

CAAV EXAMINATIONS

EASTERN GROUP

9th & 10th NOVEMBER 2022

Candidate's Pack



CAAV PRACTICAL EXAMINATION 2022 - EASTERN GROUP

KNIGHTS HILL HOTEL & SPA, SOUTH WOOTTON, KING'S LYNN,
NORFOLK PE30 3HQ

6.5 HOURS OF EXAMINATION TIME

Wednesday 9th November 2022 - PRACTICAL

Candidates will be supervised throughout

| | |
|---------------------|---|
| 8.00am | <p>Candidates to arrive at Knights Hill Hotel & Spa, South Wootton, King's Lynn, Norfolk PE30 3HQ</p> <p>Register with the Convenor and collect name badge. Please take all you need with you as there will be no return to your car until the end of day.</p> <p>Please wear shoes and bring wellies in a bag.</p> |
| 8.15am | Coach leaves Knights Hill Hotel for farm |
| 8.40am | Introduction, briefing and identification of the topics by Group Chief Examiner. Candidates will be allocated to examiners. Question papers handed out for candidates to read. |
| 9.00am - 12.30pm | <p><u>Practical Exam</u></p> <p>Candidates must acquaint themselves with the questions for both the morning and afternoon sessions and the oral question, making such notes on the paper provided, that are necessary to enable the afternoon questions to be answered. No questions may be asked of the examiners about the subjects of the questions – where necessary, assumptions may be made but must be stated.</p> <p>Inspection of items included in the examination papers.</p> <p>Candidates will be accompanied by examiners to the site of the various questions around the farm building and fields.</p> |
| 12.30pm - 1.00pm | <p><u>Practical Exam – Notebook Completion</u></p> <p>Time allowed for completion of calculations and final check on notebook answers before handing the books to the examiners.</p> |
| 1.00pm | Return to Knights Hill Hotel |
| 1.15pm | Lunch in the Garden Brasserie |
| 2.15pm | <p>Afternoon Practical Written paper starts for all candidates in the Great Barn</p> <p>Questions relating to the farm visited during the morning will require notes made by the candidates then.</p> |
| 4.45pm | Afternoon Practical Written paper finishes |

Thursday 10th November 2022 – NATIONAL WRITTEN & ORAL

| | |
|----------------------|--|
| 8.50am | National Written Paper I candidates to arrive at Knights Hill Hotel & Spa, South Wootton, King's Lynn, Norfolk PE30 3HQ Register with the Convenor in the Great Barn Foyer Area |
| 9.00am | National Written Paper I starts in the Great Barn |
| 10.35am | National Written Paper I finishes for all candidates |
| 10.35am - 10.45am | Refreshment break in the Small Barn |
| 10.50am | National Written Paper II starts in the Great Barn |
| 12.55pm | National Written Paper II finishes for all candidates |
| 1.00pm – 2.15pm | Lunch in the Garden Brasserie |
| 2.15pm | Oral Group A (Panel 1 = Admirals Room) (Panel 2 = Captains Room) (Panel 3 = Study) |
| 2.45pm | Oral Group B (Panel 1 = Admirals Room) (Panel 2 = Captains Room) (Panel 3 = Study) |

Once you have completed your interview, please return your name badges before leaving the venue. Thank you.

CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS – EASTERN GROUP

Morning Practical Examination

Wednesday 9th November 2022

At

Manor Farm, Gayton Road, Grimston, King's Lynn, Norfolk, PE32 1BG

Guidance for Candidates

Candidates should have read the 2022 Guidelines for Practical and Written Examinations. **All questions in this paper should be answered.**

Time allowed – 3½ hours with an additional half an hour for completion of calculations and final check on notebook answers (**4 hours in total**). A total of 90 marks are available – 85 marks for question answers and 5 marks for presentation.

Notebooks, question papers and CAAV publications for both the morning and afternoon sessions for the practical examination will be handed to the candidates at the initial briefing.

During the morning session candidates will be shown various items by the examiners.

Introduction and Background

Manor Farm is located in the village of Grimston approximately 5 miles North East of King's Lynn in West Norfolk and is shown for identification purposes only shaded red on Plan 1.

Manor Farm comprises the following: - 1600 acres of arable and grassland with varied soil types allowing for a broad rotation, comprising of Winter and Spring Wheat; Winter and Spring Barley; Triticale; Peas; Sugar Beet; Potatoes; Strawberries; Onions and Sainfoin. High quality end produce grown for seed. Abstraction licences are available from boreholes and the river. The land is entered into a Mid Tier Countryside Stewardship Scheme. The grassland is managed by cutting and grazing by cattle and sheep.

A principal farmhouse lived in by the owner, Mr Partridge, together with a range of residential properties; traditional and 'modern' farm buildings, caravan club site, livery yard, campsite, glamping units and wedding venue. The sporting rights are let which form part of a large commercial shoot across 6500 acres. The woodland is managed commercially.

