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Department of Agricultural Economics

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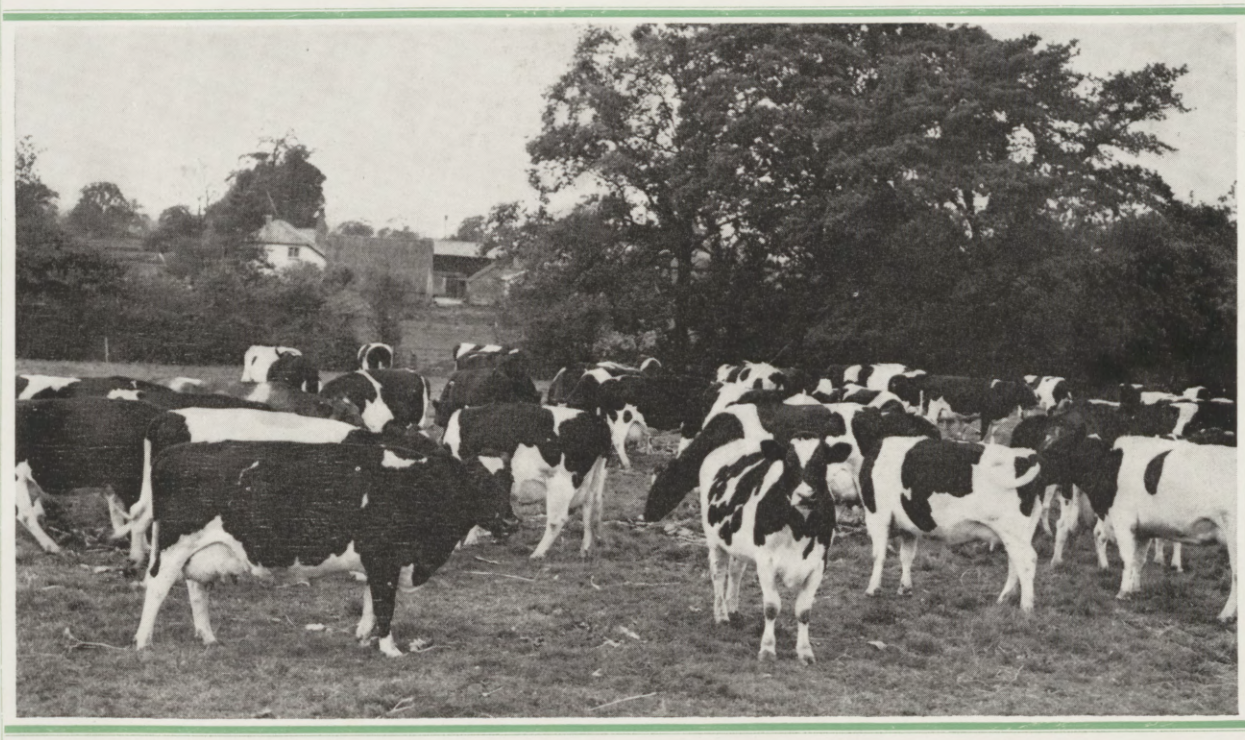

A SOCIAL AND ECONOMIC SURVEY OF COUNTY COUNCIL SMALLHOLDINGS IN EAST DEVON

by

G. D. D. DAVIES and W. J. DUNFORD

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U N I V E R S I T Y O F E X E T E R

Department of Agricultural Economics

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FOREWORD

It was inevitable, in the light of discussion and comment in recent years on the structure of Britain's agriculture and, more particularly, in view of the arguments frequently advanced in favour of a reduction in the number of farmers, that the Government-sponsored and locally-administered smallholdings policy should come under review. At the same time it would be wrong to prematurely conclude that any smallholdings policy which assists entry to farming at the present time can only exacerbate the problems of the industry. This would perhaps be so if these were the problems associated with the running-down of an industry but, clearly, this is not the case - nor is it ever likely to be. Where, as in the case of agriculture, the problems of an industry are those of reconstruction and rationalisation then the need for the recruitment of able and efficient managers will be a primary one and, in such circumstances, the operation of a selective procedure based on aptitude, even over a relatively small range of prospective farmers, might confer considerable benefits beyond the area of those immediately concerned. However, for this to occur, it is imperative that those gaining entry by selection should eventually compete openly with other entrants to the industry and, to this end, some modification to the existing smallholdings policy might profitably be contemplated. For this reason, the official inquiry which prompted the report which follows was to be welcomed as a necessary preliminary to any consideration of possible change.

S.T. Morris, M.Sc.

Provincial Agricultural Economist

March 1966.

Cover Photograph

A Dairy Herd on a Typical County Council Smallholding in East Devon
(Photograph by courtesy of the Devon County Land Agent.)

C O N T E N T S

*****

ACKNOWLEDGEMENTS

The Provincial Agricultural Economist in the University of Exeter wishes to thank all those tenants of County Council smallholdings in Devon who so courteously provided the information on which this report is based and to acknowledge the assistance given at all stages of the enquiry by the Devon County Land Agent and his staff.

The authors of this report, in their turn, would like to gratefully acknowledge the help given them by their colleague, Mr. K.G. Tyers, on whom the burden of field work undertaken in connection with the survey fell and to thank those members of the clerical staff of the Department who assisted in any way in the preparation of the report.

I.

INTRODUCTION

This report has its origins in the decision, made in May 1963 by the then Minister of Agriculture, Fisheries and Food, to set up a Committee of Inquiry under the chairmanship of Professor Michael Wise of the London School of Economics. The Committee's terms of reference were:

"To review and report on the working of existing legislation relating to smallholdings provided by County Councils and other authorities in England and Wales, to investigate their economic position in relation to estates owned or managed by them, and their current management problems having regard to their statutory responsibilities; and to advise in the light of this review:-

(a) on the future provision that should be made for smallholdings, including their use and management, and on any statutory or other changes that might accordingly be desirable having regard to all relevant factors, including developments in general agricultural policy and practice;

(b) on the form which any future financial support might take;

(c) on the division of administrative responsibility between central and local government or other authorities."

The Committee of Inquiry was of the opinion that a line of investigation which might usefully be pursued within its terms of reference would be to examine the overtly stated objectives of the existing policy in respect of smallholdings and to attempt an assessment of the extent to which these objectives were being fulfilled. It also suggested a number of criteria which might be employed in making this examination and assessment. These were as follows:-

(a) that the opportunities provided by statutory smallholdings are presented to the right persons;

(b) that the smallholdings are capable of providing a level of

income which enables smallholders and their families to enjoy reasonable standards of life and the possibility of accumulating the managerial skill and capital necessary to progress in farming;

(c) that smallholdings achieve reasonable levels of efficiency in the use of farming resources, land, labour and fixed equipment so as not to impose a heavy burden on the tax or rate-payer;

(d) that the social benefits either to the individual or to the community of a policy of providing smallholdings are sufficiently large to outweigh any deficiencies under (b) and (c) above.

The Committee recognised, however, that in attempting to apply these criteria, much more information relating both to the smallholdings and to their occupants would be required if valid assessments were to be made and, as a consequence, a number of Provincial Agricultural Economists were invited by the Ministry to undertake surveys of specified types of smallholdings and to submit reports based on the findings of those surveys. It was suggested that Departments of the Provincial Agricultural Economics Service which co-operated in this manner should then be free at a later date to utilise the data collected in the course of the surveys for their own purposes.

This Departmental report, therefore, is based on the findings of a survey carried out on a sample of smallholdings in the county of Devon by the Provincial Agricultural Economist in the Exeter Province. This survey confined itself, in the main, to those areas of investigation which were suggested by the Committee of Inquiry. These divide themselves into three main categories. Thus, the survey first sought to provide data concerning the physical aspects of the smallholdings including size, layout, the acreage of crops grown and the numbers and categories of livestock carried. Second, it sought to establish the financial position of the smallholders surveyed and included not only an assessment of the current levels of income achieved by them but also an appraisal of their capital position both at the time of the survey and at the time of their entry into the holding.

Third, it was considered desirable to obtain information relating to the smallholder which was of a more social nature, in order to provide a setting within which the financial aspects of the smallholder's activites might be more usefully viewed. This information would include data relating to the smallholder's age, his occupational and educational background and the nature of his family circumstances.

The results of the survey in each of these main areas of inquiry are set out in Sections II, III, IV and V of this report. In the final section, Section VI, the survey's results are examined in the light of the Committee of Inquiry's criteria enumerated above and a number of conclusions set down.

II.

DESCRIPTION OF THE SURVEY SAMPLE

Composition of Sample

The sample of smallholdings employed for the survey was constructed to conform with the directives of the Committee of Inquiry. The latter had suggested that the counties selected for the purposes of the inquiry should together provide a reasonable representation of the various types of smallholding found in England and Wales but that the survey in each individual county should concern itself with one type of smallholding only. It was envisaged that each sample should comprise some thirty full-time smallholdings and that this should represent as homogeneous a group as possible both with regard to the type of farming pursued and to the physical environment in which the smallholdings were located.

As a result of discussions with the Devon County Land Agent, it emerged that these sample requirements would satisfactorily be met by a group of holdings drawn from an area in the east of the county in which there occurs a concentration of the predominant type of County Council smallholding found in Devon, namely, the small dairying farm. This area can be more precisely defined as that part of the county which extends from the valley of the River Exe below Tiverton eastwards to the county boundary.

The County Land Agent's terrier of Statutory Smallholdings revealed that within the area thus defined there were 65 holdings of 20 acres and over and, from this total, a sample of 35 holdings was randomly drawn. In the event, replacements (also drawn at random from the remaining 30 farms) had to be found for a number of holdings in the original sample which were found to be unsuitable for various reasons. These included the short duration of tenancy (which prevented adequate financial data being obtained), temporary tenancy arrangements, imminent retirement and, in one case, the death of the tenant.

During the actual survey of the reconstituted sample only three

refusals to co-operate were encountered (two of these being on grounds of ill-health) and replacements for these were also introduced into the sample. For all but one of the 35 farms finally surveyed a detailed financial record, based in most cases on statements prepared by accountants, was completed together with a questionnaire designed to elicit supplementary physical, financial and social information. Thirty-four complete records were, therefore, ultimately obtained.

Physical Environment

Geologically, the survey area is rather complex. In the western part of the area, adjacant to the valley and estuary of the River Exe, the underlying structure consists of the Permian red sandstones and marls which give rise to the familiar "red soils" of Devon. To the east of this area, mainly in the area of the valley of the River Otter, these Permian rocks pass upwards into Triassic deposits consisting of Bunter Pebble Beds and Keuper Sandstone series while still further east, in the valley of the River Axe, deposits of Keuper Marls outcrop extensively. The latter, however, are obscured over wide areas by younger measures of Greensand and Gault and, to a more limited extent near Axminster, by Lower Lias rocks of the Jurassic period. The Greensand series are, in turn, capped widely by more recent deposits of Clay-with-flints.

