



Department
for Environment
Food & Rural Affairs

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

1 April 2016 – 31 March 2017

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Act 1970**



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Contents

Introduction	5
Statistical information on smallholdings provided by Smallholdings Authorities.....	6
Total area of smallholding land.....	6
Numbers of smallholding lets	7
Rent due for smallholdings.....	7
Acquisitions and disposals	7
Number of smallholding tenants	7
Financial position of authorities	8
Table 1: Area of smallholdings land held by Smallholdings Authorities as at 31 March 2017	9
Table 2: Number of smallholding lets held by Smallholdings Authorities as at 31 March 2017 ..	11
Table 3: Rent due for smallholdings by Smallholdings Authorities as at 31 March 2017.....	13
Table 4: Rent/hectare values for smallholdings farms, expressed in terms of the Authority's farm business sector, as at 31 March 2017 ^(a)	15
Table 5: Total area acquired and disposed of by Smallholdings Authorities between April 2016 and March 2017 ^(a)	16
Table 6: Number of smallholding tenancies, any change since 2016, as well as any granted for the first time or terminated by Smallholdings Authorities between April 2016 and March 2017 ^(a)	18
Table 7: Specific details of smallholding tenancies granted and ended by Smallholdings Authorities between April 2016 and March 2017 ^(a)	20
Table 8: Breakdown of the number of smallholding tenancies held between April 2016 and March 2017 ^(a)	22
Table 9: Total revenue account for land held by Smallholdings Authorities between April 2016 and March 2017	24
Case Study: Cambridgeshire County Council Farms Estate.....	25
Closing summary	26
Glossary of terms.....	27
Glossary of terms employed within the Operational and Non-Operational accounts	28

Introduction

As required under the 1970 Agriculture Act¹ this report provides statistical details to Parliament of the land let as smallholdings by Local Authorities across England for the financial year 1 April 2016 to 31 March 2017.

The information is compiled from an annual survey by the Chartered Institute for Public Finance and Accountancy (CIPFA) which includes data from 43 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.

Local authority smallholdings are often known as council farms, or county farms. These council farms are generally capable, when farmed under reasonably skilled management, of providing full-time employment for not more than two people, including the occupier. They provide opportunities for people with sufficient experience to be farmers on their own account and are an important route into farming for new entrants that do not have a link to family owned land or sufficient capital to buy land.

The success of this council farm structure is demonstrated in the case study on page 25 profiling Cambridgeshire's County Farm Estate. Cambridgeshire's estate plays a valuable role helping young entrepreneurs establish farming businesses whilst also delivering income and returns for the council and enabling them to deliver their objectives of promoting rural businesses, healthy living, and protecting the environment.

A holistic asset management framework for Local Authorities to use to ensure maximum economic, environmental and social benefits are delivered from their council farm estates is set out in the 'Rural Estate Asset Management Planning Good Practice Guidance'² prepared by the Association of Chief Estates Surveyors and the Tenancy Reform Industry Group.

We would like to thank CIPFA and all the Local Authorities who have provided the statistical information presented in this report and to Cambridgeshire 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.

