



Department
for Environment
Food & Rural Affairs

Sixty-ninth Annual Report to Parliament on Local Authority Smallholdings in England

1 April 2018 – 31 March 2019

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



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Contents

Introduction	4
Statistical information on smallholdings provided by Smallholdings Authorities.....	5
Total area of smallholding land.....	5
Farming sector of smallholding authority.....	5
Numbers of smallholding lets	6
Rent due for smallholdings.....	6
Acquisitions and disposals	6
Number of smallholding tenants.....	6
Types of smallholdings tenancy	7
Financial position of authorities	7
Table 1: Area of smallholdings land held by Smallholdings Authorities as at 31 March 2019	8
Table 2: Number of smallholding lets held by Smallholdings Authorities as at 31 March 2019	10
Table 3: Rent due for smallholdings by Smallholdings Authorities as at 31 March 2019.....	12
Table 4: Rent/hectare values for smallholdings farms, expressed in terms of the Authority's farm business sector, as at 31 March 2019.....	14
Table 5: Total area acquired and disposed of by Smallholdings Authorities between April 2018 and March 2019	15
Table 6: Number of smallholding tenancies, any change since 2018, as well as any granted for the first time or terminated by Smallholdings Authorities between April 2018 and March 2019..	17
Table 7: Specific details of smallholding tenancies granted and ended by Smallholdings Authorities between April 2018 and March 2019	19
Table 8: Breakdown of the number of smallholding tenancies held between April 2018 and March 2019	21
Table 9: Total revenue account for land held by Smallholdings Authorities between April 2018 and March 2019	23
Case study: Staffordshire County Council's tenant is awarded young farmer of the year.....	24
Closing summary	25
Glossary of terms.....	26

Introduction

This report is required under the 1970 Agriculture Act¹ (1970 Act). It provides statistical details to Parliament of the land let as smallholdings by Local Authorities across England, for the financial year 1 April 2018 to 31 March 2019.

Local authority smallholdings, or county farms as they are now more commonly known are administered under Part III of the 1970 Act. Under that legislation smallholdings authorities are required to make it their general aim to provide opportunities for persons with sufficient experience to be a farmer on their own account as well as to have regard to the general interests of agriculture and of good estate management. These council farms are generally capable of providing full-time employment for not more than two people.

County farms have an important role to play within their communities and provide new entrants with opportunities to establish and develop farming businesses. These farms bring benefits to the wider public through educational visits, environmental enrichment and local food. The success of the county farm structure in supporting young people and new entrants into farming is demonstrated in an interesting case study profiling an award-winning young farmer, who is also Staffordshire County Council farm estate's youngest tenant.

The information is compiled from an annual survey by the Chartered Institute for Public Finance and Accountancy (CIPFA) which includes data from 39 Local Authorities (county councils and unitary authorities) that let land as smallholdings and responded to the CIPFA survey. This report includes statistical information on the area and number of small holdings held by Local Authorities, and details on tenancies and the financial position of the smallholding authorities.

We would like to thank CIPFA and all the local authorities who have kindly provided the statistical information presented in this report and Staffordshire County Council for providing the case study information.

¹ The 1970 Agriculture Act defines smallholdings authorities as county councils however many unitary authorities also let land as smallholdings. Hence it was decided in 2015 that it was important to include data from these authorities where possible to extend the coverage and value of this report.

Statistical information on smallholdings provided by Smallholdings Authorities

From the 43 smallholdings authorities approached (21 unitary authorities and 22 county councils) 39 submitted data and details of let land as smallholdings. However, in some cases, these submitted data sets were incomplete. The data presented in this report includes only that provided by the reporting smallholdings authorities; no estimates have been made for incomplete data.

