



Department  
for Environment  
Food & Rural Affairs

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

**1 April 2011 – 31 March 2012**

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



Llywodraeth Cymru  
Welsh Government



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# 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 proceedings and those of smallholdings 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 2011 to 31 March 2012, is the sixty second annual report.

Statutory smallholdings, or county farms as they are now more commonly known are managed 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 legislation states that a smallholding is treated as such if in the opinion of the Minister it is capable, when farmed under reasonably skilled management, of providing full-time employment for not more than two people, including the occupier, with or without additional part-time employment for another person, and in any other case shall be treated as exceeding that upper limit, the number of people for whom it is capable of providing full-time employment being estimated in such manner as the Ministers may be regulations prescribed.

Throughout the 2011/2012 financial year farming continued to experience significant change and smallholdings were not immune from this. The majority of smallholdings are made up of what are regarded as smaller farms and these can often feel financial pressures more acutely than larger enterprises. The data here show a continuing trend for smallholdings authorities to dispose of land held for smallholdings.

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 2012 the total area of land held by smallholdings authorities in England for smallholdings purposes was 94312 hectares of which 90,509 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. 137 hectares were acquired in 2011/2012 and a total of 1332 hectares were sold or otherwise disposed of during the year.

## Numbers of Holdings

At 31 March 2012 smallholdings authorities owned and let 2,448 smallholdings (compared with 2,719 in the previous year) of which 1,028 (42%) were 20 hectares or less in size; 737 (30%) were between 20 and 40 hectares; and 683 (28%) 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 smallholdings in England has fallen from 12,882 to 2,448 (a reduction of 81%).

## Tenants

There were 2,204 tenants of smallholdings in England at 31 March 2012. During 2011/2012 105 tenancies were granted to new entrants and 192 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 2012 showed a total income of £22,385,135.06 as against a total expenditure of £10,804,630.66 giving an operational surplus of £11,580,504.40. This compares with a surplus of income over expenditure in 2010/2011 of £11,093,390. **Table 5** summarises authorities' combined revenue accounts for the year.

## General

### Key to Tables 1 – 4

\*\* Data not available

Council	Latest year of data supplied
North Somerset	2008 / 2009
West Sussex	2008 / 2009
Warwickshire	2010 / 2011
Shropshire	2010 / 2011
Surrey	2010 / 2011
Buckinghamshire	2010 / 2011

