



Department  
for Environment  
Food & Rural Affairs

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# **Sixty First Annual Report to Parliament on Smallholdings in England**

**1 April 2010 – 31 March 2011**

**Presented to Parliament pursuant to section 59 of the Agriculture Act 1970**



Llywodraeth Cymru  
Welsh Government



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## Contents

Introduction .....	4
Statistical Information on Smallholdings provided by Local Authorities .....	5
Table 1: Area of smallholdings land held by smallholdings authorities as at 31 March 2011 .....	6
Table 2: Land acquired or disposed of by smallholdings authorities during year ended 31 March 2011 .....	7
Table 3: Analysis of smallholdings by size at 31 March 2011 .....	8
Table 4: Tenancies granted by smallholdings authorities for the first time and those terminated during the year ended 31 March 2011 .....	9
Table 5: Total revenue account of smallholdings authorities for year ended 31 March 2011 .....	10

## Introduction

Under section 59 of the Agriculture Act 1970, the Minister of Agriculture, Fisheries and Food (now the Secretary of State for Environment, Food and Rural Affairs) is required to present an annual report to Parliament summarising for each financial year his/her proceedings and those of local authorities in relation to smallholdings in England. This continues the similar obligations imposed on the Minister of Agriculture by the Agriculture Act 1947. The report, for the year 1 April 2010 to 31 March 2011, is the sixty first annual report.

Statutory smallholdings, or county farms as they are now more commonly known are administered under Part III of the 1970 Act. 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.

Throughout the 2010/2011 financial year farming continued to experience significant change and the county farms service was not immune from this. The majority of the county farm estate is made up of what are regarded as smaller farms and these can often feel financial pressures more acutely than larger enterprises. However, after a decline in the previous year, average farm incomes in 2010/11 recovered to the levels of 2008/09. We would like to thank all of those who have helped in the preparation of the report and kindly provided the statistical information.

# Statistical Information on Smallholdings provided by Local Authorities

## Area

At 31 March 2011 the total area of land held by local authorities in England for smallholdings purposes was 95,538 hectares of which 91,917 hectares were let as smallholdings. **Table 1** gives figures for individual authorities. Authorities review and update their records from time to time; consequently some figures may not correspond with the figures in previous reports after taking into account acquisitions and purchases.

**Table 2** shows the areas acquired and disposed of by individual authorities. 55 hectares were acquired in 2010/2011 and a total of 985 hectares were sold or otherwise disposed of during the year.

## Numbers of Holdings

At 31 March 2011 local authorities were providing 2,719 smallholdings (compared with 2,504 in the previous year) of which 1,108 (41%) were 20 hectares or less in size; 823 (30%) were between 20 and 40 hectares; and 788 (29%) were over 40 hectares. The number of holdings provided by individual authorities and their size distribution is given in **Table 3**. Since 1966 the total number of local authority smallholdings in England has fallen from 12,882 to 2,719 (a reduction of 79%) whilst the average size of smallholdings increased from 11 to 35 hectares.

## Tenants

There were 2,404 tenants of local authority smallholdings in England at 31 March 2011. During 2010/2011 61 tenancies were granted to new entrants and 107 tenancies were terminated. Figures for individual authorities are given in **Tables 3 and 4**.

## Financial position of Authorities

The total revenue of smallholdings authorities in England in the year ended 31 March 2011 showed a total income of £21,975,913 as against a total expenditure of £10,882,523 giving an operational surplus of £11,093,390. This compares with a surplus of income over expenditure in 2009/2010 of £9,034,774. **Table 5** summarises authorities' combined revenue accounts for the year.

