



Llywodraeth Cymru  
Welsh Government

# Annual Report on Local Authority Smallholdings in Wales 2020-2021 (Revised)



# Annual Report on Smallholdings in Wales 1 April 2020 – 31 March 2021

## 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 2020 to 31 March 2021.

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 2021 the total area of land held by local authorities in Wales for smallholding purposes was just over **15,865ha**, of which approximately **13,230ha** were let as smallholdings with a house and/or buildings.

Data from the Welsh Agricultural Survey for June 2021 gives a total area in Wales of farms, plus common land to be **1.9** million hectares. Therefore, Local Authority Smallholdings account for approximately **1%** of the land.

Table 1 provides the position for individual authorities.

## Holdings

At 31 March 2021, local authorities provided **969** smallholdings, of which **604 (62%)** were below 20 hectares in size and **230 (24%)** were between 20 and 40 hectares. There were **135 (14%)** over 40 hectares.

Table 3 shows the number of holdings provided by individual authorities and the distribution of the holdings by hectare.

## Tenants

There were **886** tenants on local authority smallholdings at 31 March 2021, with some being tenants of multiple farms. Of the **969** holdings there were **967** tenancies: **468** Farm Business Tenancies, **197** Agricultural Holdings Act Tenancies and **302** Other tenancies. During 2020-2021, **200** new tenancies were granted, **21** to new entrants, **179** to existing tenants: **30** 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 2021 showed a total income of **£4,184,851.36** against a total expenditure of **£1,430,959.42** giving an operational surplus of **£2,753,891.94**.

Table 6 summarises 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 smallholding authorities at 31 March 2021**

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	<b>183.87</b>	£0.00	£16,315.00	<b>£16,315.00</b>
Bridgend	0.00	39.87	<b>39.87</b>	£0.00	£500.00	<b>£500.00</b>
Caerphilly	39.00	111.00	<b>150.00</b>	£3,000.00	£15,179.00	<b>£18,179.00</b>
Cardiff	18.00	0.00	<b>18.00</b>	£12,250.00	£0.00	<b>£12,250.00</b>
Carmarthenshire	1,016.00	343.00	<b>1,359.00</b>	£242,180.00	£57,815.00	<b>£299,995.00</b>
Ceredigion	267.00	21.00	<b>288.00</b>	£60,750.00	£1,466.00	<b>£62,216.00</b>
Conwy	271.16	0.00	<b>271.16</b>	£67,431.00	£0.00	<b>£67,431.00</b>
Denbighshire	754.00	85.45	<b>839.45</b>	£159,908.00	£33,759.00	<b>£193,667.00</b>
Flintshire	478.19	170.37	<b>648.56</b>	£102,048.00	£34,347.00	<b>£136,395.00</b>
Gwynedd	1,155.58	57.23	<b>1,212.81</b>	£231,341.00	£7,500.00	<b>£238,841.00</b>
Isle of Anglesey	2,255.79	88.61	<b>2,344.40</b>	£526,721.00	£21,300.12	<b>£548,021.12</b>
Merthyr Tydfil	0.00	31.97	<b>31.97</b>	£0.00	£5,438.00	<b>£5,438.00</b>
Monmouthshire	867.14	169.00	<b>1,036.14</b>	£222,994.50	£24,897.05	<b>£247,891.55</b>
Neath Port Talbot	0.00	184.59	<b>184.59</b>	£0.00	£27,439.00	<b>£27,439.00</b>
Newport	101.56	81.43	<b>182.99</b>	£25,780.00	£18,035.00	<b>£43,815.00</b>
Pembrokeshire	1,507.00	564.00	<b>2,071.00</b>	£410,280.00	£120,382.50	<b>£530,662.50</b>
Powys	4,228.30	205.39	<b>4,433.69</b>	£1,180,208.85	£10,382.00	<b>£1,190,590.85</b>
Rhondda Cynon Taff	0.38	0.00	<b>0.38</b>	£4,000.00	£0.00	<b>£4,000.00</b>
Swansea	0.00	153.81	<b>153.81</b>	£0.00	£33,972.00	<b>£33,972.00</b>
Torfaen	0.00	56.70	<b>56.70</b>	£0.00	£12,082.00	<b>£12,082.00</b>
Vale of Glamorgan	44.76	3.89	<b>48.65</b>	£11,577.00	£3,456.50	<b>£15,033.50</b>
Wrexham	226.61	84.05	<b>310.66</b>	£41,624.00	£810.00	<b>£42,434.00</b>
<b>TOTAL WALES</b>	<b>13,230.47</b>	<b>2,635.23</b>	<b>15,865.70</b>	<b>£3,302,093.35</b>	<b>£445,075.17</b>	<b>£3,747,168.52</b>

**Table 2: Land acquired or disposed of by smallholding authorities at 31 March 2021**

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 (£)
Denbighshire	0.00	0.00	<b>0.00</b>	0.00	52.19	0.00	<b>52.19</b>	<b>£995,000.00</b>
Flintshire	0.00	0.00	<b>0.00</b>	0.00	3.92	0.00	<b>3.92</b>	<b>£94,716.00</b>
Monmouthshire	0.00	0.00	<b>0.00</b>	0.00	19.30	0.00	<b>19.30</b>	<b>£282,000.00</b>
Powys	0.00	0.00	<b>0.00</b>	0.00	7.49	0.00	<b>7.49</b>	<b>£595,000.00</b>
Torfaen	0.00	0.00	<b>0.00</b>	0.00	29.54	0.00	<b>29.54</b>	<b>£1,100,000.00</b>
<b>TOTAL WALES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	0.00	<b>112.44</b>	<b>0.00</b>	<b>112.44</b>	<b>£3,066,716.00</b>