The soils lying to the east of the "red soils" of the Permian deposits thus show considerable variation and include the poor gravelly soils associated with the Pebble Beds which give rise to heathland of low agricultural value in the area of Woodbury Common, sandy loams and, not unexpectedly, heavier flinty soils. In the valleys of the rivers which dissect this plateau region alluvial soils, of course, are found.

Topographically, the survey area consists of a series of flat-topped hills divided by a number of steep-sided river valleys. The latter, however, are generally flat-bottomed and in them the main settlements of the area are to be found. The general elevation of the western part of the

area (west of the River Otter) is below 400 feet but, in the eastern part, much of the land lies between 400 and 800 feet, forming as it does an extension of the Blackdown Plateau.

Rainfall in the area adjacent to the Exe Valley averages some 35 inches per annum but, as one moves eastward, precipitation increases with increasing elevation to an average of 40 inches per annum.

Of the 34 statutory smallholdings which comprise the survey sample, 19 are located in the area to the west of the valley of the River Otter and 15 in the area to the east. The actual distribution of the sample farms by parish within the general survey area is shown in the map on page 7 opposite.

Soils, Size and Layout of the Survey Holdings

While the soil conditions reported by the surveyed holdings tended to reflect the variation in soil types found within the area as a whole, none of them appeared to include the conditions associated with the poorest soils. This fact, which probably results from the efforts of the County Council Smallholdings Committee to confine its estate to land of reasonable quality, perhaps largely explains why, at a later stage of the inquiry, there was no instance of soil condition being cited as a limiting factor on the farm system. In the circumstances, therefore, and also because variation in soil type was frequently found to occur even within the individual holding, it was decided that differences in soil condition could, without prejudice to the survey, be discounted as a measurably significant factor in the relative performance of the sample smallholdings.

The average area of land rented from the Devon County Council by the 34 survey smallholdings amounted to 51½ acres. However, the total acreage of the farm was increased on four holdings by land (ranging from one to eight acres in extent) rented from landlords other than the County Council and, on six holdings, by areas of land varying from one to 56 acres which were owned by the Council tenants. The average total acreage of the

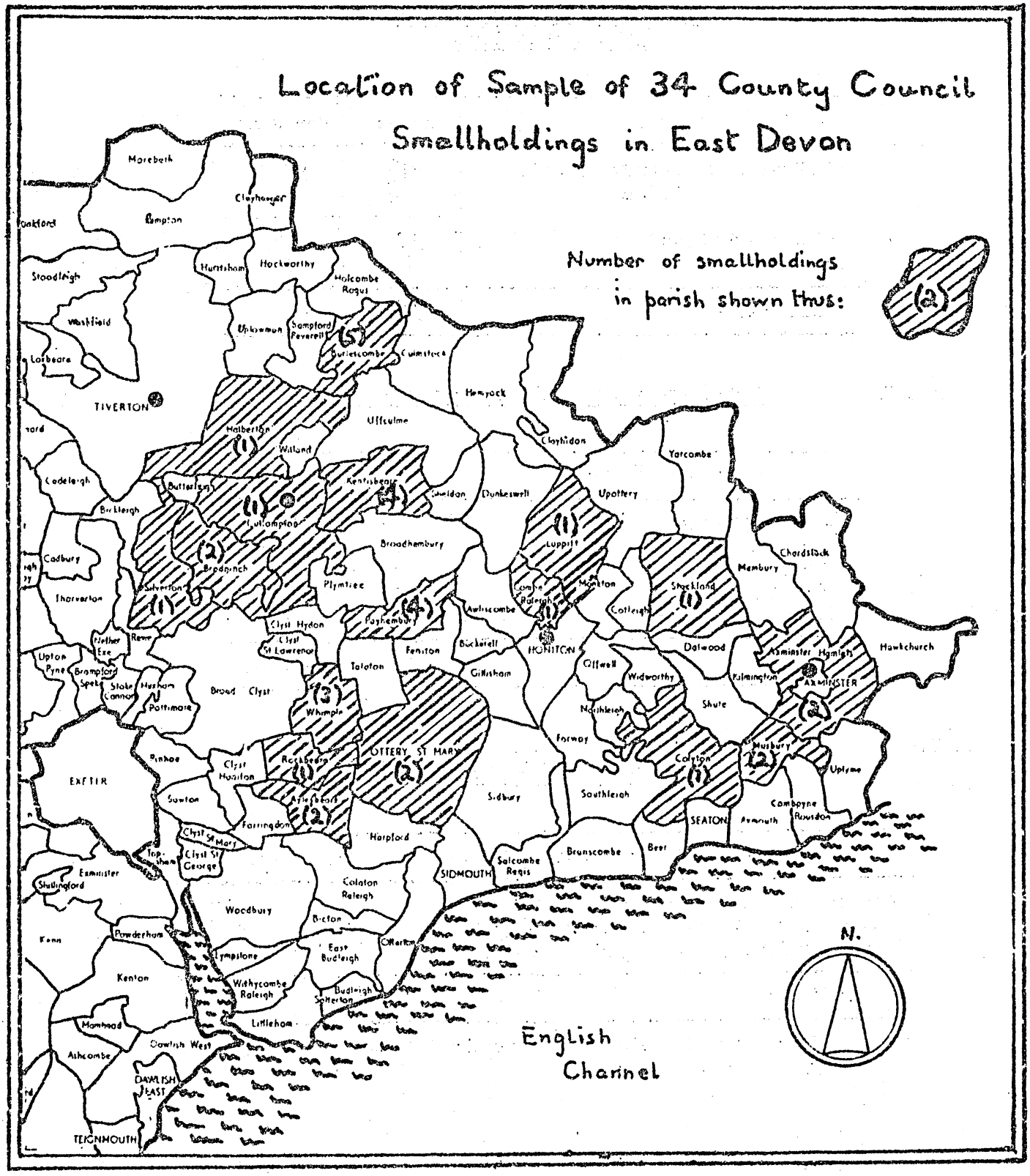
Location of Sample of 34 County Council Smallholdings in East Devon
Number of smallholdings in parish shown thus:
(2)
Morebath
Clayhanger
Bampton
Oakford
Stoodleigh
Huntsham
Hockworthy
Holcombe Rogus
Westfield
Uffculme
Sampford Peverell
(5)
Burlescombe
Culmstock
Larkbeare
TIVERTON
Halberton
(1)
Willand
Hemyock
Cloyhidon
Yarcombe
Cadeleigh
Butterleigh
(1)
Cullompton
Kentisbeare
(4)
Awliscombe
Dunkeswell
Upottery
Bickleigh
Cadbury
(2)
Broadhembury
(1)
Luppitt
Chardstock
Membury
Thorverton
Silverton
(1)
Plymtree
Payhembury
(4)
Awliscombe
Combe Raleigh
Monkton
Cotleigh
Shackland
(1)
Clyst Hydon
Clyst St Lawrence
Feniton
Buckerell
HONITON
Dalwood
Axminster
Hamish
Hawkchurch
Upton Pyne
Brampford Speke
Stoke Canon
Huxham
Pottimoore
Broad Clyst
(3)
Whimple
Tatton
Gittisham
Gittisham
Widworthy
Kilmington
AXMINISTER
(2)
Shute
Northleigh
Forway
Musbury
(2)
Colyton
(1)
Uplyme
EXETER
Pinhoe
Clyst Honiton
Rockbeare
(1)
OTTERY ST MARY
(2)
Sidbury
Southleigh
Sowton
Aylesbeare
(2)
Farringdon
Harpford
SEATON
Axmouth
Combe Raleigh
Clyst St Mary
Topsham
Clyst St George
Brunscombe
Beer
Salcombe Regis
SIDMOUTH
Exminster
Shillingford
Colaton Raleigh
Woodbury
Bicton
Kenn
Powderham
Offwell
East Budleigh
Tipstone
Kenton
Withycombe Raleigh
Budleigh Salterton
Littleham
Mamhead
Dawlish West
Ashcombe
DAWLISH EAST
TEIGNMOUTH
English Channel
N.

Table 1. Average Size and Tenure for 34 Smallholdings

Tenure	Acres	Per Cent
Land rented: County Council	51½	92·0
Other	½	0·9
Total rented land	52	92·9
Owner-occupied land	4	7·1
All Farms	56	100.0

Table 2. Distribution of 34 Smallholdings by Size

Size (Total Acres)	No.	Per Cent
Under 40 acres	4	11·8
40 - 49¾ "	12	35·3
50 - 59¾ "	8	23·5
60 - 69¾ "	5	14·7
70 acres and over	5	14·7
All Farms	34	100·0

Table 3. Distribution of 34 Smallholdings by Labour Complement

Labour Complement	No.	Per Cent
Farmer and wife only	14	41·2
Farmer and wife plus family labour only	10	29·4
Farmer and wife plus regular hired labour	10(1)	29·4
All Farms	34	100·0

1. Includes 1 farm on which both regular hired labour and family labour was employed.

sample, therefore, including this additional land, was 56 acres. This figure may be compared with an average total size of 51 acres for the population of County Council smallholdings from which the sample was drawn. The average size of the holdings and their composition according to tenure is shown in Table 1.

The average total size of 56 acres derived for the sample conceals the considerable variation in farm size which is found within it, ranging from 34½ acres at the lower limit to 105½ acres at the upper. Nevertheless, a marked concentration of the sample farms occurs within the 40 acre to 60 acre range as will be seen from Table 2 and the median farm size for the sample is 50 acres.

If one measures the size of the sample farms on the basis of the labour employed then, as one would expect, the entire sample can be classed as family farms even though, in some cases, some regular hired labour was employed. There were, in fact, 10 holdings on which regular hired help was found. Of the remaining 24 holdings there were ten where the family supplied some regular labour in addition to the farmer and his wife but no regular labour was employed, and fourteen where the farmer and his wife comprised the entire labour force apart from the possibility of a small amount of casual labour. The distribution of the sample farms according to their labour complement is set out in Table 3.

Despite their small acreage, no less than 15 of these holdings were found to be fragmented to a varying degree (see Table 4). Eight of the holdings consisted of two separate blocks, five of three separate blocks and two of four separate blocks. The remaining 19 holdings were all contained within a single boundary fence but the general shape of many of these, like that pf many of the individual blocks of fragmented units, would almost certainly still be irregular and inconvenient. Table 4 also shows that, within the size range of the sample, fragmentation was not confined by any means to the larger farms.

Rents

Rents charged by the County Council for the smallholdings included in the sample ranged from £3·1 per acre to £7·8 per acre and, on average, amounted to £5·3 per acre. An identical average rental figure of £5·3 per acre was, incidentally, recorded for the small amount of additional tenanted land farmed by the sample smallholders. A distribution of the sample according to the rental paid for County Council land is set out in Table 5.

