



Llywodraeth Cymru  
Welsh Government

# Annual Report on Smallholdings in Wales

1 April 2022 – 31 March 2023



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# **ANNUAL REPORT ON SMALLHOLDINGS IN WALES**

**1 APRIL 2022 - 31 MARCH 2023**

## **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 2022 to 31 March 2023.

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 2023 the total area of land held by local authorities in Wales for smallholding purposes was just over **21,338ha**, of which approximately **12,836ha** were let as smallholdings with a house and/or buildings.

Table 1 provides the position for individual authorities.

### Holdings

At 31 March 2023, local authorities provided **972** smallholdings, of which **601 (61%)** were below 20 hectares in size and **234 (24%)** were between 20 and 40 hectares; there were **154 (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 **895** tenants on local authority smallholdings at 31 March 2023, with some being tenants of multiple farms. Of the **972** holdings there were **959** tenancies: **460** Farm Business Tenancies, **189** Agricultural Holdings Act Tenancies and **310** Other tenancies. During 2022-2023, **171** new tenancies were granted, **18** to new entrants, **153** to existing tenants: **42** 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 2023 showed a total income of **£4,238,042.88** against a total expenditure of **£1,619,736.98** giving an operational surplus of **£2,618,305.90**.

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 2023**

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	<b>183.59</b>	£0.00	£16,727.00	<b>£16,727.00</b>
Bridgend	0.00	39.87	<b>39.87</b>	£0.00	£500.00	<b>£500.00</b>
Caerphilly	39.00	63.00	<b>102.00</b>	£3,000.00	£11,558.00	<b>£14,558.00</b>
Cardiff	15.54	0.00	<b>15.54</b>	£12,250.00	£0.00	<b>£12,250.00</b>
Carmarthenshire	1,007.00	376.00	<b>1,383.00</b>	£260,470.00	£65,321.00	<b>£325,791.00</b>
Ceredigion	267.00	21.00	<b>288.00</b>	£61,500.00	£716.00	<b>£62,216.00</b>
Conwy	271.16	0.00	<b>271.16</b>	£68,580.00	£0.00	<b>£68,580.00</b>
Denbighshire	689.74	77.19	<b>766.93</b>	£145,941.00	£40,384.00	<b>£186,325.00</b>
Flintshire	478.19	170.37	<b>648.56</b>	£97,859.07	£68,774.34	<b>£166,633.41</b>
Gwynedd	1,169.86	57.23	<b>1,227.09</b>	£237,341.00	£7,500.00	<b>£244,841.00</b>
Isle of Anglesey	2,195.68	170.92	<b>2,366.60</b>	£582,549.00	£37,119.28	<b>£619,668.28</b>
Merthyr Tydfil	0.00	28.66	<b>28.66</b>	£0.00	£5,543.00	<b>£5,543.00</b>
Monmouthshire	866.46	172.21	<b>1,038.67</b>	£174,522.00	£63,075.30	<b>£237,597.30</b>
Neath Port Talbot	0.00	186.32	<b>186.32</b>	£0.00	£32,344.96	<b>£32,344.96</b>
Newport	84.21	104.38	<b>188.59</b>	£21,630.00	£22,185.00	<b>£43,815.00</b>
Pembrokeshire	1,507.00	564.00	<b>2,071.00</b>	£430,160.07	£103,526.87	<b>£533,686.94</b>
Powys	3,979.00	247.00	<b>10,037.00</b>	£1,169,705.00	£67,991.00	<b>£1,237,696.00</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	44.31	<b>44.31</b>	£0.00	£36,249.00	<b>£36,249.00</b>
Torfaen	0.00	80.58	<b>80.58</b>	£0.00	£15,154.00	<b>£15,154.00</b>
Vale of Glamorgan	39.08	20.67	<b>59.75</b>	£7,600.00	£7,215.00	<b>£14,815.00</b>
Wrexham	226.61	84.05	<b>310.66</b>	£41,624.00	£730.00	<b>£42,354.00</b>
<b>TOTAL WALES</b>	<b>12,835.91</b>	<b>2,691.35</b>	<b>21,338.26</b>	<b>£3,318,731.14</b>	<b>£602,613.75</b>	<b>£3,921,344.89</b>

**Table 2: Land acquired or disposed of by smallholding authorities at 31 March 2023**

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	£
Denbighshire	0.00	0.00	<b>0.00</b>	£0.00	46.85	0.00	<b>46.85</b>	<b>£640,000.00</b>
Monmouthshire	0.00	0.00	<b>0.00</b>	£0.00	2.00	0.00	<b>2.00</b>	<b>£323,954.25</b>
Powys	0.00	0.00	<b>0.00</b>	£0.00	12.06	0.00	<b>12.06</b>	<b>£1,377,000.00</b>
<b>TOTAL WALES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>£0.00</b>	<b>60.91</b>	<b>0.00</b>	<b>60.91</b>	<b>£2,340,954.25</b>