The farm is currently farmed in-hand by the owner, Mr Partridge, aged 55 who has farmed at Manor Farm his entire working life. He has a successful contracting business and has invested heavily in machinery and infrastructure at Manor Farm over the last 10 years. A neighbouring farmer, Mr Woodcock, farms 180 acres in the village on an Agricultural Holdings Act Tenancy 1986, hatched red on Plan 1, and is considering his options for farming the land. You are the agent acting for Mr Partridge

QUESTION 3

The current Mid Tier Countryside Stewardship Agreement for Mr Partridge ends on 31st December 2023. Conscious that Basic Payment Scheme subsidy is reducing, he has asked for your advice about maximising his income from Government schemes on the land.

- a) Give a brief summary of what a Sustainable Farming Incentive (SFI) Standards Agreement is, eligibility criteria, how long it lasts and how you are paid **(4 marks)**
- b) What are the 2 other schemes being introduced under the Agricultural Transition Plan **(1 mark)**

- c) Mr Partridge currently has the following options included in his existing Mid Tier Stewardship agreement:

AB1 Pollen and Nectar Mix
BE3 Hedgerow Management
SW1 4-6m buffer strips on arable land

Assuming the RPA follow the same dates as for 2022 what will the application deadline be for applying for a Scheme that would start 1st January 2024 **(1 mark)**

- d) Mr Partridge has asked for your advice in relation to Capital Items that could be included as part of a new Agreement. Considering the farm plan and what you have observed on the ground which Capital Items could be included in a new Agreement **(2 marks)**
- e) What are the practical factors that should be considered when choosing Countryside Stewardship options and their location on the farm **(2 marks)**

QUESTION 6

Falling within the ownership of Manor Farm is a building located to the west of Gayton Road, Grimston, shown as Building 'B' and shaded blue on Plan 2. The building, which is predominantly of brick construction, extends to approximately 175 square metres. The building is currently vacant, but a local veterinary practice is keen to rent the premises to form part of their growing business. The building has planning consent for this use.

Mr Partridge wishes to enter into a new 10 year agreement with the veterinary group and has asked for your help with the following:

- a) What type of agreement do you recommend? **(1 mark)**
- b) Mr Partridge wants to ensure that the agreement will end on the last day of the agreed term. Please confirm what action should be taken prior to the new lease commencing to prevent the proposed tenant from gaining security of tenure. **(2 marks)**
- c) Please set out in template form the key headings within the heads of terms that you will need to negotiate and agree between the parties. **(5 marks)**
- d) What transactional implications may arise for the Tenant as a result of entering into a 10 year agreement? **(2 marks)**

QUESTION 7

- a) As a result of a successful harvest, Mr Partridge is considering applying for planning permission for a new grain store at the farm. He has asked you to provide him with an approximate figure for the cost of construction of the building; it will have a footprint of 30 metres x 18 metres. Please state your assumptions. **(6 marks)**
- b) Mr Partridge would also like you to provide the crop storage capacity of the building. Provide the tonnage and values for Wheat and Beans as at today's date. Assume the heap will be 3 metres high, and that the slope will be 45 degrees and 3 metres at the base. Please show your calculations and any assumptions you have made. **(6 marks)**
- c) Winter Wheat should be stored below what percentage moisture? **(1 mark)**
- d) Provide an estimate of the weight of a wrapped, round bale of silage in tonnes. **(1 mark)**
- e) Provide a value as at today's date for big, square bales of hay on a £ per tonne basis. **(1 mark)**

END OF PAPER

CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS – EASTERN GROUP

Written Afternoon Practical Examination

Wednesday 9th November 2022

At

Knights Hill Hotel, Knights Hill Village, King's Lynn, Norfolk, PE30 3HQ

Guidance for Candidates

Candidates should have read the 2022 Guidelines for Practical and Written Examinations. **Four out of five questions should be answered.**

Time allowed - 2½ hours. A total of 60 marks are available.

Introduction and Background

Manor Farm is located in the village of Grimston approximately 5 miles North East of King's Lynn in West Norfolk and is shown for identification purposes only shaded red on Plan 1.

Manor Farm comprises the following: - 1600 acres of arable and grassland with varied soil types allowing for a broad rotation, comprising of Winter and Spring Wheat; Winter and Spring Barley; Triticale; Peas; Sugar Beet; Potatoes; Strawberries; Onions and Sainfoin. High quality end produce grown for seed. Abstraction licences are available from boreholes and the river. The land is entered into a Mid Tier Countryside Stewardship Scheme. The grassland is managed by cutting and grazing by cattle and sheep.

A principal farmhouse lived in by the owner, Mr Partridge, together with a range of residential properties; traditional and 'modern' farm buildings, caravan club site, livery yard, campsite, glamping units and wedding venue. The sporting rights are let which form part of a large commercial shoot across 6500 acres. The woodland is managed commercially.

The farm is currently farmed in-hand by the owner, Mr Partridge, aged 55 who has farmed at Manor Farm his entire working life. He has a successful contracting business and has invested heavily in machinery and infrastructure at Manor Farm over the last 10 years. A neighbouring farmer, Mr Woodcock, farms 180 acres in the village on an Agricultural Holdings Act Tenancy 1986, hatched red on Plan 1, and is considering his options for farming the land. You are the agent acting for Mr Partridge

QUESTION 2

Your client, Mr Partridge (the landowner), has been notified by the local water authority that they are proposing to construct a new water pipeline in 2023 across Manor Farm along the route coloured brown a on Plan 1. This new water distribution pipeline will improve water resilience in the region, having been prioritised following drought conditions this year.