# Table 1: Area of smallholdings land held by smallholdings authorities as at 31 March 2012

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	399.04	169.43	568.47	£54,234.00	£54,234.00
Bedfordshire Central	2276.00	283.00	2559.00	£431,067.00	£470,305.00
Berkshire West	116.50	0.50	117.00	£16,250.00	£20,250.00
Bournemouth	26.85	28.45	55.30	£25,321.00	£25,636.00
Brighton & Hove	4054.96	86.69	4141.65	£608,464.00	£737,994.00
Buckinghamshire	1,173	162	1,335	£265,691	£613,951.00
Cambridgeshire	13136.00	269.00	13405.00	£2,661,476.00	£2,835,369.00
Cheshire East	1896.50	174.95	2071.45	£538,270.00	£569,938.00
Cheshire West & Chester	1678.40	162.40	1840.80	£499,019.00	£550,758.00
City of York	65.01	19.21	84.22	£7,095.00	£28,085.00
Cornwall	4420.52	96.73	4517.25	£992,505.00	£1,106,540.00
Cumbria	288.51	5.36	293.87	£57,813.00	£58,953.00
Devon	3921.91	16.77	3938.68	£808,472.00	£852,717.00
Dorset	2657.42	119.50	2776.92	£673,885.24	£685,040.24
Durham	591.00	153.00	744.00	£58,418.00	£82,810.00
East Riding of Yorkshire	2741.77	41.86	2783.63	£478,986.00	£529,292.51
East Sussex	61.70	**	61.70	**	£0.00
Essex	78.87	13.33	92.20	£15,129.00	£29,863.00
Gloucestershire	3357.85	13.69	3371.54	£926,830.00	£988,317.00
Hampshire	1735.33	296.67	2032.00	£503,664.00	£561,254.00
Hartlepool	88.16	0.00	88.16	£9,887.00	£9,887.00
Herefordshire	1926.38	19.87	1946.25	£400,550.00	£403,300.00
Hertfordshire	1893.01	61.43	1954.44	£452,631.00	£652,867.00
Lancashire	38.62	65.01	103.63	£18,416.00	£25,936.00
Leicestershire	2866.00	62.00	2928.00	£693,767.00	£733,130.00
Lincolnshire	7773.85	16.36	7790.20	£1,800,683.00	£1,807,306.00
Medway	51.35	0.00	51.35	£5,770.00	£5,770.00
Milton Keynes	301.00	20.00	321.00	£63,405.00	£65,026.00
Norfolk	6487.00	112.00	6599.00	£1,269,199.00	£1,346,176.00
Northamptonshire	297.86	30.57	328.43	£52,780.00	£52,965.00
North Lincolnshire	326.07	0.00	326.07	£48,189.00	£48,189.00
North Somerset	329.00	4.00	333.00	£55,272.00	£55,272.00
Northumberland	229.50	5.80	235.30	£25,549.00	£25,699.00
North Yorkshire	1957.00	212.55	2169.55	£348,541.00	£393,731.00
Nottinghamshire	571.99	0.00	571.99	£129,213.32	£129,213.32
Oxfordshire	355.00	1.00	356.00	£48,601.00	£49,226.00
Peterborough	1217.09	0.08	1217.17	£259,145.00	£266,006.00
Shropshire	641.00	8.00	649.00	£161,012.00	£161,012.00
Slough	2.65	0.00	2.65	£13,500.00	£13,500.00
Somerset	1929.00	496.00	2425.00	£528,395.00	£535,595.00
South Gloucestershire	416.59	3.29	419.88	£79,912.00	£97,747.00
Staffordshire	3375.00	67.00	3442.00	£1,010,154.00	£1,045,782.00
Suffolk	5077.00	152.00	5229.00	£950,937.00	£1,024,532.00
Surrey	907.98	50.79	958.77	£262,771.00	£388,965.00
Swindon	778.75	110.51	889.26	£133,000.00	£141,150.00
Thurrock	193.20	11.00	204.20	£23,383.00	£23,383.00
Torbay	25.31	0.00	25.31	£2,025.00	£2,025.00
Warrington	2.08	35.23	37.31	£365.00	£1,554.80
Warwickshire	1999.96	20.87	2020.83	£620,385.00	£620,385.00
West Sussex	213.00	80.00	293.00	£125,364.00	£152,454.00
Wiltshire	2200.00	0	2200.00	£423,563.00	£468,804
Worcestershire	1362.00	45.00	1407.00	£295,306.00	£314,881.00
<b>TOTAL</b>	<b>90909.54</b>	<b>3802.89</b>	<b>94312.43</b>	<b>£19,9934,259.56</b>	<b>£21,862,775.87</b>