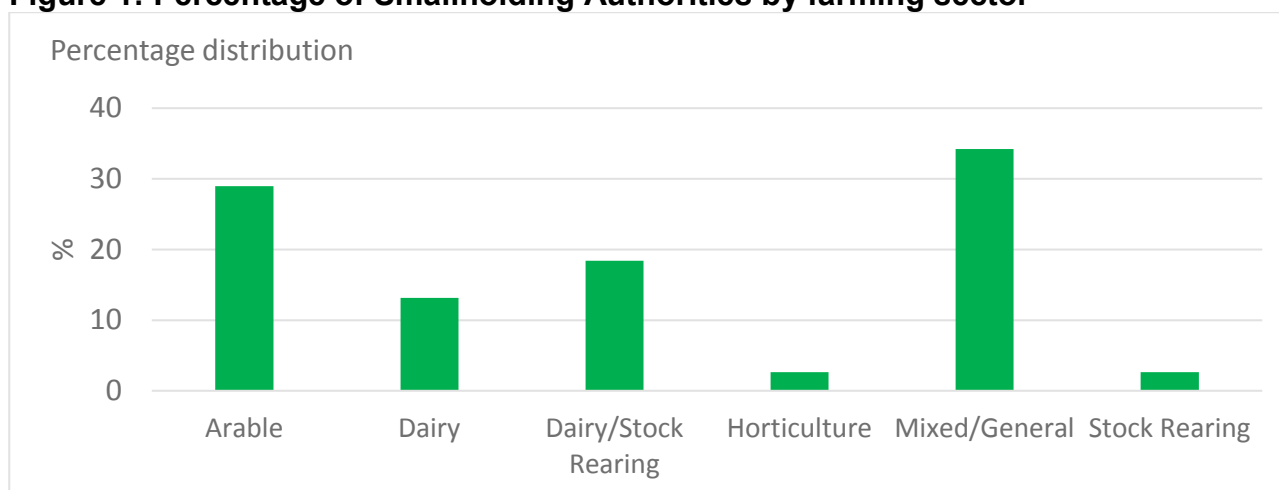
Total area of smallholding land

As at 31 March 2019, the total area of land held by 39 of the reporting smallholdings authorities in England was 81,389 hectares (for the whole estate), of which 77,364 hectares were let as smallholdings (for 38 reporting authorities). **Table 1** provides figures for the area of smallholdings held by smallholdings authorities. The land area reported as let for smallholdings is lower than the last financial year. However, it should be noted that there are fewer reporting authorities this year and therefore, the change in land area over the year cannot be concluded from this. The data on acquisitions and disposals indicates a decrease in the area of land held by smallholdings authorities of 1.4% (see Acquisitions and disposals sections) which may be a better indicator of land area change during the year.

Farming sector of smallholding authority

Each smallholdings authority classifies themselves to a farming sector based on the predominant farming activity (by area) carried out within that Authority. The distribution (as at 31 March 2019) is shown in Figure 1. The most common sectors were Mixed/General and Arable farming and the least common was Stock Rearing and Horticulture.

Figure 1: Percentage of Smallholding Authorities by farming sector (a) (b)



(a) Only for those 38 smallholdings authorities that provided a farm business sector.

(b) Each smallholdings authority is classified to one farming sector based on the predominant farming activity (by area) carried out within that authority. The farming sector definitions were established and agreed as a result of consultations between the data provider (CIPFA) and the smallholdings authorities themselves.

Numbers of smallholding lets

The 38 smallholdings authorities that provided data reported that they owned and let 2,400 smallholdings as at 31 March 2019. **Table 2** provides a breakdown by each smallholdings' authority.

Rent due for smallholdings

For those 37 smallholdings authorities that provided data, a total of around £23 million in rent was due for smallholdings as at 31 March 2019. **Table 3** provides figures for the rent due by each smallholdings authority. **Table 4** shows average rent/hectare values by farm business sector² for those smallholdings authority farms where full data was available. Of the total area of land let as smallholdings, the average rent per hectare was £300 per hectare³. When this rental value is split into agriculture licences, equipped and bare land farms, we can see that equipped farm on average costs £84 (36.7%) more per hectare than bare land farms.

Acquisitions and disposals

There has been a decrease of 1,161 (1.4%) hectares in area of land held by the 38 smallholding authorities that provided data, as of 31 March 2019. **Table 5** provides figures for land acquired and disposed of by each smallholdings authorities in 2018/2019: a total of 104 hectares were acquired by 3 smallholdings authorities and a total of 1,265 hectares were sold or otherwise disposed of by 22 smallholdings authorities.

Number of smallholding tenants

For the 39 smallholding authorities that provided data, there were 1,835 tenants as at 31 March 2019. **Table 6** provides figures on the number of tenants by each smallholdings authority in 2018/2019: 113 tenancies were granted and 185 tenancies were terminated. **Table 7** provides a breakdown of tenancies granted and terminated. A total of 39 tenancies were granted to new tenants⁴. These are first time entrants to the individual estate, who have not previously occupied a smallholding authority farm. There were 11 internal promotions⁵, 3 tenancies that ended due to transfer to another estate⁴ and 14 tenancies were ended due to the tenant leaving the estate in order to seek other opportunities⁵.

² For those Smallholdings Authorities that submitted sector information and had complete Rent and Area information; 37 of the Smallholding Authorities provided this information.

³ For those 37 Smallholdings Authorities that provided complete rent and area data.

⁴ For those 36 Smallholding Authorities that provided data

⁵ For those 35 Smallholding Authorities that provided data

Type of smallholdings tenancy

Of the 38 Smallholding Authorities that provided information there were a total of 418 lifetime tenancies⁶, 254 retirement tenancies⁷, 1118 Farm Business Tenancies⁸, as well as 453 secondary lettings⁹. Figures for each of the authorities are provided in **Tables 8**. Farm Business Tenancies represent 62% of the agreements however these can vary in duration. Figure 2 demonstrates the type of tenancy agreements in place. Lifetime tenancies were the most common (23%); 14% were Farm Business Tenancies that run for less than 5 years and 30% were Farm Business Tenancies that run for more than 10 years.

Figure 2: Type of smallholdings tenancy (a)(b)



(a) Equipped and bare land farms only.

(b) For 37 out of the 43 Smallholdings Authorities that provided tenancy information.