Your client has requested preliminary advice. Prepare detailed notes in preparation for a meeting with your client, which should cover at least the following points:

- a) The water authority's statutory powers (3 marks)
- b) Opportunities to mitigate disturbance (2 marks)
- c) Heads of claim for compensation that may be due for both a landowner and tenant (8 marks)
- d) The water authority's plans to create a compound site on the land as part of the project. (2 marks)

(Any assumptions and/or calculations should be made clear).

QUESTION 4

Manor Farm Bungalow is a property located on the edge of the farmyard, shaded orange and marked as Building D on Plan 2 and is subject to an agricultural occupancy condition. It is occupied by Mr & Mrs Smith.

Mrs Smith is a local retired headteacher and Mr Smith is the retired school caretaker. They are considering moving to Norwich to be closer to their family and to assist with childcare. They have occupied Manor Farm Bungalow since 1997 and have consistently paid rent in the sum of £500 per calendar month.

Mr Partridge has heard another farmer mention CLUED, and he has asked for your advice.

- a) What does CLUED stand for? **(1 mark)**

- b) Do you think it would be possible for a CLUED to be obtained for Manor Farm Bungalow? **(2 marks)**

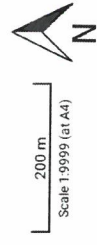
- c) Outline the process for undertaking obtaining a CLUED for Manor Farm Bungalow. You should detail the approximate charges and detail the documents and information that you would submit in support of the application. **(5 marks)**

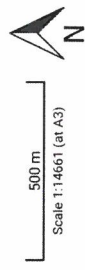
- d) After obtaining a CLUED a further planning application can be required. What does this involve and are there any time constraints? **(2 marks)**

- e) Please provide an indication of the current market value before and after the planning process has been completed. **(2 marks)**

- f) Assuming Mr & Mrs Smith's occupation had commenced in 2017, how would you advise Mr Partridge differently? **(3 marks)**

END OF PAPER







CENTRAL ASSOCIATION OF AGRICULTURAL VALUERS – EASTERN GROUP

Practical Examination - Oral Question

Thursday 10th November 2022

Examination to be held at Knights Hill Hotel, Knights Hill Village,

King's Lynn, Norfolk, PE30 3HQ

Consider:

1. Manor Farm shaded red on Plan 1.
2. The area identified as Buildings A and shaded red on Plan 2.

You as Mr Partridges Agent will meet his Accountant at a meeting on Thursday afternoon and will be asked to discuss a topic relating to the holding and the buildings shaded red.

If you wish to do so you may make any notes on the green coloured paper. These notes are to be handed in at the end of the morning exam and will be handed back to you just before your interview.



**THE CENTRAL ASSOCIATION
OF AGRICULTURAL VALUERS**

**GUIDE TO THE COSTINGS OF
AGRICULTURAL OPERATIONS 2022**

**Applicable to valuations made on
and after 1st September 2022**

Numbered Publication 251

1st September 2022

£20.00

Harts Barn Farmhouse,
Monmouth Road,
Longhope,
Gloucestershire
GL17 0QD
Tel: 01452 831815

GENERAL NOTES

1. This Schedule is prepared on a national basis and is to be regarded **only as a guide to valuers**. The Association cannot accept any legal liability for the consequences of action taken in reliance upon this Schedule.
2. The Detailed Working Papers on which this summary is based are available for CAAV members to download from the CAAV website free of charge. The Detailed Working Papers are not available to non-members.
3. Calculations throughout offer a basis recognised by HMRC's HS232 paragraph 3.6 (formerly BEN 19) for costs of production for stocktaking.
4. This Guide to Costings not only shows the standard rates including labour, but also the cost of each operation excluding all labour. This is to assist those engaged in stocktaking valuations on farms where the farmer himself undertakes much or all of the labour as a sole trader or partner. This illustrates the importance of adjusting the figures to reflect circumstances on the farm, such as accounting for more than one unit of labour where the operation demands it.
5. Most costs are based on rates for a standardised **8-hour** day weighted to include overtime, holidays, wasted time, etc. They relate to typical machines and should be varied to take account of the work rate decided on by the valuer. In the case of atypical machines this simple calculation will not apply. These figures should be adjusted to reflect the lower costs that can come with greater scale of operation and the increased costs that may arise from small and ill-shaped fields (and particularly to abrasive or flinty soils) as well as seasonal variations.
6. Operations which are not included can be costed from the nearest comparable work.
7. In cases where more than one operation is carried out at the same time, any deduction should be at the valuer's discretion.
8. Operations carried out by a contractor are to be at cost, but valuers must ensure that for tenant right valuations, the amount does not exceed the value to an incoming tenant. In some cases the farmer's cost may exceed a contractor's cost.

