

STATUTORY INSTRUMENTS

1985 No. 997

LANDLORD AND TENANT

AGRICULTURAL HOLDINGS

**The Agriculture (Miscellaneous Provisions) Act 1976
(Units of Production) Order 1985**

<i>Made</i>	- - - - -	25th June 1985
<i>Laid before Parliament</i>		12th July 1985
<i>Coming into Operation</i>		12th September 1985

The Minister of Agriculture, Fisheries and Food in relation to England and the Secretary of State in relation to Wales, in exercise of the powers conferred on them by section 18(3B) of the Agriculture (Miscellaneous Provisions) Act 1976(a), and of all other powers enabling them in that behalf, hereby make the following Order:—

Citation, commencement and interpretation

1.— (1) This Order may be cited as the Agriculture (Miscellaneous Provisions) Act 1976 (Units of Production) Order 1985 and shall come into operation on 12th September 1985.

(2) Any reference in this Order to “the Schedule” shall be construed as a reference to the Schedule to this Order.

Prescribed units of production

2. There is hereby prescribed in relation to each agricultural enterprise relating to agricultural land specified in column 1 of the Schedule the unit of production specified opposite that enterprise in column 2 of the Schedule, being a unit designed for the assessment of the productive capacity of such land.

Amount of net annual income from prescribed units of production

3. In relation to any unit of production prescribed in this Order the amount which is to be regarded for the purposes of section 18(3A) of the Agriculture (Miscellaneous Provisions) Act 1976 (definition of “commercial unit of

(a) 1976 c.55; section 18(3A) and (3B) was inserted by the Agricultural Holdings Act 1984 (c.41), section 3(3); the definition of “the Minister” in section 94(1) of the Agricultural Holdings Act 1948 (c.63), which applies by virtue of section 18(7) of the said Act of 1976, was amended by the said Act of 1984, Schedule 3, paragraph 23(b).

agricultural land”) as the net annual income from that unit for the period 12th September 1985 to 11th September 1986 inclusive shall be the sum specified opposite that unit of production in column 3 of the Schedule.

Revocation

4. The Agriculture (Miscellaneous Provisions) Act 1976 (Units of Production) Order 1984(a) is hereby revoked.

In Witness whereof the Official Seal of the Minister of Agriculture, Fisheries and Food is hereunto affixed on 20th June 1985.



Michael Jopling,
Minister of Agriculture, Fisheries and Food.

Nicholas Edwards,
Secretary of State for Wales.

25th June 1985.

Articles 1(2), 2 and 3

SCHEDULE

PRESCRIBED UNITS OF PRODUCTION AND DETERMINATION OF NET ANNUAL INCOME

Column 1	Column 2	Column 3
Enterprise	Unit of production	Net annual income from unit of production
		£
1. <i>Livestock</i>		
Dairy cows:		
Channel Islands breeds	cow	102.49
Other breeds	cow	131.43
Beef breeding cows:		
On eligible land under the Hill Livestock (Compensatory Allowances) Regulations 1984(a) which is—		
severely disadvantaged land	cow	72.52
disadvantaged land	cow	66.25
On other land	cow	58.48
Beef fattening cattle:		
Fed under an intensive cereal system	average head ⁽¹⁾	50.52
Fed in any other way	average head ⁽¹⁾	40.46
Dairy replacements	average head ⁽¹⁾	29.63
Calves fattened for veal	head sold	36.48
Ewes:		
On eligible land under the Hill Livestock (Compensatory Allowances) Regulations 1984 which is—		
severely disadvantaged land	ewe	13.84
disadvantaged land	ewe	10.30
On other land	ewe	8.18
Store lambs (including ewe lambs sold as shearlings)	head sold	7.80
Goats	goat	75.21
Pigs:		
Sows and gilts in pig	sow or gilt	85.64
Pork	head sold	3.23
Cutter	head sold	5.13
Bacon	head sold	6.14
Heavy hogs	head sold	8.45
Poultry:		
Laying hens	hen	0.93
Broilers	chick purchased	0.11
Capons	chick purchased	0.37
Point-of-lay pullets	chick purchased	0.19
Turkeys	chick purchased	0.50
Ducks	chick purchased	0.25
Rabbits	doe	8.60

(a) S.I. 1984/2024.

(¹) An average head represents one animal (irrespective of age) kept for 12 months. In the case of an animal kept for less than 12 months, a pro rata adjustment of the net annual income should be made.