Financial position of authorities

For the 27 Smallholding Authorities that provided complete financial data. Their total revenue in the year ending 31 March 2019 showed a total operational income of £16,495,700 against a total operational expenditure of £6,579,400, giving an operational surplus of £9,916,300. Total non-operational income was £19,000, against a total non-operational expenditure of £1,004,400, giving a non-operational deficit of £985,400. The revenue account net surplus was therefore £8,930,900. **Table 9** summarises the total revenue account for land held by smallholding authorities for the year ended 31 March 2019. Please note that the financial position is for the 27 Smallholding Authorities that provided complete financial data and is therefore not comparable to other years.

⁶ Lettings made prior to the Agricultural Holdings Act 1986.

⁷ Lettings for tenants that may be required to vacate holdings when they reach the age of 65 or prevailing retirement age, i.e. lettings made under the provisions of the Agricultural Holdings Act 1986, but before the Agricultural Tenancies Act 1995.

⁸ All principal lettings entered into under the provisions of the Agricultural Tenancies Act 1995, relating to the original term of the current letting.

⁹ Secondary lettings are those holdings that are managed as an integral part of the principal holding and let additionally on a Farm Business Tenancy to a tenant of the principal holding. Note that this data was available from only 37 smallholdings authorities.

Table 1: Area of smallholdings land held by Smallholdings Authorities as at 31 March 2019

Smallholdings Authority	Equipped farm let area Hectares	Bare land farm let area Hectares	Agricultural licence let area Hectares	Smallholdings let area^(a) Hectares
Bedford	127	32	66	226
Brighton & Hove	3,188	834	20	4,041
Buckinghamshire	1,148	191	121	1,459
Cambridgeshire	10,997	2,022	0	13,019
Central Bedfordshire	**	**	**	**
Cheshire East	1,816	0	112	1,928
Cheshire West and Chester	748	0	11	759
Cornwall	4,189	85	0	4,275
Cumbria	0	67	30	97
Devon	3,724	133	0	3,858
Dorset	2,112	123	133	2,367
Durham	**	**	**	**
East Riding of Yorkshire	1,700	411	361	2,472
Essex	68	11	0	79
Gloucestershire	2,685	260	6	2,951
Hampshire	1,365	448	74	1,888
Hartlepool	0	0	85	85
Herefordshire	**	**	**	**
Hertfordshire	1,229	322	388	1,938
Hillingdon	496	72	125	693
Leicestershire	2,280	63	384	2,727
Lincolnshire	6,190	1,399	0	7,589
Medway	0	24	28	52
Milton Keynes	221	0	0	221
Norfolk	5,091	1,478	93	6,662
North Lincolnshire	36	15	0	51
North Somerset	90	76	0	166
North Yorkshire	**	**	**	**
Nottinghamshire	244	284	0	528
Oxfordshire	15	333	5	352
Shropshire	369	0	107	476
Somerset	817	299	29	1,145
South Gloucestershire	**	**	**	**
Staffordshire	2,932	63	346	3,341
Suffolk	3,486	565	869	4,920
Surrey	646	129	20	795
Swindon	618	0	55	673

Table 1 continued: Area of smallholdings land held by Smallholdings Authorities as at 31 March 2019

Smallholdings Authority	Equipped farm let area Hectares	Bare land farm let area Hectares	Agricultural licence let area Hectares	Smallholdings let area^(a) Hectares
Warwickshire	1,838	130	**	1,968
West Berkshire	117	0	0	117
West Sussex	151	170	27	348
Wiltshire	1,595	297	45	1,937
Worcestershire	599	308	194	1,101
York	0	62	0	62
Total^(b)	62,926	10,703	3,735	77,364

(a) Smallholdings let area = equipped farm area + bare land farm area + agricultural letting area (describing e.g. grazing licences, lettings under a year, etc.)

(b) These total values are underestimated due to an absence of information indicated by **

Key

* less than 0.5 hectares

** data not available

Table 2: Number of smallholding lets held by Smallholdings Authorities as at 31 March 2019

Smallholdings Authority	Number of equipped farm lets	Number of bare land farm lets	Number of agricultural licence lets	Number of smallholdings lets^(a)
Bedford	6	4	4	14
Brighton & Hove	16	19	6	41
Buckinghamshire	25	21	9	55
Cambridgeshire	146	105	0	251
Central Bedfordshire	**	**	**	**
Cheshire East	55	0	12	67
Cheshire West and Chester	27	0	4	31
Cornwall	88	5	0	93
Cumbria	0	7	11	18
Devon	65	9	3	77
Dorset	43	7	9	59
Durham	**	**	**	**
East Riding of Yorkshire	53	59	28	140
Essex	2	2	0	4
Gloucestershire	64	24	8	96
Hampshire	41	27	19	87
Hartlepool	0	0	2	2
Herefordshire	**	**	**	**
Hertfordshire	40	17	17	74
Hillingdon	9	6	25	40
Leicestershire	67	3	34	104
Lincolnshire	107	101	0	208
Medway	0	1	2	3
Milton Keynes	2	0	0	2
Norfolk	101	83	23	207
North Lincolnshire	1	3	0	4
North Somerset	4	9	0	13
North Yorkshire	**	**	**	**
Nottinghamshire	8	13	0	21
Oxfordshire	2	25	6	33
Shropshire	17	0	5	22
Somerset	25	11	8	44
South Gloucestershire	**	**	**	**
Staffordshire	81	5	28	114
Suffolk	64	27	48	139
Surrey	34	12	11	57