Land Use Pattern

As one might have predicted in view of the size and location of the survey smallholdings, a large proportion of their acreage was found to be under grass. The actual land use pattern of the 34 holdings, shown separately for holdings of under 50 acres and for holdings of 50 acres and over as well as for the sample as a whole, is set out in Table 6. The number of farms falling into the two size groups in this table differs slightly from those shown in Table 4 due to the effect of the adjustment made to the acreage of individual farms in respect of rough grazing preparatory to the analysis of the financial results of the survey.[1]

In the group of smaller farms nearly 93 per cent of the total area of crops and grass was under grass while the comparable figure for the 50 acre and over holdings amounted to just over 82 per cent. The slightly expanded tillage acreage found on the larger farms resulted from an increase in the proportion of both cereals and fodder crops. Within the relatively small grain acreage of these farms barley was the principal cereal grown.

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1. Rough grazings on the sample smallholdings have been converted to a "pasture equivalent". Although the acreage adjustments which this has involved are small both in number and extent they did result in two farms with total acreages (including unadjusted rough grazings) of just over 50 acres being included in the "under 50 acres" group.

Table 4. Distribution of 34 Smallholdings According to Layout

Extent of Fragmentation	Under 50 acres	50 acres and over	All Farms	
	No.	No.	No.	%
One block	10 (1)	9	19	55·9
Two blocks	4	4	8	23·5
Three blocks	4	1	5	14·7
Four blocks	-	2	2	5·9
All Farms	18	16	34	100·0

1. Includes one farm severed by main railway line

Table 5. Distribution of 34 Smallholdings According to Level of County Council Rental

Rent per acre	No.	Per Cent
£		
3·0 - 3·9	2	5·9
4·0 - 4·9	10	29·4
5·0 - 5·9	16	47·1
6·0 - 6·9	5	14·7
7·0 - 7·9	1	2·9
All Farms	34	100·0

Table 6. Land Use Pattern on 34 Smallholdings

1962/63

Land Use	Under 50 acres (20 farms)	50 acres and over (14 farms)	All Farms (34 farms)
	%	%	%
Wheat	0·4	1·7	1·1
Barley	2·1	8·6	5·5
Oats	1·4	0·5	0·9
Mixed Corn	0·5	0·5	0·5
Total Cereals	4·4	11·3	8·0
Potatoes	0·2	0·6	0·4
Roots and other fodder crops	2·6	5·6	4·2
Other crops	-	-	-
Total Tillage	7·2	17·5	12·6
Grass conserved	47·9	38·8	43·1
Grass grazed[1]	44·9	43·7	44·3
Total Crops and Grass	100·0	100·0	100·0

1. Includes adjustment (pasture equivalent) for small amount of rough grazing.

Table 7. Livestock Numbers[1] Per 100 Acres on 34 Smallholdings

1962/63

Livestock Category	Under 50 acres (20 farms)	50 acres and over (14 farms)	All Farms (34 farms)
Horses	0·1	-	0·1
Cattle:			
Bulls	0·1	0·1	0·1
Cows	45·9	36·2	40·8
Heifers-in-calf	5·8	4·9	5·4
Other cattle: 2 years and over	2·9	1·3	2·0
1 - 2 years	7·7	12·1	10·0
Under 1 year	14·6	10·4	12·4
Total Cattle	77·0	65·0	70·7
Sheep:			
Rams	0·8	-	0·4
Ewes	25·1	40·4	33·1
Other	14·8	32·3	23·9
Total Sheep	40·7	72·7	57·4
Pigs:			
Boars	-	0·1	0·1
Sows and gilts	7·5	8·6	8·1
Others	35·5	23·1	29·0
Total Pigs	43·0	31·8	37·2
Poultry:			
Hens and pullets	720·7	388·5	547·4
Other	-	110·0	57·4
Total Poultry	720·7	448·5	604·8

1. Based on Closing Valuation figures.

Table 8. Incidence of Various Livestock Enterprises on 34 Smallholdings

Enterprise	Farms with Enterprise	
	No.	%
Dairying	34	100·0
Store/Fat Cattle Production	22	64·7
Sheep	13	38·2
Pigs	24	70·6
Poultry	30	88·2

Table 9. Combination of Livestock Enterprises on 34 Smallholdings

Enterprise Combination	Farms with Enterprise Combination	
	No.	%
Dairying plus 1 subsidiary enterprise	3	8·8
Dairying " 2 " enterprises	14	41·2
Dairying " 3 " "	10	29·4
Dairying " 4 " "	7	20·6
All Farms	34	100·0

Stocking Pattern

The stocking of the sample smallholdings follows the traditional pattern associated with small farms in the South West. As the analysis of land use intimated, they are, almost exclusively, livestock farms with a marked emphasis on milk production. Table 7 shows the stock numbers per 100 acres for the two size groups within the overall sample.

The figures for both size groups reflect the predominance of the dairying enterprise on these smallholdings and the subsidiary role played by the sheep, pig and poultry enterprises. Only in the case of sheep is density of stocking seen to be greater on the larger holdings than on the smaller ones. However, this difference between the two size groups still does not adequately reflect the uneven distribution of sheep within the sample. Inspection of the sample revealed that a sheep enterprise was present only on 13 of the holdings (see Table 8) but that eight of these were to be found within the group of larger farms. Moreover, the greater relative importance of sheep in this latter group suggested by Table 8 is made more apparent than real by the very important rôle played by this enterprise on one particular farm which relied heavily on the purchase of keep.

Finally, Table 9 shows that, while dairying remained the most important enterprise on all farms, no less than half the farms engaged, to a greater or lesser degree, in at least four livestock enterprises.

III

FINANCIAL RESULTS OF THE SAMPLE

In this section are presented the financial results for the 34 survey smallholdings. The reader is reminded that both the composition of the two size groups within the overall sample and the "per acre" results have been determined on the basis of the acreage of the sample holdings after the conversion of rough grazings to a "pasture equivalent".

Table 10 summarises, both on a "per farm" and a "per acre" basis, the gross output, costs and net farm income for the two constituent size groups and for the sample of 34 smallholdings as a whole and reveals an overall average net farm income for the group of £1031. The average net farm income for the two size groups within the sample, moreover, did not, at £1025 for the group of smaller farms and £1038 for the larger ones, differ greatly from the overall average for the sample. However, in attempting to assess the measure of financial success attained by this group of smallholdings it is important to establish not only the average figures for net farm income but also the range of incomes earned. Table 11 indicates the distribution of the sample smallholdings according to their level of net farm income and shows that slightly more than half the smallholdings included in this survey earned £1,000 or more while 18 per cent of them earned incomes in excess of £1,500. The income group with the largest number of holdings was the £500 - £999 group with 13 farms; only three holdings, however, provided their occupiers with incomes of less than £500.

Considerable variation is seen to have occurred, therefore, in the individual incomes of the sample farms but what is perhaps of especial importance within the context of the present inquiry is the fact that there were only six smallholdings which failed to achieve a level of income comparable with the current earnings of an agricultural worker which amounted to almost £600.

Table 10. Summarised Financial Results for 34 Smallholdings

1962/63

Measure	Under 50 acres (20 farms)		50 acres and over (14 farms)		All Farms (34 farms)	
	Per farm	Per acre	Per farm	Per acre	Per farm	Per acre
	£	£	£	£	£	£
Gross Output	3978	91·3	5072	74·7	4429	82·6
Costs	2953	67·8	4034	59·4	3398	63·4
Net Farm Income	1025	23·5	1038	15·3	1031	19·2
Average Farm Size (adj. acres)	44		68		54	

Table 11. Distribution of 34 Smallholdings by Level of Net Farm Income Per Farm

1962/63

Net Farm Income	Under 50 acres	50 acres and over	All Farms		Average Net Farm Income
	No.	No.	No.	Per Cent	
£					£
0 - 499	2	1	3	8·8	247
500 - 999	8	5	13	38·2	760
1000 - 1499	6	6	12	35·3	1178
1500 - 1999	4	2	6	17·7	1713
All Farms	20	14	34	100·0	1031

Table 12. Financial Results Per Farm and Per Acre and Composition of Gross Output and Inputs for 34 Smallholdings

1962/63

	Under 50 acres (20 farms)			50 acres and over (14 farms)			All Farms (34 farms)		
	Per farm	Per acre	Per cent	Per farm	Per acre	Per cent	Per farm	Per acre	Per cent
Gross Output:	£	£		£	£		£	£	
Crops	72	1·7	1·8	168	2·5	3·3	112	2·1	2·5
Cattle	358	8·2	9·0	432	6·3	8·5	389	7·3	8·8
Dairy Produce	2229	51·2	56·0	3014	44·4	59·4	2552	47·6	57·6
Sheep & Wool	88	2·0	2·2	270	4·0	5·3	163	3·0	3·7
Pigs	394	9·0	9·9	545	8·0	10·8	456	8·5	10·3
Poultry & Eggs	727	16·7	18·3	562	8·3	11·1	659	12·3	14·9
Sundries	110	2·5	2·8	81	1·2	1·6	98	1·8	2·2
Total	3978	91·3	100.0	5072	74·7	100·0	4429	82·6	100·0
Costs/Inputs:									
Feedingstuffs	1737	39·9	48·4	2133	31·4	46·5	1900	35·5	47·5
Seeds	20	0·5	0·6	42	0·6	0·9	29	0·5	0·7
Fertilisers	145	3·3	4·1	163	2·4	3·6	153	2·9	3·8
Rent & Rates	253	5·8	7·0	332	4·9	7·2	285	5·3	7·1
Labour	175*	4·0*	22·6+	449*	6·6*	21·9+	288*	5·3*	22·3+
Power & Machinery	375	8·6	10·4	606	8·9	13·2	470	8·8	11·8
Sundries	248	5·7	6·9	309	4·6	6·7	273	5·1	6·8
Total	2953	67·8	100·0+	4034	59·4	100·0+	3398	63·4	100·0+
Net Farm Income	1025	23·5	-	1038	15·3	-	1031	19·2	-
Labour - Farmer & Wife	638	14·6	-	556	8·2	-	604	11·3	-
Management and Investment Income	387	8·9	-	482	7·1	-	427	7·9	-

Note: (*) denotes that labour of farmer and wife is excluded;
(+) denotes that labour of farmer and wife is included.

Details of the composition of gross output and of costs, again presented for the two size groups as well as for the whole sample, are set out in Table 12. These figures serve, in the first instance, to reinforce some of the evidence provided by the physical statistics and confirm the unimportance to the economy of these farms of cash cropping, the pre-eminence of the dairy enterprise, particularly when considered jointly with cattle output which comprises in large measure by-products of the dairy sector, and the much less prominent contributions of poultry, pigs and sheep (listing these enterprises in declining order of their importance as contributors to gross output).

