Statistical Publication

Agriculture Series

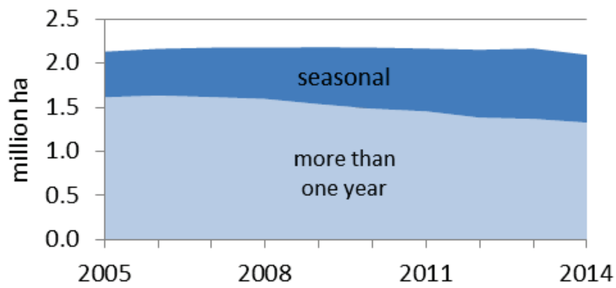
An Official Statistics Publication for Scotland

TENANTED AGRICULTURAL LAND IN SCOTLAND 2014

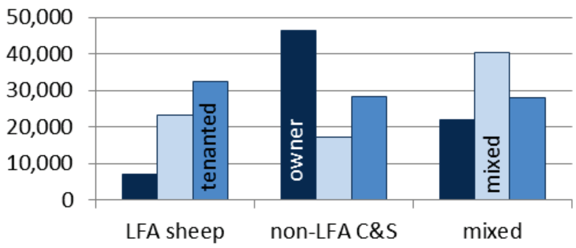
28th April 2015

1. Main findings

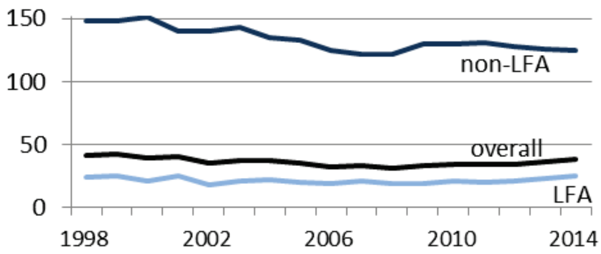
Total area rented source Table 2



Farm business income 2012/13 source Table 4



Average rent £/ha (real terms) source Table 5



In 2014[1] approximately 23 per cent of agricultural land in Scotland was rented on a full tenancy or croft, with 13 per cent seasonally let.

The total area of rented agricultural land has remained broadly constant in recent years, but with a move from longer-term to seasonal lets, and a slight fall in both in 2014.

There was no clear pattern as to whether tenanted farms were more or less profitable than owned farms.

The average rent in 2014/15 was £38 per hectare; £25 per hectare for LFA holdings and £125 per hectare for non-LFA farms. On average, rents increased by six per cent in 2014 (four per cent in real terms), ten per cent for LFA holdings and one per cent for non-LFA.

The trend shows above-inflation increases in rent since 2008.

[1] Data first published in September 2014 www.gov.scot/stats/bulletins/01117

Contents

2. Introduction

This publication brings together information on rented agricultural land in Scotland from the following four sources:

1. Annual June Agricultural Census: The census asks farmers to confirm or update the area that they rent under their tenancy arrangements, and to give details of the type of tenancy and any seasonal/short term lets.
2. Information on seasonal lets is collected through the Single Application Form, used for Single Farm Payments and other subsidies.
3. December Agricultural Survey: this collects information on area rented and rents paid. It samples from main holdings only.
4. Farm Accounts Survey: Information on farm profitability from the Farm Accounts Survey, which collects detailed information on expenditure, revenue, assets and liabilities from a sample of about 490 farms across all areas other than horticulture, pigs and poultry.

Land tenure and conditions for renting have long been an important issue in Scottish life. A summary of current legislation is available here
www.gov.scot/Topics/farmingrural/Agriculture/agricultural-holdings/legislation
The Scottish Government set up a Review of Agricultural Holdings Legislation to consider policy and legislative changes in this area. The Group produced its final report in January 2015

The following symbols are used in this publication
: not available
b break in time series
c too few farms involved to publish
~ zero or rounds to zero

We welcome comments on the content or format of this publication at:
e-mail: agric.stats@scotland.gsi.gov.uk
web: www.gov.scot/agricstats
twitter: @sgRESAS
tel: 0300 244 9716

Terminology: Rented or Tenanted?

Please note that for the purposes of this publication we have used the terms “rented” and “tenanted” as different concepts, to distinguish whether data includes rented crofts.

“Rented” refers to all rented land, including rented crofts.
“Tenanted” does not include crofted land.

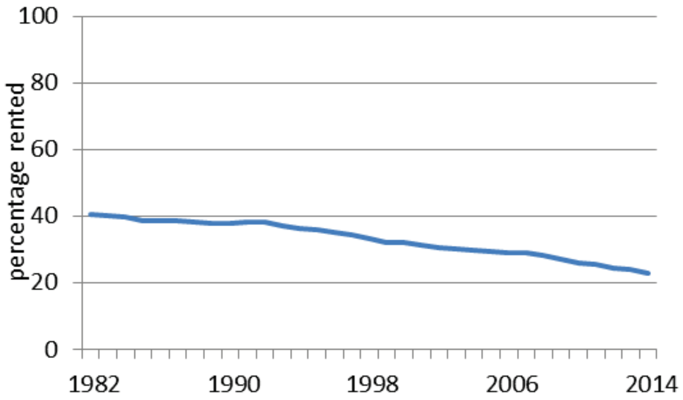
Unless otherwise stated, both refer to arrangements that last for one year or more. Seasonal lets are generally reported separately.