Published by
The Central Association of Agricultural Valuers
Harts Barn Farmhouse, Monmouth Road, Longhope, Gloucestershire GL17 0QD

Copyright The Central Association of Agricultural Valuers
September 2022

ISBN 978 1 913 664 15 2

NOTES FOR 2022 EDITION

Review of Costings data – Whilst efforts have been made to keep the schedule as consistent as possible with previous years, the review of Costings data has included some changes to reflect current practice. This year, where possible we have gained new market prices for machinery, however for some machines new prices could not be achieved and therefore a 20% increase has been added to last year's prices to reflect the current market. As a result, a number of the brands of machines have changed however the type, size and price range of the machine has remained reflective.

Fuel – The fuel price can be a significant factor causing change in rates from year to year. The fuel price used for 2022 was 105ppl as recorded on the day of the Costings Committee meeting. Our calculations show that a change in fuel price of 5p per litre will change the wheeled tractor costings by about 4%.

Depreciation – The Costings figures include an amount for machinery depreciation. Following the *Mars* and *William Grant* cases on the accountancy treatment of depreciation, we now identify that amount as a separate figure in column four, so that this information can be supplied to clients' accountants if requested.

Effective date – These Costings, having been reviewed in the summer, are to apply from 1st September 2022.

BASIC COSTS PER STANDARD 8 HOUR DAY

| | £.p. |
|-------------------------------------|----------|
| 1. Farm worker | 134.80 |
| (for housing add £13/day) | |
| 2. Tractors (all 4WD) | |
| 110hp | 210.15 |
| 155hp | 311.70 |
| 215hp | 379.50 |
| 250hp | 456.85 |
| 350hp | 621.40 |
| Quadtrac 480hp | 1,085.85 |
| 3. Materials Handling Machine | 278.45 |
| (with telescopic boom) | |
| 4. Forklift | 78.70 |
| 5. ATV (heavy use) | 65.00 |
| 6. Trailers | |
| 4 tonne dropside | 8.45 |
| 15 tonne dumper | 30.95 |
| 15 tonne flat bale trailer | 30.35 |
| 10 tonne twin axle trailer | 34.85 |
| 12 tonne twin axle trailer | 50.05 |
| 18 tonne twin axle trailer | 50.75 |
| 7. Fuel, per litre | 1.05 |

OPERATIONAL COSTS

A. CULTIVATIONS

- A1. 4 Furrow Plough (8 in depth)
 A2. 5 Furrow Plough (8 in depth)
 A3. Addition for Furrow Press to 5 Furrow Plough
 A4. 6 Furrow Plough (8 in depth)
 A5. 10 Furrow Plough (8 in depth)
 A6. Subsoiling - 20 in. depth, 3 ft. centres, three leg
 A7. Mole Draining (single leg)
 A8. Non-inversion tillage operations

- (a) 3m deep time with disc and packer
 (b) 6m shallow time/disc packer
 (c) 6m top-down deep time/disc packer
 (d) 3m shallow cultivator press
 (e) 6m shallow disc with packer
 A9. Flat lifting (3 leg), 14 in depth
 A10. Heavy disc harrowing (5.6m)
 A11. Medium disc harrowing (3.4m)
 A12. Light spring time harrowing (5m)
 A13. Grass harrowing

- (a) 3m grass harrow
 (b) 6m grass harrow with seeder unit
 A14. Straw raking
 A15. Power or Rotary harrowing with levelling bar & packer

- (a) 3m wide, shallow
 (b) 3m wide, deep
 (c) 4m wide, shallow
 (d) 4m wide, deep
 (e) 6m wide, shallow
 (f) 6m wide, deep

B. DRILLING, FERTILISER SPREADING AND SPRAYING

B1. Corn drilling, transport of seed included

- (a) 4m disc drill
 (b) 6m fixed time drill
 B2. Combined soil preparation and drilling, transport of seed included:

IMPERIAL £/acre

Ref acres total ex- depreciation
per day cost labour deduction

ha to
per day c

A. CULTIVATIONS

| | | | | | | |
|----|----|-------|-------|-------|----|----|
| A1 | 15 | 30.95 | 21.95 | 8.00 | 6 | 76 |
| A2 | 20 | 29.00 | 22.25 | 7.90 | 8 | 71 |
| A3 | 18 | 10.20 | 10.20 | 4.45 | 7 | 25 |
| A4 | 25 | 30.95 | 25.60 | 8.90 | 10 | 76 |
| A5 | 55 | 29.20 | 26.75 | 10.15 | 22 | 72 |
| A6 | 24 | 31.45 | 25.85 | 10.50 | 10 | 77 |
| A7 | 18 | 30.90 | 23.45 | 10.55 | 7 | 76 |

| | | | | | | |
|-------|----|-------|-------|-------|----|----|
| A8(a) | 30 | 27.15 | 22.65 | 8.80 | 12 | 67 |
| A8(b) | 75 | 12.35 | 10.55 | 4.30 | 30 | 30 |
| A8(c) | 70 | 27.90 | 26.00 | 11.10 | 28 | 68 |
| A8(d) | 40 | 17.15 | 13.75 | 4.95 | 16 | 42 |
| A8(e) | 92 | 11.60 | 10.15 | 4.70 | 37 | 28 |
| A9 | 22 | 33.30 | 27.20 | 11.25 | 9 | 82 |
| A10 | 40 | 29.40 | 26.00 | 10.40 | 16 | 72 |
| A11 | 35 | 21.70 | 17.85 | 7.31 | 14 | 53 |
| A12 | 45 | 12.50 | 9.50 | 3.95 | 18 | 30 |

