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BPS | CARBON | WATER

BPS AND DELINKAGE PAYMENTS ENGLAND – POTENTIAL/“GUESSTIMATE” OF TOTAL CLAIM VALUE UP TO 2027 IF BUYING ENTITLEMENTS IN 2022 - 8.4.22

The 2022 payment value and each subsequent year until 2027 will be worked out by applying certain percentage reductions against the flat payment rate for each type of entitlement in 2021. These tables show the potential value when purchasing each type of entitlement for the 2022 claim year based on the total claim up to 2027. This allows purchasers to work out the return they will get from the initial outlay of the purchase cost.

Payments will be “delinked” from land starting from 2024. The figures for years 2025-2027 are “guesstimates” only, as the Government has not yet released figures for these years.

Per entitlement payment for upcoming BPS claims	Total value per entitlement of upcoming BPS claims to 2023
DEFRA-confirmed delinked payment for 2024, per entitlement purchased in 2022	Further “guesstimated” delinked payments per entitlement purchased in 2022
Projected total delinked payment from an entitlement purchased in 2022	Projected total payment from buying and claiming on one extra entitlement for 2022 including BPS and delinked payments

PAYMENT PER NON-SDA ENTITLEMENT PURCHASED IN 2022 (£)									
Payment Band	BPS			DELINKAGE (1/3 of 2021 base value multiplied by reduction)					BPS plus DELINKAGE
	2022	2023	Total (2022-23)	2024	2025	2026	2027	Total (2024-27)	Total (2022-27) if entitlement bought in 2022
≤ £30,000 (up to 128.59ha)	186.57	151.59	338.17	38.87	29.15	19.43	9.72	97.17	435.34
£30,001-£50,000 (128.60-214.32ha)	174.91	139.93	314.84	34.98	26.24	17.49	8.75	87.46	402.30
£50,001-£150,000 (214.33-642.95ha)	151.59	116.60	268.19	27.21	20.40	13.60	6.80	68.01	336.20
>£150,000 (over 642.95ha)	139.93	104.94	244.87	23.32	17.49	11.66	5.83	58.30	303.17

PAYMENT PER SDA ENTITLEMENT PURCHASED IN 2022 (£)									
	BPS			DELINKAGE					BPS plus DELINKAGE
Payment Band	2022	2023	Total (2022-23)	2024	2025	2026	2027	Total (2024-27)	Total (2022-27) if entitlement bought in 2022
≤ £30,000 (up to 129.53ha)	185.26	150.52	335.78	38.60	28.95	19.30	9.65	96.49	432.27
£30,001-£50,000 (129.54-215.89ha)	173.68	138.94	312.62	34.74	26.05	17.37	7.82	85.97	398.59
£50,001-£150,000 (215.90-647.67ha)	150.52	115.79	266.31	27.02	20.26	13.51	6.75	73.55	333.85
> £150,000 (over 647.67ha)	138.94	104.21	243.15	69.47	52.10	34.74	17.37	67.15	301.04

PAYMENT PER MOORLAND ENTITLEMENT PURCHASED IN 2022 (£)									
	BPS			DELINKAGE					BPS plus DELINKAGE
Payment Band	2022	2023	Total (2022-23)	2024	2025	2026	2027	Total (2024-27)	Total (2022-27) if entitlement bought in 2022
≤ £30,000 (up to 468.75ha)	51.16	41.57	92.73	10.66	7.99	5.33	2.66	26.65	119.38
£30,001-£50,000 (468.76-781.25ha)	47.96	38.37	86.33	9.59	7.19	4.80	2.40	23.98	110.31
£50,001-£150,000 (781.26-2,343.75ha)	41.57	31.98	73.55	7.46	5.59	3.73	1.87	18.65	92.20
> £150,000 (over 2,343.75ha)	38.37	28.78	67.15	6.40	4.80	3.20	1.60	15.99	83.14

BIODIVERSITY NET GAIN (BNG) OFFSET UNITS ASSESSMENTS

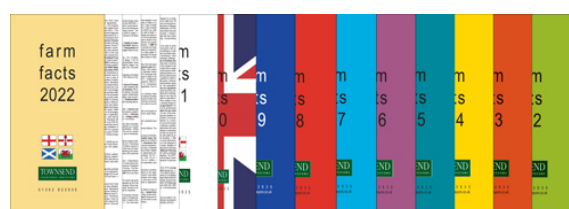
Contact us for a **free** initial desktop BNG Metric 3.0 assessment of potential BNG units you could have to sell to Developers and also register these with us for sale.

We have developers looking to buy BNG units throughout England.

