



Department  
for Environment  
Food & Rural Affairs

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# **Sixty fourth annual report to Parliament on smallholdings in England**

**1 April 2013 – 31 March 2014**

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



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## Introduction

Under section 59 of the Agriculture Act 1970 (“the 1970 Act”), the Secretary of State for Environment, Food and Rural Affairs is required to lay before Parliament a report summarising for each financial year the proceedings of smallholdings authorities in relation to smallholdings in England. This sixty fourth annual report covers the financial year from 1 April 2013 to 31 March 2014.

Smallholdings are farms owned and let by county councils, known as smallholdings authorities under the 1970 Act (“Smallholdings Authorities”), and are commonly referred to as ‘county farms’. It is a statutory requirement for all Smallholdings Authorities to supply statistical information on land let, sold and acquired within their estates to Defra, as set out in section 59(1) of the 1970 Act. The 1970 Act provides the legal framework for statutory smallholdings and requires Smallholdings Authorities to make it their general aim to provide opportunities for persons with sufficient experience to be farmers on their own account. The 1970 Act states that a smallholding shall be treated as such if it is capable, when farmed under reasonably skilled management, of providing full-time employment for not more than two people, including the occupier.

The report for the financial year from 1 April 2012 to 31 March 2013 included data from a mixture of county councils and unitary authorities. Unitary authorities are not defined as Smallholdings Authorities for the purposes of the 1970 Act. The 1970 Agriculture Act requires Defra only to report on the Smallholdings Authorities, not the unitary authorities. Therefore, in line with this obligation, this report reports information only on smallholdings held by Smallholdings Authorities. Likewise, any figures used for comparison will relate only to Smallholdings Authorities data.

We would like to thank all of those who have kindly provided the statistical information presented in this report.

# Statistical information on smallholdings provided by Smallholdings Authorities

## Total area of smallholding land

As at 31 March 2014, the total area of land held by Smallholdings Authorities in England was 65,145 hectares, of which 61,621 hectares were let as smallholdings. Of the 27 Smallholdings Authorities, 26 submitted data, of which all but one let land as smallholdings. The number of hectares let as smallholdings by the 26 Smallholdings Authorities has decreased by 1.25% between 2012/2013 and 2013/2014.

**Table 1** provides figures for the area of smallholding land held by Smallholdings Authorities.

**Table 2** provides figures for land acquired and disposed of by each Smallholdings Authority in 2013/2014, where a total of 87 hectares were acquired by 3 Smallholdings Authorities, and a total of 757 hectares were sold or otherwise disposed of by 17 Smallholdings Authorities, during the year.

## Numbers of holdings

Out of the 27 Smallholding Authorities, 22 held data on the number of smallholdings they owned and let, which limits the interpretation of the statistics. However based on the responses received, Smallholdings Authorities reported that they owned and let 1,730 smallholdings as at 31 March 2014. Of the total number of smallholdings reported, 744 (43%) were 20 hectares or less in size; 485 (28%) were between 20 and 40 hectares; and 501 (29%) were over 40 hectares. The number of holdings provided by each Smallholdings Authority and their size distribution is set out in **Table 3**.

## Number of tenants

There were 1,464 tenants of Smallholdings Authorities smallholdings in England as at 31 March 2014. During 2013/2014, 105 tenancies were granted and 186 tenancies were terminated. Figures for each of the authorities are provided in **Tables 3 and 4**. This compares to 1,673 tenants in 2013, thus a 12.5% decrease.

## Financial position of authorities

The total revenue from land held by Smallholdings Authorities in England in the year ending 31 March 2014 showed a total operational income of £17,040,217 against a total operational expenditure of £8,504,814 giving an operational surplus of £8,535,403. Of the total area of land let as smallholdings, the average rent per hectare from smallholdings was £267.34.

**Table 5** summarises the total revenue account for land held by Smallholdings Authorities for the year ended 31 March 2014.