The following authorities reported no activity in the year: -

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

**Table 3: Analysis of smallholdings by size at 31 March 2023**

Unitary Authority	Number of Holdings								
	Equipped with House & Buildings				Bare Land Farms				Total Holdings
	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	26	0	0	26	27
Cardiff	2	0	0	2	0	0	0	0	2
Carmarthenshire	0	12	12	24	40	3	2	45	69
Ceredigion	3	8	0	11	4	0	0	4	15
Conwy	6	3	2	11	0	0	0	0	11
Denbighshire	1	5	8	14	11	2	1	14	28
Flintshire	0	13	2	15	5	1	1	7	22
Gwynedd	2	8	31	41	7	0	1	8	49
Isle of Anglesey	22	40	15	77	15	2	0	17	94
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	36	3	1	40	40
Newport	0	3	0	3	2	1	1	4	7
Pembrokeshire	4	25	15	44	65	3	1	69	113
Powys	37	70	29	136	32	2	1	35	171
Rhondda Cynon Taff	1	0	0	1	31	3	3	37	38
Swansea	0	0	0	0	42	0	0	42	42
Torfaen	0	0	0	0	29	1	1	31	31
Vale of Glamorgan	2	0	0	2	5	0	0	5	7
Wrexham	3	5	1	9	2	2	0	4	13
<b>TOTAL WALES</b>	<b>87</b>	<b>204</b>	<b>124</b>	<b>415</b>	<b>514</b>	<b>30</b>	<b>30</b>	<b>557</b>	<b>972</b>

**Table 4: Analysis of smallholdings by tenants and tenancies at 31 March 2023**

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	26	1	0	27	11	2	14	27
Cardiff	2	0	0	2	1	1	0	2
Carmarthenshire	40	15	14	69	28	14	27	69
Ceredigion	7	7	0	14	5	7	2	14
Conwy	6	3	2	11	5	5	1	11
Denbighshire	12	7	9	28	24	3	1	28
Flintshire	0	14	3	17	16	7	0	23
Gwynedd	8	7	32	47	29	16	1	46
Isle of Anglesey	30	41	15	86	49	40	0	89
Merthyr Tydfil	13	0	0	13	0	0	13	13
Monmouthshire	5	11	9	25	16	31	20	67
Neath Port Talbot	29	3	1	33	3	2	28	33
Newport	2	4	1	7	4	3	0	7
Pembrokeshire	69	28	16	113	93	20	0	113
Powys	52	66	30	148	130	29	4	163
Rhondda Cynon Taff	33	3	3	39	1	0	37	38
Swansea	42	0	0	42	42	0	0	42
Torfaen	29	1	1	31	1	1	29	31
Vale of Glamorgan	7	0	0	7	0	3	4	7
Wrexham	2	5	1	8	1	5	2	8
TOTAL WALES	541	217	137	895	460	189	310	959

**Table 5: Tenancies granted by smallholding authorities for the first time and those terminated at 31 March 2023**

Unitary Authority	Number Granted		
	New Entrants	Existing Tenants	Number Terminated
Blaenau Gwent	0	0	0
Bridgend	0	0	0
Caerphilly	4	23	1
Cardiff	0	0	0
Carmarthenshire	0	0	0
Ceredigion	0	0	1
Conwy	0	0	0
Denbighshire	1	0	2
Flintshire	0	0	0
Gwynedd	0	0	0
Isle of Anglesey	0	1	1
Merthyr Tydfil **	0	13	0
Monmouthshire	2	0	2
Neath Port Talbot	4	29	0
Newport	0	0	0
Pembrokeshire	0	2	0
Powys	1	6	11
Rhondda Cynon Taff	1	37	20
Swansea	0	42	0
Torfaen	2	0	1
Vale of Glamorgan	3	0	3
Wrexham	0	0	0
<b>TOTAL WALES</b>	<b>18</b>	<b>153</b>	<b>42</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 2023**

<b>OPERATIONAL ACCOUNT</b>	
<b>Income (£)</b>	
Rent from Holdings	£3,728,823.47
Other Rents	£228,570.70
Other Income	£280,648.71
<b>TOTAL INCOME</b>	<b>£4,238,042.88</b>
<b>Expenditure (£)</b>	
Repairs and Maintenance	£1,126,177.57
Rents, Rates, Annuities and Water Charges	£132,017.31
Net Tenant Rights Valuations	£10,164.11
Estate Management	£232,439.32
Other Expenditure	£118,938.67
<b>TOTAL EXPENDITURE</b>	<b>£1,619,736.98</b>
<b>OPERATIONAL ACCOUNT SURPLUS</b>	<b>£2,618,305.90</b>
<b>NON-OPERATIONAL ACCOUNT</b>	
<b>Income (£)</b>	
<b>TOTAL</b>	<b>£1,304.00</b>
<b>Expenditure (£)</b>	
Central Support Costs	£375,733.43
Other Expenditure	£5,160.64
<b>TOTAL</b>	<b>£380,894.07</b>
<b>NON-OPERATIONAL ACCOUNT (DEFICIT)</b>	<b>-£379,590.07</b>
<b>REVENUE ACCOUNT NET SURPLUS/(DEFICIT)</b>	
Operational Account Surplus	£2,618,305.90
Non-operational Account (Deficit)	-£379,590.07
<b>Net Surplus/(Deficit)</b>	<b>£2,238,715.83</b>
Capital Charges	£239,733.23
<b>Net Surplus/(Deficit) including Capital</b>	<b>£1,998,982.60</b>