These figures also disclose the extent to which feedingstuffs feature as a component of costs - not far short of 50 per cent of total inputs (including labour of farmer and wife) in both size groups. Labour, including the imputed value of the labour provided by the farmer and his wife, was the next important input accounting for approximately 22 per cent of total inputs in both groups. The only other item of cost to exceed 10 per cent of total inputs was power and machinery which amounted to just over 10 per cent in the "under 50 acre" group and to just over 13 per cent in the "50 acre and over" group.

Overall the sample of smallholdings is seen to have achieved in the year of the survey a reasonably high level of output at sufficiently low cost to carry the heavy fixed burden of the farmer's labour and that of his wife and allow a return to management and investment of £387 per farm in the case of the "under 50 acre" group and £482 per farm in the case of the "50 acre and over" group. The difference between these two figures is mainly attributable to the heavier charge for the labour of the farmer and his wife on the smaller holdings.

To assist in the process of drawing conclusions at a later stage in this report it will perhaps be useful if provision is made for a comparison of some of the results of the ten most successful holdings,

measured in terms of net farm income per acre, with those of the ten least successful. This has been done in Table 13. This reveals that size of holding was not a determining factor in the achievement of higher incomes. The ten holdings with the best results were, in fact, smaller on average than the ten lowest income farms: 45 adjusted acres for the former compared with 61 adjusted acres for the latter. What is clearly demonstrated by the table is the prime importance once again of the level of output as a factor contributing to the success of small farms. Despite their smaller size the ten most successful holdings achieved on average a level of gross output considerably in excess of that attained by the ten least successful ones without incurring anything like a proportional increase in costs. As a result, the former group of holdings earned themselves an average net farm income nearly two-and-a - half times that of the latter (£1,408 per farm compared with £601 per farm). The more intensive, and more efficient, use of the factors of production by the more successful holdings is clearly illustrated by the measures, for the two groups respectively, of Gross Output per acre, per £100 of Inputs, per £100 Labour and per £100 Capital (see Tables 13 and 14).

Of these various measures, the one showing the most marked difference is that of Gross Output per £100 Labour, illustrating the crucial importance of a high level of output if the high fixed charge for labour on such small farms is to be adequately absorbed.

The higher output on the ten holdings with the best results was achieved by a combination of greater density of stocking and higher livestock yields. Overall stock numbers in this group, in terms of livestock units, actually exceeded those in the group of less successful holdings, despite the larger average size of the latter, with the result that differences in overall stocking density and the stocking densities of cows, sheep and poultry are quite marked. However, the higher density of sheep on the more successful holdings should not be regarded as being of general significance as the stocking figure for this enterprise is influenced by

Table 13. Comparative Results for the Ten Most Successful Farms and Ten Least Successful Farms Among 34 Smallholders

1962/63

	Ten Most Successful Farms		Ten Least Successful Farms		All Farms	
Average Size (adj. acres)	45		61		54	
Average Gross Rent per acre (s.d.)	121/4		96/8		106/6	
Land Utilisation (%):						
Tillage	6·8		16·4		12·6	
Hay and Silage	50·4		40·2		43·1	
Grazing	42·8		43·4		44·3	
Total	100·0		100·0		100·0	
	Per farm	Per 100 acres	Per farm	Per 100 acres	Per farm	Per 100 acres
Stocking (Livestock Units):						
Cows	20·3	46·6	19·6	31·9	20·9	39·0
Other Cattle	8·5	20·4	15·3	24·8	11·4	21·3
Sheep	12·0	26·9	2·2	3·6	5·4	10·1
Pigs	4·2	9·3	5·8	9·5	4·5	8·4
Poultry	10·0	23·0	6·2	10·1	6·8	12·6
Total	55·0	126·2	49·1	79·9	49·0	91·4
	Per farm	Per acre	Per farm	Per acre	Per farm	Per acre
Financial Results:	£	£	£	£	£	£
Total Gross Output	5088	113·8	3941	64·2	4429	82·6
Total Costs (excl. Labour of Farmer & Wife)	3680	82·3	3340	54·4	3398	63·4
Net Farm Income	1408	31·5	601	9·8	1031	19·2
Labour - Farmer & Wife	622	13·9	541	8·8	604	11·3
Management & Investment Income	786	17·6	60	1·0	427	7·9

Table 14. Some Measures of Efficiency for the Ten Most Successful Farms and Ten Least Successful Farms Among 34 Smallholders

1962/63

	Ten Most Successful Farms		Ten Least Successful Farms		All Farms	
Some Measures of Efficiency:	£		£		£	
Gross Output per £100 Inputs	118		102		111	
Gross Output per £100 Labour[1]	670		398		497	
Gross Output per £100 Capital[2]	142		128		137	
Milk production per cow (galls.)	934		829		903	
Milk output per cow (£)	130		108		122	
Milk output per acre (£)	59		35		48	
Pig & Poultry output per acre (£)	34		18		21	
Total Livestock Output per Livestock Unit (£)	88		75		86	
Feed Analysis:	Per farm	Per cent	Per farm	Per cent	Per farm	Per cent
Farm Feed Acres	42	35·6	60	53·1	52	46·0
Purchased Feed Acres	76	64·4	53	46·9	61	54·0
Total Feed Acres (T.F.A.)	118	100·0	113	100·0	113	100·0
Total Feed Acres per L'stk Unit	2·1		2·3		2·3	
Total L'stk Output per T.F.A. (£)	41		33		37	
Purch. feed cost per acre (£)	51		28		36	
Purch. feed as % of Total Inputs	53		44		48	

1. Includes labour of farmer and wife.
2. Average of opening and closing valuation of livestock, crops, stores and machinery.

the presence among these better holdings of one holding (to which reference has already been made) where the sheep enterprise, based on purchased keep, was a major contributor to gross output. Only in the case of the less productive categories of cattle was the density of stocking appreciably higher among the less successful holdings.

Yields in the main dairy enterprise, measured in both physical and monetary terms, are seen to be considerably higher in the case of the more successful holdings and this fact, coupled with their higher stocking rate for cows, resulted in a gross output figure per acre for milk more than one-and-a-half times that of the less successful ones. The output of pigs and poultry per acre on the former exceeded that on the latter by nearly twice the amount.

The reliance of the better holdings on more intensive feeding practices is evident from the section in Table 14 on feed analysis. Their greater dependence on purchased feedingstuffs is obvious from several of the measures presented: from the relative proportions of total feed acres obtained from purchased feedingstuffs and the relative cost of purchased foods per farm acre, for example. Remaining measures would seem to indicate, however, that by their greater density of stocking, particularly in the case of dairy cows and poultry, and by increased yields the better farms have achieved considerable success in their efficient use of heavy importations of feedingstuffs.

An attempt was also made to assess the capital position of the 34 survey farms. Supplementary information collected at the time of the survey made it possible to construct balance sheets for each of the sample smallholdings and, while this has involved some estimation, it is nevertheless believed that these balance sheets provide a useful indication of the business structure of this group of County Council holdings.

Table 15 shows a single aggregate balance sheet for the entire sample of 34 holdings together with average figures per farm and per acre for the component items of the balance sheet and the relative importance of

these items within the asset and liability structure respectively. This shows that in the sample as a whole, assets (including several conservative valuations) totalled just over £160,000 or £4,707 per farm. The inventory of livestock, crops and stores, with livestock predominating, was the largest single asset item, with machinery and equipment the next in importance. Together these two items accounted for well over 70 per cent of total farm assets. The item described as property which appears among the assets of these tenant farms refers to the additional land purchased in a number of cases, while the capital deficit, which occurred in one case, appears on the asset side of the balance sheet being in the nature of a call which the farm business, as a separate entity, can make upon the farmer.

Reference to the aggregated liability structure of these smallholding businesses shows that their assets are well secured, their proprietors possessing - again as a conservative assessment - over 70 per cent equity in the collective farm business. This overall impression of financial soundness is strengthened by Table 16 which shows the actual distribution of the 34 holdings according to the percentage of capital owned by their operators. More than 70 per cent of the smallholders had an equity of 60 per cent or more in their businesses and nearly 90 per cent had equities of more than 40 per cent. Of the smallholders with less than 40 per cent equity there was, as has been noted, only one whose equity was zero.

In addition to the farming assets which they owned, many of the smallholders in the sample also possessed considerable holdings of off-farm investments. Efforts at the time of the survey to make some assessment of the sums involved resulted in the figures shown in Table 17 being obtained. In total, recorded off-farm investments amounted to nearly £28,500 or £838 per farm. Clearly the smallholders in the sample were disposed to hold a high proportion of their off-farm investments in the form of safe-yielding assets; nearly 70 per cent of the total off-farm investments were held in Post Office Savings Bank accounts, Trustee Savings Bank accounts, National

Table 15. Analysis of the Assets and Liabilities of 34 Smallholdings

1963

	All Farms	Per Farm	Per Acre	Per Cent	
Assets:	£	£	£		
Cash in hand	503	15	0·3		0·3
Cash at bank	12733	374	7·0		8·0
Sundry debtors	9605	282	5·3		6·0
Payments in advance	164	5	0·1		0·1
Valuation (livestock, crops & stores)	83118	2445	45·6		51·9
Machinery and equipment	34123	1004	18·7		21·3
Improvements	4545	134	2·5		2·9
Property	13976	411	7·6		8·7
Other sundry assets	1128	33	0·6		0·7
Deficit	140	4	0·1		0·1
Total	160035	4707	87·8		100·0
Liabilities:	£	£	£		
Own capital (as per capital account)	112834	3319	61·9		70·5
Borrowed capital:					
Sundry creditors	23921	703	13·1	14·9	
Bank loans and overdrafts	7858	231	4·3	4·9	
Private loans	14245	419	7·8	8·9	
Other sundry liabilities	1177	35	0·7	0·8	29·5
Total	160035	4707	87·8		100·0

Table 16. Distribution of 34 Smallholdings According to Level of Farm Business Equity [1]

1963

Level of Equity	No.	Per Cent
Under 40 per cent	4	11·8
40 - 59 " "	6	17·6
60 - 79 " "	9	26·5
80 - 100 " "	15	44·1
Total	34	100·0

1. Smallholder's own capital as a percentage of total liabilities.

Table 17. Analysis of Off-farm Investments and an Assessment of Available Liquid Funds for 34 Smallholdings

1963

	All Farms	Per Farm	Per Acre	Per Cent
Off-farm Investments:	£	£	£	
Deposit accounts	120	4	0·1	0·4
Post Office and Trustee Savings Bank accounts	7525	221	4·1	26·4
National Savings Certificates and Defence Bonds	6279	185	3·4	22·1
Farmers' Co-operatives	490	14	0·3	1·7
Building Societies	5940	175	3·3	20·9
Municipal Stock	1800	53	1·0	6·3
War Stock	200	6	0·1	0·7
Loans and mortgages	1400	41	0·8	4·9
Property	4188	123	2·3	14·7
Unidentified holdings	550	16	0·3	1·9
Total	28492	838	15·7	100·0
Liquid Funds:	£	£	£	
Current account and cash in hand	13236	389	7·3	36·2
Deposit accounts	120	4	0·1	0·3
Post Office and Trustee Savings Bank accounts	7525	221	4·1	20·6
National Savings Certificates and Defence Bonds	6279	185	3·5	17·2
Farmers' Co-operatives	490	15	0·3	1·3
Building Societies	5940	175	3·3	16·3
War Stock	200	6	-	0·6
Family and other personal sources	2758	81	1·5	7·5
Total	36548	1076	20·1	100·0

Note: In compiling these schedules, property and National Savings Certificates have been valued at cost and War Stock at nominal value.