Table 2 continued: Number of smallholding lets held by Smallholdings Authorities as at 31 March 2019

Smallholdings Authority	Number of equipped farm lets	Number of bare land farm lets	Number of agricultural licence lets	Number of smallholdings lets^(a)
Swindon	13	0	5	18
Warwickshire	51	22	**	73
West Berkshire	2	0	0	2
West Sussex	12	16	11	39
Wiltshire	32	18	23	73
Worcestershire	23	37	11	71
York	0	4	0	4
Total^(b)	1,326	702	372	2,400

(a) Number of smallholding lets = number of equipped farm lets + number of bare land farm lets + number of agricultural lets (e.g. grazing licences, lettings under a year, etc.)

(b) These total values are underestimated due to an absence of information indicated by **

Key

** data not available

Table 3: Rent due for smallholdings by Smallholdings Authorities as at 31 March 2019^(a)

Smallholdings Authority	Rent due for equipped farms (£)	Rent due for bare land farms (£)	Rent due for agricultural licences (£)	Rent due for land let as smallholdings^(b) (£)
Bedford	36,500	2,700	10,500	49,700
Brighton & Hove	493,900	162,100	25,300	681,400
Buckinghamshire	557,800	35,300	55,200	648,300
Cambridgeshire	3,595,000	572,100	0	4,167,100
Central Bedfordshire	**	**	**	**
Cheshire East	670,100	0	26,500	696,600
Cheshire West and Chester	249,200	0	5,200	254,400
Cornwall	1,325,000	23,100	0	1,348,100
Cumbria	0	8,500	4,500	13,000
Devon	1,040,100	28,000	400	1,068,400
Dorset	612,500	27,000	32,400	671,900
Durham	**	**	**	**
East Riding of Yorkshire	358,500	142,600	118,300	619,400
Essex	32,500	2,800	0	35,300
Gloucestershire	763,800	51,700	3,200	818,700
Hampshire	467,300	68,600	24,800	560,800
Hartlepool	0	0	31,700	31,700
Herefordshire	**	**	**	**
Hertfordshire	435,600	109,900	117,100	662,600
Hillingdon	127,200	11,100	**	138,200
Leicestershire	833,700	11,800	109,500	955,100
Lincolnshire	1,933,700	4,400	0	1,938,200
Medway	0	3,000	7,000	10,000
Milton Keynes	51,300	0	0	51,300
Norfolk	1,712,700	423,200	31,200	2,167,100
North Lincolnshire	8,000	2,300	0	10,300
North Somerset	37,900	19,100	0	57,000
North Yorkshire	**	**	**	**
Nottinghamshire	77,900	76,700	0	154,500
Oxfordshire	5,100	47,600	4,600	57,300
Shropshire	116,600	0	4,500	121,200
Somerset	213,800	153,300	11,600	378,600
South Gloucestershire	**	**	**	**
Staffordshire	1,060,400	15,200	83,100	1,158,700
Suffolk	936,400	228,000	272,900	1,437,300
Surrey	**	**	**	**
Swindon	206,800	0	4,500	211,300

Table 3 continued: Rent due for smallholdings by Smallholdings Authorities as at 31 March 2019^(a)

Smallholdings Authority	Rent due for equipped farms (£)	Rent due for bare land farms (£)	Rent due for agricultural licences (£)	Rent due for land let as smallholdings^(b) (£)
Warwickshire	739,400	31,600	**	771,000
West Berkshire	27,700	0	0	27,700
West Sussex	130,700	49,800	900	181,500
Wiltshire	459,900	49,700	6,200	515,900
Worcestershire	180,600	57,300	33,700	271,600
York	0	7,600	0	7,600
Total^(c)	19,497,600	2,426,300	1,024,900	22,948,800

(a) All values rounded to nearest £100

(b) Rent due for land let as smallholdings = rent due for equipped farms + rent due for bare land farms + rent due for agricultural licence farms. Rent due refers to what could be collected if every farm paid (see the "Glossary of terms" section for a definition of "rent from holdings - operational account").

