



Llywodraeth Cymru
Welsh Government

Annual Report on Local Authority Smallholdings in Wales 2019-20



Annual Report On Smallholdings In Wales | April 2019 – 31 March 2020

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 2019 to 31 March 2020.

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 all Local Authorities in Wales for providing the statistical information used in the report.

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Smallholdings Provided By Local Authorities In Wales

Area

At 31 March 2020 the total area of land held by local authorities in Wales for smallholding purposes was just over **15,692 ha**, of which approximately **13,100 ha** were let as smallholdings with a house and/or buildings.

From the 2020 Single Application Form (SAF) data the total area of land claimed on the SAF in Wales remains at just over 1.3 million hectares, however; the data from the Welsh Agricultural Survey for June 2020 gives a total area in Wales of farms plus common land to be 1.9 million hectares, therefore the smallholdings account for approximately 1% of the land.

Table 1 provides the position for individual authorities.

Holdings

At 31 March 2020, local authorities provided returns for **949** smallholdings, of which **580 (61%)** were below 20 hectares in size and **228 (24%)** were between 20 and 40 hectares; there were **141 (15%)** over 40 hectares.

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

Tenants

There were **850** tenants on local authority smallholdings at 31 March 2020, with some being tenants of multiple farms. Of the **949** holdings there were **947** tenancies: **434** were Farm Business Tenancies, **202** Agricultural Holdings Act Tenancies and **311** other tenancies. During 2019/2020, **202** new tenancies were granted, **10** to new entrants, **192** to existing tenants: **54** tenancies were terminated.

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 2020 showed a total income of **£4,400,384.11** against a total expenditure of **£1,354,975.18** giving an operational surplus of **£3,045,408.93**.

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

Statistical Information on Smallholdings provided by Local Authorities in Wales

Area

At 31 March 2020 the total area of land held by local authorities in Wales for smallholding purposes was **15,692.02** hectares, of which **13,100.29** hectares were let as smallholdings with a house and/or buildings.

Table 1: Area of smallholdings land held by smallholdings authorities as at 31 March 2020

Unitary Authority	Land let as smallholdings (hectares)	Land held but not as smallholdings (hectares)	Total smallholdings land (hectares)	Rent roll of land let as smallholdings (£)	Rent roll of land held but not let as smallholdings (£)	Total Rent (£)
Blaenau Gwent	0.00	183.87	183.87	£0.00	£16,315.00	£16,315.00
Bridgend	0.00	39.87	39.87	£0.00	£500.00	£500.00
Caerphilly	39.00	63.00	102.00	£3,000.00	£10,487.00	£13,487.00
Cardiff	18.00	0.00	18.00	£12,250.00	£0.00	£12,250.00
Carmarthenshire	1,007.00	387.00	1,394.00	£287,991.31	£16,020.50	£304,011.81
Ceredigion	0.00	0.00	0.00	£60,750.00	£1,466.00	£62,216.00
Conwy	271.16	0.00	271.16	£67,431.00	£0.00	£67,431.00
Denbighshire	806.19	85.45	891.64	£179,254.53	£24,903.00	£204,157.53
Flintshire	478.19	174.29	652.48	£102,648.00	£34,347.00	£136,995.00
Gwynedd	1,155.58	57.23	1,212.81	£231,341.00	£7,500.00	£238,841.00
Isle of Anglesey	2,271.88	219.02	2,490.90	£537,921.00	£21,300.12	£559,221.12
Merthyr Tydfil	0.00	41.32	41.32	£0.00	£5,561.00	£5,561.00
Monmouthshire	867.14	169.00	1,036.14	£222,994.50	£24,897.05	£247,891.55
Neath Port Talbot	0.00	184.59	184.59	£0.00	£17,831.00	£17,831.00
Newport	101.56	42.32	143.88	£22,054.16	£5,462.00	£27,516.16
Pembrokeshire	1,507.00	564.00	2,071.00	£413,356.00	£148,778.00	£562,134.00
Powys	4,251.59	85.24	4,336.83	£1,095,087.08	£10,682.00	£1,105,769.08
Rhondda Cynon Taff	0.00	0.00	0.00	£0.00	£0.00	£0.00
Swansea	0.00	153.81	153.81	£0.00	£32,408.98	£32,408.98
Torfaen	54.63	53.78	108.41	£3,560.00	£11,654.00	£15,214.00
Vale of Glamorgan	44.76	3.89	48.65	£11,577.00	£3,456.50	£15,033.50
Wrexham	226.61	84.05	310.66	£43,874.00	£810.00	£44,684.00
TOTAL WALES	13,100.29	2,591.73	15,692.02	£3,295,089.58	£394,379.15	£3,689,468.73