Savings Certificates, Defence Bonds or Building Societies. This also means that, while funds may be invested off the farm, a large proportion of them, nevertheless, remains easily accessible to the tenant.

An estimate was made of the total liquid funds available to the tenants of the 34 holdings which might be used for an expansion of farming activities and this is presented in the lower part of Table 17. The total figure of just over £36,500 which was obtained consists of the more liquid elements of the off-farm investments shown in the top part of Table 17 together with farm cash balances held at the bank and in hand and sums stated to be on call to the smallholder from relatives or other persons. No smallholder reported any income from off-farm employment which might be used to augment these funds.

Out of 24 smallholdings who considered their existing liquid funds insufficient for self-financed expansion of their farm businesses, 23 stated that bank overdraft facilities were available; for nine of these, firm overdraft limits had, in fact, been arranged while one smallholder additionally reported that family sources might also be a source of liquid funds. For one smallholder, however, family funds were seen as the only possible source of additional liquid funds. These facts would seem to re-emphasise the important function of the joint-stock banks in the supply of credit to small farms.

An attempt was also made to obtain some indication of the capital position of the 34 smallholders at their time of entry to their respective holdings. The results of this inquiry are set out in Table 18 which shows separately for the group of 15 tenants entering before 1st October, 1949 and the group of 19 tenants entering after that date the aggregate starting capital available to these tenants and the various sources of that capital. The date used in dividing the sample of smallholders in this way is the date when those provisions of Part IV of the Agriculture Act, 1947 affecting County Council smallholdings became operative. These provisions included

Table 18. Analysis of Tenants' Capital on Entry to Holding According to Period of Entry for 34 Smallholders

Capital on Entry	Entry Before October 1949 (15 farms)			Entry After September 1949 (19 farms)		
	Total	Per farm	Per cent	Total	Per farm	Per cent
	£	£		£	£	
Own Capital:	13326	889	96·7	37817	1990	74·5
Borrowed Capital:						
Bank loans	-	-	-	1300	68	2·6
Ministry loans	-	-	-	1000	53	2·0
Family loans	350	23	2·5	8647	455	17·0
Other loans	105	7	0·8	2000	106	3·9
Total	13781	919	100·0	50764	2672	100·0

the re-introduction of loan facilities and the initiation of a more stringent scheme for the selection of new tenants under which preference was to be given to applicants between the ages of 25 and 40 already under a contract of service in agriculture and a minimum of five years practical experience stipulated.

The widely varying points in time at which individual smallholders in the sample entered their holding make it necessary to interpret the contents of Table 18 with a degree of caution. Money values have changed substantially since the tenants of longest standing were first admitted to their holdings while the size of several of the smallholdings has also subsequently changed. Nevertheless, the table does indicate that, despite a definite increase in the extent to which entrants after 1st October, 1949 supplemented their own capital resources at the time of entry with borrowed capital, their borrowing still only amounted to a quarter of their total capital resources at the outset. Moreover, only 11 of the 19 more recent tenants to whom Ministry loan facilities were available actually resorted to borrowing in any form and only one of these availed himself of a Ministry establishment loan, the others apparently preferring to confine their borrowings principally to family sources.

A relatively small dependence upon borrowed capital might not be entirely unexpected in view of the nature of the scrutiny to which local authorities are obliged to subject the financial circumstances of prospective tenants. However, the fact that, in borrowing to the extent which they did, tenants entering after September 1949 clearly manifested a disinclination to make use of establishment loans and a preference for private arrangements, might also suggest a dis-satisfaction with the terms on which a Ministry loan would be advanced particularly as the latter might, under certain conditions, amount to a maximum of 75 per cent of required working capital.

IV.

COMPARISON WITH FARM MANAGEMENT SURVEY RESULTS

In order to provide a measure of perspective in assessing the results of the smallholdings surveyed in East Devon, this section compares those results with similar results for two groups of farms drawn from the South Western sample of Farm Management Survey farms. The first of these groups comprises a number of East Devon farms which correspond very closely to the surveyed County Council smallholdings in respect of location, size and farming system. The second consists of a group of farms of all types, all under 100 acres in extent, drawn from the entire South Western Farm Management Survey sample.

For the purpose of comparison the overall results for the 34 smallholdings are employed and the three sets of figures are set out in Table 19. These clearly show a marked similarity in the pattern of production on these three groups of farms. There is, however, a slightly greater relative emphasis on milk production among the County Council smallholdings at the expense of the other subsidiary livestock enterprises, partly due, no doubt, to the reluctance of local smallholding authorities, as landlords, to undertake capital investment in intensive pig and poultry enterprises. The similarity in these three groups of farms also extends to their cost structures with feedingstuffs, in each case, the most important item, and labour also representing a very prominent and highly consistent proportion of total inputs.

On the basis of the results shown in Table 19 the performance of the County Council smallholdings compares favourably with that of the other two groups. In fact, average net farm income on these statutory holdings was, despite their somewhat smaller average size, slightly in excess of the averages for the two Farm Management Survey groups - £1031 compared with £980 and £960 respectively. On a "per acre" basis, the smallholdings'

Table 19. Comparative Financial Results Per Farm and Per Acre and Composition of Gross Output and Inputs for 34 Smallholdings and Two Groups of F.M.S. Farms

1962/63

	County Council Smallholdings (34 farms)			Farm Management Survey Farms Under 100 acres: East Devon Dairy Group[1] (18 farms)			Farm Management Survey Farms Under 100 acres: All Types (82 farms)		
	Per farm	Per acre	Per cent	Per farm	Per acre	Per cent	Per farm	Per acre	Per cent
Gross Output:	£	£	-	£	£	-	£	£	-
Crops	112	2·1	2·5	319	4·8	5·5	326	5·0	7·0
Cattle	389	7·3	8·8	266	4·0	4·6	444	6·8	9·6
Dairy Produce	2552	47·6	57·6	2816	42·0	48·6	2020	30·8	43·5
Sheep & Wool	163	3·0	3·7	51	0·7	0·9	138	2·1	3·0
Pigs	456	8·5	10·3	609	9·1	10·5	868	13·2	18·7
Poultry & Eggs	659	12·3	14·9	1648	24·6	28·4	713	10·9	15·4
Sundries	98	1·8	2·2	85	1·3	1·5	131	2·0	2·8
Total	4429	82·6	100·0	5794	86·5	100·0	4640	70·8	100·0
Costs/Inputs:									
Feedingstuffs	1900	35·5	47·5	2479	37·0	47·1	1820	27·8	43·2
Seeds	29	0·5	0·7	34	0·5	0·6	59	0·9	1·4
Fertilisers	153	2·9	3·8	253	3·8	4·8	223	3·4	5·3
Rent & Rates	285	5·3	7·1	310	4·6	5·9	234	3·6	5·6
Labour	288*	5·3*	22·3+	715*	10·7*	22·2+	457*	7·0*	23·4+
Power & Machinery	470	8·8	11·8	633	9·5	12·0	580	8·8	13·8
Sundries	273	5·1	6·8	390	5·8	7·4	307	4·7	7·3
Total	3398	63·4	100·0+	4814	71·9	100·0+	3680	56·2	100·0+
Net Farm Income	1031	19·2	-	980	14·6	-	960	14·6	-
Labour - Farmer & Wife	604	11·3	-	455	6·8	-	530	8·1	-
Man. & Inv. Income	427	7·9	-	525	7·8	-	430	6·5	-
Av. Farm Size (adj. acs.)		54			67			65½	

Note: (*) denotes that labour of farmer and wife is excluded; (+) denotes that labour of farmer and wife is included.

1. Includes 3 dairy farms with intensive poultry enterprises.

Table 20. Comparative Financial Results Per Acre by Tenure Status[1] for 34 Smallholdings and Two Groups of F.M.S. Farms

1962/63

	County Council Small-holdings (34 farms)	Farm Management Survey Farms Under 100 acres			
		East Devon Dairy Group		All Types	
		Tenants (8 farms)	Owner-occupiers[2] (10 farms)	Tenants (44 farms)	Owner-occupiers (38 farms)
	£	£	£	£	£
Gross Output	82·6	69·2	101·3	67·9	74·3
Costs	63·4	53·2	87·8	52·0	61·0
Net Farm Income	19·2	16·0	13·5	15·9	13·3
Labour - Farmer & Wife	11·3	7·5	6·2	8·3	7·9
Management & Investment Income	7·9	8·5	7·3	7·6	5·4
Average Farm Size (adj. acres)	54	69½	65	66	65

1. In classifying farms according to tenure status, "Tenants" includes both wholly and mainly tenanted farms and "Owner-occupiers" includes both wholly and mainly owner-occupied farms.

2. Includes 3 dairy farms with intensive poultry enterprises.

Table 21. Comparative Financial Results Per Farm by Tenure Status[1] for 34 Smallholdings and Two Groups of F.M.S. Farms

1962/63

	County Council Small-holdings (34 farms)	Farm Management Survey Farms Under 100 acres			
		East Devon Dairy Group		All Types	
		Tenants (8 farms)	Owner-occupiers[2] (10 farms)	Tenants (44 farms)	Owner-occupiers (38 farms)
	£	£	£	£	£
Gross Output	4429	4797	6592	4479	4827
Costs	3398	3687	5716	3434	3964
Net Farm Income	1031	1110	876	1045	863
Labour - Farmer & Wife	604	523	401	547	511
Management & Investment Income	427	587	475	498	352
Average Farm Size (adj. acres)	54	69½	65	66	65

1. In classifying farms according to tenure status, "Tenants" includes both wholly and mainly tenanted farms and "Owner-occupiers" includes both wholly and mainly owner-occupied farms.

2. Includes 3 dairy farms with intensive poultry enterprises.

performance is even more impressive, their having achieved a net farm income level of £19·2 per acre compared with a level of £14·6 for each of the other two groups.

