



Llywodraeth Cymru  
Welsh Government

# Annual Report on Local Authority Smallholdings in Wales 2017-18



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This document is also available in Welsh.

# **ANNUAL REPORT ON SMALLHOLDINGS IN WALES**

**1 APRIL 2017 - 31 MARCH 2018**

## Introduction

The Welsh Ministers have a statutory duty under section 59(2) of the Agriculture Act 1970 to issue a report on its activities, and the activities of local authorities, in relation to smallholdings in Wales. This duty was originally transferred to the National Assembly for Wales by the 1999 Transfer of Functions Order (1999/672) and is now exercisable by the Welsh Ministers by virtue of paragraph 30 to Schedule 11 of the Government of Wales Act 2006.

The report provides statistical information on the area and number of smallholdings held by smallholding authorities, tenancies and the financial position of smallholding authorities. This report covers the period 1 April 2017 to 31 March 2018.

Statutory smallholdings, or county farms, are administered under Part III of the Agriculture Act 1970. Under this legislation, smallholdings authorities are required to make it their general aim to provide opportunities for persons with sufficient experience to be farmers on their own account. The smallholdings must be capable of providing full-time employment for not more than two people, including the occupier.

We would like to thank those Local Authorities in Wales that provided the statistical information used in the report.

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## SMALLHOLDINGS PROVIDED BY LOCAL AUTHORITIES IN WALES

### Area

At 31 March 2018 the total area of land held by local authorities in Wales for smallholding purposes was just over **16440.68** hectares, a reduction of just over **279** hectares from the previous year. Approximately **13,609.89** hectares were let as smallholdings with a house and/or buildings.

From the 2018 Single Application Form (SAF) data, the total area of land claimed in Wales was approximately 1.5 million hectares, therefore local authority smallholdings account for just over **1%** of the land.

Table 1 provides the position for individual authorities.

### Holdings

At 31 March 2018 local authorities provided **963** smallholdings, of which approximately **594 (61%)** were below 20 hectares in size and **220 (22%)** were between 20 and 40 hectares. There were **147 (15%)** over 40 hectares.

The number of holdings provided by individual authorities and the distribution of the holdings by hectare is shown in Table 2 and 3.

### Tenants

There were **884** tenants on local authority smallholdings at 31 March 2018, with some being tenants of multiple farms. On the **963** holdings there were **931** tenancies: **385** were Farm Business Tenancies, **221** Agricultural Holdings Act Tenancies and **320** other tenancies.

During 2017/18, **169** new tenancies were granted, **21 to** new entrants and **148 to** existing tenants: **52** tenancies came to an end.

Detailed figures are given in Tables 4 and 5.

### Financial Position of Authorities

The total revenue account of smallholdings authorities in Wales in the year ended 31 March 2018 showed a total income of **£3,958,591.93** against a total expenditure of **£1,213,280.37** giving an operational surplus of **£2,748,734.56**.

Table 6 summarises the authorities' combined revenue accounts for the year.

## Statistical Information on Smallholdings provided by Local Authorities in Wales

**Table 1: Area of smallholdings land held by smallholdings authorities as at 31 March 2018**

Unitary Authority	Land let as smallholdings (hectares)	Land held but not as smallholdings (hectares)	Total land let (hectares)	Rent roll of land let as smallholdings (£)	Rent roll of total smallholdings land (£)	Total Rent (£)
Blaenau Gwent	0	183.87	<b>183.87</b>	0	16,315	<b>16315</b>
Bridgend	0	39.73	<b>39.73</b>	0	3,023	<b>3,023</b>
Caerphilly	29.73	76.35	<b>106.08</b>	3,000	11,795	<b>14795</b>
Cardiff	18	0	<b>18</b>	12,250	0	<b>12,250</b>
Carmarthenshire	1016.00	394.93	<b>1410.93</b>	232,730	65,665.00	<b>298395.00</b>
Ceredigion	267.70	16.38	<b>284</b>	52,832	2,816	<b>55648</b>
Conwy	304.64	0	<b>304.64</b>	74,331	0	<b>74331</b>
Denbighshire	806.64	112.99	<b>919.63</b>	185,350.93	22,664.72	<b>208015.65</b>
Flintshire	530.77	179.82	<b>710.59</b>	114,048	34,347	<b>148395</b>
Gwynedd	1155.58	57.23	<b>1212.81</b>	206,000	38,351	<b>244351</b>
Isle of Anglesey	2258.11	102.38	<b>2360.49</b>	523,120	22,724.72	<b>545844.72</b>
Merthyr Tydfil	0	41.32	<b>41.32</b>	0	5,372.00	<b>5372.00</b>
Monmouthshire	918	238	<b>1156</b>	178,735	34,649	<b>213384</b>
Neath Port Talbot	0.00	183.17	<b>183.17</b>	0	21,881	<b>21,881</b>
Newport	101.56	42.32	<b>143.88</b>	21,829	5,462	<b>27291</b>
Pembrokeshire	1615	468	<b>2083</b>	370,197.82	91,454.89	<b>461652.71</b>
Powys	4248.96	141.62	<b>4390.58</b>	1,046,883	28,809	<b>1075692</b>
Rhondda Cynon Taff	0.38	273.20	<b>273.58</b>	0	0	<b>0</b>
Swansea	0	153.81	<b>153.81</b>	0	355940	<b>355940</b>
Torfaen	54.63	53.78	<b>108.41</b>	7,240	11,000	<b>18240</b>
Vale of Glamorgan	27	8	<b>35</b>	9,553	0	<b>9532</b>
Wrexham	257.19	63.97	<b>321.16</b>	53,197	1,275	<b>54472</b>
<b>TOTAL WALES</b>	13609.89	2830.87	<b>16440.68</b>	3091296.75	773,544	<b>3864820.08</b>

