February 2023.

**Farm Tenancy Agreement Notice**

Trustees agreed to a new 10-year farm business tenancy with a 5-year rent review to be drawn up commencing 1st February 2024. Mr Alex Collier to arrange and pay BTF Surveyors to draw up the new Farm Business Tenancy.

Max Thomas Charity Representative, by agreeing to a 10-year farm business tenancy with a 5-year rent review, gives both the tenant and the William Oure Charity security and that the charity is assured.

All agreed.

**The meeting closed at 7.55 pm**