The two groups of Farm Management Survey farms employed here for the purpose of comparison include, of course, both tenanted and owner-occupied farms. To enable the surveyed smallholdings to be directly compared with other similar tenanted farms, therefore, these two groups have each been divided into two sub-groups according to tenure status and the main financial results presented on a "per acre" basis in Table 20 and on a "per farm" basis in Table 21. These results show that in terms of average net farm income per acre, the County Council smallholdings constitute a premium group compared with small tenanted Farm Management Survey farms in the South West and that this enables them to earn an average net farm income per farm closely comparable with those of the slightly larger farms found in the two Farm Management Survey samples. Moreover, the contents of Tables 20 and 21 show that the financial performance of the County Council smallholdings, both on a "per acre" and a "per farm" basis, also compares very favourably with that of the owner-occupied farms in the two groups of Farm Management Survey farms.

The level of performance achieved by the County Council smallholdings surveyed, compared with other small tenanted farms and with small owner-occupied farms, perhaps reflects the selective nature of tenant entry to statutory holdings, the adequate amounts of capital that the tenants of such holdings appear able to command and the relatively high standard of the existing fixed equipment despite an understandable desire on the part of many tenants to see further improvements undertaken.

V

SOCIAL INFORMATION

This section presents in a condensed form much of the material collected at the time of the survey which was designed to shed some light on the social characteristics of the sample of smallholders. The information is set out in the series of tables numbered 22 to 36. No attempt will be made to describe these tables in any great detail as they are largely self-explanatory and comment will be confined to some of the more salient features which they reveal.

Over 50 per cent of the smallholders were between 40 and 59 years of age at the time of the survey and the average age of the whole sample was 49 years.[1] Despite this, half of the sample had been County Council tenants for less than ten years, a fact which reflects the comparatively late average age of entry (35). Only just over a quarter of the smallholders surveyed had been successful in gaining entry to a holding before they were 30. However, since the time at which application for a County Council holding was originally made is not known, no inferences can be made concerning the period of time these smallholders were actually waiting for a holding. The average length of tenancy at the time of the survey was 14½ years and individual tenancies ranged from two to 36 years.

All the smallholders visited were of rural origin and, without exception, had had experience either as farm workers, managers or smallholders on non-council holdings. In fact, all but one made their entry into a County Council smallholding from an occupation directly concerned with agriculture, more than half of them (19) gaining entry from employment as farm workers, often on their father's farm. Almost half of them (16) had had more than one previous occupation.

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1. This, it may be of interest to note, compares with an average age of 47 years for a raised sample of full-time farmers in Devon in 1965. This datum was obtained from a large scale survey of Devon farming currently being undertaken by this Department, the results of which will be published in a later report.

The rural background of the smallholders in the sample is reflected in the occupations pursued by their fathers. All but two of the latter were, or had been, directly engaged in farming, more than two-thirds of them as farmers or smallholders. Five of them had been the former tenant of the County Council smallholding of which their son was now the tenant.

The majority of the smallholders (31) had left school at 14 or earlier having, for the most part, attended elementary or secondary modern schools. Only three had attended a grammar school and one an institute of further education, an agricultural college. All but one were married and 18 of them had chosen partners who had formerly been engaged in farming.

Only one of the married smallholders was childless while nearly three-quarters of them had families of two or more children. The statistical average family unit consisted of 2·5 children. Of the 82 surviving children of married smallholders in the sample 44 were below, and 38 above, school-leaving age. Of the 26 sons who were employed, 17 were engaged in farming, 11 of them as workers on their father's smallholding. Only two of the 12 daughters who were over school-leaving age were regularly employed on the smallholding.

A number of questions were put to smallholders in the course of the survey which, it was hoped, would provide some indication of the progressiveness, or otherwise, of the outlook and attitudes of the smallholders in the sample. This type of assessment is, of course, fraught with difficulties not the least of these being the very imprecise nature of the measures employed and the lack of comparable data for other farming groups. However, with these limitations in mind, there would seem to be some evidence to suggest that statutory smallholders probably form a more progressive element in the larger body of small farmers in this country. Three-fifths of the smallholders were members of the National Farmers' Union, although that membership might not necessarily be active, and 13 of the

Table 22. Distribution of 34 Smallholders by Age

Age Group	No.	Per Cent
20 - 29 years	1	2·9
30 - 39 "	5	14·7
40 - 49 "	12	35·3
50 - 59 "	6	17·7
60 - 69 "	9	26·5
70 - 79 "	1	2·9
All Tenants	34	100·0

Table 23. Distribution of 34 Smallholders by Length of Tenure

Length of Tenure	No.	Per Cent
Under 10 years	17	50·0
10 - 19 "	7	20·6
20 - 29 "	3	8·8
30 years & over	7	20·6
All Tenants	34	100·0

Table 24. Distribution of 34 Smallholders by Age on Entry to Holding

Age on Entry	No.	Per Cent
20 - 24 years	1	2·9
25 - 29 "	8	23·5
30 - 34 "	8	23·5
35 - 39 "	7	20·6
40 - 44 "	6	17·7
45 - 49 "	4	11·8
All Tenants	34	100·0

Table 25. Distribution of 34 Smallholders by Occupation Immediately Prior to Entry

Previous Occupation	No.	Per Cent
Farm worker	19(1)	55·9
Farm supervisory & managerial work	4(2)	11·7
Non-council smallholder	9	26·5
Other	2(3)	5·9
All Tenants	34	100·0

1. Includes 13 family workers.
2. Includes 2 farm foremen, 1 bailiff and 1 manager.
3. Includes 1 dairy renter and 1 quarry foreman.

Table 26. Distribution of 34 Smallholders by Occupation of Father

Occupation of Father	No.	Per Cent
Farmer (or smallholder)	24	70·6
Farm worker	5	14·7
Farmer (or smallholder)/butcher	2	5·9
Other	3(1)	8·8
All Tenants	34	100·0

1. Includes 1 accountant, 1 carpenter and 1 dairy renter.

Table 27. Distribution of 34 Smallholders by Age on Completion of Full-time Education

Age on Completion of Full-time Education	No.	Per Cent
12 years	1	2·9
13 "	4	11·8
14 "	26	76·6
15 "	1	2·9
16 "	1	2·9
17 "	1	2·9
All Tenants	34	100·0

Table 28. Distribution of 34 Smallholders by Type of Education Received

Type of Education	No.	Per Cent
Elementary or secondary modern school	29	85·2
Secondary grammer school	3	8·8
Privately educated	1	3·0
Institute of further education	1	3·0
All Tenants	34	100·0

Table 29 Distribution of 33 Married Smallholders by Wife's Previous Occupation

Previous Occupation	No.	Per Cent
Farm worker	18(1)	54·5
Domestic employee	2	6·1
Shop assistant	3	9·1
Clerical employee	3	9·1
Other employment	2(2)	6·1
No previous occupation	5	15·1
All Married Tenants	33	100·0

1. Includes 15 family workers and 1 Women's Land Army member.
2. Includes 1 nurse and 1 laboratory technician.

Table 30. Distribution of 33 Married Smallholders by Size of Family

Size of Family	Tenants		Number of Children
	No.	Per Cent	
No children	1	3·0	-
1 child	8	24·2	8
2 children	11	33·3	22
3 "	5	15·2	15
4 "	5	15·2	20
5 children or more	3	9·1	17
All Married Tenants	33	100·0	82

Table 31. Distribution of Employed Sons of 33 Married Smallholders by Occupation

Occupation	No.		Per Cent
Farm Employment:			
Farm worker	3		
Family farm worker	11		
Farm manager	1		
Smallholder	2	17	65·4
Non-farm Employment:			
Skilled manual worker	2		
Unskilled " "	1		
Managerial employment	2		
Professional "	4	9	34·6
All Employed Sons		26	100·0

Table 32. Distribution of Daughters Over School-leaving Age by Occupation or Status

Occupation/Status	No.	Per Cent
Family farm worker	2	16·7
Clerical employee	2	16·7
Professionally employed	1	8·3
Housewife	6	50·0
"Not employed"	1	8·3
All Daughters Over School-leaving Age	12	100·0

Table 33. Distribution of 34 Smallholders by Farming Group Membership

Group Membership	No.	Per Cent
N.F.U. only	19	55·9
N.F.U. and Discussion Club	2	5·9
Show Committee	1	2·9
No group membership	12	35·3
All Tenants	34	100·0

Table 34. Distribution of 34 Smallholders by Number of Farming Journals Regularly Read

Number of Journals Read	No.	Per Cent
None	1	2·9
One journal	8	23·5
Two journals	7	20·6
Three "	7	20·6
Four "	9	26·5
Five "	-	-
Six "	2	5·9
All Tenants	34	100·0

Table 35. Readership Figures for Certain Farming Journals for 34 Smallholders

Farming Journal	Number of Readers	Percentage of Sample
Farmer & Stockbreeder	20	58·8
Farmers' Weekly	11	32·4
Milk Producer	24	70·6
Dairy Farmer	4	11·8
Pig Farming	1	2·9
Farming Express	5	14·7
Devon Farmer	17	50·0
British Farmer	9	26·5

Table 36. Frequency With Which Advisory Services and Broadcast Farm Programme Facilities Are Used by 34 Smallholders

	Number of Smallholders Using Facility			All Tenants
	Never	Irregularly	Regularly	
Ministry or commercial advisory services	13	10	11	34
Radio and Television Farming Programmes	2	8	24	34

sample smallholders claimed to have attended, or participated in, farm demonstrations or discussions during the preceding twelve months. All but one of the 34 smallholders also claimed to read at least one farming journal regularly and more than half of them (18) said that they read three or more. The two most popular journals were the "Milk Producer" (24 readers) and the "Farmer and Stockbreeder" (20 readers). Over two-thirds of them stated that they were regular viewers or listeners to broadcast farming programmes but the sample was fairly evenly divided into those who used advisory services regularly, those who used them irregularly, and those who never used them.

The general impression is thus left of a group of small farmers with a somewhat wider range of interest than that frequently encountered among the occupiers of farms of this size and with management capabilities, as their financial results show, adequate in all but a few cases for the size of business operated. In fact, the majority of the tenants surveyed appeared quite capable of managing a larger business undertaking than that in which they were engaged, an assessment which is not inconsistent with the tenants' own evaluation of their managerial ability. As a table later in this report shows (Table 41), 28 of the sample actually expressed a belief in their ability to run a larger business within the limits of the capital available and a definite preference for a larger holding.

VI.

CONCLUSIONS

In the light of the findings of the survey a number of conclusions now seem possible. These conclusions will be related to the criteria which were adopted by the Committee of Inquiry for the purposes of its examination of the extent to which statutory smallholdings policy is being fulfilled and which were enunciated in the first section of this report.

