

Peterborough City Council Rural Estate Tenant Specification

Introduction:

This specification has been developed to support and inform the process for selecting new tenants, and to identify how existing tenants are performing in accordance with the objectives outlined in the agreed Management Strategy.

The specification has been draw up by the Rural Estate Manager following consultation with Peterborough City Council, input from existing Peterborough Rural Estate tenants, and consideration of the Agriculture Act 1970, the Agricultural Tenancies Act 1995 and the Agricultural Holdings Act 1986.

Objectives for the Peterborough Rural Estate:

OBJECTIVE 1 – Financial

- Promotion of viable farm enterprises
- Maintenance of rental and capital values of the estate
- Sale of property which is genuinely surplus to the operating requirements of the estate or which are not financially viable to retain

OBJECTIVE 2 – Agricultural

- Provide opportunities new farm businesses, new entrants into farming and opportunity for diverse farming related enterprises
- Encourage sustainable farming practices and businesses

OBJECTIVE 3 – Social & Environmental

- Provide opportunities for varied use, environmental and social benefit to the people of Peterborough.
- Where appropriate non-agricultural uses will be integrated with agricultural use

Taken from the Strategy for the Management of the Rural Estate, 2015

Themes:

Existing tenants were asked to complete the following sentence: “The ideal tenant for the Peterborough Rural Estate would...”

The answers were:

- Farm the land in-hand
- Experienced
- Passionate / enthusiastic
- Hard working
- Amiable
- Innovative
- Adaptable
- Environmentally friendly

Tenant Specification:

All tenants:

1. Will farm the land in-hand.
2. a. *Tenants may use contractors to undertake some tasks, but the use of contractors must not outweigh the tenant's own operational activities.*
No more than 20% of operations may be performed by contractors in any one cropping year.
3. Will pay the rent on time.
4. Will farm under the terms of his/her tenancy, and not breach these terms.
5. Will comply with the rules of good husbandry as defined by section 11 of the Agriculture Act 1947
6. Will undertake day-to-day repairs as they arise.
7. Will inform the Landlord of any repairs/replacements necessary which are the responsibility of the landlord.
8. Will co-operate and communicate with the landlord, with other tenants, and with the local community.
9. Will farm the holding in an environmentally sustainable manner, and will look to conserve and improve the biodiversity of the landscape and habitats.
10. Will support (as far as is practicable) the Landlord's requirement for service provision such as education on the Rural Estate.
11. Will be adaptable, and where appropriate, diversify beyond arable enterprises.

Where existing tenants are taking on new parcels of land:

1. In the case of existing farm tenants, their rent payment record will be considered when applying to take on additional land.

2. Applicants who can demonstrate the following will have an increased likelihood of success:
 - Creation of additional employment opportunities locally
 - Farm diversification enterprises
 - Enhanced environmental objectives and commitment to the conservation and preservation of the land
 - Opportunities to encourage and support education
 - Communication and cohesion with the local community
 - Supporting and or engaging in Open Farm Sunday
 - Providing opportunities for care farming

New Entrants:**Tenant Specification for New Entrants – Criteria by which new entrants will be judged**

1. Applicants should be able to prove they have sufficient farming experience, and formal training i.e, five years' full time practical farm work which may include three years' attendance at an agricultural education establishment.
2. Applicants must show evidence of sufficient capital and financial support.
3. With the exception of existing Estate tenants, the preferred age range is 23-40, although applicants may be considered outside of this age range and applicants will not be excluded on account of their age.
4. Applications from persons who already farm in their own right and who intend to run the holding as an extension to their existing business will not be considered. This includes family farms.
5. Applicants who can demonstrate the following will have an increased likelihood of success:
 - Creation of additional employment opportunities locally
 - Farm diversification enterprises
 - Enhanced environmental objectives and commitment to the conservation and preservation of the land
 - Opportunities to encourage and support education
 - Communication and cohesion with the local community
 - Supporting and or engaging in Open Farm Sunday
 - Providing opportunities for care farming
6. Applicants will not be discriminated against on grounds of gender, race, marital status, sexual orientation, disability or age (however in respect of paragraph 3 above).
7. It is imperative that the applicant be passionate, innovative, hardworking, adaptable and amenable.