

- Farm & Estate Management
- Sales & Purchases of Rural Properties
- Valuations
- Estate Planning
- Landlord & Tenant
- Farming Agreements
- Delinked Payments
- Auctions
- Compensation & Compulsory Purchase
- Farm Buildings
- Expert Witness
- Planning & Development
- Minerals
- Stewardship & SFI
- Woodland
- Digital Mapping
- Diversification & Grants
- Employment
- Payroll & Accounts
- Renewable Energy

Cirencester Office
01285 648107

Lechlade Office
01367 252541

mooreallen.co.uk

AGRICULTURAL UPDATE

COUNTRYSIDE STEWARDSHIP EXTENSIONS

Many of you will already be aware of the recent announcement from DEFRA that Countryside Stewardship Agreements expiring this year, 31st December 2025, will be offered a twelve month extension. Offer letters/e-mails are expected imminently. There will be a short timeframe to accept the offer so do ensure that you reply promptly if you wish to continue your existing scheme until 31st December 2026.

Agreement holders are reminded that the extension is on the existing terms only. However, for arable options only, there is the opportunity to remove options which may not continue into 2026 and still accept the extension offer. There is no opportunity to add or remove any other existing options from the scheme.

If you require Landlord's consent for the scheme, do ensure this can be extended until December 2026.

We recommend that you undertake an audit of your current options in place. Many seed mixes will have been planted based on a five year requirement, and if you are to extend this, will the mix last for a further twelve months or is re-seeding required? If re-seeding is required, it may be the opportune time to remove the option from the scheme for 2026. With autumn planting now largely up to date, it would be sensible to take this opportunity to measure existing margins, wild bird seed plots, etc., to ensure that, for example, your 6m wide Stewardship margin remains at 6m wide and has not been eroded over the previous five years!

For those wishing to come out of Countryside Stewardship, the early part of next year would be an appropriate opportunity to consider the future strategy of the farm, potentially in connection with the Sustainable Farming Incentive. Whilst scheme updates remain due at the time of writing, we understand that the current timeframe proposed by DEFRA is that the SFI Scheme will launch in April 2026 at the earliest.

To discuss your options further, please do contact a member of the Agricultural Team on 01285 648106.

RENTERS' RIGHTS ACT - WHAT IT MEANS FOR RURAL LANDLORDS

The Renters Reform Bill received Royal Assent on 27th October 2025, and so became the Renters' Rights Acts. This marks one of the most significant overhauls of the private rented sector in decades. It will affect all landlords — including those letting rural cottages, tied accommodation, and converted agricultural dwellings.

Key Changes for Landlords

End of Section 21 “No-Fault” Evictions.

The Bill abolishes Section 21 notices, meaning landlords will no longer be able to end a tenancy without providing a reason. Possession will instead rely on reformed Section 8 grounds, including cases of rent arrears, property sale, or landlord occupation.

New Tenancy Structure

All new tenancies will move to a single system of periodic tenancies. This allows tenants to end a tenancy with two months' notice, while landlords must rely on the new statutory grounds to regain possession and not within the first 12 months of the tenancy.

Stronger Grounds for Landlords

Revised grounds will enable landlords to recover possession where they or a close family member or employee wishes to occupy the property, or where the property is genuinely to be sold.

New Property Portal and Ombudsman Scheme

Landlords will need to register with a national Property Portal and may be required to join a new Private Rented Sector Ombudsman, aimed at resolving disputes more efficiently.

Rent Reviews and Pets

The Bill introduces stricter controls on rent increases, limiting these to once per year with a minimum two-month notice. Tenants will also gain the right to request pets in the property, which landlords must not unreasonably refuse.

What This Means for Rural Landlords

Many rural landlords, particularly those with cottages let to local workers or farm employees, will need to review existing agreements to ensure compliance. Agricultural tenancies (e.g. under the Agricultural Holdings Act 1986 or the Agricultural Tenancies Act 1995) remain unaffected, but any existing Assured Shorthold Tenancies (ASTs) will transition under the new system.

We Recommend that Landlords Should:

Ensure that all properties meet Decent Homes Standard requirements.

Register early once the Property Portal opens.

Seek advice before serving notices under the new framework.

Our Lettings Team is happy to advise on what these changes mean for your rural portfolio.

As regulations for rural let property tighten, it may be appropriate to seek advice from the market leaders in GL7. We will be holding an update for our Managed Clients on 10th December 2025, with invitations to follow shortly. Further drop-in sessions are to be held in the new year for self-managing landlords. If you wish to be added to the invitation list, please contact the Team at lettings.admin@mooreallen.co.uk

SPOTLIGHT ON THE RURAL LETTINGS MARKET



Rural rentals continue to see strong demand across the Cotswolds and surrounding areas, particularly for smaller cottages and well-presented family homes. Properties with modern heating systems, off-road parking, and outdoor space remain highly sought after.