A demand for County Council smallholdings which has regularly exceeded the supply of such holdings has ensured that the standards required from entrants since the introduction of a new selection scheme in 1949 have been rigorously maintained and that, in the strictest sense, the holdings have been, and are being, let to the "right" persons. Moreover, the view that this new selection scheme, together with the general rise in educational standards, has tended to produce a more qualified type of entrant would appear to be supported by Table 37 which compares the financial results of tenants who entered their holdings before 1st October 1949 with those of tenants entering after that date. The latter are seen to have achieved an average net farm income of £1,190 compared with £829 for the tenants of longer standing. However, it should not be overlooked that those tenants who entered before October 1949 will constitute the older element among the tenants in the sample and, to the extent that a declining income level is a function of age, this too is a factor which must enter any interpretation of the contents of Table 37. As to whether the available smallholdings are being let not only to better applicants than before but to the best of those now presenting themselves there can, of course, be no conclusive answer. It can only be stated that, on the evidence of the comparative results presented in the previous chapter, the Local Authority concerned has no cause to consider itself without success in the selection of tenants.

This leads directly to the second criterion: that the smallholdings should be capable of providing a level of income sufficient to yield an adequate standard of living and at the same time permit the accumulation

of the skills and capital necessary to progress in farming. In this respect the financial results described in this report would appear to demonstrate that the smallholdings were not only relatively successful within the small farm sector but that, in absolute terms, they were capable in the majority of cases of sustaining a reasonable standard of living, a conclusion which was supported by empirical evidence encountered in the course of the survey. Certainly, with few exceptions, the smallholdings appeared to be yielding their operators incomes considerably higher than they would probably be earning in their previous occupations, even after allowing for the interest which might otherwise accrue to their capital investment in their smallholding. In addition it would appear from the farm assets of the smallholders and from the level of their off-farm investments that the smallholdings surveyed have provided tenants of industry, aptitude and thrift with considerable opportunity for the accumulation of capital which has been used to expand their farm businesses and enable at least some of them to acquire not inconsiderable financial reserves. These achievements, in themselves, would seem to indicate the attainment in some measure of those management skills which the smallholdings policy is designed to foster.

The third criterion was that smallholdings should be reasonably efficient in the use of farming resources so as not to impose a heavy burden on public funds. This is a particularly difficult criterion to apply within the context of an agriculture which is generally supported and it is perhaps only possible to state here that, within such a context and on the evidence of the survey, County Council smallholdings in Devon, in common with the more successful of this country's small farms, do attain levels of efficiency in resource use which compare favourably with those obtained by larger farms. As a group, moreover, these smallholdings appear to achieve levels of production on their current performance which enable them to successfully carry the heavy fixed cost of the farmer himself and to refute any charge of being a social liability either in the sense that they contribute in any significant way to a low farm income problem, or are unable to pay a fair and

Table 37. Summarised Financial Results for 1962/63 According to Period of Entry for 34 Smallholdings

Period of Entry	Number of Tenants	Average Farm Size	Gross Output per acre	Costs per acre	Net Farm Income	
					Per acre	Per farm
		adj. acres	£	£	£	£
Before October 1949	15	59	65·7	51·6	14·1	829
After September 1949	19	50	98·5	74·5	24·0	1190
All Tenants	34	54	82·6	63·4	19·2	1031

Table 38. Estimated Return on Tenants' Capital and Landlord's Capital for 34 Smallholdings

1963

Capital	Total Investment	Total Income	Return on Investment
	£	£	%
Tenants	109,523 (1)	14,495 (2)	13·2 (3)
Landlord:			
(a) with tenants in possession	147,580 (4)	7,379 (5)	5·0
(b) with vacant possession	341,400 (6)	7,379	2·2

1. Average of opening and closing valuation of livestock, crops, stores and machinery.
2. Management and investment income.
3. Return on investment and for management.
4. Landlord's capital investment at 20 years' purchase of net rents.
5. Gross rents at time of survey less 20% repairs and maintenance allowance.
6. Landlord's estimate of landlord's capital investment assuming vacant possession.

Table 39. Direct Production Grants[1] Received by 34 Smallholders

1962/63

Production Grants	Number of Tenants Receiving Grants	Small Farmer Scheme Grant		Other Grants		All Grants	
		Total	Per farm	Total	Per farm	Total	Per farm
		£	£	£	£	£	£
Small Farmer Scheme only	4	416	104	-	-	416	104
S.F.S. plus other production grants	9	1461	162	466	52	1927	214
Total	13	1877	144	466	36	2343	180
Production grants other than S.F.S.	16	-	-	865	54	865	54
Total	29	1877	65	1331	46	3208	111
No production grants	5	-	-	-	-	-	-
All Tenants	34	1877	55	1331	39	3208	94

1. Includes Small Farmer Scheme grant, calf subsidy and ploughing subsidy but excludes fertiliser subsidy and all capital grants.

reasonable rent for the land and fixed capital which they lease.

Some assessment of the return to landlord's capital has been made in Table 38. This shows a return of 5·0 per cent on the basis of an estimate by the County Land Agent of landlord's capital which assumes tenants in possession and a return of 2·2 per cent when the landlord's investment was measured at typical vacant possession prices current at the time of the survey. The table also shows a return to tenants' capital (which relates management and investment income to the average of valuations) of 13·2 per cent but it must be stressed that both this and the rates of return quoted for landlord's capital should be interpreted cautiously in view of the rather arbitrary and conservative nature of the measures employed in their determination.

Before leaving this particular aspect of the performance of the 34 smallholdings surveyed it may be of interest to note from Table 39 the extent to which their output and income were augmented by direct Government production grants (excluding fertiliser subsidies). Thirteen smallholdings were in receipt of Small Farmer Scheme grants which, together with any other direct production grants received, amounted on average to £180 per farm. Of the remaining 21 smallholdings five received no production grants while 16 received production grants other than Small Farmer Scheme grants which averaged £54 per farm. On average, therefore, the production grants received by the 29 smallholdings assisted in this manner amounted to £111 per farm; for all farms in the sample they totalled only £94 per farm.

Notwithstanding the relative economic success of the group as a whole, the comparison made earlier of the financial results of the less successful holdings with those of the more successful ones would, nevertheless, suggest considerable scope for further improvement in the overall performance of the group: for example, better stocking rates and better livestock yields on many of the holdings. In addition, the need undoubtedly exists for the further improvement of fixed equipment on a number of the holdings surveyed

although it should be added that the record of the Local Authority, as landlord, in this respect is quite impressive. The smallholders themselves listed a number of factors relating to the general layout and fixed equipment of their holdings which they considered to limit their production potential and these are set out in Table 40.

Size of holding was the limiting factor specified by the largest number of smallholders (28) and to the supplementary question which asked the smallholder the size of farm he would prefer, within the limits of his present capital position, these 28 smallholders gave replies which yielded an average optimum acreage of 100 acres, almost double the actual average of the sample (see Table 41). The next most important limiting factor was considered to be landlord's fixtures, in particular, cattle and pig accommodation, followed by layout (with badly situated buildings, fragmentation and bad field access figuring with roughly equal prominence) and then topography (steepness of fields). The one "other" factor listed was the financial burden felt by one tenant as a result of responsibility for the upkeep of a great deal of thatching.

The last of the criteria listed suggested that social benefits either to the individual or to the community of providing smallholdings should outweigh any deficiencies in their economic viability even if these deficiencies should occur. It is, therefore, necessary to consider what those social benefits are, both in their conception and in the extent of their realisation, if the justification for a smallholdings policy is to be properly assessed.

While the Agricultural Act of 1947 clearly intended that the provision of smallholdings should be determined primarily by agricultural rather than social considerations, certain social objectives were obviously also implied. Thus means were to be provided for persons of agricultural experience to gain an entry into farming and to advance in their chosen career. It is quite evident, however, that while the first objective - that of providing

Table 40. Number of Tenants Among 34 Smallholders Listing Various Factors Which Have a Limiting Effect on Stocking and Cropping of Holding

Factors Specified as Limiting	Number of Tenants	Percentage of Sample
Size of holding	28	82·4
Layout	11	32·4
Topography	6	17·6
Landlord's fixtures	20	58·8
Other factors	1	2·9

Table 41. Distribution of 34 Smallholders by Preferred Size of Holding

Preferred Size	No.	Per Cent
50 - 74 acres	7	20·6
75 - 99 "	5	14·7
100 - 124 "	10	29·4
125 - 149 "	2	5·9
150 acres and over	4	11·8
No preference expressed	6	17·6
All Tenants	34	100·0
Average of Preferred Sizes	acres 100·5	-

Table 42. Extent to Which Statutory Smallholding Had Fulfilled Farming Expectations for 34 Smallholders

Question	Tenants Replying in Affirmative	
	Number	Percentage of sample
Has smallholding fulfilled your farming expectations?	30	88·2
Have you ever contemplated moving to another holding?	14	41·2
Have you ever taken positive steps to obtain another holding?	4	11·8

Table 43. Average Net Farm Income for 1962/63 by Age Group for 34 Smallholders

Age Group	Tenants		Average Net Farm Income
	No.	Per cent	
			£
Under 40	6	17·6	1505
40 - 49	12	35·3	1134
50 - 59	6	17·7	827
60 and over	10	29·4	743
All Tenants	34	100·0	1031

an entry into farming - has been achieved to a limited extent, that of providing a means of advancement in the industry has not. This, it is usually alleged, has stemmed from wider features of agricultural policy which has resulted in a scarcity of farms to let.

At this point, it may be appropriate to refer to Table 42 which sets out the replies given by the smallholders in East Devon to those questions in the survey which were designed to elicit the smallholder's own view of the extent to which his farming requirements and expectations had been met by his becoming a County Council tenant. The majority of smallholders interviewed said that the smallholding had fulfilled most of their farming ambitions. Only 14 said that they had ever contemplated moving to another farm and only four had actually taken positive steps to obtain another holding but without success. Three of these had bid unsuccessfully for tenancies, while the fourth, not wishing to consider another tenancy, found the prices of suitable freehold property too high. While the replies contained in Table 42 can inevitably give only a crude guide to smallholders' attitudes to the role of smallholdings as a rung in the farming ladder, they do at least give grounds for regarding, with some scepticism, the view that the immobility of County Council tenants is due solely to external land market factors.

It seems possible, for example, that the late average age of entry into a smallholding gives little opportunity for the smallholder to accumulate sufficient capital before his ambitions to advance further in agriculture begin to wane. Difficulties experienced in this respect, moreoever, may be aggravated by the fact that the typical smallholder's period of tenancy may coincide to a considerable extent with that period in a small farmer's working life when financial rewards to farming can be expected to decline as a result of the farmer becoming less physically active. Table 43 certainly does not contradict such a view.

