

From: Councillor P Roberts – Chair of LSE Scrutiny Committee

To: Councillor R Harris – Leader and Portfolio Holder for County Farms

- **County Farms Review**

1. *Definitions of: lifetime tenancy, retirement tenancy, bare land/secondary lettings.*

- 1.1 Lifetime Tenancy

Where the tenant is conferred with lifetime security of tenure under the Agricultural Holdings Act 1986. The legislation sets out grounds for termination of such a tenancy by the Landlord before death of the tenant but these are limited.

- 1.2 Retirement Tenancy

Where there is provision in the tenancy agreement the Landlord may terminate a tenancy granted between 12/9/1984 and 1/9/1995 on the tenant reaching 65 years of age, subject to conditions relating to the provision of housing.

- 1.3 Bare Land/Secondary Lettings

Where the letting does not include a farmhouse. Such lettings are usually parcels of farmland let to an Estate tenant with a principal Holding in the locality.

2. *How many Starter Farms does the Estate have?*

The Estate has 102 starter farms.

3. *How many Progression Farms does the Estate have?*

The Estate has 31 Progression farms.

4. *For each year for the last four years how many new lettings and how many re-lettings have been agreed.*

New Lettings	2014	2015	2016	2017	2018
Equipped Holdings	7	9	5	5	5
Secondary Lettings	0	2	2	5	0
Renewals					
Equipped Holdings	3	10	6	5	3
Secondary Lettings	0	0	5	2	1

5. *What is the full age profile of tenants:*

	FBT Starter Farm	FBT Progression Farm	FBT Retirement/ Residential	AHA tenancy (original)	AHA tenancy (succession)
Over 75	0	0	3	10	Not Applicable
65-74	4	1	1	14	Not Applicable
55-64	9	6	0	13	Not Applicable
45-54	11	8	3	3	Not Applicable
35-44	19	5	0	0	Not Applicable
25-34	16	3	0	2	Not Applicable
Under 24	3	0	0	0	Not Applicable
Total	61	23	8	43	Not Applicable

Are there any vacant farms?

There are presently no vacant farms. We do have 3 vacant dwellings which are currently advertised for sale, and a vacant cottage at Adfa which we intend to declare surplus and offer for sale pending a house clearance.

6. *What revenue income was received in 2017/18?*

Gross revenue in 2017/18 was £1,126,578.

7. *What capital income receipts have been received each year from 2010 to present?*

2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
£1,283,097	£1,999,083	£494,705	£742,500	£545,000	£1,447,600	£1,774,861	£553,938

8. *What is the projected contributions to the Council's capital receipts for the next three years?*

18/19	19/20	20/21	21/22
£1,312,950	£725,000	£745,000	£460,000

9. *What work has been undertaken since 2015 to address the urgent liabilities identified to a cost of £4million. What is the current cost of urgent liabilities?*

Work to address urgent liabilities has been completed across numerous sites. 4 buildings have been demolished, 11 roofs have been replaced, failed domestic drainage systems have been replaced on 9 holdings and new heating systems have been installed in a further 9 farmhouses.

Of the original survey estimate of £4.5m of urgent liabilities it is estimated that some £3.8m remain outstanding.

10. *How much has end of tenancy compensation cost for the last four years?*

14/15	15/16	16/17	17/18
£42,048.55	£20,536.47	£40,907.25	£10,335.00

11. *Can the 'live' appendices referred to in the document be provided.*

These background papers are provided as:

- Appendices Property Review August 2018
- Appendices Property Notes for 7 6 2018

12. *What steps have been taken to date towards addressing the following action outlined in Vision 2025*

'By 2020 we will investigate the possibilities for using council owned farms for innovation, education, forestation or social care'.

The Professional Lead Strategic Property has held an initial discussion with the CEO of NPTC Group to explore the potential for Farms Estate tenants to work in partnership with NPTC Group, particularly in relation to trialling the viability of farming systems, alternative crops and diversification enterprises. Welsh Government's 'Sustainable Management Grant Scheme' may offer potential for grant money to support the development of such a proposal.

In the meantime NPTC Group continue to rent County Farms Estate land at Mochdre and Sarn as part of their College Farm operation based at Newtown.

We have promoted the Glastir Woodland Creation grant scheme to our tenants and continue to promote the principle of diversification via the Farms Estate newsletter.