(c) These total values are underestimated due to an absence of information indicated by **

Key

** data not available

Table 4: Rent/hectare values for smallholdings farms, expressed in terms of the Authority's farm business sector, as at 31 March 2019^(a)

Authority Sector	Rent/hectare due for equipped farms £/hectare	Rent/hectare due for bare land farms £/hectare	Rent/hectare due for agriculture licences £/hectare	Rent/hectare due for land let as smallholdings £/hectare
Arable	319	232	307	303
Dairy	332	191	237	319
Dairy/Stock Rearing ^(b)	313	209	218	306
Horticulture ^(c)	864	294	35	522
Mixed/General	283	239	332	277
Stock Rearing ^(d)	344	143	952	163
All tenancies	313	229	286	300

(a) Only for those smallholdings authorities that provided a business sector as well as complete rent and area data (i.e. 37 out of 43 authorities).

(b) Not including Surrey (no rent values quoted)

(c) West Sussex only.

(d) Oxfordshire only; Agriculture licences mainly comprise of small village centre paddocks utilised for horse or pony grazing and many have been obtained by best offer/tenders.

Key

** data not available

Table 5: Total area acquired and disposed of by Smallholdings Authorities between April 2018 and March 2019^(a)

Smallholdings Authority	Land acquired Hectares			Land disposed of Hectares		
	Newly acquired	Formerly leased	Total	Sold/exchanged	Leased land	Total
Bedford	0	0	0	0	0	0
Brighton & Hove	2	0	2	0	0	0
Buckinghamshire	0	0	0	0	0	0
Cambridgeshire	0	0	0	65	0	65
Central Bedfordshire	**	**	**	**	**	**
Cheshire East	0	0	0	10	0	10
Cheshire West and Chester	0	0	0	271	0	271
Cornwall	0	0	0	1	0	1
Cumbria	0	0	0	70	0	70
Devon	0	0	0	6	0	6
Dorset	0	0	0	102	0	102
Durham	**	**	**	**	**	**
East Riding of Yorkshire	0	0	0	25	0	25
Essex	0	0	0	0	0	0
Gloucestershire	0	0	0	58	0	58
Hampshire	0	0	0	0	0	0
Hartlepool	0	0	0	0	0	0
Herefordshire	**	**	**	**	**	**
Hertfordshire	0	0	0	0	0	0
Hillingdon	0	0	0	0	0	0
Leicestershire	0	0	0	5	0	5
Lincolnshire	0	0	0	51	1	52
Medway	0	0	0	0	0	0
Milton Keynes	0	0	0	0	0	0
Norfolk	100	0	100	7	0	7
North Lincolnshire	0	0	0	20	0	20
North Somerset	0	0	0	22	0	22
North Yorkshire	**	**	**	**	**	**
Nottinghamshire	0	0	0	0	0	0
Oxfordshire	0	0	0	1	0	1
Shropshire	0	0	0	32	9	41
Somerset	0	0	0	245	0	245
South Gloucestershire	**	**	**	**	**	**
Staffordshire	0	0	0	16	0	16
Suffolk	2	0	2	40	0	40
Surrey	0	0	0	0	0	0

Table 5 continued: Total area acquired and disposed of by Smallholdings Authorities between April 2018 and March 2019^(a)

Smallholdings Authority	Land acquired Hectares			Land disposed of Hectares		
	Newly acquired	Formerly leased	Total	Sold/exchanged	Leased land	Total
Swindon	0	0	0	0	0	0
Warwickshire	0	0	0	31	0	31
West Berkshire	0	0	0	0	0	0
West Sussex	0	0	0	0	0	0
Wiltshire	0	0	0	118	0	118
Worcestershire	0	0	0	58	0	58
York	0	0	0	0	0	0
Total^(b)	104	0	104	1,254	11	1,265

(a) Total areas, comprising freehold (the number of hectares let as council farms/rural estates and owned by the authority) and leasehold (the number of hectares let as council farms/rural estates but not owned by the authority) areas.

(b) These total values are underestimated due to an absence of information indicated by **

Key

** data not available

Table 6: Number of smallholding tenancies, any change since 2018, as well as any granted for the first time or terminated by Smallholdings Authorities between April 2018 and March 2019^(a)

Smallholdings Authority	Number of tenants in 2019	Change since 2018	Number granted	Number terminated
Bedford	10	0	0	0
Brighton & Hove	35	1	1	0
Buckinghamshire	46	2	16	14
Cambridgeshire	179	-1	3	4
Central Bedfordshire	**	**	**	**
Cheshire East	47	-6	3	9
Cheshire West and Chester	21	-8	0	8
Cornwall	93	-5	6	11
Cumbria	7	-1	0	1
Devon	72	0	9	9
Dorset	49	-2	1	3
Durham	**	**	**	**
East Riding of Yorkshire	85	0	8	8
Essex	4	0	1	1
Gloucestershire	69	-5	1	6
Hampshire	68	0	4	4
Hartlepool	0	0	0	0
Herefordshire	**	**	**	**
Hertfordshire	57	0	4	4
Hillingdon	11	0	0	0
Leicestershire	67	-2	5	7
Lincolnshire	208	-5	12	17
Medway	1	0	0	0
Milton Keynes	2	-6	0	6
Norfolk	108	-6	7	13
North Lincolnshire	4	-4	0	4
North Somerset	13	0	0	0
North Yorkshire	45	-1	3	4
Nottinghamshire	21	2	4	2
Oxfordshire	27	2	7	5
Shropshire	17	-1	0	1
Somerset	34	-5	0	5
South Gloucestershire	**	**	**	**
Staffordshire	86	-2	1	3
Suffolk	91	-5	1	6
Surrey	44	0	2	2
Swindon	13	0	0	0
Warwickshire	65	-2	6	8
West Berkshire	2	0	0	0

