STATUTORY INSTRUMENTS

1969 No. 1704

LANDLORD AND TENANT

The Agriculture (Calculation of Value for Compensation) Regulations 1969

Made - - - -	27*th November* 1969
Laid before Parliament	9*th December* 1969
Coming into Operation	1*st January* 1970

The Minister of Agriculture, Fisheries and Food, in exercise of the powers conferred upon him by section 51(1) of the Agricultural Holdings Act 1948(a) and of all other powers enabling him in that behalf, and with the advice of the Committee appointed under the provisions of section 79 of the Act, hereby makes the following Regulations:—

1. These Regulations may be cited as the Agriculture (Calculation of Value for Compensation) Regulations 1969, and shall come into operation on 1st January 1970.

2.—(1) In these Regulations, unless the context otherwise requires,—

"the Act" means the Agricultural Holdings Act 1948;

"roots" means the produce of any root crop of a kind normally grown for consumption on the holding;

"tenant" means the outgoing tenant;

"year" means a period of twelve consecutive calendar months.

(2) The Interpretation Act 1889(b) applies for the interpretation of these Regulations as it applies for the interpretation of an Act of Parliament.

3. Subject to subsections (2) and (3) of section 51 of the Act and to regulation 4 below, the compensation for any improvement or other matter specified in a numbered paragraph of Schedule 4 to the Act shall, where the tenancy of the tenant claiming such compensation terminates on or after the coming into operation of these Regulations, be calculated in accordance with the paragraph so numbered in Schedule 1 to these Regulations.

4.—(1) Where any work in relation to an improvement or other matter has not been carried out in the most efficient and economical manner practicable in the circumstances, or any improvement or other matter has been adversely affected by—

(*a*) any breach by the tenant of the rules of good husbandry, or

(*b*) any other act or omission of the tenant, whether intentional or negligent,

the compensation for that improvement or other matter shall be reduced so as not to exceed the value to an incoming tenant, but no reduction shall be made for any adverse effects of seasonal conditions which the tenant could not reasonably have been expected to guard against or mitigate.

(a) 1948 c. 63. (b) 1889 c. 63.

(2) Where—

(*a*) any hay, fodder crops, straw, roots, manure or compost are destroyed by fire or otherwise, or, after the giving of a notice to quit by the tenant or the landlord and without the landlord's written consent, are sold by the tenant or removed by him from the holding, and

(*b*) but for the destruction, sale or removal, compensation would have been payable to the tenant under paragraph 8 of Schedule 4 to the Act in respect of the produce destroyed, sold or removed,

the compensation which would otherwise be payable to the tenant under these Regulations shall be reduced by an amount equal to the reasonable cost to an incoming tenant of replacing on the holding produce similar in all respects to that which has been destroyed, sold or removed, less the value of the replaced produce itself, calculated under these Regulations as if it had been on the holding when the tenant quitted at the termination of the tenancy.

(3) Paragraphs 8 to 10 of Part II of Schedule 1 to these Regulations do not apply to crops or produce grown, seeds sown, cultivations, fallows or acts of husbandry performed or pasture laid down in contravention of the terms of a written contract of tenancy unless either—

(*a*) the tenant shows that the terms contravened were inconsistent with the fulfilment of the tenant's responsibilities to farm the holding in accordance with the rules of good husbandry, or

(*b*) the contravention was reasonably necessary in consequence of the giving of a direction under the Agriculture Act 1947(**a**).

5. The instruments mentioned in Schedule 2 to these Regulations (of which those numbered 1 to 4 in that Schedule are spent) are hereby revoked, but without prejudice to the application, in relation to tenancies terminating before the coming into operation of these Regulations, of the instruments numbered 5 and 6 in that Schedule.

In witness whereof the Official Seal of the Minister of Agriculture, Fisheries and Food is hereunto affixed on 27th November 1969.

(L.S.) *Cledwyn Hughes,*
Minister of Agriculture, Fisheries and Food.

Regulation 3

SCHEDULE 1

PART I

1. *Mole drainage and works carried out to secure the efficient functioning thereof*

(1) (*a*) Where the moles discharge into a piped main drain, the value shall (subject to sub-paragraph (2) below) be the reasonable cost of the work less one-sixth for each year since the work was completed;

(*b*) Where the moles discharge direct into an open ditch (whether the outfalls are piped or not), the value shall (subject to sub-paragraph (2) below) be the reasonable cost of the work less one-third for each year since the work was completed.