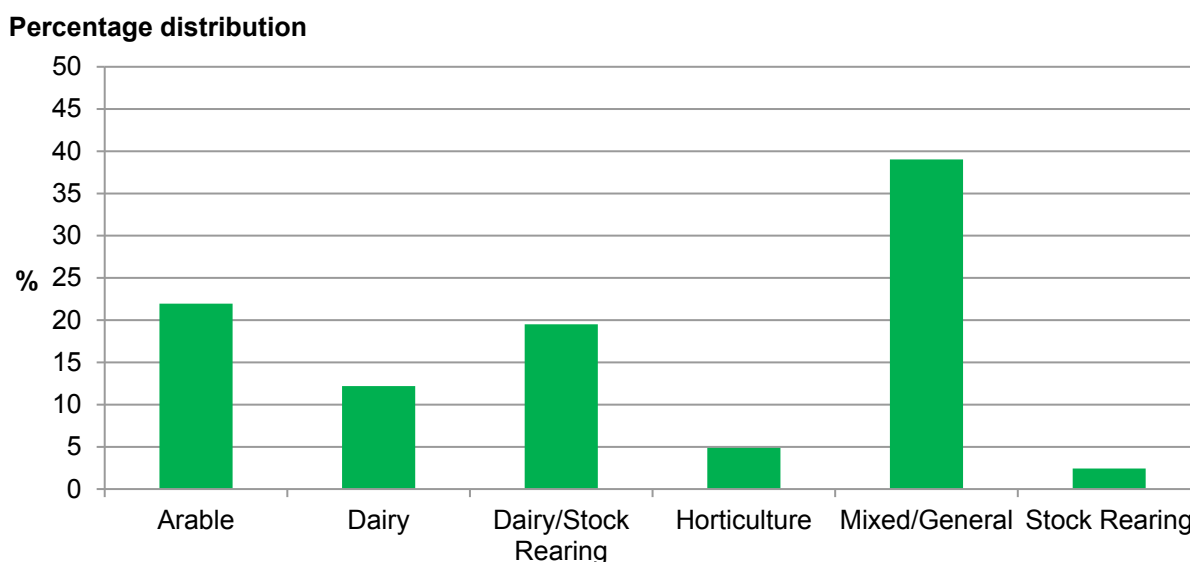
² http://www.aces.org.uk/images/editor/TRIG_REPORT-FINAL-WEBpdf.pdf

Statistical information on smallholdings provided by Smallholdings Authorities

All of the 43 smallholdings authorities approached (21 unitary authorities and 22 county councils) submitted data on their smallholdings estates. However, in some cases, these submitted data sets were incomplete. This report includes only the data provided by the reporting smallholdings authorities, no estimates have been made for incomplete data.

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 2017) is shown in Figure 1. The most common sectors were Arable and Mixed/General farming and the least common was Stock Rearing.

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



(a) Only for those 41 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.

Total area of smallholding land

As at 31 March 2017, the total area of land held by the 42 reporting smallholdings authorities in England (unitary authorities and county councils) was 87,070 hectares (for the whole estate), of which 83,490 hectares were let as smallholdings (for 40 reporting authorities). **Table 1** provides figures for the area of smallholdings held by smallholdings authorities.

Numbers of smallholding lets

The 41 smallholdings authorities that provided data reported that they owned and let 2,502 smallholdings as at 31 March 2017. **Table 2** provides a breakdown by each smallholdings authority.

Rent due for smallholdings

For those 40 smallholdings authorities that provided data, a total of around £23 million in rent was due for smallholdings as at 31 March 2017. **Table 3** provides figures for the rent due by each smallholdings authority. **Table 4** shows average rent/hectare values by farm business sector³ for those smallholdings authority farms where full data was available. Higher rent per hectare values were achieved for those authorities that classified themselves as Arable and Dairy (around £300 per hectare) with lower values for those that were classified as Mixed/General Authorities (£235 per hectare).

Acquisitions and disposals

Table 5 provides figures for land acquired and disposed of by each smallholdings authority in 2016/2017: a total of 117 hectares were acquired by 3 smallholdings authorities and a total of 897 hectares were sold or otherwise disposed of by 22 smallholdings authorities.

Number of smallholding tenants

For the 42 smallholding authorities that provided data, there were 2,053 tenants as at 31 March 2017. During 2016/2017, 120 tenancies were granted⁴ and 151 tenancies were terminated. A total of 40 tenancies were granted to new tenants⁵, there were 13 internal promotions, 1 tenancy ended due to transfer to another estate and 11 tenancies were ended due to the tenant leaving the estate in order to seek other opportunities. There were a total of 527 lifetime tenancies⁶, 311 retirement tenancies⁷, 1163 Farm Business

³ For those Smallholdings Authorities that submitted sector information and had complete Rent and Area information; 38 of the Smallholding Authorities provided this information.

⁴ Note that this data was available for 42 smallholding authorities.