| | | | | | | |
|--------|-----|------|------|------|----|----|
| A13(a) | 90 | 4.40 | 2.90 | 1.05 | 36 | 10 |
| A13(b) | 80 | 5.25 | 3.55 | 1.30 | 32 | 12 |
| A14 | 150 | 3.85 | 2.95 | 1.20 | 61 | 9 |

| | | | | | | |
|--------|----|-------|-------|-------|----|-----|
| A15(a) | 24 | 29.65 | 24.05 | 9.60 | 10 | 73 |
| A15(b) | 16 | 44.50 | 36.05 | 14.40 | 6 | 109 |
| A15(c) | 32 | 25.90 | 21.70 | 7.45 | 13 | 64 |
| A15(d) | 22 | 37.65 | 31.55 | 10.85 | 9 | 93 |
| A15(e) | 45 | 26.30 | 23.30 | 7.10 | 18 | 64 |
| A15(f) | 30 | 39.45 | 34.95 | 10.65 | 12 | 97 |

B. DRILLING, FERTILISER SPREADING AND SPRAY

| | | | | | | |
|-------|----|-------|-------|------|----|-----|
| B1(a) | 52 | 15.65 | 13.05 | 6.20 | 21 | 38. |
| B1(b) | 90 | 16.35 | 14.65 | 5.55 | 36 | 40. |

| IMPERIAL £/acre | | | | | ME | |
|--|---------|-------|--------|--------------|---------|-------|
| | acres | total | ex- | depreciation | ha | total |
| Ref | per day | cost | labour | deduction | per day | cost |
| B. DRILLING, FERTILISER SPREADING AND SPRAYING (cont) | | | | | | |
| B4. Fertiliser spreading or small seeds broadcasting, transport included | | | | | | |
| (a) 12 metre: 2 cwt/acre; 250kg/ha | B4(a) | 150 | 5.00 | 4.10 | 1.40 | 61 |
| 5 cwt/acre; 625kg/ha | | 110 | 6.80 | 5.60 | 1.90 | 45 |
| (b) 24-36 metre: 2 cwt/acre; 250kg/ha | B4(b) | 250 | 4.70 | 4.15 | 1.65 | 101 |
| 5 cwt/acre; 625kg/ha | | 160 | 7.35 | 6.50 | 2.55 | 65 |
| (c) 24-48 metre c/w weigh cells and GPS: 2 cwt/acre; 250kg/ha | B4(c) | 250 | 5.30 | 4.75 | 1.95 | 101 |
| 5 cwt/acre; 625kg/ha | | 160 | 8.30 | 7.45 | 3.05 | 65 |
| B5. Autocasting from combine harvester | | | | | | |
| (a) From smaller combine E9(a) | B5(a) | 45 | 5.85 | | 1.55 | 18 |
| (b) From larger combine E9(b) | B5(b) | 70 | 3.10 | | 1.30 | 28 |
| B6. Slug pelleting with ATV | | | | | | |
| (a) Spraying – 12m boom; tractor mounted | B6 | 200 | 1.15 | 0.45 | 0.30 | 81 |
| " | | | | | | |
| " 100 litres/hectare | B7(a) | 100 | 4.85 | 3.50 | 1.20 | 40 |
| " 200 litres/hectare | | 80 | 6.00 | 4.30 | 1.55 | 32 |
| " 300 litres/hectare | | 60 | 7.90 | 5.65 | 2.05 | 24 |
| B7. (b) Spraying – 24m boom; trailed | | | | | | |
| " | | | | | | |
| " 100 litres/hectare | B7(b) | 240 | 3.95 | 3.40 | 1.10 | 97 |
| " 200 litres/hectare | | 200 | 4.65 | 4.00 | 1.35 | 81 |
| " 300 litres/hectare | | 160 | 5.75 | 4.90 | 1.70 | 65 |
| B7. (c) Self propelled sprayer 36m boom on 3000-4000 acres | | | | | | |
| " | B7(c) | 300 | 3.30 | 2.85 | 1.15 | 121 |
| " 100 litres/hectare | | 250 | 3.90 | 3.35 | 1.40 | 101 |
| " 200 litres/hectare | | 200 | 4.80 | 4.15 | 1.75 | 81 |
| " 300 litres/hectare | | | | | | |
| C. ROLLING | | | | | | |
| C1. (a) Hydraulic folding roll 6.3m | | | | | | |
| (b) Hydraulic folding roll 12m | C1(a) | 70 | 8.90 | 6.95 | 3.10 | 28 |
| Heavy Flat rolling (single) | C1(b) | 150 | 6.55 | 5.65 | 2.80 | 61 |
| | C2 | 28 | 13.05 | 8.25 | 2.90 | 11 |
| D. POTATO AND PRECISION CROP OPERATIONS | | | | | | |
| D1. Root and Precision drilling | | | | | | |
| (a) 6 row drill | D1(a) | 20 | 33.40 | 26.70 | 13.70 | 8 |
| (b) 12 row drill | D1(b) | 45 | 26.80 | 23.80 | 13.15 | 18 |
| (c) Nematicide granular applicator (to add to either drill). Per day | D1(c) | | 260.60 | | 143.00 | |

| IMPERIAL £/acre | | | | | ME |
|-----------------|-------|------------|-----------|------------------------|---------------|
| Ref | acres | total cost | ex-labour | depreciation deduction | ha total cost |
| per day | | | | | per day |

