



Llywodraeth Cymru
Welsh Government



Annual Report on Smallholdings in Wales

1 April 2023 – 31 March 2024



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ANNUAL REPORT ON SMALLHOLDINGS IN WALES

1 APRIL 2023 - 31 MARCH 2024

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 2023 to 31 March 2024.

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 2024 the total area of land held by local authorities in Wales for smallholding purposes was just over **15,538ha**, of which approximately **12,630ha** were let as smallholdings with a house and/or buildings.

Table 1 provides the position for individual authorities.

Holdings

At 31 March 2024, local authorities provided **954** smallholdings, of which **587 (62%)** were below 20 hectares in size and **233 (24%)** were between 20 and 40 hectares; there were **134 (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 **876** tenants on local authority smallholdings at 31 March 2024, with some being tenants of multiple farms. Of the **954** holdings there were **924** tenancies: **460** Farm Business Tenancies, **189** Agricultural Holdings Act Tenancies and **278** Other tenancies. During 2023-2024, **187** new tenancies were granted, **21** to new entrants, **166** 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 2024 showed a total income of **£4,308,485.55** against a total expenditure of **£1,646,287.16** giving an operational surplus of **£2,662,198.39**

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 2024

| 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 | 183.59 | £0.00 | £16,727.00 | £16,727.00 |
| Bridgend | 0.00 | 39.87 | 39.87 | £0.00 | £500.00 | £500.00 |
| Caerphilly | 39.00 | 63.00 | 102.00 | £3,000.00 | £11,558.00 | £14,558.00 |
| Cardiff | 5.15 | 0.00 | 5.15 | £2,750.00 | £0.00 | £2,750.00 |
| Carmarthenshire | 880.29 | 514.75 | 1395.04 | £255,640.00 | £113,100.00 | £368,740.00 |
| Ceredigion | 267.00 | 21.00 | 288.00 | £66,784.00 | £716.00 | £67,500.00 |
| Conwy | 271.16 | 0.00 | 271.16 | £68,580.00 | £0.00 | £68,580.00 |
| Denbighshire | 689.74 | 77.19 | 766.93 | £145,480.00 | £35,799.00 | £181,279.00 |
| Flintshire | 478.19 | 170.37 | 648.56 | £97,859.07 | £68,774.34 | £166,633.41 |
| Gwynedd | 1169.86 | 57.23 | 1227.09 | £237,341.00 | £7,500.00 | £244,841.00 |
| Isle of Anglesey | 2181.15 | 159.81 | 2340.96 | £579,704.00 | £40,215.00 | £619,919.00 |
| Merthyr Tydfil | 0.00 | 28.66 | 28.66 | £0.00 | £5,543.00 | £5,543.00 |
| Monmouthshire | 866.46 | 172.21 | 1038.67 | £185,085.90 | £54,459.22 | £239,545.12 |
| Neath Port Talbot | 0.00 | 186.32 | 186.32 | £0.00 | £32,544.96 | £32,544.96 |
| Newport | 84.21 | 104.38 | 188.59 | £21,630.00 | £19,580.00 | £41,210.00 |
| Pembrokeshire | 1499.00 | 572.00 | 2071.00 | £385,612.83 | £129,263.62 | £514,876.45 |
| Powys | 3972.00 | 330.18 | 4302.18 | £1,190,334.00 | £63,670.00 | £1,254,004.00 |
| 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 | £35,760.00 | £35,760.00 |
| Torfaen | 0.00 | 56.70 | 56.70 | £0.00 | £12,726.00 | £12,726.00 |
| Vale of Glamorgan | 0.00 | 42.62 | 42.62 | £0.00 | £16,227.50 | £16,227.50 |
| Wrexham | 226.61 | 84.05 | 310.66 | £41,624.00 | £810.00 | £42,434.00 |
| TOTAL WALES | 12,630.20 | 2,908.24 | 15,538.44 | £3,285,424.80 | £665,473.64 | £3,950,898.44 |

Table 2: Land acquired or disposed of by smallholding authorities at 31 March 2024

| 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 | £ |
| Carmarthenshire | 0.00 | 0.00 | 0.00 | £0.00 | 0.00 | 15.37 | 15.37 | £0.00 |
| Pembrokeshire | 0.00 | 0.00 | 0.00 | £0.00 | 0.06 | 0.00 | 0.06 | £14,325.00 |
| Powys | 0.00 | 0.00 | 0.00 | £0.00 | 1.95 | 0.00 | 1.95 | £406,000.00 |
| Vale of Glamorgan | 0.00 | 0.00 | 0.00 | £1.00 | 0.00 | 39.08 | 39.08 | £1.00 |
| TOTAL WALES | 0.00 | 0.00 | 0.00 | 1.00 | 2.01 | 54.45 | 56.46 | £420,325.00 |

The following authorities reported no activity in the year: -

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

Table 3: Analysis of smallholdings by size at 31 March 2024

| 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 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| Carmarthenshire | 0 | 12 | 10 | 22 | 40 | 3 | 2 | 45 | 67 |
| 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 | 10 | 0 | 2 | 12 | 26 |
| Flintshire | 0 | 13 | 2 | 15 | 5 | 1 | 1 | 7 | 22 |
| Gwynedd | 2 | 8 | 31 | 41 | 7 | 0 | 1 | 8 | 49 |
| Isle of Anglesey | 21 | 42 | 14 | 77 | 13 | 2 | 0 | 15 | 92 |
| 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 | 3 | 24 | 15 | 42 | 68 | 3 | 1 | 72 | 114 |
| Powys | 34 | 69 | 29 | 132 | 29 | 3 | 1 | 33 | 165 |
| Rhondda Cynon Taff | 1 | 0 | 0 | 1 | 31 | 2 | 2 | 35 | 36 |
| Swansea | 0 | 0 | 0 | 0 | 42 | 0 | 0 | 42 | 42 |
| Torfaen | 0 | 0 | 0 | 0 | 26 | 1 | 1 | 28 | 28 |
| Vale of Glamorgan | 0 | 0 | 0 | 0 | 5 | 1 | 0 | 6 | 6 |
| Wrexham | 3 | 5 | 1 | 9 | 2 | 2 | 0 | 4 | 13 |
| TOTAL WALES | 79 | 204 | 121 | 404 | 508 | 29 | 13 | 550 | 954 |