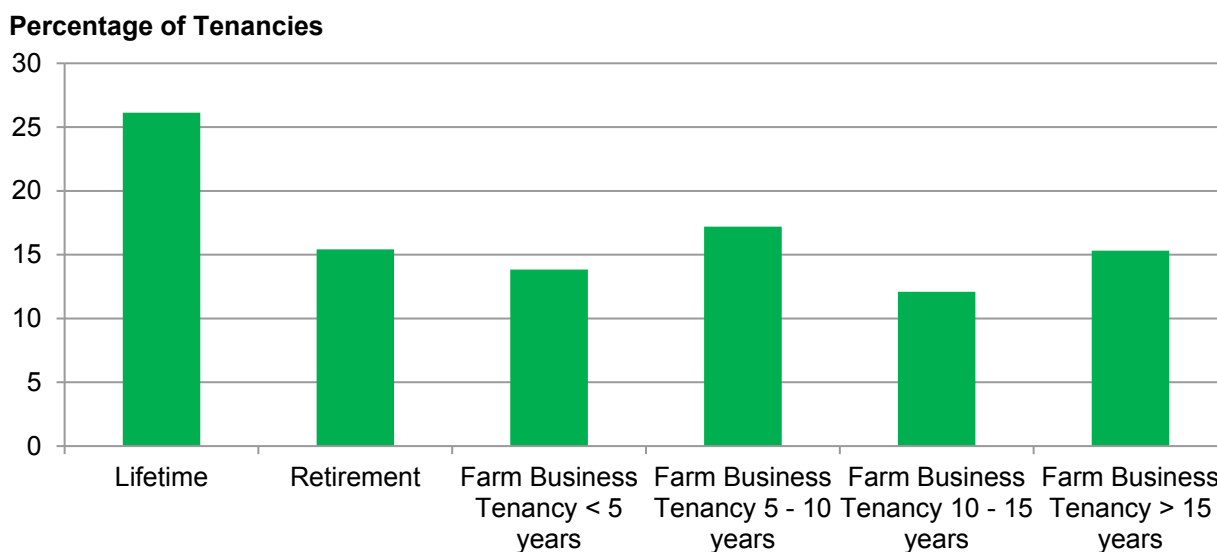
⁵ Lettings to first time entrants to the individual estate, i.e. those who have not previously occupied a smallholdings authority farm.

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.

Tenancies⁸, as well as 458 secondary lettings^{9,10}. Figures for each of the authorities are provided in **Tables 6, 7 and 8**.

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



(a) Equipped and bare land farms only.

(b) For 40 out of the 43 Smallholdings Authorities that provided tenancy information.

Figure 2 shows the type of tenancy agreement in place. Lifetime tenancies were the most common (26%); 14% were Farm Business Tenancies that run for less than 5 years and 27% were Farm Business Tenancies that run for more than 10 years.

Financial position of authorities

The total revenue from land held by smallholdings authorities in England in the year ending 31 March 2017 showed a total operational income of £27,914,500 against a total operational expenditure of £10,649,700, giving an operational surplus of £17,264,800. Total non-operational income was £393,000, against a total non-operational expenditure of £1,831,600, giving a non-operational deficit of £1,438,700. The revenue account net surplus was therefore £15,826,200. **Table 9** summarises the total revenue account for land held by smallholdings authorities for the year ended 31 March 2017. Of the total area of land let as smallholdings, the average rent per hectare was £281 per hectare.¹¹

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.

¹⁰ These particular totals are underestimated due to an absence of total tenancy breakdown information for Durham and Nottinghamshire (North Yorkshire did not submit any tenancy information).

¹¹ For those 40 smallholdings authorities that provided complete rent and area data.

