**CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS**

**CAAV EXAMINATIONS – 15TH NOVEMBER 2018**

**NATIONAL ORAL QUICKFIRE QUESTIONS**

Please select ten questions from these seventeen to ask of all candidates in your Group.

Ask each of your chosen ten questions no more than twice – the answers are either right or wrong.

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1. **What are the following a variety of: Fuego, Fanfare and Vertigo?**

Spring Beans

**2 What is a typical application rate in kg/hectare for nitrogen applied to a crop of winter wheat?**

185 – 190 kg/Ha

**3 England - What does ELMS stand for?**

 Environmental Land Management Scheme

 (The name for the prospective environmental public goods scheme in England’s post Brexit policies.)

 **Wales –** **For the TAN6 policy, what does TAN stand for?**

 Technical Advice Note

 **Scotland -** **What does KTIF stand for?**

Knowledge Transfer and Innovation Fund

**4 What is an individual’s annual exemption amount for Capital Gains Tax purposes?**

£11,700

**5** **England and Wales -** **What is the time limit for serving a notice to quit following the death of a sole tenant under the Agricultural Holdings Act 1986?**

After the death and no later than 3 months after the personal representatives of the sole tenant have served written notice on the landlord of the death

 **Scotland** **– When does the Amnesty period for tenant’s improvements end?**

 12th June 2020

**6 What are Mules and Cheviots?**

 Breeds of Sheep

**7** **By what date must an Ecological Focus Area cover crop be established (England)**?

 1st October

 **By what date must an Ecological Focus Area green cover be established (Scotland)**?

 1st November

 **What is the minimum height and maximum width of an Ecological Focus Area traditional stone wall (Wales)?**

1m high and 4m wide

**8 England - What is the cumulative floor space threshold for Class Q Permitted Development rights for conversion of agricultural buildings to larger dwellinghouses?**

 465m²

**Scotland and Wales – What is the maximum area of agricultural buildings that can be erected in a two year period under permitted development rights?**

465m2

**9** **How does a landlord or tenant terminate a 3 year fixed term Farm Business Tenancy Agreement?**

 At least 12 months notice of intention to terminate must be given before the term date

 **Scotland – What is the time limit for the first notice by a landlord wishing to terminate an LDT?**

 The notice to intimate the intention to terminate must be given between two and three years before the expiry date

**10** **What is the average rebuilding cost per square metre of a steel portal frame straw barn with metal profile sheet roof, rainwater goods and hardcore floor?**

 £107/m² (range £85/m² to £128/m²)

**11** **Who is responsible for the repair or replacement of fireplaces, chimney linings and roof insulation under the 2015 Model Clauses (England)?**

The Landlord

 **Who is responsible for the repair of the electrical supply systems and fittings under the 1973 Model Clauses (Wales)?**

The Tenant

**Under a Limited Duration Tenancy, a Short Limited Duration Tenancy or a Modern Limited Duration Tenancy what must the parties agree at the onset of the lease under The Code of Practice for the Maintenance of Agricultural Holdings (Scotland)?**

A schedule of the fixed equipment to be provided by the landlord and its condition

**12 Who is the Minister of State for Agriculture Fisheries and Food?**

 George Eustice

**13 What is the full title of ‘The RICS Red Book’?**

RICS Valuation, Global Standards 2017

**14 Under the Money Laundering Regulations what do you need evidence of to confirm a new client’s identity (examples of documents not required)?**

Proof of name and proof of address

**15** **England - What is the 2018 BPS payment rate per hectare or per acre before Financial Discipline Mechanism?**

(These include the greening element)

(Examiners to ask for figure for the appropriate region and use reasonable tolerance)

*England*

 Per Hectare Per Acre

 Non SDA £231.70 £93.77

 SDA £229.92 £93.05

 SDA Moorland £ 62.70 £25.37

 **Scotland and Wales -** **What is the average 2017 BPS payment rate per hectare or per acre before Financial Discipline Mechanism?**

*Scotland*

Region 1 £223 £90

 Region 2 £ 38 £15

 Region 3 £ 12 £ 5

*Wales* £112 £45

NB Disregarding the Redistributive payment

**16 What principle may be stated in the following terms:**

 **‘compensation for the compulsory acquisition of land cannot include an increase in value which is entirely due to the scheme underlying the acquisition’**

The Pointe Gourde principle