Considerations of this kind strengthen the view that a re-appraisal of

the existing Ministry loan facilities may be desirable if the continuation of a smallholdings policy is deemed worthwhile. It has already been shown in the report that only one of the 19 eligible smallholders made use of an establishment loan and now, in Table 44, the reasons given by the other 18 smallholders for not availing themselves of Ministry loan facilities are set down. Only three replies explicitly discriminated against the establishment loan arrangements, the majority (13) merely indicating that such a loan was not required at the time of entry. However, these latter replies may still conceal a measure of dissatisfaction with the terms on which Ministry loans are advanced if those tenants who had resorted to some borrowing on entry had, at that time, contemplated, but subsequently rejected, the possibility of a Ministry loan. Futhermore, the replies of the majority do not make it clear whether or not the availability of an establishment loan on more favourable terms would have made earlier entry possible. Certainly, any review of loan arrangements should at least strive to ensure that no deserving applicant is delayed in his entry to a smallholding by terms which might, without too much difficulty and without loss of adequate safeguards to the Ministry, be made more acceptable to him.

Hitherto, the very limited opportunity for entry into farming provided by smallholdings as a result of the failure of the majority of tenants to progress to larger farms has been further restricted by a policy which allows a tenant to remain indefinitely on his holding. In the administration of any future smallholdings policy, therefore, it would perhaps be more in keeping with the objectives of such a policy if smallholders were required to relinquish their tenancies on the attainment of, say, the age of 65.

Somewhat surprisingly, perhaps, those smallholders interviewed during the survey appeared sympathetic to such a suggestion, their replies to the relevant questions on the retirement aspect of smallholdings policy being

Table 44. Reason Given for Non-use of Establishment Loan Facilities by 18 Eligible Tenants

Reason Given	Number of Replies	Percentage of Sample
Not required	13	72·5
Averse to borrowing	1	5·5
Bank loan preferred	1	5·5
Interest rate too high	1	5·5
Loan terms generally unacceptable	1	5·5
Not available	1(1)	5·5
Total	18	100·0

1. This reason, given by a tenant who entered his holding at March 1950, probably reflects the position at the time of his application for a tenancy.

Table 45. Attitude to Retirement From Statutory Smallholding Expressed by 34 Smallholders

Attitude to Retirement	Number of Tenants	Percentage of Sample
Tenants having made, or intending to make, own provision for retirement.	7(1)	20·6
Tenants willing to subscribe to view that tenant should be required to relinquish tenancy at 65:		
(a) even if no alternative accommodation were provided by landlord.	18	52·9
(b) if alternative accommodation were provided by landlord.	26	76·5
Tenants whose retirement provisions include:		
(a) Retirement annuity pension.	4	11·8
(b) Life assurance policy.	26	76·5

1. Five intended retiring at 65, one at 68 and one at 72. Four had already made provision for retirement accommodation.

Table 46. Distribution of Life Policy Holders by Level of Sum Assured for 26 Smallholders

Sum Assured	No.	Per Cent
£		
Under 500	4	15·4
500 - 999	4	15·4
1000 - 1499	8	30·8
1500 - 1999	6	23·0
2000 - 2499	2	7·7
2500 and over	2	7·7
All Life Policy Holders	26	100·0

set out in Tables 45 and 46. However, in contemplating such a provision, neither the stake which the majority of tenants obviously felt they possessed in the land even after only one generation of farming nor the desire, expressed by many smallholders, that their son (or one of their sons) should follow them on the holding, should be overlooked. Seventeen out of the 34 smallholders surveyed expressed the wish to be succeeded by their sons.

Finally, it must be stated that this report on a group of County Council smallholdings in East Devon has confined itself to an assessment of their performance within the present structure of agricultural support. Any assessment against a wider backcloth - one which assumes, for example, radical changes in support policy which discriminate against the traditional small farm products or which envisages an intensification of measures designed to encourage the occupants of small farms to leave agriculture - immediately renders the question of statutory smallholdings inseparable from the broader issues which surround the future of small farms. In this wider context the continuance of an official smallholdings policy could prove a political embarrassment to any Government which seeks a solution to the problems of small farms through a reduction in their number. On the other hand, there are grounds for believing that a progressive future smallholdings policy, making full use of all Government schemes of assistance designed to create viable family units of a size more in keeping with future farming requirements, could supply a strong priming influence in any determined attempt to deal with some of the more obvious weaknesses of farm structure in this country.

NOTES

A P P E N D I C E S

APPENDIX I.

SURVEY OF STATUTORY SMALLHOLDINGS

SUPPLEMENTARY QUESTIONNAIRE

I Name _ _ _ _ _ _ _ _ _ _ _ Address _ _ _ _ _ _ _ _ _ _ _ _ _

II The Small Holding

(1) Acreage: County Council _ _ _ Other Rented _ _ _ O/Occ. _ _ _ Total _ _

(2) Soil _

(3) Is holding in (a) single block? _ _ _ _ _ _ _ _ _ _ _ _ _

(b) fragmented (details)? _ _ _ _ _ _ _ _ _ _ _

(4) Give details of any limitations to cropping and stocking due to:

(a) Size _

(b) Layout _

(c) Topography _

(d) Landlord's fixtures _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

(e) Other Factors _

(5) If size is a limiting factor, what size of holding would you prefer within the limits of your available capital? _ _ _ _ _ _ _ acres.

III Social Data

(1) Age _ _ _ (2) Date of entry to smallholding. _ _ _ _ _ _ _ _ _ _

(3) Previous occupation(s), with dates. _ _ _ _ _ _ _ _ _ _ _ _ _

(4) Father's occupation(s). _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

(5) (a) State age on leaving school. _ _ _ _ _ _ _ _ _ _ _ _ _ _

(b) Type of school (or college) last attended. _ _ _ _ _ _ _ _ _

(6) Marital status. _

(7) Wife's previous occupation. _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

(8) Number of children:

(a) Under school-leaving age (incl. full-time students) _ _ _ _ _ _

(b) Over school-leaving age _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

(9) Occupation of children over school leaving age:

(a) Sons _

(b) Daughters _

(10) Would your son like to succeed you as the tenant of this holding? _

IV Capital

(1) Total value on entry:

	£	£
Owned		.....
Borrowed - - - - - - -	.....	
- - - - - - -		
Total		

(2) Present farming capital:

	£	£
Owned		
Borrowed - - - - - - -	.....	
- - - - - - -		
Total		

(3) Total off-farm investments. £

(4) (a) Are there any liquid funds available for expansion?

	£
Current banking account	.....
Other - - - - - - -	.....
- - - - - - -	
Total	

(b) If not, are there any sources from which you could borrow? -

(5) If an establishment loan was not taken up, give reasons. - - - - - - - -

(6) Any income from off-farm employment or extra farm activities? Give details:

Self -

Wife -

V The Farming Ladder

(1) Has the small holding fulfilled your farming expectations? - - - - - - -

(2) Have you ever contemplated moving to another holding? If so, give reasons. -

(3) Have you ever taken positive steps to secure another holding? If so, state locality and acreage of holding and whether as tenant or owner occupier. -

(4) Why have these steps proved unsuccessful? - - - - - - - - - - - - -

(5) Have you made, or do you intend to make, provision for your eventual retirement from this holding? If so, give details including age at which retirement is planned. - - - - - - - - - - - - - - - - - - -

(6) Do you think that you should be (or should have been) required to relinquish the tenancy of this holding at 65 if:

(a) No provision for alternative accommodation is made by the landlord? - -

(b) Alternative accommodation were made available to you? - - - - - - -

(7) Do you contribute to:

(a) A retirement annuity pension scheme? If so, give details of pension secured. -

(b) Life assurance policies? If so, state the sum assured. - - - - - -

VI Extra-Farm Activities

(1) Do you belong to any farming societies, discussion groups, etc? If so, give details. -

(2) What farm demonstrations, discussions etc. have you attended in the last twelve months? Give details. - - - - - - - - - - - - - - - - -

(3) List any agricultural journals read regularly. - - - - - - - - - - - -

(4) As the tenant of this holding have you consulted any of the advisory bodies? Never/Irregularly/Regularly.

(5) Do you listen, or watch, radio and/or television farming programmes? Never/Irregularly/Regularly.

VII Managerial Assessment

(1) Adequate for a larger farm.

(2) Adequate for increased activity on existing small holding.

(3) Adequate for current size of farming business.

(4) Inadequate for current size of farming business.

Date of Visit - - - - - - 1964. Enumerator' initials - - - - - -

APPENDIX II

GLOSSARY

The following definitions of some of the terms used in this report may be of assistance to the reader:

GROSS OUTPUT (PRODUCTION). Total farm receipts, adjusted for valuation changes where appropriate, less the value of purchases of livestock (and livestock products for re-sale). Can be calculated for each individual enterprise and for the whole farm.

COSTS. Total farm expenditure, adjusted for valuation differences where appropriate, less purchases of livestock (and livestock products for re-sale) and less the value of the manual work of the farmer and his wife.

INPUTS. Costs plus the value of the manual labour of the farmer and his wife.

NET FARM INCOME. The excess of gross output over costs. Represents the reward to the farmer and his wife for their labour, management and capital.

MANAGEMENT AND INVESTMENT INCOME. Net farm income less the value of the manual labour of the farmer and his wife. Represents the reward to the farmer and his wife for their management and capital.

GROSS RENTS. Gross cash rents (or gross rental value where the farmer is an owner-occupier) plus the interest charged at 5% on the net cost of any improvements.

RENT AND RATES. Gross rents as defined above plus any rates on farm dwellings less any cash rents received and less the imputed domestic proportion of the rent and rates applicable to the farmhouse.

POWER AND CONTRACT. Includes the running costs and depreciation of plant and machinery and such items as contract charges, baler twine and electricity charges, but excludes any share of expenses attributable to private motoring.

VALUATION. Includes the value of all livestock, mature crops, farm stores and the written-down value of plant and machinery.

ADJUSTED ACRES. The acreage of crops and grass to which has been added the pasture equivalent of the rough grazing.

LIVESTOCK UNITS. By the use of certain factors all livestock can be converted to the same unit in order to compare the density of stocking of different farms and different groups of farms. In this report the stock unit is the cow-unit and is calculated by using the following conversion factors which are related to the total annual food requirements of the various classes of livestock.

Cattle:	Cows	1·000	Sheep:	Breeding ewes	0·250
	In-calf heifers	1·000		Rams	0·200
	Over 2 years	1·000		Replacements	0·200
	1 - 2 years	0·800		Fattening sheep	0·200
	Under 1 year	0·500		Lambs under 6 months	-
Pigs:	Sows and gilts	0·600	Poultry:	Hens over 6 months	0·020
	Boars	0·300		Chicks reared	0·005
	Baconers	0·150		Ducks, geese, turkeys	0·020
	Porkers	0·100			

The average of the livestock numbers in the opening and closing inventories is normally used but adjustments are made for individual farms where inventory numbers do not reflect the average stocking and there is considerable movement of stock within the accounting year. In the case of day-old chicks the number reared during the year is used.

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