Table 1: Area of smallholdings land held by Smallholdings Authorities as at 31 March 2017

Smallholdings Authority	Equipped farm let area	Bare land farm let area	Agriculture licence let area	Smallholdings let area ^(a)
	Hectares	Hectares	Hectares	Hectares
Bedford	130	40	70	240
Brighton & Hove	3,400	620	60	4,080
Buckinghamshire	1,320	190	40	1,550
Cambridgeshire	11,260	1,930	0	13,190
Central Bedfordshire	2,030	210	0	2,230
Cheshire East	1,720	0	230	1,950
Cheshire West and Chester	1,250	0	80	1,330
Cornwall	4,220	110	0	4,330
Cumbria	170	70	30	280
Devon	3,820	40	0	3,860
Dorset	2,250	120	130	2,500
Durham	**	**	**	**
East Riding of Yorkshire	1,870	630	*	2,500
Essex	70	10	0	80
Gloucestershire	2,680	350	10	3,030
Hampshire	1,480	250	**	1,730
Hartlepool	0	90	0	90
Herefordshire	1,600	40	190	1,830
Hertfordshire	1,660	220	40	1,920
Hillingdon	500	70	130	690
Leicestershire	2,340	60	330	2,740
Lincolnshire	6,260	1,430	0	7,690
Medway	0	0	30	30
Milton Keynes	290	20	0	310
Norfolk	4,970	1,380	100	6,440
North Lincolnshire	40	50	0	80
North Somerset	160	30	**	190
North Yorkshire	**	**	**	**
Nottinghamshire	**	**	**	**
Oxfordshire	40	320	1	361
Shropshire	500	0	120	610
Somerset	1,190	400	30	1,620
South Gloucestershire	330	60	0	380
Staffordshire	2,990	80	340	3,410
Suffolk	4,380	560	20	4,970
Surrey	650	130	20	800
Swindon	580	0	100	680
Warwickshire	1,790	220	**	2,000

Table 1 continued: Area of smallholdings land held by Smallholdings Authorities as at 31 March 2017

Smallholdings Authority	Equipped farm let area Hectares	Bare land farm let area Hectares	Agriculture licence let area Hectares	Smallholdings let area^(a) Hectares
West Berkshire	120	0	0	120
West Sussex	150	170	30	350
Wiltshire	1,680	300	80	2,060
Worcestershire	740	410	40	1,190
York	0	60	0	60
Total	70,610	10,660	2,220	83,490

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

Key

* less than 0.5 hectares

** data not available

Table 2: Number of smallholding lets held by Smallholdings Authorities as at 31 March 2017

Smallholdings Authority	Number of equipped farm lets	Number of bare land farm lets	Number of agriculture licence lets	Number of smallholding lets^(a)
Bedford	6	5	4	15
Brighton & Hove	16	18	6	40
Buckinghamshire	30	17	19	66
Cambridgeshire	136	45	0	181
Central Bedfordshire	38	19	0	57
Cheshire East	61	0	10	71
Cheshire West and Chester	37	0	9	46
Cornwall	92	7	0	99
Cumbria	4	8	11	23
Devon	69	6	0	75
Dorset	46	7	8	61
Durham	**	**	30	30
East Riding of Yorkshire	54	65	1	120
Essex	2	2	0	4
Gloucestershire	72	29	6	107
Hampshire	36	27	**	63
Hartlepool	0	3	0	3
Herefordshire	46	1	13	60
Hertfordshire	45	12	6	63
Hillingdon	9	6	25	40
Leicestershire	68	3	32	103
Lincolnshire	115	108	0	223
Medway	0	0	2	2
Milton Keynes	5	3	0	8
Norfolk	104	87	27	218
North Lincolnshire	1	10	0	11
North Somerset	5	8	0	13
North Yorkshire	**	**	**	**
Nottinghamshire	**	**	**	**
Oxfordshire	3	25	2	30
Shropshire	22	0	13	35
Somerset	33	13	8	54
South Gloucestershire	6	8	0	14
Staffordshire	86	5	25	116
Suffolk	69	26	7	102
Surrey	34	12	11	57
Swindon	14	0	7	21

Table 2 continued: Number of smallholding lets held by Smallholdings Authorities as at 31 March 2017

Smallholdings Authority	Number of equipped farm lets	Number of bare land farm lets	Number of agriculture licence lets	Number of smallholding lets^(a)
Warwickshire	45	25	**	70
West Berkshire	2	0	0	2
West Sussex	12	17	3	32
Wiltshire	35	19	27	81
Worcestershire	31	44	7	82
York	0	4	0	4
Total	1,489	694	319	2,502

(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.)