(2) The value of any work, calculated in accordance with sub-paragraph (1) above, shall be reduced so as not to exceed the value to an incoming tenant, in any case where—

(*a*) plans on a suitable scale, made at the time when the work was done, and showing the position of all moles, mains and outfalls, are not made available to the landlord; or

(**a**) 1947 c. 48.

(*b*) moles were not drawn at a proper depth, having regard to the nature of the soil and subsoil; or

(*c*) any ditches into which the outfalls discharge have not been maintained clean, free from obstruction and at a proper depth since the work was done; or

(*d*) deep cultivation or other work interfering with the efficient functioning of the drains has been done on the land since the drainage work was completed; or

(*e*) the land is not of consistently suitable slope or soil texture for mole drainage to be effective; or

(*f*) the drainage scheme was not a proper one, having regard to all the conditions, or was not efficiently carried out; or

(*g*) for any other reason, the drainage system does not function efficiently.

2. *Protection of fruit trees against animals*

The value shall be the reasonable cost of the protection, whether around each tree or around the perimeter of the orchard or both, reduced where necessary according to—

(*a*) the existing condition of the protection;

(*b*) the existing condition of the fruit trees;

(*c*) the further period for which protection is likely to be necessary.

3. *Chalking of land*

The same as paragraph 5 below (Liming of land).

4. *Clay burning*

The value shall be the reasonable cost of the work, less one quarter for each growing season since the work was completed.

5. *Liming of land* (*also Chalking of land*)

(1) The value shall be the reasonable cost of the lime (or chalk) as applied to the land (including the cost of delivery and application), reduced by not less than one-eighth and not more than one-quarter for each growing season since application.

(2) For the purposes of sub-paragraph (1) above, the reasonable cost shall not be regarded as exceeding the estimated cost (including the cost of delivery and application) of the equivalent in burnt lime or ground limestone (as the case may be) of forty hundredweight per acre pure calcium oxide (CaO), unless in the circumstances of the case a heavier dressing was economic, and of benefit to the incoming tenant.

6. *Application to land of purchased manure* (*including artificial manure*)

(1) Where no crop has been taken from the land since the manure was applied, the value shall be the reasonable cost of the manure as applied to the land (including the cost of delivery and spreading).

(2) Where one crop or more has been taken from the land since the manure was applied, the value shall be:—

(*a*) in the case of inorganic manure other than basic slag, the amount calculated in accordance with Table 1 below for each unit of nitrogen (N), phosphoric acid (P_2O_5) and potash (K_2O) contained in the manure as stated in the relevant statutory statement given under the Fertilisers and Feeding Stuffs Act 1926(**a**);

(**a**) 1926 c. 45.

(*b*) in the case of basic slag, the amount calculated in accordance with Table 2 below for each unit of phosphoric acid (P_2O_5) contained in the manure as stated in the relevant statutory statement given under the Fertilisers and Feeding Stuffs Act 1926, the amount of phosphoric acid insoluble in citric acid being found by subtracting the amount of phosphoric acid stated to be soluble in citric acid from the stated total amount of phosphoric acid:

Provided that the amount shall in no case exceed—

(i) after one crop has been taken from the land, two-thirds of the reasonable cost of the basic slag as applied to the land, including the cost of delivery and spreading;

(ii) after two crops have been taken from the land, one-third of such reasonable cost as aforesaid; and

(iii) after three crops have been taken from the land, one-sixth of such reasonable cost as aforesaid;

(*c*) in the case of purchased stable or farmyard manure, two-fifths of the reasonable cost as aforesaid after one crop only has been taken from the land since the manure was applied, reduced to nil after more than one crop has been so taken;

(*d*) in the case of other organic manure, where there is a statutory statement under the Fertilisers and Feeding Stuffs Act 1926, or other certificate of analysis relating to the manure, the amount calculated in accordance with Table 3 below for each unit of nitrogen (N) and phosphoric acid (P_2O_5) contained in the manure as stated in the said statement or certificate, and (whether or not there is any such statement or certificate), in the case of shoddy and similar bulky organic manure where not more than two crops have been taken from the land since the manure was applied, an amount in respect of residual mechanical value not exceeding—

(i) ten shillings for each ton of manure applied, where not more than one crop has been taken from the land since the manure was applied;

(ii) five shillings for each ton of manure applied, where two crops have been so taken;

so, however, that the total amount payable in respect of shoddy and similar bulky organic manure shall not exceed the reasonable cost of the manure as applied to the land, including the cost of delivery and spreading.