## Table 2: Land acquired or disposed of by smallholdings authorities during year ended 31 March 2012

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	0.00	0.00	0.00	0.00	0.00	0.00
Bedfordshire Central	0.00	0.00	0.00	0.00	0.00	0.00
Berkshire West	0.00	0.00	0.00	0.00	0.00	0.00
Bournemouth	0.00	0.00	0.00	0.00	0.00	0.00
Brighton & Hove	0.00	0.00	0.00	1.91	0.00	1.91
Buckinghamshire	0.00	0.00	0.00	7.00	0.00	7.00
Cambridgeshire	0.00	0.00	0.00	50.00	0.00	50.00
Cheshire East	0.00	0.00	0.00	2.13	0.00	2.13
Cheshire West & Ch'ster	0.00	0.00	0.00	0.00	0.00	0.00
City of York	0.00	0.00	0.00	0.00	0.00	0.00
Cornwall	0.00	0.00	0.00	8.13	0.00	8.13
Cumbria	0.00	0.00	0.00	0.00	0.00	0.00
Devon	0.00	0.00	0.00	63.18	0.00	63.18
Dorset	25.26	8.49	33.75	0.00	0.00	0.00
Durham	0.00	0.00	0.00	22.00	0.00	22.00
East Riding of Yorkshire	0.00	0.00	0.00	24.82	0.00	24.82
East Sussex	16.00	0.00	16.00	0.00	0.00	0.00
Essex	0.00	0.00	0.00	15.60	0.00	15.60
Gloucestershire	0.00	0.00	0.00	72.36	0.00	72.36
Hampshire	61.50	0.00	61.50	0.00	0.00	0.00
Hartlepool	0.00	0.00	0.00	0.00	0.00	0.00
Herefordshire	0.00	0.00	0.00	0.00	0.00	0.00
Hertfordshire	0.00	0.00	0.00	0.52	0.00	0.52
Lancashire	0.00	0.00	0.00			0.00
Leicestershire	0.00	0.00	0.00	39.00	0.00	39.00
Lincolnshire	0.00	0.00	0.00	139.56	0.29	139.85
Medway	0.00	0.00	0.00	0.00	0.00	0.00
Milton Keynes	0.00	0.00	0.00	0.00	0.00	0.00
Norfolk	32.00	0.00	32.00	0.00	0.00	0.00
Northamptonshire	0.00	0.00	0.00	0.00	0.00	0.00
North Lincolnshire	0.00	0.00	0.00	96.13	0.00	96.13
North Somerset	0.00	0.00	0.00	0.00	0.00	0.00
Northumberland	0.00	0.00	0.00	0.50	0.00	0.50
North Yorkshire	0.00	0.00	0.00	29.00	0.00	29.00
Nottinghamshire	0.00	0.00	0.00	172.81	0.00	172.81
Oxfordshire	0.00	0.00	0.00	0.00	0.00	0.00
Peterborough	0.00	0.00	0.00	0.00	0.00	0.00
Shropshire	0.00	0.00	0.00	17.00	0.00	17.00
Slough	0.00	0.00	0.00	0.00	0.00	0.00
Somerset	0.00	0.00	0.00	266.00	0.00	266.00
South Gloucestershire	0.00	0.00	0.00	73.41	0.00	73.41
Staffordshire	0.00	0.00	0.00	0.00	0.00	0.00
Suffolk	0.00	0.00	0.00	11.00	0.00	11.00
Surrey	0.00	0.00	0.00	4.74	0.00	4.74
Swindon	0.00	0.00	0.00	0.00	0.00	0.00
Thurrock	0.00	0.00	0.00	0.00	0.00	0.00
Torbay	0.00	0.00	0.00	0.00	0.00	0.00
Warrington	0.00	0.00	0.00	0.00	0.00	0.00
Warwickshire	**	**	0.00	0.00	**	0.00
West Sussex	0.00	0.00	0.00	69.00	0.00	69.00
Wiltshire	0.00	0.00	0.00	25.00	5.00	30.00
Worcestershire	3.00	0.00	3.00	20.00	96.00	116.00



<b>TOTAL</b>	137.76	8.43	146.25	1230.80	101.29	1332.08
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**Table 3: Analysis of smallholdings by size at 31 March 2012**

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	15	6	2	23	10	3	3	16
Bedfordshire Central	26	24	20	70	13	17	22	52
Berkshire West	0	0	2	2	0	0	2	2
Bournemouth	2	1	0	3	6	0	0	6
Brighton & Hove	25	5	22	52	25	5	21	51
Buckinghamshire	31	13	11	55	31	13	11	55
Cambridgeshire	138	53	132	323	108	50	120	278
Cheshire East	25	33	15	73	20	32	15	67
Cheshire West & Ch'ster	19	12	20	51	14	12	20	46
City of York	2	0	1	3	2	0	1	3
Cornwall				0				0
Cumbria	4	8	0	12	3	8	0	11
Devon	1	31	43	75	1	31	43	75
Dorset				0				0
Durham	**	**	**	0	**	**	**	0
East Riding of Yorkshire	67	45	19	131	67	45	19	131
East Sussex	4	1	0	5	2	1	0	3
Essex	6	2	0	8	6	2	0	8
Gloucestershire	72	45	31	148	47	40	31	118
Hampshire	33	8	18	59	33	7	18	58
Hartlepool	0	1	1	2		1	1	2
Herefordshire	4	35	13	52	4	35	13	52
Hertfordshire	22	20	19	61	22	20	19	61
Lancashire	6	0	0	6	6	0	0	6
Leicestershire	10	48	20	78	10	48	20	78
Lincolnshire	109	78	73	260	60	50	75	185
Medway	1	2	0	3	1	2	0	3
Milton Keynes	3	3	3	9	2	4	3	9
Norfolk	97	51	65	213	45	33	58	136
Northamptonshire	8	5	2	15	7	4	2	13
North Lincolnshire	16	1	0	17	14	1	0	15
North Somerset	0	0	0	0	0	0	0	0
Northumberland	1	0	4	5	1	0	4	5
North Yorkshire	36	30	17	83	31	30	17	78
Nottinghamshire	11	9	4	24	11	9	4	24
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	11	30	17	58	11	30	16	57
South Gloucestershire	7	6	4	17	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	7	22	4	4	7	15
Thurrock	11	5	0	16	9	5	0	14
Torbay	2	0	0	2	2	0	0	2
Warrington	3	1	0	4	3	1	0	4
Warwickshire	0.00	**	20	20	41	19	24	84
West Sussex	**	**	**	0	**	**	**	0
Wiltshire	0	12	23	35	0	12	23	35
Worcestershire	72	16	8	96	65	15	8	88
<b>TOTAL</b>	1028.00	737.00	683.00	2448.00	850.00	684.00	670.00	2204.00

