

Guidelines on what you will need for your application

- Detailed description of proposed project
- Site plan
- Plans and estimates for structural work
- Copy of building regulations. (Do not delay if this is not available at the time of making your application, but SEEDA must see a copy before making any payment, should a grant be approved)
- Recent photograph of property in current state of repair
- Copy of listed building consent*
- Copy of planning permission
- Freeholder's written consent*
- At least two written estimates and detailed specifications for each element of the cost breakdown
- Letters of financial confirmation for each type of funding
- If you are applying for a grant towards a project where total costs exceed £40,000, copies of the last three years' accounts
- Cashflow projections for the coming three years, together with the assumptions on which they are based
- Business plan
- Evidence that the principal source of income is from farming
- Application fee - £25. Please note, this is non-refundable

* (If applicable)

Who do you contact for further information?

Annie Padwick or Malcolm Rowe at:

South East England Development Agency
Cross Lanes
Guildford
Surrey
GU1 1YA

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The Farm Diversification Grant Scheme

What is SEEDA?

SEEDA is the Government funded agency, set up in 1999, responsible for the economic and social development of the South East of England – the driving force of the UK's economy.

As home to over eight million people, the South East is the largest region in the UK - bigger than Scotland and Wales combined - and covers the counties of Berkshire, Buckinghamshire, Hampshire, the Isle of Wight, Kent, Oxfordshire, Surrey and East and West Sussex.

SEEDA's aim is to create a prosperous, dynamic and inspirational region by helping businesses compete more effectively, training a highly skilled workforce, supporting and enabling our communities, while safeguarding our natural resources and cherishing our rich cultural heritage.

SEEDA aims to be a catalyst for change within the South East, working with partner organisations – businesses, education at all levels, local authorities, Government agencies, voluntary and community organisations and many others – to produce clearly recognisable results.

Background to the scheme

The Farm Diversification Grant (FDG) Scheme was started in May 2000 as a one-year pilot. This scheme was very popular and heavily oversubscribed. It enabled the conversion of redundant farm buildings for a variety of uses including light industrial/workshops, office accommodation, self-catering and B&B accommodation, children's nursery and stables/livery. The types of farms supported included arable, mixed, fruit and livestock, with sizes ranging from 50 to 1,000 acres.

Details of the scheme

- Grant aid will be up to 25% of the eligible costs of conversion or refurbishment, subject to a minimum grant of £2,500 and a maximum of £60,000.
- The buildings can be converted for a variety of uses outside of Primary Agricultural Production.

Conditions of the scheme

- If grant aid is offered, it will be the minimum necessary to enable the scheme to go ahead.
- Applications for grant aid must be made and approved before work is started.
- Grants cannot be given if work on the project has already commenced.
- Grants will normally be paid on completion of the works.

What costs are eligible?

Grants are paid towards the costs directly associated with the conversion of an existing building. This includes:

- Building works, including installation of services
- Access/car parking and landscaping, if required by planning permission.
- Professional fees (e.g. architects, surveyors, planning).

FUNDS ARE NOT AVAILABLE FOR 'NEW' BUILD, PURCHASING THE PROPERTY, INTERNAL FIXTURES AND FITTINGS OR LANDSCAPING BEYOND THAT REQUIRED BY THE PLANNING AUTHORITIES.

Which end uses qualify?

- Provision of office space.
- Tourism and leisure amenities e.g. B&B and self catering accommodation, tea rooms, cafes, craft workshops.
- Adding value through preparation and processing.
- Farm based retail/wholesale outlets.
- Provision of workshop and light industrial space.

Who can apply?

Applications can only be considered from farmers with a registered holding number. You must be able to demonstrate:

- Your principal source of income is from farming operations and
- You plan to continue to farm for at least five years.

To support your application you should consider your project in terms of:

- Additional income to the farm.
- Safeguarding/creating new job opportunities.
- The viability of the farm - both long and short term.
- Need – evidence that the project is necessary to enable the farm holder to continue to farm.
- Feasibility – evidence of research into the project to give an indication of the viability of the project, in terms of demand, income and likely returns.
- Value for money.
- Practicality – that the project has planning permission.