Table 4: Analysis of smallholdings by tenants and tenancies at 31 March 2024

| 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 | 26 | 1 | 0 | 27 | 11 | 2 | 14 | 27 |
| Cardiff | 1 | 0 | 0 | 1 | 0 | 1 | 0 | 1 |
| Carmarthenshire | 40 | 15 | 12 | 67 | 27 | 13 | 27 | 67 |
| Ceredigion | 7 | 7 | 0 | 14 | 5 | 7 | 2 | 14 |
| Conwy | 6 | 3 | 2 | 11 | 5 | 5 | 1 | 11 |
| Denbighshire | 11 | 5 | 10 | 26 | 21 | 4 | 1 | 26 |
| Flintshire | 0 | 14 | 3 | 17 | 16 | 7 | 0 | 23 |
| Gwynedd | 8 | 7 | 32 | 47 | 29 | 16 | 1 | 46 |
| Isle of Anglesey | 33 | 44 | 14 | 91 | 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 | 4 | 1 | 34 | 3 | 2 | 29 | 40 |
| Newport | 2 | 3 | 1 | 6 | 3 | 3 | 0 | 6 |
| Pembrokeshire | 71 | 27 | 16 | 114 | 96 | 18 | 0 | 114 |
| Powys | 36 | 69 | 30 | 135 | 133 | 29 | 3 | 165 |
| Rhondda Cynon Taff | 32 | 2 | 2 | 36 | 2 | 1 | 33 | 36 |
| Swansea | 42 | 0 | 0 | 42 | 42 | 0 | 0 | 42 |
| Torfaen | 26 | 1 | 1 | 28 | 0 | 0 | 0 | 0 |
| Vale of Glamorgan | 5 | 1 | 0 | 6 | 0 | 2 | 5 | 7 |
| Wrexham | 2 | 5 | 1 | 8 | 1 | 5 | 2 | 8 |
| TOTAL WALES | 522 | 220 | 134 | 876 | 460 | 186 | 278 | 924 |

Table 5: Tenancies granted by smallholding authorities for the first time and those terminated at 31 March 2024

| Unitary Authority | Number Granted | | Number Terminated |
|--------------------|----------------|------------------|-------------------|
| | New Entrants | Existing Tenants | |
| Blaenau Gwent | 0 | 0 | 0 |
| Bridgend | 0 | 0 | 0 |
| Caerphilly | 4 | 23 | 1 |
| Cardiff | 0 | 0 | 1 |
| Carmarthenshire | 3 | 0 | 0 |
| Ceredigion | 0 | 0 | 0 |
| Conwy | 0 | 0 | 0 |
| Denbighshire | 0 | 0 | 0 |
| Flintshire | 0 | 0 | 0 |
| Gwynedd | 0 | 0 | 0 |
| Isle of Anglesey | 0 | 3 | 1 |
| Merthyr Tydfil ** | 0 | 13 | 0 |
| Monmouthshire | 1 | 0 | 0 |
| Neath Port Talbot | 1 | 33 | 0 |
| Newport | 0 | 0 | 1 |
| Pembrokeshire | 7 | 9 | 4 |
| Powys | 1 | 27 | 29 |
| Rhondda Cynon Taff | 3 | 15 | 1 |
| Swansea | 0 | 42 | 0 |
| Torfaen | 0 | 0 | 0 |
| Vale of Glamorgan | 1 | 1 | 3 |
| Wrexham | 0 | 0 | 1 |
| TOTAL WALES | 21 | 166 | 42 |

** 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 2024

| | |
|--|----------------------|
| OPERATIONAL ACCOUNT | |
| Income (£) | |
| Rent from Holdings | £3,721,434.40 |
| Other Rents | £218,735.47 |
| Other Income | £368,315.68 |
| TOTAL INCOME | £4,308,485.55 |
| Expenditure (£) | |
| Repairs and Maintenance | £1,215,496.01 |
| Rents, Rates, Annuities and Water Charges | £86,565.40 |
| Net Tenant Rights Valuations | £7,619.00 |
| Estate Management | £228,265.19 |
| Other Expenditure | £108,341.56 |
| TOTAL EXPENDITURE | £1,646,287.16 |
| OPERATIONAL ACCOUNT SURPLUS | £2,662,198.39 |
| NON-OPERATIONAL ACCOUNT | |
| Income (£) | |
| TOTAL | £5,543.00 |
| Expenditure (£) | |
| Central Support Costs | £500,956.89 |
| Other Expenditure | -£20,847.60 |
| TOTAL | £480,109.29 |
| NON-OPERATIONAL ACCOUNT (DEFICIT) | -£474,566.29 |
| REVENUE ACCOUNT NET SURPLUS/(DEFICIT) | |
| Operational Account Surplus | £2,662,198.39 |
| Non-operational Account (Deficit) | -£474,566.29 |
| Net Surplus/(Deficit) | £2,187,632.10 |
| Capital Charges | £1,705,383.24 |
| Net Surplus/(Deficit) including Capital | £482,248.86 |