The following authorities had no activities in the year:

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

**Table 3: Analysis of smallholdings by size at 31 March 2021**

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	27	0	0	27	28
Cardiff	2	0	0	2	0	0	0	0	2
Carmarthenshire	0	12	12	24	18	3	2	23	47
Ceredigion	3	8	0	11	4	0	0	4	15
Conwy	6	3	2	11	0	0	0	0	11
Denbighshire	1	6	9	16	11	2	1	14	30
Flintshire	0	13	2	15	5	1	1	7	22
Gwynedd	1	7	31	39	7	0	1	8	47
Isle of Anglesey	20	41	15	76	13	1	0	14	90
Merthyr Tydfil	0	0	0	0	0	0	0	0	0
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	0	1	3	7
Pembrokeshire	4	25	15	44	65	3	1	69	113
Powys	41	71	29	141	32	1	1	34	175
Rhondda Cynon Taff	0	0	0	0	62	0	0	62	62
Swansea	0	0	0	0	43	0	0	43	43
Torfaen	0	0	0	0	26	1	1	28	28
Vale of Glamorgan	3	0	0	3	3	0	0	3	6
Wrexham	3	5	1	9	2	2	0	4	13
TOTAL WALES	89	206	125	420	515	24	10	549	969

**Table 4: Analysis of smallholdings by tenants and tenancies at 31 March 2021**

Unitary Authority	Number of Tenants				Tenancy Type			
	Hectares							
	0-20	20-40	Over 40	Total	FBT	AHA	Other	Total
Blaenau Gwent	126	1	0	127	0	0	127	127
Bridgend	1	0	0	1	1	0	0	1
Caerphilly	27	1	0	28	12	2	14	28
Cardiff	2	0	0	2	1	1	0	2
Carmarthenshire	18	15	14	47	38	9	0	47
Ceredigion	7	8	0	15	5	8	2	15
Conwy	6	3	2	11	5	5	1	11
Denbighshire	12	8	10	30	24	5	1	30
Flintshire	0	14	3	17	16	7	0	23
Gwynedd	8	7	32	47	29	16	1	46
Isle of Anglesey	24	42	14	80	45	43	0	88
Merthyr Tydfil	13	0	0	13	0	0	13	13
Monmouthshire	4	11	9	24	15	31	20	66
Neath Port Talbot	26	3	1	30	3	2	25	30
Newport	3	3	1	7	3	4	0	7
Pembrokeshire	69	28	16	113	93	20	0	113
Powys	52	65	30	147	133	35	5	173
Rhondda Cynon Taff	62	0	0	62	1	0	61	62
Swansea	42	0	0	42	42	0	0	42
Torfaen	26	1	1	28	0	2	26	28
Vale of Glamorgan	6	0	0	6	1	2	3	6
Wrexham	3	5	1	9	1	5	3	9
TOTAL WALES	537	215	134	886	468	197	302	967

**Table 5: Tenancies granted by smallholding authorities for the first time and those terminated at 31 March 2021**

Unitary Authority	Number Granted		Number Terminated
	New Entrants	Existing Tenants	
Blaenau Gwent	0	0	0
Bridgend	0	0	0
Caerphilly	2	26	2
Cardiff	0	0	0
Carmarthenshire	1	0	1
Ceredigion	0	0	0
Conwy	0	0	0
Denbighshire	0	0	2
Flintshire	0	1	1
Gwynedd	1	0	0
Isle of Anglesey	0	1	1
Merthyr Tydfil**	4	9	7
Monmouthshire	1	2	0
Neath Port Talbot	3	27	0
Newport	0	2	0
Pembrokeshire	1	3	1
Powys	3	4	8
Rhondda Cynon Taff	1	61	2
Swansea	1	41	0
Torfaen	2	0	2
Vale of Glamorgan	1	2	3
Wrexham	0	0	0
<b>TOTAL WALES</b>	<b>21</b>	<b>179</b>	<b>30</b>

\*\* Merthyr Tydfil – some smallholdings are temporarily vacant due to utility diversions on the A465 road scheme improvement and these rents have not been included on the return. Once completed, tenants will return to these smallholdings.

**Table 6: Total revenue account of smallholding authorities at 31 March 2021**

Operational Account	
<b>Income (£)</b>	
Rent from Holdings	£3,548,450.52
Other Rents	£234,570.14
Other Income	£401,830.70
<b>TOTAL INCOME</b>	<b>£4,184,851.36</b>
<b>Expenditure (£)</b>	
Repairs and Maintenance	£985,993.31
Rents, Rates, Annuities and Water Charges	£73,206.55
Net Tenant Rights Valuations	£11,340.00
Estate Management	£246,742.65
Other Expenditure	£113,676.91
<b>TOTAL EXPENDITURE</b>	<b>£1,430,959.42</b>
<b>OPERATIONAL ACCOUNT SURPLUS</b>	<b>£2,753,891.94</b>
Non-Operational Account	
<b>Income (£)</b>	
<b>TOTAL</b>	<b>-£18,350.00</b>
<b>Expenditure (£)</b>	
Central Support Costs	£462,802.92
Other Expenditure	£61,693.68
<b>TOTAL</b>	<b>£524,496.60</b>
<b>NON-OPERATIONAL ACCOUNT (DEFICIT)</b>	<b>-£542,846.60</b>
Revenue Account Net Surplus/(Deficit)	
Operational Account Surplus	£2,753,891.94
Non-operational Account (Deficit)	-£542,846.60
<b>Net Surplus/(Deficit)</b>	<b>£2,211,045.34</b>
Capital Charges	£783,288.80
<b>Net Surplus/(Deficit) including Capital</b>	<b>£1,427,756.54</b>