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Feasibility study prepared for:

Pembrokeshire Fallen Stock / Hunt

The Kennels

Slade Villas

St Davids Road

Pembrokeshire

SA61 2UR

October 2017

**Re: Planning Application for residential caravan at:
Tan Y Garn, Treffgarne, Pemsb, SA62 5PL**

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Contents

- Sources of data
- Disclaimer
- Summary
- Background Information
- Farm details
- Annual labour requirement
- Projected business profitability
- Profit sufficiency
- Conclusion

SOURCES OF DATA

Throughout this report the sources of data are:

- Land Owners / Business directors opinions & views
- Pembrokeshire Fallen Stock Annual Accounts Apr 2013-April 2016
- ABC budgeting and costing book Nov 2016

DISCLAIMER

These budgets and reports have been compiled using physical and financial information provided by our client. Although every effort has been made to ensure the accuracy of the information in the report, C.A.R.A cannot accept liability for errors and omissions. This information should not be regarded as constituting legal advice, and should therefore not be considered as such. Any major business changes should be discussed with the relevant professional business contacts prior to any action being taken.

SUMMARY

- Annual labour requirement of one full time member of staff
- Annual projected cash position – breakeven at £55,000 annual turnover
- Profit sufficient to meet labour requirements, with no debt servicing requirement
- Accommodation necessary to ensure animal welfare, enable round clock supervision of breeding animals and allow for improved husbandry at unit.
- Accommodation will also provide security at farm for hounds.

Background Information

Pembrokeshire Fallen Stock (PFS) provides a vital service to agricultural businesses in the Pembrokeshire area. The business collects fallen stock and removes to the kennels site for feeding to the Hunt hounds. Farmers pay PFS for the service, which has to compete with other fallen stock providers such as Douglas Brothers and Goddards.

PFS provides labour for a huntsman, with some assistance as and when required. The huntsman collects the stock from farm, and then processes for feeding to the hounds. Along with the duties involved in running the hunt, the huntsman must also ensure the welfare of the hounds, inclusive of breeding, feeding, health and cleanliness.

The duties require that the huntsman is located on site, and “on-call” to deal with any animal welfare issues, and as a security measure. To this ends a static caravan type of accommodation is necessary to ensure that the business is able to operate safely and efficiently.

The business currently rents premise, but will have to vacate due to the ending of the tenancy, and the landlord seeking to takeover residency of the site.

The hunt / PFS has acquired the site known as Tan y Garn, and is seeking planning permission to enable the business to continue in its current guise. The site is suitable being accessible but also offering a degree of remoteness and privacy, aiding with security and reducing possible noise pollution issues with close neighbours.

Farm Details

Farm: Tan Y Garn, Treffgarne, Pembs.

Owner: Pembrokeshire Fallen Stock

Location: Located close to the village of Treffgarne, in Pembrokeshire. In easy commuting distance of the market town of Haverfordwest.

Access and Services: Good road access to farm from district highway. The holding is serviced by a mains electricity supply and mains water supply. The holding provides an agricultural building and yard area suitable for the proposed activity.

Topography: Generally gently undulating land mainly down to grassland

Total acreage: 15.78 acres owned (6.39 hectares)

Annual Labour Requirement

The labour requirement is governed both by the keeping and breeding of hounds, along with the requirement to pick up fallen stock and process for feeding. The hunt / PFS currently employs a full time huntsman to carry out these duties, and this situation will continue.

The labour is required to be on site due to security, with hunt hounds being a valuable asset and requiring security from potential theft. The labour is also required to ensure that animal welfare is maintained at all times.

Female hounds are bred and whelped to enable the continuation of hunt hounds and the rare blood lines within the pack. It is essential that a huntsman is on site to intervene during whelping where necessary to reduce stress, and seek immediate veterinary assistance where necessary.

Hunting hounds need clean housing and regular feeding, both night and morning which again means that on site labour is essential to carry out these year round essential duties.

A part of the role is also administration of the business, and record keeping of stock collected, and disposed of. An office on site is seen as essential to enable this business function to be carried out. Recording stock carried and processed is most efficiently carried out immediately following collection / processing in an on-site office.

Very little comparative data is available to assess labour requirements for working dogs / hunting dogs. Discussions with the hunt suggest that the minimum labour requirement for the enterprise scale would be one full time labour unit.

Further to the functions of the hunt, the huntsman will also require time to maintain kennels and buildings, along with vehicles relating to the stock collection. The site also provides 6.39 hectares of grassland which also require maintenance.

The farming function of the enterprise will require 15 hours per annum, with building maintenance requiring a further 8 hours per annum. The hunt hounds and huntsman horse will require 1,250 hours per annum, whilst the fallen stock is anticipated requiring 1,200 hours. The total labour requirement for the enterprise is therefore anticipated to be 2,473 hours, whilst a full time labour unit is considered 2,200 hours per annum.

Projected Business Viability

The business runs to a breakeven position most years from a cash perspective, with recent accounts showing a small deficit of £168. The business currently pays an annual rent for use of premises, a cost which will be lost with the proposed move to the new site.

The purchase of the site will not impact on business profits, with capital raised from reserves. This capital source will also be used for the purchase of, and siting of a static caravan if planning permission can be gained.

The business has traded successfully for many years, and will continue to do so. The business will see cost savings from the proposed move, notably rent which will allow surpluses to be posted and balance sheet growth.

Business turnover has increased from circa £40,000 per annum more recently to £55,000 in April 2016 accounts. This allows for the payment of a full time member of staff, and all administrative functions to be carried out as required. It is anticipated that annual business turnover to increase by around 3% per annum, giving an income of £56,650 for the next 12 months.

Profit Sufficiency

The business profits must be large enough to meet the applicant's cash requirements. The business will have little cash requirement, with no private drawings or mortgage costs to be serviced. To this end business viability and profit sufficiency can be maintained and improved by the proposed move to be new premises.