



Key Project Data

Client	Moulton College
Location	Northamptonshire
Contract period	2021 - present

Project summary

In July 2021 Moulton College went out to tender to seek an Estate Management Partner to “provide ongoing strategic advice and operational support to management, to ensure better utilisation of assets across the estate to accommodate growth in student numbers and ensure we provide an estate that will support the delivery of a 21st century curriculum that will not only ensure successful outcomes for students but also prepare them for a career in industry”.

Fisher German LLP (FG) pitched against other firms of Chartered Surveyors and were successful in winning the contract. Fisher German now provide day to day estate management advice for Moulton’s mixed property portfolio.

Moulton College is a specialist land-based college and its main campus at Moulton is set amongst approximately 1000 acres of owner-occupied agricultural land. Moulton rent a further approximate 90 acres on a Farm Business Tenancy.

Moulton have a separate smaller campus at Higham Ferrers which they rent on a long term commercial lease.

The instruction is predominantly managed out of the Fisher German Bedford and Market Harborough offices, whilst calling on specialist colleagues from other offices where required.

The advice and work undertaken has involved the provision of a wide range of property services, including:

- **Residential and commercial property portfolio**, including let properties occupied under Assured Shorthold tenancies, service occupancies and Commercial Leases. Works include advice on regulatory compliance, rent reviews and agreeing terms for new lettings.
- **Agricultural property portfolio**, including advice and assistance in applying for farm subsidy and grant schemes, farm tenancy advice, stocktaking valuations,

advice on farming systems and farm compliance.

- **General Practice Matters**, including advice on access rights and easements, boundary matters and rights of way.
- **Valuation**, including informal valuation appraisals for marketing purposes and formal Red Book Charity Act Valuations.
- **General Practice Planning**, assisting with planning advice for applications for grant funding and responding on Moulton’s behalf to Local Authority consultations.
- **Strategic Development Advice**, advise on the client’s potential strategic development land and options for promoting the land for development.
- **Renewable Energy**, advised on an approach from a solar operator. Provided headline advice on Streamlined Energy and Carbon Reporting.
- **Strategic Estate Advice**, a specific project to advise on and update the clients strategic Property Strategy for the next 10 years.
- **Business Rates Advice**, advising on Rateable Values & submitting “checks” for Valuations.

Key Achievements to date

- Negotiated a commercial rent review and saved the client circa £23.5k per annum.
- Increased the client’s rent roll income by £30k per annum by letting three redundant buildings.
- Regularised compliance matters on various occupation arrangements, including rectifying risks of tenancies with possible security of tenure rights.
- Successfully identified and promoted a 160-acre development site into the West Northamptonshire Council Call for Sites.