

# News from the Farm Advisory Service:



## Thrill of the Hill Podcast - Made it by a Hare

In this episode of Thrill of the Hill, we talk about the iconic Scottish species, the mountain hare.

We are joined by Robert Raynor from NatureScot and Scott Newey from the Game and Wildlife Conservation Trust for a discussion on the species, its place in the uplands, conservation initiatives and the outlook for the uplands in general.

Find this episode by scanning the QR code below or by visiting [www.fas.scot/sounds](http://www.fas.scot/sounds)



## Agricultural Wages Update

The Agricultural Wages Board have updated their rates.

Visit the Scottish Government website at [www.gov.scot/publications/](http://www.gov.scot/publications/) for more information

## Future-proof your retirement

### Thinking about your future

Many farmers quite rightly concentrate on the 'here and now' of their businesses, but how often is there thought given to life after the farm?

There's a lot of conversation at the moment about succession planning, and part of that is where you will live in retirement.

It may be that you're a tenant farmer facing relinquishment, you may be passing the farm on to the next generation, or you may be selling the farming business. All these scenarios can have the added pressure of finding somewhere to move to after the farm.



### Finding a property

If there is no obvious solution to this housing issue, such as a farm cottage, then consideration may want to be given to buying a property and then letting it out until such time that you are wanting to move. In doing this, you can take the time to choose a location you prefer and a style of property best suited to you.

There is obviously a cost in undertaking such a purchase, however consideration should be given to the revenue that can be raised from a rental income. The earlier a property is purchased, the more chance you may have of paying off any mortgage prior to retirement, but advice on this should always be taken before undertaking such a project.

### Becoming a landlord

To rent out a property for either residential or holiday let use, there is a degree of responsibility but it is all quite achievable. When looking for a property, consider if you are wanting a renovation project, or remove that hassle and opt for a turn-key property. You may also want to consider engaging the services of a lettings agent if you do not feel you have the time to be a hands-on landlord.

All rental properties need to meet the minimum Tolerable and Repairing Standards as set out by Scottish legislation. This ensures it is wind and watertight, but also that it has the required certificates in place. Properties require an Energy Performance Certificate, and the better renovated and insulated a property is, the better for all parties.

Electrics, gas, and water also need to be checked and safe for the tenant, as well as having the required alarms in place for smoke and heat detection.

Current residential tenancies are governed by Private Residential Tenancies which have a much shorter minimum term than historic Short Assured Tenancies. Landlords also require to be registered with their local authority for all types of tenancies.

Current market rents have risen steeply in recent years however this needs to be balanced with finding a tenant who will look after your property and provide a stable rental income.

*Jennifer Galloway, SAC Consulting*

For the full version of the article, please visit: [www.fas.scot/article/abn-april-2024-management-matters-retirement-planning/](http://www.fas.scot/article/abn-april-2024-management-matters-retirement-planning/)

## Free Events

At the Farm Advisory Service we run a range of events both online and in-person.

Visit [www.fas.scot/events](http://www.fas.scot/events) to sign up or contact the advice line and we'll help you get booked on.

**Preparing for Sustainable Farming: Animal Health & Welfare - Cattle**  
Online, 21st May, 8:00pm - 9:00pm

**Common Grazings Lairg - Finance & Procedures Part 1**  
Lairg, 23rd May, 6:30pm - 9:00pm

**Common Grazings Lochcarron - Finance & Procedures Part 1**  
Lochcarron, 28th May, 6:30pm - 9:00pm

**Preparing for Sustainable Farming: Animal Health & Welfare - Sheep**  
Online, 28th May, 8:00pm - 9:00pm

**Common Grazings Lairg - Finance & Procedures Part 2**  
Lairg, 30th May, 6:30pm - 9:00pm

**Common Grazings Lochcarron - Finance & Procedures Part 2**  
Lochcarron, 4th June, 6:30pm - 9:00pm

## Introducing the 'In Conversation With...' podcast!

FAS is adding a new podcast to its quiver of shows. 'In Conversation With...' is a monthly podcast series that brings together a panel of experts to take deep dives into two specific areas of agriculture: grain supply chains, and sheep management.

Each episode is timely and relevant to the month it is released in and features new guests on every episode bringing their expertise to bear. There will be supply chain professions, traders, vets, nutritionists and more.

Kirsten Williams, a senior Sheep & Beef Consultant with over 20 years' experience, takes the host's mic for timely sheep discussions, tackling the challenges within the industry, and Principal Consultant Mark Bowsher-Gibbs hosts the grain supply-chain side of the podcast, bringing his 30 years of experience and speciality knowledge of farm business to bear on the subject.

You can find 'In Conversation With...' as well as our other podcasts at [www.fas.scot/sounds](http://www.fas.scot/sounds).



Scotland's Farm Advisory Service is funded by the Scottish Government. It is delivered by SAC Consulting, part of Scotland's Rural College, and Ricardo Energy and Environment.



**National Advice Hub**  
T: 0300 323 0161  
E: [advice@fas.scot](mailto:advice@fas.scot)  
W: [www.fas.scot](http://www.fas.scot)

If you need more advice on any topic, the Farm Advisory Service has a range of support and help available:

### Advice line

For free telephone advice on a wide variety of topics including cross compliance, water framework directive requirements, climate change and other technical issues call us on **0300 323 0161** or email [advice@fas.scot](mailto:advice@fas.scot). The advice line operates between 9am and 5pm Monday to Friday.

### Bespoke Advice and Grants

FAS can also help you to increase the profitability and sustainability of your farming business through Scottish Government grants including Integrated Land Management Plans (ILMPs) – worth up to £1,200.

The ILMP will identify opportunities and cost savings for your business, based on an independent and confidential assessment of your business by an experienced farm business adviser of your choosing. As part of your plan you can choose to benefit from up to two further specialist advice plans.

### Online

Our website contains articles, videos and much more at [www.fas.scot](http://www.fas.scot)



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