## General

### Key to Tables 1 – 4

\*\* Data not available

Milton Keynes Council data is for 2009 / 2010

North Somerset Council data is for 2008 / 2009

West Sussex Council data is for 2008 / 2009

# Table 1: Area of smallholdings land held by smallholdings authorities as at 31 March 2011

County / Unitary Authority	Land let as smallholdings Hectares	Land held but not let as smallholdings Hectares	Total smallholdings land Hectares	Rent roll of land let as smallholdings £	Rent roll of total smallholdings land £
Bedford Borough	279	132	411	£37,588	£45,359
Bedfordshire Central	2,276	283	2,559	£431,067	£470,305
Berkshire West	117	1	117	£16,250	£20,250
Bournemouth	86	**	86	£21,243	£21,243
Brighton & Hove	4,047	86	4,133	£487,048	£559,599
Buckinghamshire	1,173	162	1,335	£265,691	£348,260
Cambridgeshire	13,241	208	13,449	£2,609,585	£2,727,671
Cheshire East	1,937	135	2,072	£528,994	£553,836
Cheshire West & Ch'ster	1,680	161	1,841	£480,511	£529,876
City of York	58	27	84	£7,095	£28,099
Cornwall	4,406	119	4,525	£976,351	£1,086,720
Cumbria	289	5	294	£53,228	£56,181
Devon	3,989	13	4,002	£797,387	£799,054
Dorset	2,743	26	2,769	£628,109	£628,109
Durham	573	193	766	£57,162	£89,144
East Riding of Yorkshire	2,775	10	2,785	£481,816	£501,150
East Sussex	0	0	0	£5,750	£5,750
Essex	102	6	108	£20,894	£34,092
Gloucestershire	3,430	14	3,444	£923,309	£983,979
Hampshire	1,707	264	1,971	£476,597	£537,216
Hartlepool	88	0	88	£9,887	£9,887
Herefordshire	1,926	20	1,946	£384,004	£384,504
Hertfordshire	1,937	225	2,162	£410,766	£695,989
Lancashire	36	66	102	£15,880	£52,686
Leicestershire	2,900	67	2,967	£710,688	£748,033
Lincolnshire	7,915	16	7,930	£1,704,645	£1,711,267
Medway	54	0	54	£6,172	£6,172
Milton Keynes	313	130	443	£78,225	£83,069
Norfolk	6,437	130	6,567	£1,107,920	£1,186,870
Northamptonshire	300	42	342	£52,617	£52,802
North Lincolnshire	422	0	422	£87,870	£87,870
North Somerset	329	4	333	£55,272	£56,157
Northumberland	230	6	236	£25,549	£26,583
North Yorkshire	2,030	213	2,243	£362,521	£362,521
Nottinghamshire	713	0	713	£117,365	£125,290
Oxfordshire	355	1	356	£45,515	£46,065
Peterborough	1,217	0	1,217	£238,641	£245,502
Shropshire	641	8	650	£161,012	£161,012
Slough	3	0	3	£13,500	£13,500
Somerset	2,395	296	2,691	£544,837	£552,338
South Gloucestershire	490	3	493	£109,754	£123,127
Staffordshire	3,510	28	3,538	£1,031,899	£1,067,937
Suffolk	5,077	137	5,214	£933,850	£1,010,092
Surrey	908	51	959	£262,771	£388,965
Swindon	679	111	789	£120,700	£129,000
Thurrock	202	0	202	£21,340	£21,340
Torbay	25	**	25	£2,815	£2,815
Warrington	2	35	37	£365	£1,555
Warwickshire	2,000	21	2,021	£594,725	£594,725
West Sussex	213	80	293	£125,364	£152,454
Wiltshire	2,230	0	2,230	£415,551	£492,986
Worcestershire	1,434	86	1,520	£297,944	£324,252
<b>TOTAL</b>	<b>91,917</b>	<b>3,622</b>	<b>95,538</b>	<b>£19,355,637</b>	<b>£20,943,258</b>