**Table 1: Area of land held by Smallholdings Authorities as at 31 March 2014**

Smallholding Authority	Land let as smallholdings	'Other' land let	Total land let	Rent due for land let as smallholdings	Rent due for 'other' land	Total rent due for land
	Hectares	Hectares	Hectares	£	£	£
Buckinghamshire	1391.01	417.10	<b>1808.11</b>	338,110	176,753	<b>514,863</b>
Cambridgeshire	13068.00	334.00	<b>13402.00</b>	3,500,717	179,304	<b>3,680,021</b>
Cumbria	147.48	5.36	<b>152.84</b>	27,140	4,644	<b>31,784</b>
Derbyshire	**	**	**	38,614	**	<b>38,614</b>
Devon	3870.07	11.63	<b>3881.70</b>	935,002	43,725	<b>978,727</b>
Dorset	2403.85	190.69	<b>2594.54</b>	671,786	52,555	<b>724,341</b>
East Sussex	37.04	40.78	<b>77.82</b>	21,200	2,600	<b>23,800</b>
Essex	82.71	12.98	<b>95.69</b>	21,445	11,118	<b>32,563</b>
Gloucestershire	3341.62	12.79	<b>3354.41</b>	974,943	51,700	<b>1,026,643</b>
Hampshire	1735.33	296.67	<b>2032.00</b>	534,102	50,917	<b>585,019</b>
Hertfordshire	1905.25	79.58	<b>1984.82</b>	547,210	201,385	<b>748,595</b>
Kent	127.10	272.87	<b>399.97</b>	4,100	0	<b>4,100</b>
Lancashire	36.70	70.00	<b>106.70</b>	24,022	9,523	<b>33,545</b>
Leicestershire	2374.00	535.00	<b>2909.00</b>	689,464	130,017	<b>819,481</b>
Lincolnshire	7683.75	15.86	<b>7699.61</b>	2,131,991	8,423	<b>2,140,414</b>
Norfolk	6374.00	224.00	<b>6598.00</b>	1,655,353	117,128	<b>1,772,481</b>
North Yorkshire	1507.49	236.35	<b>1743.84</b>	262,015	52,461	<b>314,476</b>
Northamptonshire	328.24	0.95	<b>329.19</b>	68,141	185	<b>68,326</b>
Nottinghamshire	572.87	0.00	<b>572.87</b>	106,817	0	<b>106,817</b>
Oxfordshire	354.00	1.00	<b>355.00</b>	50,045	645	<b>50,690</b>
Somerset	1737.00	223.00	<b>1960.00</b>	450,617	0	<b>450,617</b>
Staffordshire	3434.21	62.19	<b>3496.40</b>	1,143,116	39,009	<b>1,182,125</b>
Suffolk	4959.00	232.00	<b>5191.00</b>	1,080,519	61,254	<b>1,141,773</b>
Surrey	896.64	76.75	<b>973.39</b>	300,126	171,649	<b>471,775</b>
Warwickshire	1963.00	71.00	<b>2034.00</b>	603,404	67,388	<b>670,792</b>
West Sussex	~	~	~	~	~	~
Worcestershire	1291.00	101.00	<b>1392.00</b>	294,133	24,804	<b>318,937</b>
<b>Total</b>	<b>61621.36</b>	<b>3524.55</b>	<b>65144.91</b>	<b>16,474,132</b>	<b>1,457,187</b>	<b>17,931,319</b>