Key

** data not available

Table 3: Rent due for smallholdings by Smallholdings Authorities as at 31 March 2017

Smallholdings Authority	Rent due for equipped farms	Rent due for bare land farms	Rent due for agriculture licences	Rent due for land let as smallholdings ^(a)
	£	£	£	£
Bedford	38,100	3,600	10,500	52,200
Brighton & Hove	496,600	79,400	15,500	591,500
Buckinghamshire	441,300	33,600	13,500	488,500
Cambridgeshire	3,454,000	520,100	0	3,974,100
Central Bedfordshire	577,000	48,800	0	625,700
Cheshire East	546,800	0	50,900	597,700
Cheshire West and Chester	406,300	0	24,100	430,400
Cornwall	1,189,500	39,100	0	1,228,600
Cumbria	24,800	10,000	3,900	38,600
Devon	1,078,200	8,000	0	1,086,100
Dorset	660,600	27,000	30,700	718,300
Durham	0	0	74,800	74,800
East Riding of Yorkshire	357,200	173,200	100	530,500
Essex	32,500	3,800	0	36,300
Gloucestershire	815,400	66,400	3,200	884,900
Hampshire	**	**	**	**
Hartlepool	0	25,500	0	25,500
Herefordshire	395,300	6,900	49,500	451,700
Hertfordshire	543,700	51,900	11,300	606,900
Hillingdon	**	**	**	**
Leicestershire	789,800	11,800	75,900	877,500
Lincolnshire	1,903,800	443,900	0	2,347,700
Medway	0	0	7,000	7,000
Milton Keynes	62,900	1,900	0	64,900
Norfolk	1,632,000	419,600	32,000	2,083,600
North Lincolnshire	8,000	7,500	0	15,500
North Somerset	43,600	3,200	0	46,800
North Yorkshire	272,500	**	**	272,500
Nottinghamshire	**	**	**	**
Oxfordshire	**	**	700	700
Shropshire	127,200	0	11,800	139,000
Somerset	308,200	126,000	1,700	435,900
South Gloucestershire	52,100	7,100	0	59,200
Staffordshire	1,053,400	20,600	84,300	1,158,300
Suffolk	1,172,200	230,800	3,100	1,406,100
Surrey	280,600	21,800	27,800	330,100
Swindon	174,700	0	5,300	180,000

Table 3 continued: Rent due for smallholdings by Smallholdings Authorities as at 31 March 2017

Smallholdings Authority	Rent due for equipped farms £	Rent due for bare land farms £	Rent due for agriculture licences £	Rent due for land let as smallholdings^(a) £
Warwickshire	606,200	35,900	**	642,100
West Berkshire	19,000	0	0	19,000
West Sussex	111,500	50,900	1,400	163,700
Wiltshire	413,700	48,900	8,700	471,200
Worcestershire	195,200	74,300	8,500	277,900
York	0	10,100	0	10,100
Total	20,283,500	2,611,800	556,000	23,451,300

(a) 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").

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 2017^(a)

Authority Sector	Rent/hectare due for equipped farms £/hectare	Rent/hectare due for bare land farms^(b) £/hectare	Rent/hectare due for agriculture licences £/hectare	Rent/hectare due for land let as smallholdings £/hectare
Arable	304	298	253	302
Dairy	312	192	231	300
Dairy/Stock Rearing ^(b)	297	278	207	292
Horticulture ^(c)	737	296	51	434
Mixed/General ^(d)	243	186	257	234
Stock Rearing ^(e)	**	**	700	700
All tenancies	287	245	250	281

- (a) Only for those smallholdings authorities that provided a business sector as well as complete rent and area data (i.e. 38 out of 43 authorities).
- (b) Not including Hillingdon (no rent values quoted)
- (c) Hartlepool and West Sussex only.
- (d) Not including Durham (rent value quoted for agricultural let farms, but no corresponding let area value) and Hampshire (let area values quoted for bare and equipped let farms but no corresponding rent values).
- (e) Oxfordshire only; rent and land area values only for agricultural let farms (although land areas are quoted for all three let farm types).