Featured Properties

Miserden – A charming three-bedroom cottage - £1,800 per calendar month.

Bibury – A detached three-bedroom stone house - £2,595 per calendar month.

Malmesbury – A 3 bedroom modern terrace house - £1,250 per calendar month.

If you are considering letting your property or would like to discuss our managed service, please contact our Lettings Team on 01285 648118 to discuss marketing advice and current rental values.



WINTER GRAZING

Winter grazing opportunity on 12 acres of permanent pasture near Crudwell, Wiltshire. This would suit sheep.

Please contact Neil Doel to discuss this opportunity further on 07880 556718.

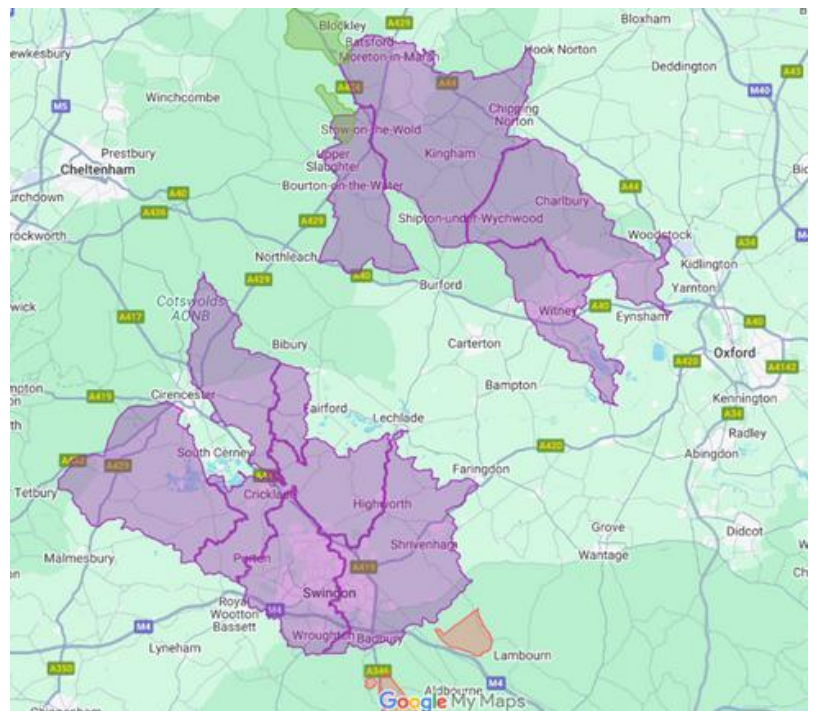
THAMES WATER CATCHMENT FUND

The Thames Water Catchment Fund is now open for applications. Farming businesses will be able to apply for up to £15,000 to assist with crop and land management activities, farmyard infrastructure improvements, livestock management and education and technical activities. Thames Water is offering to fund 50% of costs, and up to a total contribution of £15,000 per holding.

Thames Water is also welcoming applications for the Bespoke Water Quality Improvement Project Scheme, which is offering up to £40,000. The funding rates are the same as for the Catchment Fund options. However, this scheme is more competitive and applications are prioritised which will have a significant, longer term impact on water quality. You can apply for both the Catchment Fund and for a Bespoke Water Quality Improvement Project in any one year.

The application window is open until 30th November 2025. The catchment areas are quite strict and there is a map online (see right) which shows the catchments. You need to be within the catchment to be able to apply.

If this fund is of interest, then please do get in contact with a member of the Team to review whether this is applicable.



TEAM NEWS

Emily Shorter has recently departed on maternity leave ahead of the imminent arrival of her third child. We wish Emily and her family well.



Our Agricultural Team: Stuart Milsom, Jack Ayres-Sumner, Amy McDonald, Richard Dell, Lucy Kernon, Elliot Hutt, Emily Shorter, Tia Bolter, Emily Kirby, Mark Hill, Peter Kirby, Sholto Lloyd, Kellie Gilbride, Lauren Horton & Isabel Milner.

This newsletter is produced for guidance only and should not be used as a substitute for professional advice. Accordingly no liability or responsibility for any loss or damage can be accepted by Moore Allen & Innocent LLP or other contributors as a result of any person, company or other organisation acting or refraining from acting upon comment on this newsletter.