**Table 2: Land acquired or disposed of by smallholdings authorities during year ended 31 March 2011**

County / Unitary Authority	Land acquired Hectares			Land disposed of Hectares		
	Newly acquired, appropriated etc.	Formerly leased	Total	Sold, appropriated etc.	Leased land given up	Total
Bedford Borough	0	0	0	0	0	0
Bedfordshire Central	0	0	0	0	0	0
Berkshire West	0	0	0	0	0	0
Bournemouth	0	0	0	0	0	0
Brighton & Hove	0	0	0	0	0	0
Buckinghamshire	0	0	0	7	0	7
Cambridgeshire	0	0	0	106	0	106
Cheshire East	0	0	0	0	0	0
Cheshire West & Ch'ster	0	0	0	0	0	0
City of York	0	0	0	1	0	1
Cornwall	0	0	0	8	0	8
Cumbria	0	0	0	0	0	0
Devon	0	0	0	68	0	68
Dorset	0	0	0	0	0	0
Durham	0	0	0	0	0	0
East Riding of Yorkshire	0	0	0	50	0	50
East Sussex	0	0	0	43	0	43
Essex	0	0	0	0	0	0
Gloucestershire	0	0	0	1	0	1
Hampshire	0	0	0	0	0	0
Hartlepool	0	0	0	0	0	0
Herefordshire	0	0	0	0	0	0
Hertfordshire	0	0	0	0	0	0
Lancashire	0	0	0	0	0	0
Leicestershire	0	0	0	8	0	8
Lincolnshire	0	0	0	89	73	162
Medway	0	0	0	3	0	3
Milton Keynes	0	0	0	1	0	1
Norfolk	0	0	0	4	0	4
Northamptonshire	0	0	0	0	0	0
North Lincolnshire	0	0	0	0	0	0
North Somerset	0	0	0	0	0	0
Northumberland	0	0	0	0	0	0
North Yorkshire	0	0	0	0	0	0
Nottinghamshire	0	0	0	31	0	31
Oxfordshire	0	0	0	7	0	7
Peterborough	0	0	0	0	0	0
Shropshire	0	0	0	17	0	17
Slough	0	0	0	0	0	0
Somerset	0	0	0	168	0	168
South Gloucestershire	0	0	0	0	0	0
Staffordshire	5	0	5	5	0	5
Suffolk	0	0	0	136	0	136
Surrey	0	0	0	5	0	5
Swindon	0	0	0	1	0	1
Thurrock	0	0	0	0	0	0
Torbay	**	**	0	**	**	0
Warrington	0	0	0	0	0	0
Warwickshire	**	**	0	0	**	0
West Sussex	0	0	0	69	0	69
Wiltshire	50	0	50	49	0	49
Worcestershire	0	0	0	37	0	37
<b>TOTAL</b>	<b>55</b>	<b>0</b>	<b>55</b>	<b>912</b>	<b>73</b>	<b>985</b>

## Table 3: Analysis of smallholdings by size at 31 March 2011

County / Unitary Authority	Number of holdings				Number of tenants			
	0 – 20 ha	20 – 40 ha	Over 40 ha	Total	0 – 20 ha	20 – 40 ha	Over 40 ha	Total
Bedford Borough	6	4	2	12	4	1	3	8
Bedfordshire Central	26	24	20	70	13	17	22	52
Berkshire West	0	0	2	2	0	0	2	2
Bournemouth	3	1	1	5	3	1	1	5
Brighton & Hove	25	5	22	52	25	5	21	51
Buckinghamshire	31	13	11	55	31	13	11	55
Cambridgeshire	137	55	130	322	110	52	119	281
Cheshire East	24	34	15	73	20	34	15	69
Cheshire West & Ch'ster	19	12	20	51	15	12	20	47
City of York	1	0	2	3	1	0	2	3
Cornwall	11	43	50	104	11	43	50	104
Cumbria	4	8	0	12	3	8	0	11
Devon	1	33	46	80	1	33	46	80
Dorset	3	16	36	55	8	20	34	62
Durham	0	0	9	9	0	0	9	9
East Riding of Yorkshire	60	44	21	125	60	44	21	125
East Sussex	0	0	0	0	0	0	0	0
Essex	9	2	0	11	9	2	0	11
Gloucestershire	80	46	32	158	25	41	31	97
Hampshire	33	8	18	59	33	8	18	59
Hartlepool	0	1	1	2		1	1	2
Herefordshire	7	40	7	54	7	40	7	54
Hertfordshire	23	20	20	63	23	20	20	63
Lancashire	6	0	0	6	6	0	0	6
Leicestershire	10	49	20	79	10	49	20	79
Lincolnshire	110	82	74	266	62	51	77	190
Medway	1	2	0	3	1	2	0	3
Milton Keynes	**	**	**	0	**	**	**	0
Norfolk	133	50	65	248	78	33	61	172
Northamptonshire	6	3	2	11	6	3	2	11
North Lincolnshire	17	1	0	18	15	1		16
North Somerset	**	**	**	0	**	**	**	0
Northumberland	1	0	4	5	1	0	4	5
North Yorkshire	38	31	17	86	33	31	17	81
Nottinghamshire	12	4	9	25	12	4	9	25
Oxfordshire	30	3	1	34	24	3	1	28
Peterborough	11	12	14	37	8	9	13	30
Shropshire	24	16	1	41	21	16	1	38
Slough	1	0	0	1	1	0	0	1
Somerset	12	34	22	68	12	34	21	67
South Gloucestershire	8	6	4	18	8	6	4	18
Staffordshire	24	55	25	104	24	55	25	104
Suffolk	**	**	**	0	**	**	**	0
Surrey	27	7	6	40	27	6	6	39
Swindon	11	4	6	21	4	4	6	14
Thurrock	6	3	2	11	6	3	2	11
Torbay	2	0	0	2	2	0	0	2
Warrington	3	1	0	4	3	1	0	4
Warwickshire	36	19	20	75	41	19	24	84
West Sussex	**	**	**	0	**	**	**	0
Wiltshire	0	15	23	38	0	12	23	35
Worcestershire	76	17	8	101	69	14	8	91
<b>TOTAL</b>	<b>1,108</b>	<b>823</b>	<b>788</b>	<b>2,719</b>	<b>876</b>	<b>751</b>	<b>777</b>	<b>2404</b>