(3) The value per ton of bracken, moss litter, peat, bean-straw and other similar materials, purchased for the purpose of absorbing plant food from urine, increasing the bulk of farmyard manure, or improving the physical condition of the soil, shall be:

(*a*) where no crop has been taken from the land since application, twelve shillings;

(*b*) where one crop has been taken from the land since application, six shillings;

(*c*) where more than one crop has been taken from the land since application, nil.

(4) For the purposes of sub-paragraphs (1), (2) and (3) above and Tables 1, 2 and 3 below—

(*a*) the value of any manure or material applied by the tenant to a crop for which the tenant is to be paid on the basis of the face value of the crop, shall be calculated as if that crop had been taken from the land;

(*b*) the reasonable cost of any manure and of its delivery and spreading, or the residual mechanical value, shall not exceed:

(i) the reasonable cost, or the residual mechanical value, of such quantity of manure as was reasonably necessary to be applied to the land, having regard to the rules of good husbandry, the type of farming practised on the holding, and sound economic practice; and

(ii) the reasonable cost of delivering and spreading such amount as aforesaid.

TABLE 1

UNIT VALUES OF 1% OF A TON OF MANURE

	After one crop has been taken from the land	After two crops have been taken from the land	After three crops have been taken from the land	After four crops have been taken from the land
	s. d.	s. d.	s d	s d
Nitrogen:				
(*a*) Inorganic N and urea	Nil	Nil	Nil	Nil
Phosphoric acid:				
(*b*) P_2O_5 soluble in water or in citric acid ...	11 4	5 8	2 10	Nil
(*c*) P_2O_5 insoluble in water or of unspecified solubility	5 8	2 10	1 5	Nil
Potash:				
(*d*) Total K_2O	4 6	2 3	Nil	Nil

Notes— (i) The unit values in this Table are inclusive of the cost of delivery and spreading.
(ii) Unit values per ton may be calculated to the nearest shilling.

TABLE 2

UNIT VALUES OF 1% OF A TON OF BASIC SLAG

	After one crop has been taken from the land	After two crops have been taken from the land	After three crops have been taken from the land	After four crops have been taken from the land
	s. d.	s. d.	s. d.	s. d.
Phosphoric acid:				
(*a*) P_2O_5 soluble in citric acid	11 4	5 8	2 10	Nil
(*b*) P_2O_5 insoluble in citric acid	5 8	2 10	1 5	Nil

Notes— (i) The unit values in this Table are inclusive of the cost of delivery and spreading.
(ii) Unit values per ton may be calculated to the nearest shilling.

TABLE 3

UNIT VALUES OF 1% OF A TON OF MANURE

	After one crop has been taken from the land	After two crops have been taken from the land	After three crops have been taken from the land	After four crops have been taken from the land
	s. d.	s. d.	s. d.	s. d.
Nitrogen:				
(*a*) N in dried blood ...	Nil	Nil	Nil	Nil
(*b*) Organic N other than in dried blood and urea ...	8 6	4 3	Nil	Nil
Phosphoric acid:				
(*c*) Total P_2O_5 in bone products	8 6	4 3	2 2	Nil
(*d*) Total P_2O_5 in other materials	5 8	2 10	1 5	Nil

Notes— (i) The unit values in this Table are inclusive of the cost of delivery and spreading.

(ii) Unit values per ton may be calculated to the nearest shilling.

7. Consumption on the holding of corn (whether produced on the holding or not) or of cake or other feeding stuff not produced on the holding by (a) horses, cattle, sheep or pigs, or (b) poultry folded on the land as part of a system of farming practised on the holding

(1) The values per ton of feeding stuff consumed set out in Table 4 below shall apply in all cases where feeding stuffs are fed to dairy cattle in cowhouses, or to other stock in open yards, under satisfactory conditions which provide:

(*a*) that the urine is conserved;

(*b*) that the dung is well made and protected from loss in the heap; and

(*c*) that both urine and dung are effectively used, and that there is sufficient land with the farm to allow adequate returns from the manure made.

