

UK BPS ENTITLEMENT TRADING UPDATE - 4.2.2021



ENGLAND

- RPA transfer window opened on 28th January.
- Transfer and claim deadline 17th May 2021.
- Transfer method - online and paper.
- Entitlement expiry usage rules do not apply from 2021 onwards. You no longer need to activate the entitlements every two years to avoid losing them. This does not apply retrospectively to 2019 and 2020.
- Exit support scheme (retirement) - In 2022 claimants may have the option to retire from farming and cash in their entitlements. This is subject to a consultation this summer. Our guesstimate is a payment of £629.68 per entitlement surrendered based on a claim under £30,000.
- De-coupling/de-linkage – This may be mandatory from 2024 subject to consultation with a one off or annual payment for the remainder of the BPS scheme until 2027 with no need to make further claims or to have land at one's disposal. Our guesstimate is a payment of £291.52.
- Expected 2021 entitlement claim rate. Total claim under £30,000: Non-SDA £221.55/ha, SDA £219.98/ha, Moorland £60.75/ha. £30,000-£50,000: Non-SDA £209.89/ha, SDA £208.43/ha, Moorland £57.55/ha. £50,000-£150,000: Non-SDA £186.57/ha, SDA £185.25/ha, Moorland £51.16/ha. Total claim over £150,000: Non-SDA £174.91/ha, SDA £173.67/ha, Moorland £47.96/ha.
- DEFRA's intention to introduce 'retirement scheme' and 'de-linkage' for entitlements has created demand for entitlements as claimants look to maximise the number of entitlements they hold and claim on in anticipation of these schemes using reference years as a basis for paying out.
- Non-SDA trading at £150/unit plus VAT and £170 for non-VAT Non-SDA. SDA expected to fetch £170 plus VAT and Moorland £40-45 plus VAT.
- Naked Acres letting at £70/acre. More wanted.



SCOTLAND

- Transfer window open from 16th May 2020.
- Transfer deadline 2nd April 2021.
- Transfer method – paper PF23 form only.
- Entitlement expiry 2-year usage rules still apply.
- No announcement about retirement/de-linkage schemes.
- 2021 claim payments expected to remain the same and continue until at least 2024.
- Expected 2021 claim: Region 1 £217.73/ha, Region 2 £43.13/ha, Region 3 £12.90/ha.
- Scottish Region 1 fetching £155 plus VAT. Region 2 and 3 expected £35 plus VAT and £12 plus VAT.



WALES

- Transfer window opened 4th January 2021.
- Transfer deadline 15th May 2021.
- Transfer method – online.
- Entitlement expiry 2-year usage rules still apply.
- No announcement about retirement/de-linkage schemes.
- 2021 and 2022 claim payments expected to remain the same as 2020.
- Expected 2021 claim: £87.31/ha plus redistributive payment of £91.97/ha on first 54 ha.
- Entitlements expected to sell for £65 plus VAT.
- Wanted naked acres.



NORTHERN IRELAND

- Transfer window opens 1st March 2021.
- Transfer deadline 4th May 2021.
- Transfer method - online for sale/lease/gift. Paper for inheritance/change of business.
- Entitlement expiry 2-year usage rules still in place.
- No announcement about retirement/de-linkage schemes.
- Expected 2021 claim average: £291.42/ha.
- Entitlements wanted at 0.8 x face value.
- Wanted naked acres.

Entitlements Wanted

Total ha	Transfer type	Entitlement type	TCS ref	Status	Deadline
110	BUY	ENGLISH NON-SDA	21P002	£OFFERS	17.5.2021
4	BUY	ENGLISH NON-SDA	21P003	£OFFERS	17.5.2021
15.74	BUY	ENGLISH NON-SDA	21P004	£OFFERS	17.5.2021