D. POTATO AND PRECISION CROP OPERATIONS (cont)

| | | | | | | | | | |
|-----|---|-----------|-----|--------|--------|--------|-----|---------|--|
| D2. | Planting potatoes | | | | | | | | |
| | (a) Bed preparation, i) single bed tiller, 150 acres | D2(a)(i) | 7 | 93.75 | 74.50 | 29.55 | 3 | 231.7 | |
| | ii) three bed tiller, 500 acres | D2(a)(ii) | 18 | 68.40 | 60.90 | 24.55 | 7 | 169.0 | |
| | (b) Destoning/de-clodding | D2(b) | 8 | 157.00 | 140.15 | 63.90 | 3 | 387.5 | |
| | (c) Bed forming & Ridging | D2(c) | 15 | 39.00 | 30.05 | 13.65 | 6 | 96.4 | |
| | (d) Planting potatoes (2 row) including fetching, i) on 150 acres | D2(d)(i) | 10 | 99.90 | 86.45 | 40.10 | 4 | 246.8 | |
| | ii) on 500 acres | D2(d)(ii) | 18 | 51.35 | 43.85 | 16.00 | 7 | 126.5 | |
| | (e) Granular applicator - may be added to planter. Per day | D2(e) | | 182.15 | | 67.15 | | | |
| D3. | Mechanical de-hauling | D3 | 38 | 29.70 | 26.20 | 13.35 | 15 | 73.4 | |
| D4. | Harvesting potatoes - lifting and transport to store | | | | | | | | |
| | (a) trailed harvester on 150 acres | D4(a) | 7 | 477.70 | 458.45 | 194.40 | 3 | 1,180.2 | |
| | (b) self-propelled harvester on 500 acres | D4(b) | 12 | 310.40 | 300.05 | 134.55 | 5 | 766.5 | |
| D5. | Potatoes - grading into store, 200 tonnes per day. Cost per tonne | | | | | | | | |
| | (a) grading into boxes, 200t/day, per tonne | D5(a) | | 12.35 | 11.70 | 4.30 | | | |
| | (b) grading into bulk store, 200t/day, per tonne | D5(b) | | 11.30 | 10.60 | 4.20 | | | |
| D6. | Potato production - summary excl. storage | | | | | | | | |
| | (a) On 150 acres | D6(a) | 150 | 701.10 | 645.55 | 277.40 | 61 | 1,732.4 | |
| | (b) On 500 acres | D6(b) | 500 | 459.85 | 431.00 | 188.45 | 202 | 1,136.2 | |
| D7. | Sugar Beet - mechanical lifting (tanker model) and carting (with specialised trailer) | D7 | 25 | 165.95 | 155.20 | 70.10 | 10 | 410.1 | |

E. HAYSEL AND HARVESTING

| | | | | | | | | | |
|-----|--|----------|-----|-------|-------|-------|----|-------|--|
| E1. | (a) Cutting and conditioning - 2.8m single mower | E1(a) | 35 | 20.70 | 16.85 | 6.45 | 14 | 51.1 | |
| | (b) Cutting and conditioning - 6m front and rear mowers | E1(b) | 70 | 17.40 | 15.45 | 5.40 | 28 | 42.8 | |
| E2. | Turning | E2 | 50 | 9.25 | 6.55 | 3.00 | 20 | 22.8 | |
| E3. | (a) 3.2m rake | E3(a) | 50 | 8.70 | 6.05 | 2.50 | 20 | 21.8 | |
| | (b) 10-12m rake | E3(b) | 150 | 7.35 | 6.45 | 3.10 | 61 | 18.1 | |
| E4. | (a) Forage harvesting, trailed (excl. carting and clamping) | E4(a)(i) | 50 | 32.60 | 29.90 | 16.85 | 20 | 80.1 | |
| | (b) Forage harvesting - maize, self-propelled (excl. carting and clamping) | E4(b)(i) | 60 | 75.25 | 73.00 | 23.20 | 24 | 186.4 | |
| E5. | Baling | | | | | | | | |
| | (a) Small bales, hay, 1500/day, per bale | E5(a) | 10 | 0.60 | 0.50 | 0.20 | | | |
| | straw, 2000/day, per bale | | 20 | 0.45 | 0.40 | 0.15 | | | |
| | (b) Big round bales, net wrapped, hay, 360/day, per bale | E5(b) | 40 | 4.00 | 3.65 | 1.45 | | | |
| | straw, 360/day, per bale | | 48 | 4.00 | 3.65 | 1.45 | | | |
| | silage (excl. plastic wrap), 220/day, per bale | | 22 | 6.25 | 5.60 | 2.35 | | | |

