

LAND SPHERE

APRIL 2023

BTF PARTNERSHIP

CHALLOCK | HEATHFIELD | CANTERBURY

HOW NATIONALLY
SIGNIFICANT
INFRASTRUCTURE
CAN AFFECT YOUR
PROPERTY

CASE STUDY:
HOW WE CAN GET
YOUR PLANNING OVER
THE LINE

RESIDENTIAL
TENANCIES: GET
YOUR HOUSE IN
ORDER



PLAN TO VALUE

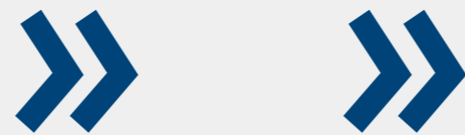
CO-ORDINATED WORKING WITHIN BTF HAS LEAD TO A GREAT SUCCESS FOR LONGSTANDING CLIENTS AND THEIR PLANNING PROCESS.

Follow the process our Associate Director Harry Kenton took, which led to the successful application for 3 residential dwellings on our clients land which was unsuitable for arable production



The Initial Plan

An overarching plan with the client to establish a desirable outcome, we worked alongside our Estate Management team to ensure the interests of the wider estate were considered and met.



Pre-application

We engaged with Dover District Council to act upon pre-application advice, as well as formulating design ideas, addressing any opportunities and constraints.



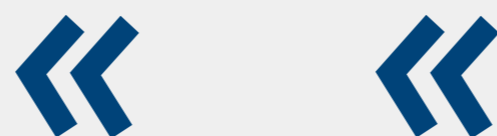
Strategy

Strategic advice was given to establish how best to bring the site forward for planning whilst mitigating risk and ensuring maximisation of value.



Collaboration

Architects were consulted to work with Harry and our client to produce designs and drawings for formal submission. Solicitors and Ecologists worked to ensure a compromise on all fronts could be met for reasonable and acceptable planning application.



Permission

When all parties were in approval of the strategy and of the plans to be put forward, Harry made representations to the council and planning permission was secured for the proposed 3 residential dwellings. This has provided our clients with various options and opportunities.



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Alex Cornwallis
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RAINHAM, KENT

- Development opportunity for 5 new residential dwellings
- Permission to extend existing dwelling on site
- In All 0.50 acres
- **Guide Price - £1,295,000**



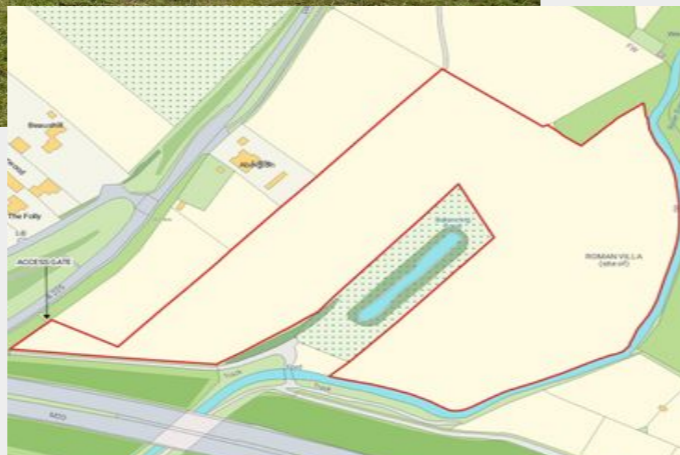
BOOK A VIEWING



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DARTFORD, KENT

- In All 15.23 Acres
- South East Facing Pastureland
- Road Frontage
- **Guide Price - £150,000**



BTF PARTNERSHIP



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CANTERBURY, KENT

- Modern Ground Floor Office
- Close Proximity to High Street
- Allocated Parking
- **Guide Price - £12,500 per annum**



INSTRUCT BTF

With two of the UK's major Nationally Significant Infrastructure Projects (NSIPs) hitting the headlines in March, the time seems right to remind landowners of the value and benefit of being properly represented if you are affected by an NSIP.

On 9th March, the Transport Secretary, Mark Harper announced 2-year delays for the construction of HS2 and Lower Thames Crossing (LTC) to "counteract inflationary pressures".

For LTC, which is currently under the strict time bounds and detailed scrutiny of the Planning Inspectorate's Development Consent Order Application process, the question as to whether sufficient funding will be demonstrated now, so that a Development Consent Order can be granted for construction to start later.

While it seems like HS2 is never out of the headlines, the delay to LTC is of particular importance to BTF who act for a multitude of landowners and tenants, who are affected by the scheme. Thankfully, the Transport Secretary's announcement only applies to the date that the construction can start, which is now expected to be in 2027.

For some this may prolong the uncertainty around when land will be compulsorily purchased, however, our ongoing discussions with National Highways are not stalled by the setback and so we continue to develop early agreements that achieve the maximum compensation and minimise the disruption to businesses, habitats, farms, and the homes of our clients.

The advantages of these ongoing negotiations underline the importance of being engaged in a project and getting good advice. Having an agent to act for you is absolutely vital if you want to protect your assets and rightly, should not cost you thousands in professional fees. In fact, statutory undertakers and acquiring authorities should pay for your reasonable agents' fees, for the professional advice that you now require and BTF are specialists in the many complex issues which landowners and tenants can come up against.