(2) Where sub-paragraph (1) above is not applicable, the values set out in the said Table 4 shall be adjusted in accordance with Table 5 hereunder.

(3) Poultry folded on the land as part of a system of farming practised on the holding shall be treated as "stock other than milking cows".

(4) Where manure is applied to land in the form of slurry, then subject to a maximum of six pounds per acre of the land so treated and to the provisions of sub-paragraph (5) below, the values per ton of feeding stuff consumed shall be as set out in Table 6 below.

(5) Where—

(*a*) slurry has been applied at the wrong time of year, or

(*b*) slurry has been applied to arable land, and too long a period has elapsed between its application and the cultivation of the land, or

(*c*) urine has not been adequately conserved, or

(*d*) conditions are otherwise unsatisfactory,

the compensation calculated in accordance with paragraph (4) above shall be reduced accordingly.

(6) Where more than one crop has been taken from the land, the values set out in Tables 4 and 6 below shall be reduced to nil.

TABLE 4

	Value per ton of feedingstuffs consumed	
	Before one crop has been taken from the land	After one crop has been taken from the land
	£ s. d.	£ s. d.
1. Decorticated cotton cake ...	3 1 0	1 10 6
2. Undecorticated cotton cake (Egyptian)	2 2 0	1 1 0
3. Undecorticated cotton cake (Bombay)	2 0 0	1 0 0
4. Linseed cake	2 1 0	1 0 6
5. Linseed	1 15 0	17 6
6. Soya bean cake	2 15 0	1 7 6
7. Palmnut cake	1 4 0	12 0
8. Coconut cake	1 16 0	18 0
9. Decorticated earthnut cake	2 9 0	1 4 6
10. Rape cake	2 10 0	1 5 0
11. Meat meal	5 1 0	2 10 6
12. Fish meal	5 14 0	2 17 0
13. Beans	1 11 0	15 6
14. Peas	1 7 0	13 6
15. Wheat	18 0	9 0
16. Barley	15 0	7 6
17. Oats	16 0	8 0
18. Maize	15 0	7 6
19. Rice meal	1 10 0	15 0
20. Locust beans	17 0	8 6
21. Malt	18 0	9 0
22. Malt culms	2 1 0	1 0 6
23. Bran and other offals of wheat	1 18 0	19 0
24. Brewers' grains (dried) ...	1 5 0	12 6
25. Brewers' grains (wet) ...	9 0	4 6
26. Clover hay	1 3 0	11 6
27. Meadow hay	17 0	8 6
28. Dried grass and meal ...	1 1 0	10 6
29. Mangolds	4 0	2 0
30. Swedes	3 0	1 6
31. Turnips	3 0	1 6
32. Sugar beet pulp (dried) ...	10 0	5 0
33. Sugar beet pulp (wet) ...	2 0	1 0
34. Potatoes	6 0	3 0
35. Straw, pea straw and pods	16 0	8 0
36. Compound cakes and meal:		
For each 1% of albuminoids (proteins)	9	4
For phosphates and potash	12 0	6 0
Thus:—18% albuminoids ...	1 5 6	12 0
24% albuminoids ...	1 10 0	14 0
30% albuminoids ...	1 14 6	16 0

NOTE:—In the case of straw mechanical value has been taken into account.

TABLE 5

	Feedingstuffs fed to Milking Cows	Feedingstuffs fed to stock other than Milking Cows
(*a*) Feedingstuffs fed directly on the land ...	As Table 4	Add one-third
(*b*) Feedingstuffs fed under cover under satisfactory conditions	As Table 4	Add one-third
(*c*) Feedingstuffs fed in open yards under satisfactory conditions	Subtract one-third	As Table 4
(*d*) Conditions unsatisfactory	Subtract up to two-thirds	Subtract up to one-half