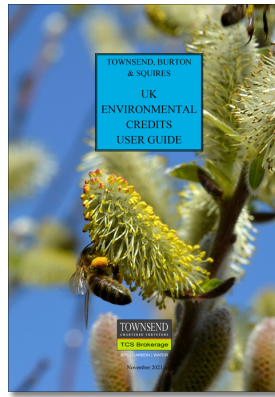
We will make sure you get the right price for your units and have the best independent advice as to:

- what is involved including the land BNG Metric survey when needed,
- what you will need to do with your land,
- what contractual terms are needed in the conservation agreement/covenant,
- issuing the contract of sale to the developer,
- collecting payment and completing the sale.

Farm Facts 2022 - out now



UK Environmental Credits User Guide



To order either the hard copy at £27 inc. P&P or your free e-copy email [kdean@townsendcharteredsurveyors.co.uk](mailto:kdean@townsendcharteredurveyors.co.uk)

Other services we offer, including formal valuations of entitlements, which may interest you include:

- [RPA dispute resolution](#) – Maladministration – Underpayment - Inspection results - Appeals/complaints
- [Commons network](#) - “Minchinhampton” case - Compensation claims - Managing ongoing BPS claims - Common right issues
- [BPS claims](#) - Advising on and submitting BPS claims - Advising on Landlord/ Tenant entitlement issues - Chasing payments - Checking previous BPS payments/claims
- [Agri Environment Schemes and Rural Grants](#) - Environmental Land Management Schemes/ELMS - Countryside Stewardship Schemes - Woodland Grants
- [Carbon capture and trading](#) - Carbon Capture & Credit Sales for woodland and farms.
- [Water Abstraction Licences](#) – Purchase and sale – Applications – Valuations – Professional advice
- Land sales and acquisitions – For Environmental credits - Woodland planting - Peatland restoration, Biodiversity Net Gain, Nitrate and Phosphate offsetting



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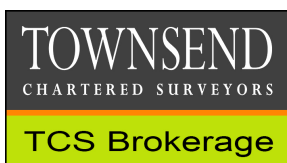
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BPS ENTITLEMENTS The minimum BPS claim size is five hectares for England and Wales and three hectares for Scotland and Northern Ireland. > Unless specifically instructed in writing we are unable to provide advice in respect to the Basic Payment Scheme or any other grants, funding or stewardship schemes, especially how they may affect a particular vendor's or purchaser's eligibility for the Basic Payment Scheme. VAT is payable on Entitlements traded (sold or leased) without land, unless the seller/lessor is non-VAT registered. Unless otherwise stated all entitlements are offered for sale/lease without land and VAT will be due on the price agreed. > The 2022 BPS payment rates in England are £233.30 for Non-SDA, £231.60 for SDA and £64 for SDA Moorland. The FDM is no longer deducted. > The 2022 Scottish rates are £228.20 for Region 1, £48.79 for Region 2 and £13.63 for Region 3. > The 2022 Welsh rates are predicted to be £116.86 plus £91.97. Redistributive payment on the first 54 ha. > Northern Ireland have an expected average value of £299.42 subject to historical variation. > The usage rule, other than in England, remains farmers must use all their entitlements in a single application at least once every two years. **CARBON CREDITS** All woodland and peat carbon credits are VAT and tax free. > All credits must be registered, validated, and verified going forward according to the regulations of the appropriate code. **BIODIVERSITY NET GAIN** All biodiversity units are calculated via Biodiversity Metric 3.0. > Number of units in specific lots subject to variation due to multipliers including, but not limited to, distance between sites and development site baseline. > Conservation Covenants to run with the land. > Minimum 30-year term. **WATER ABSTRACTION LICENCES** All licences are subject to requirements of the Water Framework Directive to reduce licensed abstraction in areas where water resources are under stress/abstraction is unsustainable. Transferor/transferee accepts risk of losing part of the licence during trade. **BROKERAGE** - entitlements/carbon credits/ environmental units/licences. > Are offered subject to documentation/contract/submission. > We also only act on a subject to contract/documentation basis when buying Entitlements/credits/units/licences for our clients and do not enter into oral contracts. > Those listed may include lots offered by other agents where prices quoted include an introductory commission payable to Townsend Chartered Surveyors. > Any such comments or statements made by Townsend Chartered Surveyors verbally during the process of buying or selling or otherwise cannot be relied upon unless such advice is provided in writing following receipt of written instructions for Townsend Chartered Surveyors to provide such advice. Any such oral comments or statements do not form part of our brokerage instructions or any transfer contracts. > Townsend Chartered Surveyors cannot be held responsible for any quotes, prices, rates or advice given in light of any future Government reforms.

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