

## Decision Record – South Lodge Farm, Lawford Heath

<b>Cabinet Portfolio Holder taking the decision</b>	Cllr Colin Hayfield Customers
<b>Date of Decision</b> (not before: 28 <sup>th</sup> June 2013)	10/07/2013

### Decision Taken

That the Portfolio Holder for Customers approves a virement of £161,131 from the Smallholdings Capital Maintenance allocation in 2013/14, for the development of a cattle building to replace a smaller redundant building at South Lodge Farm.

### Reasons for Decisions

The Council, on commencement of the lease, committed to upgrade the buildings to be suitable for dairy operations as some of the existing buildings were in a poor state of repair and have since deteriorated further. Phase 2 of the scheme forms part of this commitment.

The proposal is to replace the existing 30 x 120ft redundant cattle building, which does not comply with BS5502, with a new 55 x 120ft steel portal frame building which is compliant and will connect to the existing cattle shed. The new building will cover the 25ft passage between the existing buildings. The increased capacity will enable the tenant to house his additional milking cows, reduce dirty water runoff making the holding NVZ compliant and better utilise the space.

£161,131 represents the cost of the new, larger 55 x 120ft building. Just over half of the cost is attributable to maintenance/replacement of the existing building.

The building has a lifespan of 30+ years and the tenant has agreed an uplift in rent that reflects repayment over the lifespan of the building.

By combining the maintenance of the milking parlour (Phase 1) and the construction of the new cattle building (Phase 2) the Council realises economies of scale in terms of site set up, minimising scheme costs and disruption to the tenant.

### Background Information

South Lodge Farm is a dairy holding let to the current tenant on a 15-year Farm Business Tenancy. He took over the farm in April 2008 and has increased the size of his herd from 90 to 120 cows.

The current milking parlour has been condemned by farm assurance inspectors, but they have permitted the tenant to continue to milk with the understanding that a new parlour will be in place by the end of 2013. The replacement of the milking parlour is Phase 1 of the planned work at South Lodge Farm and has already commenced using funding from the Smallholdings capital maintenance allocation.

To make efficient use of the space and to achieve better management of livestock, the tenant also requires a new larger cattle building to replace a redundant building and accommodate the additional livestock. This element represents Phase 2 of the planned work.

**Financial Implications**

There would be no financial impact to the Council if Phase 2 is not approved, save for design fees already incurred of £12,000. The most favourable financial solution would be to run both phases sequentially.

<b>Report Author</b>	Holly Hiorns
<b>Head of Service</b>	Steve Smith
<b>Strategic Director</b>	David Carter
<b>Portfolio Holder</b>	Councillor Colin Hayfield

**Checklist**

<b>Urgent matter?</b>	No
<b>Confidential or Exempt?</b> (State the category of exempt information)	N/a
<b>Is the decision contrary to the budget and policy framework?</b>	No

**List of Reports considered** - please attach link to copy of the report

Published report by report author and appendix:

<http://democratic.warwickshire.gov.uk/cm5/CalendarofMeetings/tabid/128/ctl/ViewMeetingPublic/mid/645/Meeting/2930/Committee/553/Default.aspx>

**List of Background Papers** - please include a contact for access to background papers

None

**Members and officers consulted or informed** – please include any comments

Portfolio Holder – Councillor Colin Hayfield  
 Legal – Jane Pollard  
 Finance – Virginia Rennie  
 Democratic Services – Georgina Atkinson