TABLE 6

VALUE PER TON OF FEEDING STUFFS CONSUMED AND APPLIED TO LAND AS SLURRY

	Before one crop has been taken from the land				After one crop has been taken from the land			
	Closed Storage		Open Storage		Closed Storage		Open Storage	
	£ s. d.		£ s. d.		£ s. d.		£ s. d.	
1. Decorticated cotton cake ...	3 1 0		2 14 0		1 6 0		1 3 0	
2. Undecorticated cotton cake (Egyptian)	2 2 0		1 18 0		18 0		17 0	
3. Undecorticated cotton cake (Bombay)	2 0 0		1 16 0		17 0		16 0	
4. Linseed cake	2 1 0		1 15 0		17 0		15 0	
5. Linseed	1 15 0		1 10 0		14 0		13 0	
6. Soya bean cake	2 15 0		2 7 0		1 2 0		19 0	
7. Palmnut cake	1 4 0		1 0 0		10 0		9 0	
8. Coconut cake	1 16 0		1 12 0		15 0		14 0	
9. Decorticated earthnut cake	2 9 0		2 1 0		19 0		16 0	
10. Rape cake	2 10 0		2 4 0		1 1 0		19 0	
11. Meat meal	5 1 0		4 9 0		2 3 0		1 19 0	
12. Fish meal	5 14 0		5 2 0		2 9 0		2 6 0	
13. Beans	1 11 0		1 6 0		12 0		11 0	
14. Peas	1 7 0		1 3 0		11 0		10 0	
15. Wheat	18 0		15 0		7 0		7 0	
16. Barley	15 0		13 0		6 0		6 0	
17. Oats...	16 0		14 0		7 0		6 0	
18. Maize	15 0		13 0		6 0		6 0	
19. Rice meal	1 10 0		1 8 0		14 0		13 0	
20. Locust beans	17 0		14 0		6 0		5 0	
21. Malt	18 0		16 0		8 0		7 0	
22. Malt culms	2 1 0		1 17 0		18 0		16 0	
23. Bran and other offals of wheat	1 18 0		1 15 0		17 0		16 0	
24. Brewers' grains (dried) ...	1 5 0		1 2 0		10 0		9 0	
25. Brewers' grains (wet) ...	9 0		7 0		3 0		3 0	
26. Clover hay	1 3 0		1 1 0		10 0		9 0	
27. Meadow hay	17 0		16 0		8 0		7 0	
28. Dried grass and meal ...	1 1 0		19 0		9 0		8 0	
29. Mangolds	4 0		3 0		2 0		2 0	
30. Swedes	3 0		3 0		1 0		1 0	
31. Turnips	3 0		2 0		1 0		1 0	
32. Sugar beet pulp (dried) ...	10 0		9 0		4 0		4 0	
33. Sugar beet pulp (wet) ...	2 0		2 0		1 0		1 0	
34. Potatoes	6 0		5 0		3 0		2 0	
35. Straw, pea straw and pods	10 0		9 0		4 0		4 0	
36. Compound cakes and meal:								
For each 1% of albuminoids (proteins) ...		9		6		3		2
For phosphates and potash	12 0		12 0		6 0		6 0	

PART II

8. *Growing crops and severed or harvested crops and produce, being in either case crops or produce grown on the holding in the last year of the tenancy, but not including crops or produce which the tenant has a right to sell or remove from the holding*

(1) Growing crops:—

The value shall be the reasonable cost of seeds sown, and cultivations, fallows and acts of husbandry performed, calculated in accordance with the provisions of paragraph 9 below.

(2) Severed or harvested crops and produce:—

The value shall be the average market value on the holding during that season of hay, fodder crops, straw, roots and other crops or produce of good quality, less the manurial value thereof calculated in accordance with Table 4 above, on the basis that no crop has been taken from the land:

Provided that the value so calculated shall be reduced so as not to exceed the value to an incoming tenant in any case where—

(*a*) the crops or produce are of inferior quality; or

(*b*) the quantity of any kind of crops or produce exceeds the quantity reasonably required for the system of farming practised on the holding; or

(*c*) the crops or produce are not left in convenient or proper places on the farm; or

(*d*) any hay or straw is not properly stacked and thatched or otherwise protected.

(3) The value of farmyard manure or compost made on the farm shall be the reasonable expenditure incurred by the tenant in loading, carting, heaping and spreading such manure or compost on land from which no crop has been taken.

9. *Seeds sown and cultivations, fallows and acts of husbandry performed on the holding at the expense of the tenant*

(1) The value shall be the reasonable cost of seeds sown and of cultivations, fallows and acts of husbandry performed, taking into account—

(*a*) normal current costs, having regard to the current agricultural wage, the cost of horse and tractor operations, the size and shape of the fields, and other relevant conditions;

(*b*) reasonable costs of hired tractor cultivations;

(*c*) increased costs over normal tractor rates, where owing to the size of the farm or fields, the shape of the fields, or to other special circumstances, it was reasonable to use horse labour;

but leaving out of account any expenditure incurred by the tenant up to and including the removal from the land of the last preceding crop and any rent paid by the tenant.