Column 1	Column 2	Column 3
Enterprise	Unit of production	Net annual income from unit of production
		£
2. <i>Farm arable crops</i>		
Barley	hectare	137.61
Beans or peas—stockfeed	hectare	142.00
Grain maize	hectare	276.54
Herbage seed	hectare	187.35
Linseed	hectare	121.65
Mixed corn	hectare	101.96
Oats	hectare	133.85
Oilseed rape	hectare	196.95
Peas:		
Dried	hectare	154.06
Vining	hectare	151.18
Potatoes:		
First early	hectare	650.64
Maincrop	hectare	614.16
Seed (including those sold as ware)	hectare	631.00
Rye	hectare	95.59
Sugar beet	hectare	296.91
Sunflowers	hectare	122.07
Wheat	hectare	188.39
Other arable crops	hectare	309.00
3. <i>Outdoor horticultural crops</i>		
Asparagus	hectare	1254.79
Beans:		
Broad	hectare	359.29
French	hectare	327.28
Runner	hectare	2119.21
Beetroot	hectare	1175.12
Brussels spouts	hectare	941.11
Cabbage, Savoys and sprouting broccoli	hectare	1036.89
Carrots	hectare	1253.41
Cauliflower and winter broccoli	hectare	1077.19
Celery	hectare	3455.95
Leeks	hectare	1998.34
Lettuce	hectare	1591.57
Nursery stock:		
Container grown	hectare	21299.20
Field grown	hectare	3304.00
Onions:		
Dry bulb	hectare	1016.15
Salad	hectare	3621.92
Outdoor bulbs	hectare	1225.44
Parsnips	hectare	882.33
Rhubarb—natural	hectare	2485.44
Turnips and swedes	hectare	431.43
Watercress	hectare	12850.95
Other outdoor horticultural crops	hectare	1542.00

Column 1	Column 2	Column 3
Enterprise	Unit of production	Net annual income from unit of production
		£
4. <i>Protected crops</i>		
Single crop cycle:		
Heated ornamentals	1000 square metres	3709.00
Fully heated vegetable (approximately 22°C lift in temperature)	1000 square metres	2590.00
Forced narcissus	1000 square metres	2026.00
Forced tulips	1000 square metres	per cycle 3067.00
Mushrooms	1000 square metres	per cycle 4252.00
Other single crops	1000 square metres	per cycle 3218.00
Crop sequences:		
Heated (approximately 18°C lift in temperature)	1000 square metres	1823.00
Heat assisted (approximately 8°C lift in temperature)	1000 square metres	1406.00
Unheated	1000 square metres	1027.00
5. <i>Orchard fruit</i>		
Apples:		
Cider	hectare	294.00
Cooking	hectare	724.00
Dessert	hectare	848.00
Cherries	hectare	760.00
Pears	hectare	762.00
Plums	hectare	473.00
Other orchard fruit	hectare	740.00
6. <i>Soft fruit</i>		
Blackcurrants	hectare	607.00
Gooseberries	hectare	835.00
Raspberries	hectare	1817.00
Strawberries	hectare	2325.00
Other soft fruit	hectare	2209.00
7. <i>Miscellaneous</i>		
Bees	colony	10.00
Deer	breeding hind	18.00
Hops	hectare	1213.00
Trout—for table	tonne sold	325.00
Vines	hectare	245.00

EXPLANATORY NOTE

(This Note is not part of the Order.)

This Order prescribes units of production for various enterprises relating to agricultural land and sets out the amount which is to be regarded as the net annual income from each such unit for the year 12th September 1985 to 11th September 1986 inclusive. (These units of production, so far as relevant to the assessment of the productive capacity of a unit of agricultural land, are to be used, in conjunction with the net annual income ascribed to those units of production, in calculating the net annual income of the unit of land when assessing whether that unit of land is a commercial unit of agricultural land for the purposes of the succession provisions in Part II of the Agriculture (Miscellaneous Provisions) Act 1976, as amended. A commercial unit of agricultural land is defined in section 18(3A) of the 1976 Act by reference to the production of a net annual income from the unit of not less than the average annual earnings of two full-time, male agricultural workers aged 20 or over. Figures are published by the Ministry of Agriculture, Fisheries and Food as representing the average annual earnings for one such worker.)

By virtue of paragraph 1(4)(a) of Schedule 2 to the Agricultural Holdings Act 1984 the provisions of this Order also apply when ascertaining whether for the purposes of the succession provisions in that Schedule a person nominated by the retiring tenant is the occupier of a commercial unit of agricultural land.

The Order revokes and replaces the Agriculture (Miscellaneous Provisions) Act 1976 (Units of Production) Order 1984.

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