Table 2: Land acquired or disposed of by smallholdings authorities | April 2019 – 31 March 2020

Unitary Authority	Land Acquired				Land Disposed Of			
	Newly acquired (purchased or appropriated etc.) (hectares)	Purchased but formerly leased (hectares)	Total (hectares)	Price (£)	Sold, appropriated, exchanged etc. (hectares)	Leased land given up (hectares)	Total (hectares)	Receipts (£)
Caerphilly	0.00	0.00	0.00	£0.00	0.00	2.26	2.26	£650.00
Carmarthenshire	0.00	0.00	0.00	£0.00	8.00	0.00	8.00	£0.00
Conwy	0.00	0.00	0.00	£0.00	33.48	0.00	33.48	£631,220.00
Denbighshire	0.00	0.00	0.00	£0.00	4.72	0.00	4.72	£350,000.00
Flintshire	0.00	0.00	0.00	£0.00	41.06	2.83	43.89	£975,000.00
Monmouthshire	0.00	0.00	0.00	£0.00	0.00	97.86	97.86	£1,569,250.00
Pembrokeshire	0.00	0.00	0.00	£0.00	4.00	4.00	8.00	£757,000.00
Powys	0.00	0.00	0.00	£0.00	7.08	0.00	7.08	£3,348,500.00
TOTAL WALES	0.00	0.00	0.00	£0.00	98.34	106.95	205.29	£7,631,620.00

The following authorities had no activities in the year:

Blaenau Gwent
 Bridgend
 Cardiff
 Ceredigion
 Gwynedd
 Isle of Anglesey
 Merthyr Tydfil
 Neath Port Talbot
 Newport
 Rhondda Cynon Taff
 Swansea
 Torfaen
 Vale of Glamorgan
 Wrexham

Table 3: Analysis of smallholdings by size at 31 March 2020

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	1	0	0	1	1
Caerphilly	0	1	0	1	25	0	0	25	26
Cardiff	2	0	0	2	0	0	0	0	2
Carmarthenshire	0	12	12	24	43	3	2	48	72
Ceredigion	3	8	0	11	4	0	0	4	15
Conwy	6	3	2	11	0	0	0	0	11
Denbighshire	2	7	9	18	11	2	1	14	32
Flintshire	0	13	2	15	5	1	1	7	22
Gwynedd	1	7	31	39	6	0	1	7	46
Isle of Anglesey	21	41	15	77	13	1	0	14	91
Merthyr Tydfil	0	0	0	0	41	0	0	41	41
Monmouthshire	4	11	9	24	34	6	0	40	64
Neath Port Talbot	0	0	0	0	34	3	1	38	38
Newport	1	3	0	4	2	1	0	3	7
Pembrokeshire	4	25	15	44	65	3	1	69	113
Powys	35	68	35	138	11	0	1	12	150
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	3	0	0	3	6
Wrexham	3	5	1	9	2	2	0	4	13
TOTAL WALES	85	204	132	421	495	24	9	528	949

