



Llywodraeth Cymru
Welsh Government



Annual Report on Local Authority Smallholdings in Wales 2021-2022



Annual Report on Smallholdings in Wales 1 April 2021 – 31 March 2022

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 2021 to 31 March 2022.

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 2022 the total area of land held by local authorities in Wales for smallholding purposes was just over **15,555ha**, of which approximately **12,947ha** were let as smallholdings with a house and/or buildings.

Data from the Welsh Agricultural Survey for June 2022 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 2022, local authorities provided **969** smallholdings, of which **606 (62%)** were below 20 hectares in size and **228 (24%)** were between 20 and 40 hectares; there were **135 (14%)** 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 **884** tenants on local authority smallholdings at 31 March 2022, with some being tenants of multiple farms. Of the **969** tenancies: **473** Farm Business Tenancies, **191** Agricultural Holdings Act Tenancies and **305** other tenancies. During 2021-2022, **226** new tenancies were granted, **15** to new entrants, **211** to existing tenants: **27** 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 2022 showed a total income of **£4,290,363.96** against a total expenditure of **£1,585,140.18** giving an operational surplus of **£2,705,223.78**.

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 2022

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	183.59	183.87	£0.00	£16,727.00	£16,727.00
Bridgend	0.00	39.87	39.87	£0.00	£500.00	£500.00
Caerphilly	39.00	111.00	150.00	£3,000.00	£15,179.00	£18,179.00
Cardiff	15.54	0.00	15.54	£11,830.00	£0.00	£11,830.00
Carmarthenshire	1,016.00	343.00	1,359.00	£242,180.00	£56,145.00	£298,325.00
Ceredigion	267.00	21.00	288.00	£58,449.00	£3,767.00	£62,216.00
Conwy	271.16	0.00	271.16	£67,431.00	£0.00	£67,431.00
Denbighshire	728.66	85.12	813.78	£147,271.78	£35,403.29	£182,675.07
Flintshire	478.19	170.37	648.56	£97,859.07	£68,774.34	£166,633.41
Gwynedd	1,169.86	57.23	1,227.09	£237,341.00	£7,500.00	£244,841.00
Isle of Anglesey	2,248.07	88.61	2,336.68	£544,510.00	£21,705.00	£566,215.00
Merthyr Tydfil	0.00	28.66	28.66	£0.00	£5,543.00	£5,543.00
Monmouthshire	867.14	173.86	1,041.00	£203,486.00	£21,435.22	£224,921.22
Neath Port Talbot	0.00	186.28	186.28	£0.00	£29,444.00	£29,444.00
Newport	78.36	103.98	182.34	£21,630.00	£24,765.00	£46,395.00
Pembrokeshire	1,507.00	564.00	2,071.00	£460,518.50	£135,200.09	£595,718.59
Powys	3,997.72	247.25	4,244.97	£1,150,854.00	£66,178.00	£1,217,032.00
Rhondda Cynon Taff	0.38	0.00	0.38	£4,000.00	£0.00	£4,000.00
Swansea	0.00	44.31	44.31	£0.00	£35,272.00	£35,272.00
Torfaen	0.00	56.70	56.70	£0.00	£12,726.00	£12,726.00
Vale of Glamorgan	37.30	18.89	56.19	£7,600.00	£4,680.00	£12,280.00
Wrexham	226.61	84.05	310.66	£41,624.00	£810.00	£42,434.00
TOTAL WALES	12,947.99	2,607.77	15,555.76	£3,299,584.35	£561,753.94	£3,861,338.29

Table 2: Land acquired or disposed of by smallholding authorities at 31 March 2022

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 (£)
Cardiff	0.00	0.00	0.00	£0.00	0.00	3.00	3.00	£0.00
Denbighshire	0.00	0.00	0.00	£0.00	25.67	0.00	25.67	£476,750.00
Isle of Anglesey	0.00	0.00	0.00	£0.00	3.13	0.00	3.13	£405,000.00
Monmouthshire	0.00	0.00	0.00	£0.00	0.04	0.00	0.04	£33,170.00
Newport	0.00	0.00	0.00	£0.00	1.00	0.00	1.00	£415,000.00
Powys	0.00	0.00	0.00	£0.00	1.92	0.00	1.92	£417,100.00
TOTAL WALES	0.00	0.00	0.00	£0.00	31.76	3.00	34.76	£1,747,020.00

The following authorities had no activities in the year:

Blaenau Gwent
 Bridgend
 Caerphilly
 Carmarthenshire
 Ceredigion
 Conwy
 Flintshire
 Gwynedd
 Merthyr Tydfil
 Neath Port Talbot
 Pembrokeshire
 Rhondda Cynon Taff
 Swansea
 Torfaen
 Vale of Glamorgan
 Wrexham

Table 3: Analysis of smallholdings by size at 31 March 2022

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	5	9	15	11	2	1	14	29
Flintshire	0	13	2	15	5	1	1	7	22
Gwynedd	1	8	31	40	7	0	1	8	48
Isle of Anglesey	25	38	15	78	10	2	0	12	90
Merthyr Tydfil	0	0	0	0	0	0	0	0	0
Monmouthshire	4	11	9	24	35	6	0	41	65
Neath Port Talbot	0	0	0	0	35	3	1	39	39
Newport	1	2	0	3	2	1	1	4	7
Pembrokeshire	4	25	15	44	65	3	1	69	113
Powys	40	71	29	140	31	1	1	33	173
Rhondda Cynon Taff	0	0	0	0	63	0	0	63	63
Swansea	0	0	0	0	42	0	0	42	42
Torfaen	0	0	0	0	26	1	1	28	28
Vale of Glamorgan	2	0	0	2	4	0	0	4	6
Wrexham	3	5	1	9	2	2	0	4	13
TOTAL WALES	92	202	125	419	514	26	10	550	969

Table 4: Analysis of smallholdings by tenants and tenancies at 31 March 2022

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	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	7	10	29	24	4	1	29
Flintshire	0	14	3	17	16	7	0	23
Gwynedd	8	7	32	47	29	16	1	46
Isle of Anglesey	27	39	15	81	46	43	0	89
Merthyr Tydfil	13	0	0	13	0	0	13	13
Monmouthshire	5	11	9	25	16	31	20	67
Neath Port Talbot	26	3	1	30	3	2	25	30
Newport	3	3	1	7	4	3	0	7
Pembrokeshire	69	28	16	113	93	20	0	113
Powys	51	63	30	144	135	33	5	173
Rhondda Cynon Taff	63	0	0	63	1	0	62	63
Swansea	42	0	0	42	42	0	0	42
Torfaen	26	1	1	28	1	0	28	29
Vale of Glamorgan	6	0	0	6	0	2	4	6
Wrexham	2	5	1	8	1	5	2	8
TOTAL WALES	540	209	135	884	473	191	305	969

Table 5: Tenancies granted by smallholding authorities for the first time and those terminated at 31 March 2022

Unitary Authority	Number Granted		Number Terminated
	New Entrants	Existing Tenants	
Blaenau Gwent	2	2	1
Bridgend	0	0	0
Caerphilly	0	28	0
Cardiff	0	0	0
Carmarthenshire	0	0	0
Ceredigion	0	0	0
Conwy	0	0	0
Denbighshire	0	0	1
Flintshire	0	0	0
Gwynedd	1	0	0
Isle of Anglesey	1	3	0
Merthyr Tydfil**	1	12	0
Monmouthshire	1	0	3
Neath Port Talbot	1	29	1
Newport	0	7	0
Pembrokeshire	0	15	0
Powys	5	10	15
Rhondda Cynon Taff	1	62	3
Swansea	1	42	0
Torfaen	0	0	0
Vale of Glamorgan	1	1	2
Wrexham	0	0	1
TOTAL WALES	15	211	27

** 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 2022

Operational Account	
Income (£)	
Rent from Holdings	£3,621,821.38
Other Rents	£270,801.87
Other Income	£397,740.71
TOTAL INCOME	£4,290,363.96
Expenditure (£)	
Repairs and Maintenance	£1,101,908.50
Rents, Rates, Annuities and Water Charges	£80,811.06
Net Tenant Rights Valuations	£70,412.80
Estate Management	£212,200.47
Other Expenditure	£119,807.35
TOTAL EXPENDITURE	£1,585,140.18
OPERATIONAL ACCOUNT SURPLUS	£2,705,223.78
Non-Operational Account	
Income (£)	
TOTAL	£1,300.00
Expenditure (£)	
Central Support Costs	£234,584.44
Other Expenditure	£76,510.00
TOTAL	£311,094.44
NON-OPERATIONAL ACCOUNT (DEFICIT)	-£309,794.44
Revenue Account Net Surplus/(Deficit)	
Operational Account Surplus	£2,705,223.78
Non-operational Account (Deficit)	-£309,794.44
Net Surplus/(Deficit)	£2,395,429.34
Capital Charges	£851,863.65
Net Surplus/(Deficit) including Capital	£1,543,565.69