E. HAYSEL AND HARVESTING

D. POTATO AND PRECISION CROP OPERATIONS (cont)

| IMPERIAL £/acre | | | | | ME |
|-----------------|------------------|---------------|---------------|---------------------------|---------------------|
| Ref | acres per day | total cost | ex- labour | depreciation deduction | ha total cost |

E. HAYSEL AND HARVESTING (cont)

| | | | | | |
|-----|---|-------|--------|--------|-------|
| E6. | Carting off and stacking (straw, hay and silage) | | | | |
| | (a) Conventional small bales, per hour | E6(a) | 103.95 | 87.10 | 28.30 |
| | (b) Big round bales, per hour | E6(b) | 101.45 | 84.60 | 22.05 |
| | (c) Big square bales, per hour | E6(c) | 101.55 | 84.70 | 22.05 |
| | (d) Bale collector, per hour | E6(d) | 149.50 | 132.65 | 51.30 |
| E7. | Silage making - summary | | | | |
| | (a) Clamp silage - grass (cutting, raking, harvesting, carting, but excl. clamping) | E7(a) | 74.80 | 69.70 | 23.20 |
| | (b) Clamp silage - maize (forage harvest and carting but excl. clamping) | E7(b) | 100.10 | 95.60 | 29.40 |
| | (c) Big bale silage (cutting, baling, wrapping; excl. carting/stacking) | E7(c) | 129.60 | 116.60 | 38.75 |
| E8. | Hay and haylage making - summary | | | | |
| | (a) Small conventional hay bales (cutting, turning, raking, baling) | E8(a) | 126.40 | 103.65 | 38.85 |
| | (b) Round bale hay or haylage (cutting, turning, raking, baling) | E8(b) | 70.10 | 61.25 | 24.90 |
| | (c) Big square bale hay or haylage (80 x 90) | E8(c) | 109.40 | 100.50 | 42.65 |
| E9. | Combining cereals (including carting corn but exclusive of drying and dressing) | | | | |
| | (a) On smaller farms (add £4 - 6 per acre if chopping straw) | E9(a) | 45 | 47.33 | 44.34 |
| | (b) On larger farms (add £4 - 6 per acre if chopping straw) | E9(b) | 70 | 45.90 | 42.05 |

F. TRIMMING AND TOPPING

| | | | | | |
|-----|---|-------|-------|-------|-------|
| F1. | Hedge cutting and/or ditch flailing, per hour | F1 | 76.35 | 59.50 | 23.50 |
| F2. | (a) 9' rotary pasture topper, per hour | F2(a) | 58.15 | 41.30 | 21.15 |
| | (b) 3m flail topper, per hour | F2(b) | 54.40 | 37.55 | 16.75 |
| | (c) 4.2m batwing topper, per hour | F2(c) | 62.25 | 45.40 | 21.35 |

G. IRRIGATION

| | | | | | |
|-----|---|----|-------|-------|-------|
| G1. | Application costs excluding source and Environment Agency charges. | | | | |
| | Irrigation from supply, per acre inch. 0.4 acre inches per hour | G1 | 75.40 | 64.85 | 29.40 |
| G2. | Filling a reservoir, per 100m ³ | G2 | 32.55 | 30.45 | 9.55 |

H. LIVESTOCK REARING

| | | | | | |
|-----|---|----|----------|--------|--------|
| H1. | Feeding stock with feeder wagon, per hour | H1 | 60.40 | 43.55 | 14.25 |
| H2. | Manure carting (formerly Labour to Manure), cost per 8 hour day | H2 | 1,120.05 | 985.25 | 223.25 |
| H3. | Cost per tonne can vary: £1.50 - £3.00/tonne | | | | |
| H3. | Manure spreading, cost per 8 hour day | H3 | 850.75 | 715.95 | 303.85 |
| H4. | Slurry spreading, cost per 8 hour day | H4 | 649.85 | 515.05 | 180.95 |

