



Department  
for Environment  
Food & Rural Affairs



Llywodraeth Cymru  
Welsh Government

Department for Environment, Food and Rural Affairs and Welsh  
Government

# Consultation on abolition of the Advisory Committee on Valuation of Improvements and Tenant-Right Matters (Committee on Agricultural Valuation)

## Summary of responses and governments' response

November 2013

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# 1. Introduction

A joint public consultation by Defra and the Welsh Government on the governments' proposal to abolish the Committee on Valuation of Improvements and Tenant-Right Matters otherwise known as the Committee on Agricultural Valuation (CAV) was launched on 16 September 2013 for a period of 3 weeks. It closed on 7 October. The consultation was publically accessible through the [www.gov.uk](http://www.gov.uk) website where respondents were directed to an online questionnaire. Over 25 selected consultees were directly invited to respond, including individuals, industry representative bodies, professional bodies, solicitors and land owning organisations.

The consultation asked three questions:

1: Do you agree with the governments' proposal to abolish the CAV?

2: If you do not agree with the proposal, what are your reasons for this?

3: Are there any other comments you wish Ministers to consider before they take a final decision?

# 2. Summary of responses

A total of 5 responses were received to the consultation, of which 2 were submitted via the online questionnaire and 3 directly to the consultation mailbox.

All 5 respondents agreed with the governments' proposal to abolish the CAV, but 4 of the respondents asked that this should be linked to amendments to the current Agriculture (Calculation of Value for Compensation) Regulations.

Details of the responses are given in the table below:

<b>Organisation</b>	<b>Do you agree with the government proposal to abolish the CAV?</b>	<b>If you do not agree with the abolition of the CAV, what are your reasons for this?</b>	<b>Are there any other comments you wish Ministers to consider before they take a decision?</b>
Tenant Farmers Association	Yes	No response	The abolition of the CAV should follow the enactment of the amended Agriculture (Calculation Value for Compensation) Regulations agreed by the Tenancy Reform Industry Group. These regulations have been with Ministers for some time and need urgent attention to enact them in order to provide the correct framework for end of tenancy compensation matters. The TFA

			would support the abolition of the CAV without first enacting the amended regulations.
Individual response	Yes	No response	The CAV makes the economy less competitive in the agricultural area
Central Association of Agricultural	Yes	No response	The abolition of the CAV should not take effect until new Regulations are enacted to replace the Agriculture (Calculation of Value for Compensation) Regulations as proposed by the Tenancy Reform Industry Group
NFU	Yes	No response	The NFU would like the government to look at and consider the amendment put forward last year by the Tenancy Reform Industry Group to the Agriculture (Calculation of Value for Compensation) Regulations.
Chairman of the Tenancy Reform Industry Group (TRIG)	Yes	No response	TRIG supports the abolition of the Committee on Agricultural Valuation providing the Group's proposed amendments to the Agriculture (Calculation of Value for Compensation) Regulations are enacted.

### 3. The governments' response

The two governments have read the responses to the consultation exercise. It welcomes the fact that all of those who responded are in favour of the abolition of the Committee on Agricultural Valuation.

The two governments have noted the request from industry organisations that the abolition should be linked to amendment of the current Agriculture (Calculation of Value for Compensation) Regulations. Having considered this carefully, they cannot agree with this proposal.

Wider reform of agricultural tenancy legislation is being looked at as part of both governments' commitment to reduce red tape. Amendment of the Agriculture (Calculation of Value for Compensation) Regulations will be considered as part of that overall package of reform. The CAV is a defunct body and there is no reason for it to remain in existence. The governments do not wish to delay abolition of the CAV until the wider reform of tenancy legislation has been completed.

Therefore the UK government intends at an early opportunity to lay before Parliament a draft Order under the Public Bodies Act to abolish the CAV.