**Key**

- \*\* Data not available
- ~ No response received

**Table 2: Acquisitions and disposals by Smallholdings Authorities between April 2013 and March 2014**

Smallholding Authority	Land acquired			Land disposed of		
	Newly acquired	Formerly leased	Total	Sold / exchanged	Leased land	Total
Buckinghamshire	0	0	<b>0</b>	0	0	<b>0</b>
Cambridgeshire	0	0	<b>0</b>	6	0	<b>6</b>
Cumbria	0	0	<b>0</b>	40	0	<b>40</b>
Derbyshire	0	0	<b>0</b>	0	0	<b>0</b>
Devon	0	0	<b>0</b>	57	0	<b>57</b>
Dorset	5	28	<b>33</b>	8	208	<b>215</b>
East Sussex	51	0	<b>51</b>	38	0	<b>38</b>
Essex	0	0	<b>0</b>	0	0	<b>0</b>
Gloucestershire	0	0	<b>0</b>	1	0	<b>1</b>
Hampshire	0	0	<b>0</b>	0	0	<b>0</b>
Hertfordshire	0	0	<b>0</b>	0	0	<b>0</b>
Kent	0	0	<b>0</b>	0	0	<b>0</b>
Lancashire	0	0	<b>0</b>	0	0	<b>0</b>
Leicestershire	0	0	<b>0</b>	8	0	<b>8</b>
Lincolnshire	4	0	<b>4</b>	16	0	<b>16</b>
Norfolk	0	0	<b>0</b>	8	0	<b>8</b>
North Yorkshire	0	0	<b>0</b>	176	0	<b>176</b>
Northamptonshire	0	0	<b>0</b>	0	0	<b>0</b>
Nottinghamshire	0	0	<b>0</b>	0	0	<b>0</b>
Oxfordshire	0	0	<b>0</b>	1	0	<b>1</b>
Somerset	0	0	<b>0</b>	133	0	<b>133</b>
Staffordshire	0	0	<b>0</b>	3	0	<b>3</b>
Suffolk	0	0	<b>0</b>	38	0	<b>38</b>
Surrey	0	0	<b>0</b>	10	0	<b>10</b>
Warwickshire	0	0	<b>0</b>	2	0	<b>2</b>
West Sussex	~	~	~	~	~	~
Worcestershire	0	0	<b>0</b>	5	0	<b>5</b>
<b>Total</b>	<b>59</b>	<b>28</b>	<b>87</b>	<b>549</b>	<b>208</b>	<b>757</b>

**Key**

- \*\* Data not available
- ~ No response received

**Table 3: Tenancies granted by Smallholdings Authorities for the first time and those terminated between April 2013 and March 2014**

<b>Smallholdings Authority</b>	<b>Number granted</b>	<b>Number terminated</b>
Buckinghamshire	0	0
Cambridgeshire	9	52
Cumbria	0	2
Derbyshire	0	0
Devon	7	12
Dorset	4	10
East Sussex	1	1
Essex	1	1
Gloucestershire	1	3
Hampshire	0	0
Hertfordshire	3	2
Kent	0	0
Lancashire	0	0
Leicestershire	2	4
Lincolnshire	12	16
Norfolk	18	24
North Yorkshire	21	21
Northamptonshire	3	2
Nottinghamshire	1	0
Oxfordshire	5	5
Somerset	0	2
Staffordshire	10	12
Suffolk	4	1
Surrey	0	8
Warwickshire	0	1
West Sussex	~	~
Worcestershire	3	7
<b>Total</b>	<b>105</b>	<b>186</b>

**Key**

- \*\* Data not available
- ~ No response received

**Table 4: Analysis of smallholdings by size at 31 March 2014**

Smallholding Authority	Number of holdings				Number of tenants			
	0 – 20 hectares	20 – 40 hectares	Over 40 hectares	Total	0 – 20 hectares	20 – 40 hectares	Over 40 hectares	Total
Buckinghamshire	10	11	13	<b>34</b>	10	11	13	<b>34</b>
Cambridgeshire	129	53	131	<b>313</b>	103	45	114	<b>262</b>
Cumbria	4	4	0	<b>8</b>	2	4	0	<b>6</b>
Derbyshire	**	**	**	<b>**</b>	**	**	**	<b>**</b>
Devon	1	29	44	<b>74</b>	1	27	44	<b>72</b>
Dorset	**	**	**	<b>**</b>	**	**	**	<b>0</b>
East Sussex	3	0	0	<b>3</b>	3	0	0	<b>3</b>
Essex	6	2	0	<b>8</b>	6	2		<b>8</b>
Gloucestershire	36	43	31	<b>110</b>	11	25	45	<b>81</b>
Hampshire	**	**	**	<b>**</b>	**	**	**	<b>**</b>
Hertfordshire	25	17	20	<b>62</b>	23	20	19	<b>62</b>
Kent	8	1	3	<b>12</b>	8	1	3	<b>12</b>
Lancashire	6	0	0	<b>6</b>	6	0	0	<b>6</b>
Leicestershire	43	40	25	<b>108</b>	38	37	25	<b>100</b>
Lincolnshire	94	75	70	<b>239</b>	53	58	58	<b>169</b>
Norfolk	154	48	65	<b>267</b>	102	28	59	<b>189</b>
North Yorkshire	31	30	15	<b>76</b>	27	30	15	<b>72</b>
Northamptonshire	8	5	2	<b>15</b>	8	5	2	<b>15</b>
Nottinghamshire	11	9	4	<b>24</b>	11	6	5	<b>22</b>
Oxfordshire	33	3	1	<b>37</b>	23	3	1	<b>27</b>
Somerset	11	28	13	<b>52</b>	11	28	12	<b>51</b>
Staffordshire	19	50	29	<b>98</b>	19	50	29	<b>98</b>
Suffolk	**	**	**	<b>**</b>	**	**	**	<b>**</b>
Surrey	35	9	6	<b>50</b>	35	9	6	<b>50</b>
Warwickshire	12	13	21	<b>46</b>	11	13	21	<b>45</b>
West Sussex	~	~	~	<b>~</b>	~	~	~	<b>~</b>
Worcestershire	65	15	8	<b>88</b>	58	14	8	<b>80</b>
<b>Total</b>	<b>744</b>	<b>485</b>	<b>501</b>	<b>1730</b>	<b>569</b>	<b>416</b>	<b>479</b>	<b>1464</b>