## Table 4: Tenancies granted by smallholdings authorities for the first time and those terminated during the year ended 31 March 2011

County / Unitary Authority	Number Granted	Number Terminated
Bedford Borough	0	0
Bedfordshire Central	0	0
Berkshire West	1	1
Bournemouth	0	0
Brighton & Hove	0	1
Buckinghamshire	2	2
Cambridgeshire	2	13
Cheshire East	0	2
Cheshire West & Ch'ster	1	1
City of York	0	0
Cornwall	6	8
Cumbria	0	0
Devon	3	5
Dorset	3	3
Durham	0	0
East Riding of Yorkshire	2	5
East Sussex	0	1
Essex	5	0
Gloucestershire	0	3
Hampshire	4	4
Hartlepool	0	0
Herefordshire	8	8
Hertfordshire	4	3
Lancashire	0	**
Leicestershire	0	2
Lincolnshire	5	10
Medway	0	0
Milton Keynes	0	1
Norfolk	1	5
Northamptonshire	0	0
North Lincolnshire	0	0
North Somerset	0	0
Northumberland	0	0
North Yorkshire	0	0
Nottinghamshire	0	1
Oxfordshire	6	5
Peterborough	0	0
Shropshire	0	0
Slough	0	0
Somerset	0	9
South Gloucestershire	0	0
Staffordshire	5	2
Suffolk	0	2
Surrey	2	1
Swindon	0	0
Thurrock	0	0
Torbay	0	0
Warrington	0	0
Warwickshire	0	0
West Sussex	0	1
Wiltshire	0	1
Worcestershire	1	7
<b>TOTAL</b>	<b>61</b>	<b>107</b>

## Table 5: Total revenue account of smallholdings authorities for year ended 31 March 2011

	£
<b>OPERATIONAL ACCOUNT</b>	
<b>Income</b>	
Rent from Holdings	18,679,625
Other Rents	1,235,580
Other Income	2,060,708
<b>TOTAL INCOME</b>	<b>21,975,913</b>
<b>Expenditure</b>	
Repairs and Maintenance	5,059,452
Rents, Rates, Annuities and Water Charges	853,992
Net Tenant Rights Valuations	280,086
Estate Management	3,483,226
Other Expenditure	1,205,767
<b>TOTAL EXPENDITURE</b>	<b>10,882,523</b>
<b>OPERATIONAL ACCOUNT SURPLUS</b>	<b>11,093,390</b>
<b>NON-OPERATIONAL ACCOUNT</b>	
<b>Income</b>	
<b>TOTAL</b>	<b>637,441</b>
<b>Expenditure</b>	
Central Support Costs	795,150
Other Expenditure	219,422
<b>TOTAL</b>	<b>1,014,572</b>
<b>NON-OPERATIONAL ACCOUNT (DEFICIT)</b>	<b>(377,131)</b>
<b>REVENUE ACCOUNT NET SURPLUS/(DEFICIT)</b>	
Operational Account Surplus	11,093,390
Non-operational Account (Deficit)	(377,131)
<b>Net Surplus/(Deficit)</b>	<b>10,716,259</b>
Capital Charges	8,690,751
<b>Net Surplus/(Deficit) including Capital</b>	<b>2,025,508</b>