CAAV PUBLICATIONS

NUMBERED PUBLICATIONS

| <i>No.</i> | <i>Title</i> | |
|------------|---|------|
| 249 | Schedule of Time Limits | £100 |
| 248 | Agricultural Tenancies Update 2021 | £100 |
| 247 | Value to an Incoming Tenant | £85 |
| 246 | Future Rural Land Uses in the United Kingdom – Discussion Paper | |
| 245 | The Letting and Management of Residential Property in England | £100 |
| 244 | Relinquishment and Assignment | £50 |
| 243 | Beyond Brexit: The UK's New Agricultural Policies | £75 |
| 242 | Rural Arbitration in the United Kingdom | £100 |
| 240 | Professional Fees in Compensation Claims | £80 |
| 239 | Arable Farming with Contractors | £100 |
| 238 | Contract Farming Agreements for Breeding Livestock | £100 |
| 237 | The Model Clauses for Agricultural Tenancies in England and Wales | £75 |
| 236 | Reviewing a Business: An Introduction for Agricultural Valuers | £100 |
| 235 | Mediation for Agricultural Valuers | £100 |
| 234 | Good Practice in Statutory Compensation Claims | £100 |
| 231 | Building Reinstatement Cost Assessments for Farms and Estates | £75 |
| 229 | Guide to the Amnesty for Tenant's Improvements in Scotland | £35 |
| 228 | The Letting and Management of Residential Property in Wales 2017 | £100 |
| 227 | Taxation of Rural Dwellings | £100 |
| 225 | Tenancies, Conacre and Licences: Arrangements for Occupying Agricultural Land in Northern Ireland (2015) | £75 |
| 224 | A Review of Tenant Right Valuation (2015) | £75 |
| 223 | Means of Dispute Resolution (2015) | £75 |
| 219 | Rural Workers' Dwellings – Planning Control in the United Kingdom (2014) | £85 |
| 217 | Commentary on the Valuation of Improvements under the Agricultural Tenancies Act 1995 (3rd Ed, 2014) | £50 |
| 215 | A Practitioner's Guide to Scottish Agricultural Rent Reviews (2013) | £80 |
| 213 | Grazing Arrangements (Second edition) (2013) | £80 |
| 212 | Entrepreneurs' Relief (2012) | £80 |
| 210 | Guidance Notes on Agricultural Stock Valuations for Tax Purposes (2012) | £60 |
| 209 | An Agricultural Valuer's Guide to Business Tenancies in England and Wales (2012) | £70 |
| 208 | Heat from Renewable Sources (2011) | £70 |
| 205 | Surrender and Regrant of Agricultural Tenancies: A Review of Issues (2011) | £75 |
| 203 | The On-Farm Generation of Renewable Electricity (2011) | £100 |
| 197 | Valuation of Agricultural Tenancies (2009) | £25 |
| 195 | The Powers of Utility Companies in Relation to Land (2009) | £25 |
| 191 | Rent Reviews for Farm Business Tenancies (2008) | £25 |
| 190 | Rent Reviews under the AHA 1986 (2008) | £25 |
| 187 | Dilapidations on the End of a Tenancy (2007) | £25 |
| 183 | Silage – A Valuer's Guide (2006) | £25 |
| 182 | End of Tenancy Compensation under the Agricultural Holdings Act 1986 (2006) | £25 |
| 173 | Preparing Farm Business Tenancies (1998) | £15 |
| | Notes for Probationers on Office Systems (2010) | £25 |

CAAV EXAMINATIONS

FIRE PROCEDURE

If you discover a fire:

1. Raise the alarm, alert an examiner and ensure that everyone within the vicinity is aware that there is a fire and moves away to a place of safety.
2. If it is safe, check all the rooms in the area to ensure that everyone is alerted to the fire and moves to a place of safety.
3. Alert the emergency services
4. Tackle the fire only if you feel safe and are trained to do so.
5. Move to a place of safety and await the emergency services.

If you hear someone raising the alarm:

1. If it is safe, assist in ensuring that the area is cleared of people.
2. Contact the Emergency Services (it is better for two people to phone 999 than for no-one to phone in the belief that someone has already done so.) Use of a mobile telephone will be permitted in the event of an emergency.
3. Move to a place of safety and await the emergency services.

Note: This Fire Procedure is to be clearly displayed on the farm and within the examination hall and examiners marking room together with any other rooms in which candidates or examiners are held during the examination process.

INSTRUCTION SHEET FOR CANDIDATES USING LAPTOPS

1. Your machine should be running at the start of the each session with the template open for the paper being sat. The shortcuts for these are on the desktop should you accidentally close the file, they are colour coded to the same colour as the USB drive tag.



2. For each of the Practical Written Paper and the two National Written papers, please complete the green slip on your desk
3. Do not bother about more than basic formatting. The answer will be printed in black and white and will be marked for its content, not its layout.
4. You may make notes or plans for answers on the laptop file or the notepaper provided which will be collected at the end of examination
5. **Using the Template:**
 - Double click on the header of the template.
 - Enter the requested details in the header.
 - Click on the body of the document to leave the header to answer the question.
 - Use the same template for all answers in the Paper
 - Answer the questions
 - On completing a question start the next one on the new page
 - **DO NOT REMOVE YOUR USB**
6. The file will autosave every 2 minutes.
7. Manual saving as often as possible will protect your answer, to do this simply click the Save as button within the file you are working on

CAAV EXAMINATION INFORMATION SHEET 2019

| Date of Exam | Paper 1 | Candidate Number |
|---------------------------|-------------------------------|------------------|
| Question Numbers Answered | Geographical Area of Practice | CAAV Association |

1

Save Written paper 1

Please turn over

At the end of the examination

- Once the paper is complete, please hit **the same button as before** directly below the text you have just entered and then close your file.

CAAV EXAMINATION INFORMATION SHEET 2019

Date of Exam..... Paper 1 Candidate Number.....

| | |
|---------------------------|--------------------------------|
| Question Numbers Answered | Geographical Area of Practice: |
| | CAAV Association: |

|

Save Written paper 1

- Check your green slip is complete, stating the questions you have answered
- **Make sure your green slip is matching your header**
- The green slip and any other papers you leave behind on the desk will be collected to go to the examiners

DO NOT SWITCH OFF YOUR LAPTOP.