**Key**

- \*\* Data not available
- ~ No response received

**Table 5: Total revenue account for land held by Smallholdings Authorities between April 2013 and March 2014**

<b>OPERATIONAL ACCOUNT (see glossary for definitions of the terms used)</b>	
<b>Income</b>	
Rent from Holdings	£15,602,182
Other Rents	£831,173
Other Income	£606,862
<b>TOTAL</b>	<b>£17,040,217</b>
<b>Expenditure</b>	
Repairs and Maintenance	£5,030,509
Rents, Rates, Annuities and Water Charges	£620,593
Net Tenant Rights Valuations	£174,942
Estate Management	£2,351,266
Other Expenditure	£327,504
<b>TOTAL</b>	<b>£8,504,814</b>
<b>OPERATIONAL ACCOUNT SURPLUS</b>	<b>£8,535,403</b>
<b>NON-OPERATIONAL ACCOUNT</b>	
<b>Income</b>	
<b>TOTAL</b>	<b>£140,588</b>
<b>Expenditure</b>	
Central Support Costs	£414,862
Other Expenditure	£227,513
<b>TOTAL</b>	<b>£642,375</b>
<b>NON-OPERATIONAL ACCOUNT DEFICIT</b>	<b>(£501,787)</b>
<b>REVENUE ACCOUNT NET SURPLUS</b>	
Operational Account Surplus	£8,535,403
Non-Operational Account Deficit	(£501,787)
<b>Net Surplus</b>	<b>£8,033,616</b>
Capital Charges	£4,208,373
<b>Net Surplus including Capital Charges</b>	<b>£3,825,243</b>

## Glossary of terms used in the operational accounts

### Income

Rent from holdings (£)	Net rent from land being farmed including grazing licenses after deductions of allowances, abatements and rent not collected.
Other rents (£)	Means rent from cottage tenancies, staff housing, waste-land, woodland, telecom sites and rent received from non-farm business tenancies.
Other income (£)	Includes royalties, wayleaves, easements, shooting and fishing rights, licences to extract gravel, insurance claims, sales of timber, trees, produce, materials, farm equipment and vehicles, fees and charges etc.

### Expenditure

Repairs and Maintenance (£)	Includes revenue expenditure on repairs and maintenance of houses, buildings, drainage and ditching work. Net of any amounts recovered from tenants but excludes grant-aided schemes of a capital nature.
Rents, Rates, Annuities and Water Charges (£)	Includes rent, rates, water charges, tithes and perpetual annuities, net of recovery of rates and water charges.
Net Tenant Right Valuations (£)	Includes expenditure paid by landlord to outgoing tenant less income received from incoming tenant for tenant right valuations and dilapidations. Excludes capital payments for equipment/buildings. Includes any milk quota compensations payments charged to revenue.
Estate Management (£)	Includes ad-hoc specialist advice, all employees (professional and clerical) within the department responsible for small-holdings and accommodation charges for office space. Also includes net cost to any authorities contracting out their estate management function.
Other Expenditure (£)	Includes items such as transport and sundry expenses.

### Non-Operational Account

Income (£)	Includes revenue grants, interest received and other non-operational income.
Central Support Costs (£)	Includes Legal/Secretariat, Financial (including audit), Valuation (excluding corporate disposals), Personnel and IT Services.
Other Expenditure (£)	Includes subscriptions, external audit fees, stamp duty and external legal and professional fees.

### Revenue Account Net Surplus

Capital Charges (£)	Represented as 6% return on the asset valuation.
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