

The Crown Estate procedure for reviewing the rent rate for leases of sporting rights

The Crown Estate calculates rents for leases of sporting rights by measuring the length of the mean high water, as defined by Ordnance Survey, of the lease area. Mean High Water Marks are generalised by applying a buffer line extending 100m inland. This distance in Km to 1 decimal place is then multiplied by an agreed rate in pounds sterling, plus VAT. Recognising that the lease areas may change over time due to accretion or diluvian, the lease areas are remeasured at lease renewals to reflect any possible changes.

The rate is calculated each year and increases annually in accordance with the Retail Price Index (RPI). Members of the Joint Group for Wildfowling and Conservation on Tidal Land (JTG) are informed of the new rate, which is also published on The Crown Estate's website. The new rate is then applied to any new lease applications received for that year, and to any leases where a review of the rent is due under the terms of the lease (see below).

Rent Reviews

The timing of rent reviews is set out under the terms of the lease however, this will normally provide for five yearly reviews for leases of six years or more. The new rent will usually be calculated by multiplying the length of the mean high water of the lease area (this figure will be set out in the terms of the lease) by the rate per kilometre for the year in which the review falls. Normally the lease will specify that the review will be upwards only. Some leases agreed prior to the new procedure may have different review procedures and the lease will set out how reviews should be carried out in these cases.

Rate Increases

The table below shows the rate increases over the last twenty years, shown net of VAT:

Yearly Standard Wildfowling Rates per Kilometre		
September 2001 to June 2003	£75	This rate not reviewed for 3 years period while the standard procedure was bedding down
Rate from June 2004	£80	
Rate from June 2005	£82	
Rate from June 2006	£84	
Rate from June 2007	£88	
Rate from June 2008	£91	
Rate from June 2009	£91	
Rate from June 2010	£95	
Rate from June 2011	£100	
Rate from June 2012	£104	
Rate from June 2013	£107	
Rate from June 2014	£110	
Rate from June 2015	£111	
Rate from June 2016	£112	
Rate from June 2017	£115	
Rate from June 2018	£118	
Rate from June 2019	£121	
Rate from September 2020	£124	Recalibrated to September base figure
Rate from September 2021	£129	
Rate from September 2022	£145	
Rate from September 2023	£158	
Rate from June 2024	£163	Recalibrated to June base figure