Key

** data not available

Table 5: Total area acquired and disposed of by Smallholdings Authorities between April 2016 and March 2017^(a)

Smallholdings Authority	Land acquired			Land disposed of		
	Newly acquired	Formerly leased	Total	Sold / exchanged	Leased land	Total
Bedford	0	0	0	0	0	0
Brighton & Hove	0	0	0	0	0	0
Buckinghamshire	0	0	0	51	0	51
Cambridgeshire	0	0	0	0	0	0
Central Bedfordshire	0	0	0	0	0	0
Cheshire East	0	0	0	3	0	3
Cheshire West and Chester	0	0	0	60	0	60
Cornwall	0	0	0	9	0	9
Cumbria	0	0	0	107	0	107
Devon	11	0	11	22	0	22
Dorset	0	0	0	11	0	11
Durham	0	0	0	87	0	87
East Riding of Yorkshire	0	0	0	89	0	89
Essex	0	0	0	0	0	0
Gloucestershire	0	0	0	97	0	97
Hampshire	0	0	0	0	0	0
Hartlepool	0	0	0	0	0	0
Herefordshire	0	0	0	1	0	1
Hertfordshire	0	0	0	0	0	0
Hillingdon	0	0	0	0	0	0
Leicestershire	105	0	105	10	0	10
Lincolnshire	2	0	2	29	0	29
Medway	0	0	0	0	0	0
Milton Keynes	0	0	0	73	0	73
Norfolk	0	0	0	0	0	0
North Lincolnshire	0	0	0	0	0	0
North Somerset	0	0	0	11	0	11
North Yorkshire	0	0	0	**	**	**
Nottinghamshire	**	**	**	**	**	**
Oxfordshire	0	0	0	0	0	0
Shropshire	0	0	0	11	0	11
Somerset	0	0	0	18	0	18
South Gloucestershire	0	0	0	0	0	0
Staffordshire	0	0	0	9	51	60
Suffolk	0	0	0	19	0	19
Surrey	0	0	0	0	0	0
Swindon	0	0	0	62	0	62

Table 5 continued: Total area acquired and disposed of by Smallholdings Authorities between April 2016 and March 2017^(a)

Smallholdings Authority	Land acquired			Land disposed of		
	Hectares			Hectares		
	Newly acquired	Formerly leased	Total	Sold / exchanged	Leased land	Total
Warwickshire	0	0	0	0	0	0
West Berkshire	0	0	0	0	0	0
West Sussex	0	0	0	0	0	0
Wiltshire	0	0	0	35	0	35
Worcestershire	0	0	0	32	0	32
York	0	0	0	0	0	0
Total	117	0	117	846	51	897

(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.

Key

** data not available

Table 6: Number of smallholding tenancies, any change since 2016, as well as any granted for the first time or terminated by Smallholdings Authorities between April 2016 and March 2017^(a)

Smallholdings Authority	Number of tenants in 2017	Change since 2016	Number granted	Number terminated
Bedford	11	-1	0	1
Brighton & Hove	33	0	1	1
Buckinghamshire	47	-1	3	4
Cambridgeshire	181	0	5	5
Central Bedfordshire	49	0	1	1
Cheshire East	54	-4	4	8
Cheshire West and Chester	33	-2	0	2
Cornwall	99	-1	12	13
Cumbria	12	-3	0	3
Devon	75	-1	6	7
Dorset	52	-1	6	7
Durham	30	-1	0	1
East Riding of Yorkshire	88	0	3	3
Essex	4	0	0	0
Gloucestershire	77	-2	4	6
Hampshire	63	-2	1	3
Hartlepool	3	1	1	0
Herefordshire	39	-2	11	13
Hertfordshire	57	0	1	1
Hillingdon	11	0	0	0
Leicestershire	70	1	6	5
Lincolnshire	223	-2	18	20
Medway	0	0	0	0
Milton Keynes	8	0	0	0
Norfolk	119	-4	0	4
North Lincolnshire	11	0	0	0
North Somerset	13	1	1	0
North Yorkshire	**	**	11	11
Nottinghamshire	22	0	**	**
Oxfordshire	25	0	3	3
Shropshire	21	-3	0	3
Somerset	44	-2	0	2
South Gloucestershire	12	0	1	1
Staffordshire	91	-7	4	11
Suffolk	95	2	3	1
Surrey	44	1	1	0
Swindon	14	0	2	2
Warwickshire	67	1	7	6