**Table 4: Tenancies granted by smallholdings authorities for the first time and those terminated during the year ended 31 March 2012**

County / Unitary Authority	Number Granted	Number Terminated
Bedford Borough	0	0
Bedfordshire Central	0	0
Berkshire West	0	0
Bournemouth	2	0
Brighton & Hove	1	0
Buckinghamshire	2	2
Cambridgeshire	3	5
Cheshire East	0	2
Cheshire West & Ch'ster	0	1
City of York	0	0
Cornwall	6	6
Cumbria	0	0
Devon	7	15
Dorset	2	6
Durham	0	0
East Riding of Yorkshire	14	8
East Sussex	2	1
Essex	1	3
Gloucestershire	0	3
Hampshire	0	1
Hartlepool	0	0
Herefordshire	2	3
Hertfordshire	3	2
Lancashire	0	
Leicestershire	1	2
Lincolnshire	8	22
Medway	0	0
Milton Keynes	1	1
Norfolk	2	35
Northamptonshire	0	0
North Lincolnshire	0	1
North Somerset	0	0
Northumberland	0	0
North Yorkshire	22	21
Nottinghamshire	0	3
Oxfordshire	6	6
Peterborough	1	1
Shropshire	0	0
Slough	0	0
Somerset	4	14
South Gloucestershire	0	0
Staffordshire	3	11
Suffolk	0	1
Surrey	2	1
Swindon	2	2
Thurrock	0	0
Torbay	0	0
Warrington	0	0
Warwickshire	6	6
West Sussex		1
Wiltshire	0	1
Worcestershire	2	5
<b>TOTAL</b>	<b>105</b>	<b>192</b>

# Table 5: Total revenue account of smallholdings authorities for year ended 31 March 2012

	£
<b>OPERATIONAL ACCOUNT</b>	
<b>Income</b>	
Rent from Holdings	£19,336,890.22
Other Rents	£1,346,067.88
Other Income	£1,702,176.96
<b>TOTAL INCOME</b>	<b>£22,385,135.06</b>
<b>Expenditure</b>	
Repairs and Maintenance	£5,135,721.80
Rents, Rates, Annuities and Water Charges	£836,348.51
Net Tenant Rights Valuations	£710,892.50
Estate Management	£3,092,165.98
Other Expenditure	£1,029,501.87
<b>TOTAL EXPENDITURE</b>	<b>£10,804,630.66</b>
<b>OPERATIONAL ACCOUNT SURPLUS</b>	<b>£11,580,504.40</b>
<b>NON-OPERATIONAL ACCOUNT</b>	
<b>Income</b>	
	£883,247.00
<b>TOTAL</b>	<b>£883,247.00</b>
<b>Expenditure</b>	
Central Support Costs	£554,952.52
Other Expenditure	£224,362.32
<b>TOTAL</b>	<b>£779,314.84</b>
<b>NON-OPERATIONAL ACCOUNT</b>	<b>£103,932.16</b>
<b>REVENUE ACCOUNT NET SURPLUS/(DEFICIT)</b>	
Operational Account Surplus	£11,580,504.66
Non-operational Account	£103,932.16
<b>Net Surplus/(Deficit)</b>	<b>£11,684,436.82</b>

Capital Charges	£4,653,706.92
<b>Net Surplus/(Deficit) including Capital</b>	<b>£7,030,729.90</b>

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