Table 6 continued: Number of smallholding tenancies, any change since 2018, as well as any granted for the first time or terminated by Smallholdings Authorities between April 2018 and March 2019^(a)

Smallholdings Authority	Number of tenants in 2019	Change since 2018	Number granted	Number terminated
West Sussex	28	-1	0	1
Wiltshire	42	-3	1	4
Worcestershire	60	-8	7	15
York	4	0	0	0
Total^(b)	1835	-72	113	185

(a) Equipped and bare land farms only.

(b) These total values are underestimated due to an absence of information indicated by **

Key

** data not available

Table 7: Specific details of smallholding tenancies granted and ended by Smallholdings Authorities between April 2018 and March 2019^(a)

Smallholdings Authority	Granted		Ended	
	New tenants ^(b)	Internal promotion	Transfer to other estates	Leave estate for other opportunities
Bedford	0	0	0	0
Brighton & Hove	0	0	0	0
Buckinghamshire	1	**	0	**
Cambridgeshire	3	0	0	0
Central Bedfordshire	**	**	**	**
Cheshire East	2	1	0	1
Cheshire West and Chester	0	0	0	3
Cornwall	5	1	0	2
Cumbria	0	0	0	0
Devon	6	2	0	2
Dorset	1	0	0	3
Durham	**	**	**	**
East Riding of Yorkshire	2	0	0	0
Essex	0	0	0	0
Gloucestershire	0	1	0	0
Hampshire	4	0	0	1
Hartlepool	0	0	0	0
Herefordshire	**	**	**	**
Hertfordshire	3	0	0	0
Hillingdon	0	0	0	0
Leicestershire	3	1	0	1
Lincolnshire	0	0	0	0
Medway	0	0	0	0
Milton Keynes	0	0	0	0
Norfolk	3	4	0	0
North Lincolnshire	0	0	0	0
North Somerset	0	0	0	0
North Yorkshire	**	**	**	**
Nottinghamshire	2	**	2	**
Oxfordshire	2	0	0	0
Shropshire	**	**	**	**
Somerset	0	0	0	0
South Gloucestershire	**	**	**	**
Staffordshire	**	1	**	1
Suffolk	1	0	0	0
Surrey	0	0	0	0
Swindon	0	0	0	0
Warwickshire	0	0	0	0

Table 7 continued: Specific details of smallholding tenancies granted and ended by Smallholdings Authorities between April 2018 and March 2019^(a)

Smallholdings Authority	Granted		Ended	
	New tenants ^(b)	Internal promotion	Transfer to other estates	Leave estate for other opportunities
West Berkshire	0	0	0	0
West Sussex	0	0	0	0
Wiltshire	1	0	1	0
Worcestershire	0	0	0	0
York	0	0	0	0
Total^(c)	39	11	3	14

(a) Equipped and bare land farms only.

(b) Lettings to first time entrants to the individual estate, i.e. those who have not previously occupied a smallholdings authority farm.

(c) These total values are underestimated due to an absence of information indicated by **

Key

** data not available

Table 8: Breakdown of the number of smallholding tenancies held between April 2018 and March 2019^(a)

Smallholding Authority	Lifetime ^(b)	Retirement ^(c)	Farm Business Tenancies ^(d)	Secondary lettings ^(e)
Bedford	2	3	5	3
Brighton & Hove	15	0	20	0
Buckinghamshire	18	3	25	4
Cambridgeshire	34	11	134	103
Central Bedfordshire	**	**	**	**
Cheshire East	18	11	18	2
Cheshire West and Chester	10	4	7	1
Cornwall	13	15	65	15
Cumbria	2	0	5	0
Devon	11	7	54	31
Dorset	6	5	38	9
Durham	**	**	**	**
East Riding of Yorkshire	23	26	36	27
Essex	0	0	4	0
Gloucestershire	13	15	41	17
Hampshire	11	11	46	16
Hartlepool	0	0	0	0
Herefordshire	**	**	**	**
Hertfordshire	4	13	40	17
Hillingdon	7	0	4	2
Leicestershire	11	16	40	26
Lincolnshire	68	26	114	0
Medway	0	0	1	0
Milton Keynes	0	0	2	0
Norfolk	16	9	83	76
North Lincolnshire	1	0	3	0
North Somerset	3	0	10	0
North Yorkshire	**	**	**	**
Nottinghamshire	4	0	17	2
Oxfordshire	1	0	26	0
Shropshire	6	3	8	5
Somerset	11	14	9	7
South Gloucestershire	**	**	**	**
Staffordshire	7	10	69	18
Suffolk	30	19	42	39
Surrey	15	0	29	1
Swindon	2	0	11	6
Warwickshire	12	11	42	6
West Berkshire	1	0	1	**
West Sussex	7	3	18	8

Table 8 continued: Breakdown of the number of smallholding tenancies held between April 2018 and March 2019^(a)

Smallholding Authority	Lifetime ^(b)	Retirement ^(c)	Farm Business Tenancies ^(d)	Secondary lettings ^(e)
Wiltshire	13	5	24	8
Worcestershire	23	14	23	4
York	0	0	4	0
Total^(f)	418	254	1,118	453

(a) Equipped and bare land farms only.