Table 6 continued: Number of smallholding tenancies, any change since 2016, as well as any granted for the first time or terminated by Smallholdings Authorities between April 2016 and March 2017^(a)

Smallholdings Authority	Number of tenants in 2017	Change since 2016	Number granted	Number terminated
West Berkshire	2	0	0	0
West Sussex	29	1	1	0
Wiltshire	46	0	1	1
Worcestershire	75	0	2	2
York	4	0	0	0
Total	2,053	-31	120	151

(a) Equipped and bare land farms only.

Key

** data not available

Table 7: Specific details of smallholding tenancies granted and ended by Smallholdings Authorities between April 2016 and March 2017^(a)

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

Table 7 continued: Specific details of smallholding tenancies granted and ended by Smallholdings Authorities between April 2016 and March 2017^(a)

Smallholdings Authority	Granted		Ended	
	New tenants ^(b)	Internal promotion	Transfer to other estates	Leave estate for other opportunities
Warwickshire	3	1	0	0
West Berkshire	0	0	0	0
West Sussex	1	0	0	0
Wiltshire	1	0	0	1
Worcestershire	0	0	0	0
York	0	0	0	0
Total	40	13	1	11

(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.

Key

** data not available

Table 8: Breakdown of the number of smallholding tenancies held between April 2016 and March 2017^(a)

Smallholdings Authority	Lifetime^(b)	Retirement^(c)	Farm Business Tenancies^(d)	Secondary lettings^(e)
Bedford	3	3	5	11
Brighton & Hove	15	0	18	33
Buckinghamshire	22	3	22	47
Cambridgeshire	42	22	117	181
Central Bedfordshire	15	2	32	49
Cheshire East	22	12	20	54
Cheshire West and Chester	15	4	14	33
Cornwall	15	18	66	99
Cumbria	7	0	5	12
Devon	14	9	52	75
Dorset	7	6	39	52
Durham	**	**	**	**
East Riding of Yorkshire	34	23	31	88
Essex	0	0	4	4
Gloucestershire	16	22	39	77
Hampshire	0	13	50	63
Hartlepool	0	0	3	3
Herefordshire	11	9	19	39
Hertfordshire	16	4	37	57
Hillingdon	7	0	4	11
Leicestershire	12	17	41	70
Lincolnshire	80	28	115	223
Medway	0	0	0	0
Milton Keynes	0	0	8	8
Norfolk	18	11	90	119
North Lincolnshire	6	0	5	11
North Somerset	4	0	9	13
North Yorkshire	**	**	**	**
Nottinghamshire	**	**	**	**
Oxfordshire	2	0	23	25
Shropshire	9	5	7	21
Somerset	17	14	13	44
South Gloucestershire	1	3	8	12
Staffordshire	8	11	72	91
Suffolk	34	21	40	95
Surrey	15	0	29	44
Swindon	2	0	12	14
Warwickshire	15	12	40	67

Table 8 continued: Breakdown of the number of smallholding tenancies held between April 2016 and March 2017^(a)

Smallholdings Authority	Lifetime^(b)	Retirement^(c)	Farm Business Tenancies^(d)	Secondary lettings^(e)
West Berkshire	1	0	1	2
West Sussex	3	7	19	29
Wiltshire	16	7	23	46
Worcestershire	23	25	27	75
York	0	0	4	4
Total^(f)	527	311	1,163	458

(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 total tenancy breakdown information for Durham and Nottinghamshire (North Yorkshire did not submit any tenancy information).