Often, early engagement can cause a realisation that the possible CPO of property is not always absolute – with good advice scheme designs, proposed land uses, and mitigation proposals all can be altered to reduce the impact on your property, alternatives can be found, and an asset can even be removed from the scope of a scheme's impact.

SERVICES WE PROVIDE

- Blight Procedure handling
- Compulsory Purchase Order advice
- Purchase by agreement and discretionary purchase handling
- Compensation claim assessment, preparation and agreement
- Crop loss assessment
- Scheme proposal and land use examination
- Agricultural remediation advice
- Statutory notice and procedural advice
- Timescale advice
- Preparation and submission of representations against the CPO

CURRENT PROJECTS

- Lower Thames Crossing (Kent and Essex)
- A12 Chelmsford to A120 Widening Scheme (Essex)
- East Anglia GREEN Connection (Essex & Suffolk)
- NeuConnect (Isle of Grain, Kent)
- Rother Tidal Walls (East) Scheme (Romney Marsh, Kent)
- Future Hoo (HIF) Project (Medway, Kent)
- M2 Junction 5 Improvements (Sittingbourne, Kent)
- A2 Bean and Ebbsfleet Interchange Improvements (Ebbsfleet, Kent)



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RELATED SERVICES

- Infrastructure and Utilities
- Agricultural Valuation
- Telecommunications
- Planning
- Development
- Purchase and Sale



GET YOUR HOUSE IN ORDER

For landlords of residential properties, there are numerous requirements in place in order to be able to let your property within the private rented sector. At present, if you fail to comply with these regulations it can result in criminal and civil action being taken against you along with the risk of not being able to regain possession of your property. It is important that all of the legal requirements are met in order to protect your position as a landlord.

Despite an already stringent regulatory regime on landlords regarding EPCs, EICRs, Alarms, Gas Safety, Tenant Fees and Deposit Protection to name a few, the government is proposing to take things even further. At present, these proposals are being challenged and lobbied against by the likes of the CLA since it appears they will create disproportionately adverse effects for landlords of rural and heritage property.

An outline of some of the key proposals to be aware of are as follows:

SECTION 21 EVICTIONS

Ending 'no fault' Section 21 (S21) evictions. At present after the initial terms has expired a landlord is able to serve a S21 notice on the tenant providing them with a 2 month notice period to end the tenancy. Changes to this legislation will restrict the ability for landlords to regain vacant possession of their properties.

DECENT HOME HOME STANDARD

-A new requirement to meet a Decent Homes Standard. The Decent Homes Standard is not a new concept, having been in place for the social rented sector since 2001, however it will go well beyond the current private sector regulation. Private sector landlords must currently ensure that their property is compliant with the Homes (Fitness for Human Habitation) Act 2018 and free from Category 1 hazards under the Housing Health and Safety Rating System (HHSRS).

2025 EPC THRESHOLD

The government is intending to raise the minimum EPC threshold to Band C for new tenancy agreements by 2025 and existing agreements by 2028, with the 'high cost' exemption only available after £10,000 of expenditure on energy efficiency improvements. This is a significant increase from the current £3,500 cap in place to reach Band E.

LANDLORD REGISTER

All landlords will have to become registered with a property portal and ombudsman - this will provide redress and dispute resolution to all private rented sector tenants by an independent person.



These proposals arrive against the back drop of a rapidly shrinking rental market, with the sector shrinking by one third in the last 18 months alone. Despite rents increasing 11.1% in January 2023 compared to a year before, this has not kept up with buy-to-let mortgage costs. Stringent regulations and unfavourable tax changes have also discouraged landlords from remaining in the sector. Whilst there is an undoubtable need to protect tenants from rogue landlords, the proposals aren't encouraging for good landlords, particularly those with older properties that maybe Band E who could be faced with thousands of pounds in cost to achieve compliance. It will be interesting to see how the rental and wider housing market is affected if these changes are brought into effect.

If you have any concerns on anything mentioned in this article then please contact the team at BTF who would be able to assist you with ensuring that your 'Houses are in Order' and prepared for what's to come.



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FARM EXPO 2023



Earlier this month we attended the first event of the year for BTF, the FARM EXPO. Held at the Kent Showground, it was a great opportunity for us to see our clients for a long-overdue catch up.

Our Director Colin Hall took part in the morning seminars to address the immediate impact of the current labour shortage within the farming, industry highlighting the lack of urgency and shock of what this means for farming for this coming season. Not only is there a chronic shortage of workers, but an increase in minimum wage for Seasonal Workers has meant that many growers are simply outpriced.

Colin has been working hard with our 50 Club members to ensure they are guided to the best course of action for their business needs.

We thank the team from the Kent County agricultural Society and the Kent Showground for another great year and look forward to the next!



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EASTER MONDAY

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JOIN US FOR A SPOT OF RACING AT ALDINGTON RACES!

THERE WILL BE ENTERTAINMENT FOR ALL THE FAMILY INCLUDING DOG SHOWS, TUG-O-WARS AND DISPLAYS.

GATES OPEN AT 10AM

'BACK THE FAVOURITE'