Table 4: Analysis of smallholdings by tenants and tenancy type at 31 March 2020

Unitary Authority	Number of Tenants				Tenancy Type			
	Hectares				FBT	AHA	Other	Total
	0-20	20-40	Over 40	Total				
Blaenau Gwent	126	1	0	127	0	0	127	127
Bridgend	1	0	0	1	1	0	0	2
Caerphilly	25	1	0	26	13	2	11	26
Cardiff	2	0	0	2	1	1	0	2
Carmarthenshire	43	15	14	72	29	12	31	72
Ceredigion	7	8	0	15	5	8	2	15
Conwy	6	3	2	11	5	5	1	11
Denbighshire	13	9	10	32	24	7	1	32
Flintshire	0	14	3	17	16	7	0	23
Gwynedd	7	7	32	46	29	16	1	46
Isle of Anglesey	26	43	15	84	46	44	0	90
Merthyr Tydfil	24	0	0	24	0	0	24	24
Monmouthshire	4	11	9	24	15	31	20	66
Neath Port Talbot	21	3	1	25	3	2	20	25
Newport	3	4	0	7	2	5	0	7
Pembrokeshire	69	28	16	113	93	20	0	113
Powys	36	68	36	140	108	33	9	150
Rhondda Cynon Taff	0	0	0	0	1	0	32	33
Swansea	40	0	0	40	40	0	0	40
Torfaen	26	1	2	29	1	2	26	29
Vale of Glamorgan	6	0	0	6	1	2	3	6
Wrexham	3	5	1	9	1	5	3	9
TOTAL WALES	488	221	141	850	434	202	311	947

Table 5: Tenancies granted by smallholdings authorities for the first time and those terminated during the year ending 31 March 2020

Unitary Authority	Number Granted		Number Terminated
	New Entrants	Existing Tenants	
Blaenau Gwent	0	0	0
Bridgend	0	0	0
Caerphilly	0	26	2
Cardiff	0	0	0
Carmarthenshire	0	24	0
Ceredigion	0	0	0
Conwy	0	0	0
Denbighshire	0	1	1
Flintshire	0	1	1
Gwynedd	3	3	2
Isle of Anglesey	1	0	2
Merthyr Tydfil	0	19	0
Monmouthshire	0	0	1
Neath Port Talbot	0	25	0
Newport	0	0	0
Pembrokeshire	0	13	1
Powys	5	5	10
Rhondda Cynon Taff	0	33	31
Swansea	0	40	0
Torfaen	0	0	0
Vale of Glamorgan	1	2	2
Wrexham	0	0	1
TOTAL WALES	10	192	54

Table 6: Total revenue account of smallholdings authorities for year ended 31 March 2020

OPERATIONAL ACCOUNT	
Income (£)	
Rent from Holdings	£3,552,399.25
Other Rents	£220,394.98
Other Income	£627,589.88
TOTAL INCOME	£4,400,384.11
Expenditure (£)	
Repairs and Maintenance	£844,097.58
Rents, Rates, Annuities and Water Charges	£72,112.61
Net Tenant Rights Valuations	£4,345.50
Estate Management	£307,353.78
Other Expenditure	£127,065.71
TOTAL EXPENDITURE	£1,354,975.18
OPERATIONAL ACCOUNT SURPLUS	£3,045,408.93
NON-OPERATIONAL ACCOUNT	
Income (£)	
TOTAL	£0.00
Expenditure (£)	
Central Support Costs	£489,496.94
Other Expenditure	£15,636.00
TOTAL	£505,132.94
NON-OPERATIONAL ACCOUNT (DEFICIT)	-£505,132.94
REVENUE ACCOUNT NET SURPLUS/(DEFICIT)	
Operational Account Surplus	£3,045,408.93
Non-operational Account (Deficit)	-£505,132.94
Net Surplus/(Deficit)	£2,540,275.99
<i>Capital Charges</i>	£826,122.10
Net Surplus/(Deficit) including Capital	£1,714,153.89