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MOORE ALLEN & INNOCENT

APRIL 2026

AGRICULTURAL UPDATE CAPITAL GRANTS 2026 - UPDATE

Following on from last month's announcement of the Capital Grant Scheme, further details are available on the grants available by following the following link - <https://defrafarming.blog.gov.uk/2026/03/19/the-2026-capital-grants-offer/>

This confirms that the full list of options will be published alongside the guidance in May. The grant opens in July.

Items to apply for are arranged as follows:

- £25,000 for water quality, air quality and natural flood management.
- £35,000 for boundaries, trees and orchards.

Applications will be limited to one per SBI number (RPA registered business). Therefore, the next few weeks can be used to carefully plan the items you wish to include.

If you have not already received Catchment Sensitive Farming (CSF) advice for the supported options, it is unlikely you will now gain their support under this scheme due to their capacity already having been filled.

As with any DEFRA grant, the devil will be in the detail of any items applied for, so do read all prescriptions carefully and adhere to the requirements. For further advice or assistance with the preparation of an application, contact a member of the Agricultural Team.

EXPANSION TO THE PRODUCT SECURITY TELECOMMUNICATIONS INFRASTRUCTURE ACT 2022

As of 7th April 2026, an expansion to the Product Security and Telecommunications Infrastructure (PSTI) Act took effect, resulting in thousands more Landowners/Farmers falling into the Electronic Communications Code. As a result, this could mean rents for Telecoms sites could be cut by up to 90%.

The Electronic Communications Code (ECC) affects how Telecoms Operators work with Landowners/Farmers. Previously, older agreements were more favourable for the Landowner, whereas the expansion shifts power towards the Telecoms Provider. The expansion will now allow easier

access for Telecoms Operators, stronger rights to renew agreements, limited ability to remove equipment, lower rental income pressures and faster dispute resolution.

Due to these changes, it will be important for Landowners to enter careful negotiations to ensure appropriate agreements upfront and manage renewal and termination of current agreements carefully.

Should you have any concerns about this change or wish to discuss this in more detail, please contact one of the Agricultural Team who would be happy to assist.

RENTERS' RIGHTS ACT 2025

From 1st May 2026, significant changes will come into effect under the Renters' Rights Act, introducing new compliance requirements for landlords across the UK. One of the key updates is the mandatory use of a Tenant Information Sheet, which must be provided to all tenants within a strict timeframe.

As part of the new legislation, all landlords are required to issue a Tenant Information Sheet to every tenant. This must be completed:

From 1st May 2026, and no later than 31st May 2026

This applies not only to new tenancies but also to all existing tenancies within your portfolio.

For landlords on a "Let Only" service, the responsibility for compliance sits directly with you. This means you must:

- Identify every active tenancy in your portfolio.
- Ensure the correct Information Sheet is issued to each tenant.
- Keep a clear and traceable audit trail showing when and how the document was served.

Failure to comply with these requirements could result in serious consequences. If a dispute arises and you are unable to provide sufficient evidence that the Tenant Information Sheet was served correctly, landlords may face fines of up to £7,000.

Maintaining accurate records is therefore not just best practice—it is essential for protecting yourself legally and financially.

If you would prefer to avoid the administrative burden and ensure full compliance, we can manage the entire process on your behalf. Our service includes:

Issuing the required documentation to tenants and maintaining a complete and compliant audit trail.

This service is available for a one-off fee of £54 (£45 + VAT).

If you would like us to handle this for you, or if you have any questions about your responsibilities under the new legislation, please get in touch with a member of the Lettings Team on 01285 648118. We are here to help you stay compliant and stress-free as these changes come into force.

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SPRING 2026 MACHINERY AUCTIONS



WEDNESDAY 22ND APRIL - GENUINE FARM
DISPERSAL SALE NEAR HIGHWORTH

catalogue available on our website

WEDNESDAY 29TH APRIL - FAIRFORD
COLLECTIVE SALE

WEDNESDAY 20TH MAY - GREAT SOMERFORD
COLLECTIVE SALE

mooreallen.co.uk

01285 648103 / farmsales@mooreallen.co.uk

CHARITY CONCERT

We are delighted to be supporting the Spring Concert with Blue Notes & Coln Choir in aid of our Charity of the Year for 2026, Longfield Hospice.

The concert will be held at All Hallows Church, Church Lane, South Cerney, GL7 5TT on Friday, 24th April at 7.30 p.m.

We hope to see you there.

MANOR FARM, UPTON ST. LEONARDS



For Sale by Private Treaty with a Guide Price of £850,000

A rare opportunity to acquire a Grade II listed, four-bedroom period farmhouse in the highly regarded village of Upton St Leonards.

This attractive property displays a wealth of original character, including traditional stone elevations, generous proportions, and charming architectural detail. Now requiring comprehensive renovation, the property presents significant scope for restoration and enhancement, subject to the necessary consents.

Please contact the Rural Sales Team on 01285 648 115 for further information.

NVZ REPORTS

Farmers and landowners with farms or land located within a Nitrate Vulnerable Zone (NVZ) are reminded that all annual declarations must be up to date to 30th April. The Agriculture Team is well placed to assist you with this.

These records should include:

- Area of your holding
- Number of livestock
- Type of animal and number of days each animal spent on the holding
- Amount of nitrogen produced by livestock
- Numbers and types of livestock kept in buildings or on hard standings during the previous storage period
- Dates for the start and end of use and locations of any field sites used for storing solid manure
- Risk Maps

Where risk maps are in place, start and end dates for use of field sites do not need to be recorded separately. All records must be kept for a minimum of 5 years.



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.

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