(2) For the purposes of sub-paragraph (1) above, the reasonable cost shall not be regarded as reduced merely because more than one operation was carried out by the tenant at the same time.

(3) Nothing in sub-paragraph (1) above shall be taken to limit the operation of this paragraph to any particular method of sowing nor to cultivations, fallows or acts of husbandry performed in any particular way.

10. *Pasture laid down with clover, grass, lucerne, sainfoin or other seeds, being either—*

(a) pasture laid down at the expense of the tenant otherwise than in compliance with an obligation imposed on him by an agreement in writing to lay it down to replace temporary pasture comprised in the holding when the tenant entered thereon which was not paid for by him; or

(b) pasture paid for by the tenant on entering on the holding

(1) Where no crop has been removed either by mowing or by grazing, the value shall be the reasonable cost of seeds sown, and cultivations, fallows and acts of husbandry performed, calculated in accordance with paragraph 9 above, but also taking into account any expenditure incurred solely for the benefit of the pasture before the removal of any crop in or with which the pasture was sown.

(2) Where one crop or more has been removed either by mowing or by grazing, the value shall be the face value of the pasture, taking into account:—

(*a*) present condition;

(*b*) management since sowing;

(*c*) situation on the holding;

(*d*) fencing;

(*e*) water supply;

(*f*) any other circumstances appearing to be relevant.

11. *Acclimatisation, hefting or settlement of hill sheep on hill land*

(1) The value of hill sheep on hill land shall include such amount (if any) as represents the value attributable to the acclimatisation, hefting or settlement of the sheep on such land, but the said amount shall not in any case exceed a sum of thirty shillings per sheep.

(2) Any amount which may be included in the value of hill sheep under the provisions of the last foregoing sub-paragraph shall be apportioned and separately shown by the person carrying out the valuation as being attributable to the value of acclimatisation, hefting or settlement of such sheep.

SCHEDULE 2 Regulation 5

Regulations revoked	References
1. The Agriculture (Calculation of Value for Compensation) Regulations 1948.	S.I. 1948/185 (Rev. I, p. 821: 1948 I, p. 57).
2. The Agriculture (Calculation of Value for Compensation) Amendment Regulations 1952.	S.I. 1952/170 (1952 I, p. 40).
3. The Agriculture (Calculation of Value for Compensation) Amendment (No. 2) Regulations 1952.	S.I. 1952/1617 (1952 I, p. 41).
4. The Agriculture (Calculation of Value for Compensation) Amendment Regulations 1953.	S.I. 1953/456 (1953 I, p.2).
5. The Agriculture (Calculation of Value for Compensation) Regulations 1959.	S.I. 1959/496 (1959 I, p. 1528).
6. The Agriculture (Calculation of Value for Compensation) Amendment Regulations 1968.	S.I. 1968/378 (1968 I, p. 1034).

EXPLANATORY NOTE

(This Note is not part of the Regulations.)

These Regulations consolidate with amendments the provisions previously made for calculating the compensation payable to the outgoing tenant of an agricultural holding in respect of the short-term improvements and other matters comprised in Schedule 4 to the Agricultural Holdings Act 1948. The amendments, other than drafting amendments, are as follows:—

(1) Compensation for the liming and chalking of land (paragraph 5 of Schedule 1 to the Regulations) may be reduced by as much as one quarter for each growing season since application (the previous standard reduction of one-eighth is now the minimum).

(2) New Tables 1, 2, 3 and 4 are provided (paragraphs 6 and 7).

(3) An additional Table 6 for calculating the value of slurry applications is provided (sub-paragraphs (4) to (6) of paragraph 7).

(4) Steam cultivations are no longer provided for (paragraph 9).

(5) The new maximum allowance in respect of settled hill sheep is thirty shillings per sheep (paragraph 11).

The regulations apply (except so far as excluded, in relation to the matters in Part II of Schedule 1 to the Regulations, by a written contract of tenancy) wherever the tenancy of the tenant claiming compensation terminates on or after the date of their coming into operation; in relation to tenancies terminating before that date, the Agriculture (Calculation of Value for Compensation) Regulations 1959, as amended, continue to apply with a similar exception.