**Table 2: Land acquired or disposed of by smallholdings authorities**

**1 April 2017 - 31 March 2018**

Unitary Authority	Land Acquired				Land Disposed Of			
	Newly acquired (purchased or appropriated etc.)	Purchased but formerly leased	Total	Price	Sold, appropriated, exchanged etc.	Leased land given up	Total	Receipts
	Hectares	Hectares	Hectares	£	Hectares	Hectares	Hectares	£
Blaenau Gwent	0	0	0	0	0	0	0	0
Bridgend	0	0	0	0	0	0	0	0
Caerphilly	0	0	0	0	0	0	0	0
Cardiff	2	0	2	0	0	0	0	0
Carmarthenshire	0	0	0	0	0	0	0	0
Ceredigion	0	0	0	0	0	0	0	0
Conwy	0	0	0	0	0	0	0	0
Denbighshire	0	0	0	0	50.60	0	50.60	1,250,000.00
Flintshire	0	0	0	0	11.38	0	11.38	415,000
Gwynedd	0	0	0	0	0	0	0	0
Isle of Anglesey	0	0	0	0	0.57	0	0.57	264,000
Merthyr Tydfil	0	0	0	0	54.05	0	54.05	252,519.81
Monmouthshire	0	0	0	0	20	0	20	645,000
Neath Port Talbot	0	0	0	0	0	0	0	0
Newport	0	0	0	0	0	0	0	0
Pembrokeshire	0	0	0	0	3	0	3	0
Powys	0	0	0	0	6.47	0	6.47	403,000
Rhondda Cynon Taff	0	0	0	0	0	0	0	0
Swansea	0	0	0	0	0	0	0	0
Torfaen	0	0	0	0	0	0	0	0
Vale of Glamorgan	0	0	0	0	0	0	0	0
Wrexham	0	0	0	0	38.07	0	38.07	958,250
<b>TOTAL WALES</b>	2	0	2	0	184.14	0	184.14	4187769.81

**Table 3: Analysis of smallholdings by size at 31 March 2018**

Unitary Authority	Number of Holdings								Total Holdings
	Equipped with House & Buildings				Bare Land Farms				
	0-20	20-40	Over 40	Total	0-20	20-40	Over 40	Total	
Blaenau Gwent	0	0	0	0	126	1	0	127	127
Bridgend	0	0	0	0	10	0	0	0	10
Caerphilly	0	1	0	1	30	0	0	30	32
Cardiff	2	0	0	2	0	0	0	0	2
Carmarthenshire	0	12	12	24	45	3	2	50	74
Ceredigion	3	8	0	11	4	0	0	4	15
Conwy	6	4	2	12	0	0	0	0	12
Denbighshire	3	7	10	20	11	2	0	13	33
Flintshire	1	13	3	17	5	1	1	7	24
Gwynedd	1	7	31	39	6	0	1	7	46
Isle of Anglesey	22	42	15	79	15	1	0	16	95
Merthyr Tydfil	0	0	0	0	39.88	0	0	39.88	39.88
Monmouthshire	4	11	11	26	35	6	0	41	67
Neath Port Talbot	0	0	0	0	31	3	1	35	35
Newport	1	3	0	4	2	1	0	3	7
Pembrokeshire	4	24	16	44	65	1	1	67	111
Powys	39	61	37	137	7	0	1	8	145
Rhondda Cynon Taff	0	0	0	0	0	0	0	0	0
Swansea	0	0	0	0	43	0	0	43	43
Torfaen	0	0	1	1	26	1	1	28	29
Vale of Glamorgan	3	0	0	3	0	0	0	0	3
Wrexham	3	6	1	10	2	1	0	3	13
<b>TOTAL WALES</b>	92	199	139	430	502.88	21	8	531.88	962.88