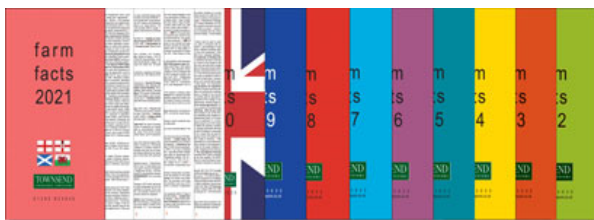
80	BUY	ENGLISH NON-SDA	21P005	£OFFERS	17.5.2021
20	BUY	ENGLISH NON-SDA	21P006	£OFFERS	17.5.2021
52	BUY	ENGLISH NON-SDA	21P009	£OFFERS	17.5.2021
6.88	BUY	ENGLISH NON-SDA	21P011	£OFFERS	17.5.2021
12	BUY	ENGLISH NON-SDA	21P012	£OFFERS	17.5.2021
24	BUY	ENGLISH NON-SDA	21P018	£OFFERS	15.5.2021
82.26	BUY	ENGLISH NON-SDA	21P022	£OFFERS	17.5.2021
36.42	BUY	ENGLISH NON-SDA	21P024	£OFFERS	17.5.2021
48.56	BUY	ENGLISH NON-SDA	21P033	£OFFERS	17.5.2021
87	BUY	ENGLISH NON-SDA	21P034	£OFFERS	17.5.2021
1.7	BUY	ENGLISH NON-SDA	21P038	£OFFERS	17.5.2021
67	BUY	ENGLISH NON-SDA	21P041	£OFFERS	17.5.2021
24	BUY	ENGLISH SDA		£OFFERS	17.5.2021
40	BUY	SCOTTISH REGION 1		£OFFERS	2.4.2021
14	BUY	SCOTTISH REGION 1		£OFFERS	2.4.2021
13	BUY	SCOTTISH REGION 1		£OFFERS	2.4.2021
8.4	BUY	NORTHERN IRELAND		£OFFERS	2.4.2021
9	BUY	NORTHERN IRELAND		£OFFERS	2.4.2021
73.75	WANTED	NAKED ACRES (NON-SDA)		£OFFERS	17.5.2021
19.8	WANTED	NAKED ACRES (NON-SDA)		£OFFERS	17.5.2021
44	WANTED	NAKED ACRES (WALES)		£OFFERS	15.5.2021

Entitlements Available

Total ha	Transfer type	Entitlement type	Ref	Status	Deadline
24	SELL	ENGLISH NON-SDA	21V009/045	£OFFERS	17.5.2021
11.37	SELL (NO VAT)	ENGLISH NON-SDA	21V004	£OFFERS	17.5.2021
3	SELL	ENGLISH NON-SDA	21V005/27	£OFFERS	17.5.2021
180	SELL	ENGLISH NON-SDA	21V006	£OFFERS	17.5.2021
73.75	SELL	ENGLISH NON-SDA	21V010	£OFFERS	17.5.2021
155.86	SELL	ENGLISH NON-SDA	21V013	£OFFERS	17.5.2021
20	SELL	ENGLISH NON-SDA	21V008/011	£OFFERS	17.5.2021
62.97	SELL	ENGLISH NON-SDA	21V016	£OFFERS	17.5.2021
19.5	SELL	ENGLISH NON-SDA	21V018	£OFFERS	17.5.2021
58	SELL	ENGLISH NON-SDA	21V023	£OFFERS	17.5.2021
27	SELL (NO VAT)	ENGLISH NON-SDA	21V026	£OFFERS	17.5.2021
90	SELL	ENGLISH NON-SDA	21V036	£OFFERS	17.5.2021
38	SELL	ENGLISH NON-SDA	21V038	£OFFERS	17.5.2021
60	SELL (NO VAT)	ENGLISH NON-SDA	21V033	£OFFERS	17.5.2021
10	SELL	ENGLISH NON-SDA	21V025/42	£OFFERS	17.5.2021
16	SELL	ENGLISH SDA		£OFFERS	17.5.2021
825	SELL	ENGLISH SDA MOORLAND		£OFFERS	17.5.2021
16.91	SELL	WELSH		£OFFERS	15.5.2021
44	SELL	WELSH		£OFFERS	15.5.2021

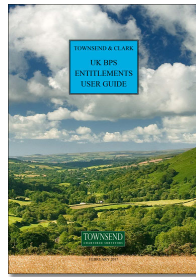
157	SELL	SCOTTISH REGION 1	£OFFERS	2.4.2021
70.1	SELL	SCOTTISH REGION 1	£OFFERS	2.4.2021
30	SELL	SCOTTISH REGION 1	£OFFERS	2.4.2021
937	SELL	SCOTTISH REGION 2	£OFFERS	2.4.2021
221	SELL	SCOTTISH REGION 2	£OFFERS	2.4.2021
60.7	AVAILABLE	NAKED ACRES (NON-SDA)	£OFFERS	17.5.2021
16	AVAILABLE	NAKED ACRES (NON-SDA)	£OFFERS	17.5.2021
16.4	AVAILABLE	NAKED ACRES (NON-SDA)	£OFFERS	17.5.2021

Farm Facts 2021



To ensure you receive your FREE copy of Farm Facts 2021, which will be out in the new year, please contact Kathy Dean on 01392 823935 or email kdean@townsendcharteredurveyors.co.uk.

UK BPS Entitlements User Guide



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