(b) Lettings made prior to the Agricultural Holdings Act 1986.

(c) Lettings for tenants that may be required to vacate holdings when they reach the age of 65 or prevailing retirement age, i.e. lettings made under the provisions of the Agricultural Holdings Act 1986, but before the Agricultural Tenancies Act 1995.

(d) All principal lettings entered into under the provisions of the Agricultural Tenancies Act 1995, relating to the original term of the current letting.

(e) Secondary lettings are holdings managed as an integral part of the principal holding and let additionally on a Farm Business Tenancy to a tenant of the principal holding.

(f) These total values are underestimated due to an absence of information indicated by **

Key

** data not available

Table 9: Total revenue account for land held by Smallholdings Authorities between April 2018 and March 2019^(a)

OPERATIONAL ACCOUNT (see glossary for definitions of the terms used)	
Income	£
Rent from Holdings	15,465,800
Other Rents	667,000
Other Income	362,800
TOTAL	16,495,700
Expenditure	
Repairs and Maintenance	3,170,600
Rents, Rates, Annuities and Water Charges	644,200
Net Tenant Rights Valuations	137,000
Estate Management	2,264,200
Other Expenditure	363,500
TOTAL	6,579,400
OPERATIONAL ACCOUNT SURPLUS	9,916,300
NON-OPERATIONAL ACCOUNT	
Indirect Income	
TOTAL	19,000
Expenditure	
Central Support Costs	318,800
Other Expenditure	685,500
TOTAL	1,004,400
NON-OPERATIONAL ACCOUNT DEFICIT	-985,400
REVENUE ACCOUNT NET SURPLUS	
Operational Account Surplus	9,916,300
Non-Operational Account Deficit	-985,400
Net Surplus^(b)	8,930,900

(a) Only for those smallholdings authorities that provided complete financial data (i.e. 27 out of 43 authorities). All values rounded to nearest £100

Case study: Staffordshire County Council's tenant is awarded young farmer of the year

Staffordshire County Council recognises that the agriculture industry plays an essential role in Staffordshire's economy and that their tenants are an important part of that. County farms staff support farmers throughout their tenancy and manage the County Farm network which has a range of units ranging from 14 to 80 hectares, totalling more than 3000 hectares, and are predominantly dairy units.

Sam Bailey is the youngest tenant on Staffordshire County Council's farm estate, gaining the opportunity to rent a County Council farm at the age of 21. Undeterred by his limited resources and non-farming background, Sam started his farming business the year after leaving Reaseheath College by lambing 50 ewes in a polytunnel at the bottom of his parents' garden. He continued to expand the flock grazing rented ground before successfully applying for 31ha Green Lane Farm, his first farm, where he is based currently milking 140 cows, as well as tending a flock of 250 sheep.



Sam Bailey at Green Lane Farm

Sam commented:

"I always wanted to milk cows, but I never thought I'd be milking my own at 21. It's exciting times, opening new doors. When I look back the Council has been amazing from day one and I owe it all to them for giving me the opportunity."

Recently Sam was chosen by Farmers Weekly to be the 2019 Young Farmer of the Year. The Farmers Weekly judging panel said that he showed determination and hard graft to succeed and his character, business acumen and willingness to learn had already brought impressive results.

Now 23, Sam uses his skills to care for his animals, as well as understanding the importance of consulting and working with professionals to achieve the best results. Keen to continue learning about the sector and how he can improve his own business, Sam regularly visits other farms as part of a programme supported by his milk buyer, which also allows him to benchmark his results among his peers.

Staffordshire County Council give ambitious young farmers opportunities to begin their career on a small scale and then provide openings for them to progress to larger units as their business grows. They recognised that Sam, although young, had a strong business plan.

As well as almost doing all the work single-handed, once a week Sam hosts a group of teenage students from a school specialising in behavioural issues on farm to learn about food and its production. This further demonstrates the broader benefits that Staffordshire County Council's farm estate and its tenants make within their community.

Closing summary

This report indicates that council farms continue to play an important role in the tenanted agricultural sector across England. Although the data set is incomplete it reveals that council farms cover approximately 81,389 hectares of agricultural land. This land provides approximately 2,400 holdings for around 1,835 tenant farmers.

Approximately 55% of the lettings are equipped farms (1,326 equipped holdings) and 39 lettings were made to new entrants during 2018/2019. The report shows that the 27 reporting smallholding authorities who submitted full financial information generated a revenue account net surplus around £9 million in 2018/2019.