Key

** data not available

Table 9: Total revenue account for land held by Smallholdings Authorities between April 2016 and March 2017

OPERATIONAL ACCOUNT (see glossary for definitions of the terms used)^(a)	
Income	£
Rent from Holdings	24,934,100
Other Rents	1,512,700
Other Income	1,467,700
TOTAL	27,914,500
Expenditure^(b)	
Repairs and Maintenance	5,542,900
Rents, Rates, Annuities and Water Charges	848,200
Net Tenant Rights Valuations	408,400
Estate Management	3,123,900
Other Expenditure	726,300
TOTAL	10,649,700
OPERATIONAL ACCOUNT SURPLUS	17,264,800
NON-OPERATIONAL ACCOUNT^(a)	
Indirect Income^(b)	
TOTAL	393,000
Expenditure	
Central Support Costs ^(b)	248,600
Other Expenditure	1,583,000
TOTAL	1,831,600
NON-OPERATIONAL ACCOUNT DEFICIT	-1,438,670
REVENUE ACCOUNT NET SURPLUS	
Operational Account Surplus	17,264,800
Non-Operational Account Deficit	-1,438,670
Net Surplus^(b)	15,826,200

(a) For some smallholdings authorities, Operational/Non-Operational account information was not supplied.

(b) This information was not supplied by every smallholdings authority.

Case Study: Cambridgeshire County Council Farms Estate

Cambridgeshire's Farms Estate comprises 13,400ha (33,111 acres) and is the largest County Farms Estate in England and Wales. The Estate is made up of 232 tenancies comprising fully and partially equipped units and bare land. There are currently 197 farm tenants, the average age of tenants is 57 and the average age of new entrants is 30. The focus is to encourage new entrants into farming and as a result a number of holdings are identified as starter units. The estate predominately consists of arable and livestock farms, however, there are a range of holdings which are either wholly or partly diversified, the uses include; livery yards, equestrian centre, farm shop, educational centre, doggy day care centre, care farms, renewables including solar photovoltaic and wind turbines.

The Estate is run commercially to maximise income and development returns, to promote rural businesses and healthy living and to protect the environment. There are opportunities for new entrants to join the Estate each year, there is an application process and the rents are tendered as part of this process. Rural businesses which are not necessarily agricultural are encouraged.

Since 2000, 100 new entrants have joined the Estate. Eight of these have recently started in 2017. As well as new entrants, the Estate provides the opportunity for tenants to progress from starter units onto larger commercial holdings, in 2017 two tenants benefited from this system.

The County Council has a positive attitude to diversification and investment recent examples include; grain storage facilities, drainage, house extensions, farm shop, equestrian facilities and a cold store.

Matt Redman- Landbeach Estate

Matt is a new entrant who joined the Estate in October. Matt runs his own contracting business and is a columnist for the Farmers Weekly. He has taken on a 490 acre holding and has many innovative ideas including the use of drones to aid blackgrass control and the use of high tech modern machinery. Matt is keen on educating and communicating with the non-farming public.

Lee Smith- Coveney Estate

Lee joined the Estate in October and over many years has built up the livestock and capital to take on a holding. He will be running a mixed farm using temporary grass leys and cover crops to control blackgrass. Lee has put in an application for the Countryside Stewardship Mid-tier scheme and is keen to integrate these options into his farming system.

Andrew Wagstaffe- Farcet Estate

Andrew joined the Estate five years ago on a 114 acre starter holding and has recently been successful in moving up the ladder to larger 243 acre holding. Andrew grows a range of both combinable and root crops, marketed under his own brand. He has diversified into a hay and straw business which he runs alongside the farm.

Closing summary

Whilst the data set is incomplete this report indicates that council farms continue to play an important role in the tenanted agricultural sector across England covering approximately 87,000 hectares of agricultural land providing approximately 2,502 holdings for around 2,053 tenant farmers. About sixty percent of the lettings are equipped farms (1,489 equipped holdings) and 40 lettings were made to new entrants during 2016/2017. The report shows that the reporting smallholding authorities generated a revenue account net surplus of almost £16 million in 2016/2017.

Glossary of terms

Agricultural letting farms	Farms possessing, for example, contract farming agreements, grazing licences, 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 2015-2016 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

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.