**Table 4: Analysis of smallholdings by tenants and tenancy type at 31 March 2018**

Unitary Authority	Number of tenants				Tenancy Type			
	Hectares							
	0-20	20-40	Over 40	Total	FBT	AHA	Other	Total
Blaenau Gwent	126	1	0	<b>127</b>	0	0	127	<b>127</b>
Bridgend	8	0	0	<b>8</b>	1	0	7	<b>8</b>
Caerphilly	30	1	0	<b>31</b>	15	2	14	<b>31</b>
Cardiff	2	0	0	<b>2</b>	1	1	0	<b>2</b>
Carmarthenshire	45	15	14	<b>74</b>	30	12	32	<b>74</b>
Ceredigion	7	8	0	<b>15</b>	5	8	2	<b>15</b>
Conwy	6	4	2	<b>12</b>	5	6	1	<b>12</b>
Denbighshire	14	9	10	<b>33</b>	24	8	1	<b>33</b>
Flintshire	6	14	4	<b>24</b>	17	7	0	<b>24</b>
Gwynedd	7	7	32	<b>46</b>	26	19	1	<b>46</b>
Isle of Anglesey	27	43	15	<b>85</b>	46	47	0	<b>93</b>
Merthyr Tydfil	19	0	0	<b>19</b>	0	0	0	<b>0</b>
Monmouthshire	4	17	11	<b>32</b>	16	31	20	<b>67</b>
Neath Port Talbot	24	3	1	<b>28</b>	5	2	21	<b>28</b>
Newport	3	4	0	<b>7</b>	2	5	0	<b>7</b>
Pembrokeshire	69	25	17	<b>111</b>	90	21	0	<b>111</b>
Powys	46	61	38	<b>145</b>	104	41	0	<b>145</b>
Rhondda Cynon Taff	0	0	0	<b>0</b>	1	2	65	<b>68</b>
Swansea	42	0	0	<b>42</b>	0	0	0	<b>0</b>
Torfaen	26	1	2	<b>29</b>	1	2	26	<b>29</b>
Vale of Glamorgan	3	0	0	<b>3</b>	0	0	0	<b>0</b>
Wrexham	4	6	1	<b>11</b>	1	7	3	<b>11</b>
<b>TOTAL WALES</b>	<b>518</b>	<b>219</b>	<b>147</b>	<b>884</b>	<b>385</b>	<b>221</b>	<b>320</b>	<b>931</b>



**Table 5: Tenancies granted by smallholdings authorities for the first time and those terminated during the year ending 31 March 2018**

Unitary authority	Number Granted		Number Terminated
	New Entrants	Existing Tenants	
Blaenau Gwent	0	0	0
Bridgend	0	8	2
Caerphilly	2	29	1
Cardiff	0	0	0
Carmarthenshire	0	0	0
Ceredigion	0	1	0
Conwy	0	0	0
Denbighshire	1	0	2
Flintshire	0	3	3
Gwynedd	1	5	1
Isle of Anglesey	0	1	1
Merthyr Tydfil	0	19	19
Monmouthshire	0	1	1
Neath Port Talbot	6	22	1
Newport	0	0	1
Pembrokeshire	6	6	1
Powys	5	11	18
Rhondda Cynon Taff	0	0	1
Swansea	0	42	0
Torfaen	0	0	0
Vale of Glamorgan	0	0	0
Wrexham	0	0	1
<b>TOTAL WALES</b>	<b>21</b>	<b>148</b>	<b>52</b>

**Table 6: Total revenue account of smallholdings authorities for year ended 31 March 2018\***

<b>OPERATIONAL ACCOUNT</b>	
<b>Income (£)</b>	
Rent from Holdings	2,295,869.36
Other Rents	256,550.45
Other Income	339,937.85
<b>TOTAL INCOME</b>	<b>3,958,591.93</b>
<b>Expenditure (£)</b>	
Repairs and Maintenance	730,429.78
Rents, Rates, Annuities and Water Charges	119,733.59
Net Tenant Rights Valuations	35,500.00
Estate Management	261,848.81
Other Expenditure	65,768.19
<b>TOTAL EXPENDITURE</b>	<b>1,213,280.37</b>
<b>OPERATIONAL ACCOUNT SURPLUS</b>	<b>2,748,734.56</b>
<b>NON-OPERATIONAL ACCOUNT</b>	
<b>Income (£)</b>	
<b>TOTAL</b>	20,819
<b>Expenditure (£)</b>	
Central Support Costs	478,194.84
Other Expenditure	10,530.44
<b>TOTAL</b>	<b>488,725.28</b>
<b>NON-OPERATIONAL ACCOUNT (DEFICIT)</b>	<b>-467,906.28</b>
<b>REVENUE ACCOUNT NET SURPLUS/(DEFICIT)</b>	
Operational Account Surplus	2,752,014.56
Non-operational Account (Deficit)	-467,906.28
<b>Net Surplus/(Deficit)</b>	<b>-£467,906.28</b>
Capital Charges	821,154.78
<b>Net Surplus/(Deficit) including Capital</b>	<b>£2,284,343.28</b>

\*Revenue data unavailable for Torfaen and therefore omitted from these figures.