Glossary of terms

Agricultural letting farms - Farms possessing, for example, grazing licences, contract farming agreements, 364 day licences/ agricultural lettings for less than one year, etc.

Bare land farms - Farms comprising land only, including short term lets.

Equipped farms - Farms with a farmhouse, farm buildings or both.

Farm Business Tenancies - These tenancies comprise all principal lettings entered into under the provisions of the Agricultural Tenancies Act 1995 and relating to the original term of the current letting.

Lifetime tenancies - These tenancies are for those lettings made prior to the Agricultural Holdings Act 1986.

Number of secondary lettings to principal tenants - Secondary lettings describe additional land let as part of a Farm Business Tenancy to tenants of principal holdings, i.e. equipped or bare land holdings and managed as an integral part of principal holding.

Number of smallholding lets - This is equal to number of equipped farm lets plus number of bare land farm lets plus number of agricultural lets.

Number of smallholding tenancies - These comprise equipped and bare land farms only. Joint tenancies are counted as a single entity. Where tenants occupy more than one farm they have only been counted once. Hence the total number of tenants may be less than the number of farms.

Rent due for land let as smallholdings (£) - Rent due refers to what would be expected to be collected if all farms/licenses are occupied in 2018-2019 and if every farm paid. This is equal to rent due for equipped farms plus rent due for bare land farms plus rent due for agricultural licence farms. Abatements, allowances, rent forgone and not collected are disregarded for these figures.

Retirement tenancies - These tenancies are for tenants that may be required to vacate holdings when they reach the age of 65 or prevailing retirement age, i.e. lettings made under the provisions of the Agricultural Holdings Act 1986, but before the Agricultural Tenancies Act 1995.

Smallholdings let area (hectares) - This is equal to equipped farm area plus bare land farm area plus agricultural letting area.

Tenancies granted to new entrants - These tenancies are lettings to first time entrants to the individual estate, i.e. those who have not previously occupied a Smallholdings Authority farm.

Total area acquired and disposed of by Smallholdings Authorities (hectares) - This is comprised of freehold (the number of hectares let as council farms/rural estates and owned by the authority) and leasehold (the number of hectares let as council farms/rural estates but not owned by the authority) areas.

Glossary of terms employed within the operational and non-operational accounts

Operational account

Income

Rent from holdings (£) - This is net rent from land being farmed, including grazing licenses, after deductions of allowances, abatements and rent not collected. Only farm rents are included, including secondary lettings.

Other rents (£) - This is rent from cottage tenancies, commercial lettings, staff housing, wasteland, woodland, telecom sites, wind turbines and rent received from non-Farm Business Tenancies.

Other income (£) - This includes royalties, wayleaves, easements, shooting and fishing rights, licences to extract gravel, insurance claims, sales of timber, trees, produce, materials, farm equipment and vehicles, etc., other fees and charges etc. This also includes single farm payments or environmental initiatives paid direct to the estate. This does not include contributions by tenants towards revenue improvements, repairs to equipment, rates, water charges etc.

Expenditure

Repairs and maintenance (£) - This includes revenue expenditure on repairs and maintenance of houses, buildings, drainage and ditching work. This is net of any amounts recovered from tenants but excludes grant-aided schemes of a capital nature. This also includes corporately funded property initiatives, e.g. asbestos, electrical tests and inspections, structural and tree surveys, as well as Legionnaires' disease testing. This also includes the cost of associated manual labour forces, plants and materials.

Rents, rates, annuities and water charges (£) - This includes rents, rates, utility charges (e.g. water, electricity), tithes and perpetual annuities, net of recovery of rates and water charges.

Net tenant right valuations (£) - This includes expenditure paid by the landlord to an outgoing tenant, less income received from an incoming tenant for tenant right valuations and dilapidations. This also includes any milk quota compensation payments charged to revenue. This excludes capital payments for equipment/buildings.

Estate management (£) - This includes professional (e.g. surveyors), administrative and clerical support employee costs, office accommodation charges, including expenditure on repairs and maintenance, transport costs, other sundry expenses, etc. as well as any other ad-hoc specialist advice (e.g. payments to consultants). Employee costs include salaries, national insurance, training, pension, removal and resettlement costs, conference expenses, etc. This also includes the net cost (e.g. client/commissioning costs) of contracting out estate management functions.

Other expenditure (£) - This includes the cost of cleaning materials, fire and farm buildings insurance, furniture and fittings, equipment, tools and materials, transport and moveable plant, vehicles and vehicle running costs, etc.

Non-operational account

Indirect income (£) - This includes revenue grants, interest received and other non-operational income. This also includes publication sales, recovery of fees and charges, etc.

Central support costs (£) - This includes charges received from other departments within the estate not identified within the Estate Management section, e.g. legal/secretariat, financial (including audit), valuation (excluding corporate disposals), personnel and IT service costs.

Other expenditure (£) - This includes subscriptions, external audit fees, stamp duty, external legal and professional fees, etc.