

PROFESSIONAL EXPENSES COVER FOR **TENANT FARMERS**



An NFU Mutual insurance
policy to help you with your
tenancy disputes



The relationship between tenants and landlords of agricultural holdings is governed by agricultural tenancy legislation and individual tenancy agreements. Occasionally disputes can occur and this is where the NFU Mutual's professional expenses cover comes into action.

Why you need this policy

The NFU has worked closely with the NFU Mutual to create the professional expenses cover for tenant farmers. This insurance policy protects an NFU member's business from the potential costs of going to rent arbitration to secure a fair rent, the cost of a hearing at the First-tier Tribunal (Property Chamber) in England (FtT), or the cost of a hearing at the Agricultural Land Tribunal in Wales (ALT).

Cover is available provided the policy is taken out prior to the service of the rent review notice which results in the demand for arbitration or any other relevant notice that results in a referral to an FtT/ALT.

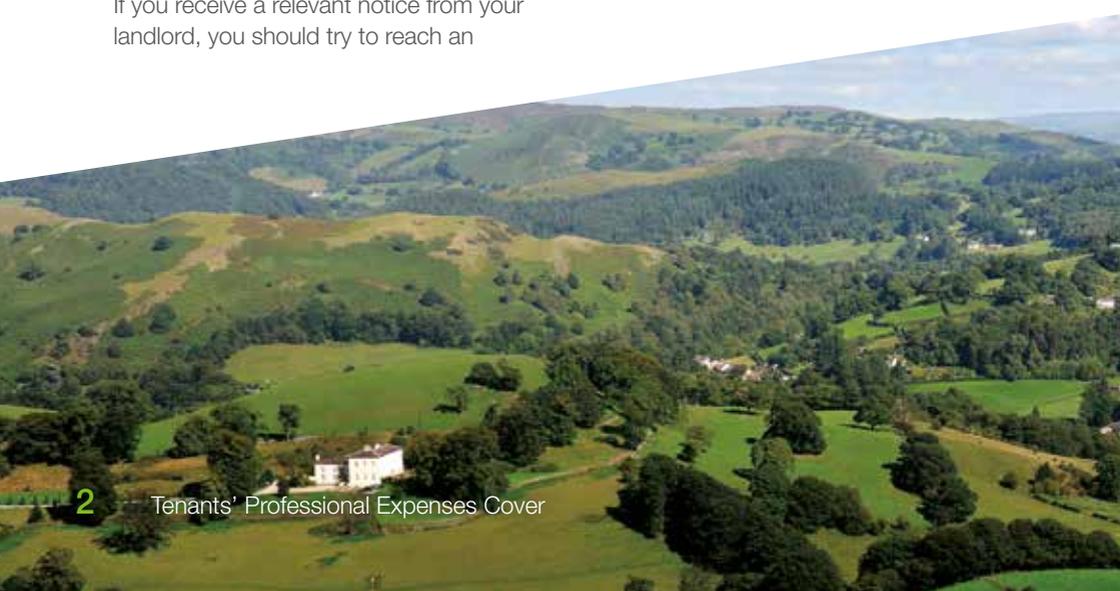
If you receive a relevant notice from your landlord, you should try to reach an

amicable agreement through negotiation. Hopefully this will avoid going to arbitration or an FtT/ALT hearing.

However when the dispute cannot be settled in this way, and when the arbitrator is appointed or a formal referral is made to the FtT/ALT, the NFU Mutual's professional expenses cover for tenant farmers is here for you.

What does the policy offer?

Provided you have met the conditions outlined in the policy, you can provide evidence of attempted negotiations with your landlord or their agent, and you



can prove throughout the case that you have a reasonable prospect of being successful in pursuing your case or defending your position, the policy offers you the following:

- Financial cover against the costs of negotiation and representation following the appointment of an arbitrator or a formal referral to the FtT/ALT under the Agricultural Holdings Act 1986 or the Agricultural Tenancies Act 1995 for rent arbitration or a hearing at the FtT/ALT.
- The costs and expenses of a chartered surveyor, agricultural valuer, expert, solicitor and/or barrister from the date that an arbitrator is appointed or the dispute is referred to the FtT/ALT.
- A limit of £20,000 for each individual arbitration or referral to FtT/ALT, with no limit to the number of claims during any one year.

- Any costs (excludes fines, penalties or increased rent costs) awarded to the other party in the dispute by an arbitrator or FtT/ALT.
- Landlord costs awarded against you if you are ultimately unsuccessful at the end of a claim which is covered under the policy, subject to the same cover limit.
- Peace of mind knowing this policy works in unison with the NFU Legal Assistance Scheme (LAS)* to provide NFU members with comprehensive protection in the event of a tenancy dispute.

** The LAS is a discretionary scheme that offers financial support to its subscribers towards professional costs incurred in disputes affecting their businesses as farmers or growers. The current subscription is £33 per annum plus VAT in addition to the main NFU membership subscription.*

NFU Mutual's **PROFESSIONAL EXPENSES COVER FOR TENANT FARMERS**

The NFU Mutual's professional expenses cover for tenant farmers costs **£175 per annum.***

** Price correct as of date of publication and excludes Insurance Premium Tax*

There is also no excess to pay and a discount of 10% is available in exchange for a three year commitment or 15% discount for a five year commitment, off the cost of your premium.

Please note that on the 1st July 2013, the Agricultural Land Tribunals in England were replaced by the First-tier Tribunal (Property Chamber). The Agricultural Land Tribunal for Wales is still applicable.

For more information contact your local **NFU Mutual Office** or **NFU Group Secretary**

Disclaimer: Whilst every reasonable effort has been made to ensure the accuracy of this information and content provided in this document at the date of publication (November 2015), no representation is made as to its correctness or completeness and no responsibility or liability is assumed for errors or omissions. This document is intended for general information only and does not constitute legal or professional advice. Please note that this is a summary of the cover and full details of the policy terms and conditions can be found in the policy document, a copy of which is available upon request from your local NFU Mutual Office.