3. Rented land

3.1 Rented area

In 2014[2] there was a total of 1.33 million hectares recorded as rented under arrangements lasting at least one year, including crofts. This was 23 per cent of agricultural land, or about one sixth of the total area of Scotland.

Chart 1: Percentage of agricultural land that is rented, 1982-2013 source Table 2



While more historical data is recorded on a different basis (a different threshold for farms to be included in the census and a different way of describing the data), the figure has clearly been falling for some time. For example, in the census of 1913, of the 1.94 million hectares of crops and grass, 89 per cent was rented. In 2014, on farms where most land was crops or grass, the proportion of land rented was 23 per cent.

There was a further 770,000 hectares of land rented out on a seasonal basis. In recent years the amount of land let seasonally has increased, but in 2014 there was a fall of 3.5 per cent.

3.2 Types of rental agreement

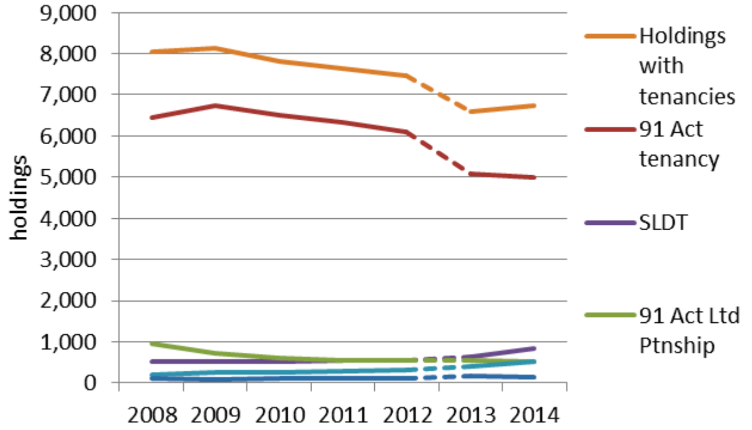
There are six different types of rental arrangements recorded on the June Agricultural Census. They are:-

- Rented croft (found only in crofting counties defined in legislation)
- Small Landholders Act Tenancy (only found outside crofting counties)
- 91 Act tenancy: Any tenancy for one year or more with full security of tenure and succession rights.
- 91 Act, Ltd Partnership: Any tenancy for one year or more where the tenant is in a limited partnership.
- Short Limited Duration Tenancy (SLDT): entered into for between one and five years duration.
- Limited Duration Tenancy (LDT): entered into on or after Martinmas (28th November) 2003 for ten years or more and with a specific end date.

In 2014 there were 16,760 holdings which reported having rented land. Crofting agreements are based on quite different legal structures, so these are excluded from charts 2a and 2b. Excluding crofts only, there were an estimated 6,725 holdings with full tenancy arrangements. Please note this is the number of holdings with at least one arrangement, not the number of individual tenancies.

[2] Data first published in September 2014 www.gov.scot/stats/bulletins/01117

Chart 2a: Number of holdings with tenancy arrangements (excluding crofts), 2008-2014
source: Table 3



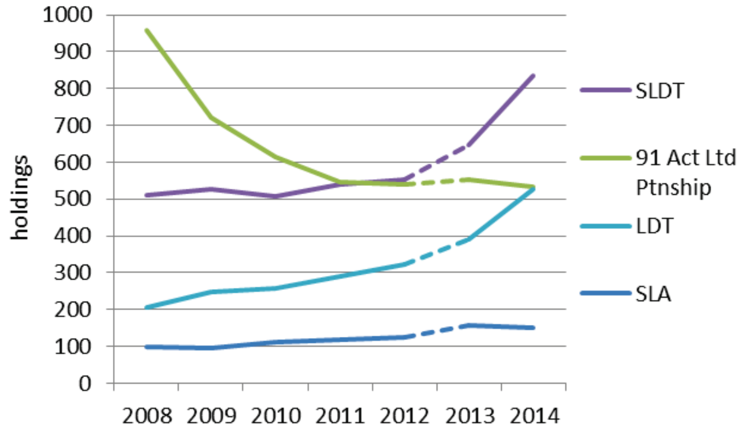
Work has been done on improving the data for 2013 and 2014, and this will account for some of the changes seen between 2012 and 2013.

Unfortunately the information on the types of tenancies held is not always returned on the census, and it is difficult to gross-up this information based on any other information we have. Various attempts have been made to estimate the number of holdings with each type of tenancy. See the note in section 6.2 on how the figures have been calculated here.

Chart 2a shows that by far the most common tenancy type is a 91 Act tenancy, with three quarters of holdings with tenancies (excluding crofts) having at least one. This number has been decreasing, both in absolute numbers and in the proportion of holdings with tenancies, since 2009.

Chart 2b shows the detail of the lower section of chart 2a. 91 Act Ltd Partnerships were, until 2011, the next most common, but saw a sharp decline after 2008, and have now been overtaken by the number of Short Limited Duration Tenancies.

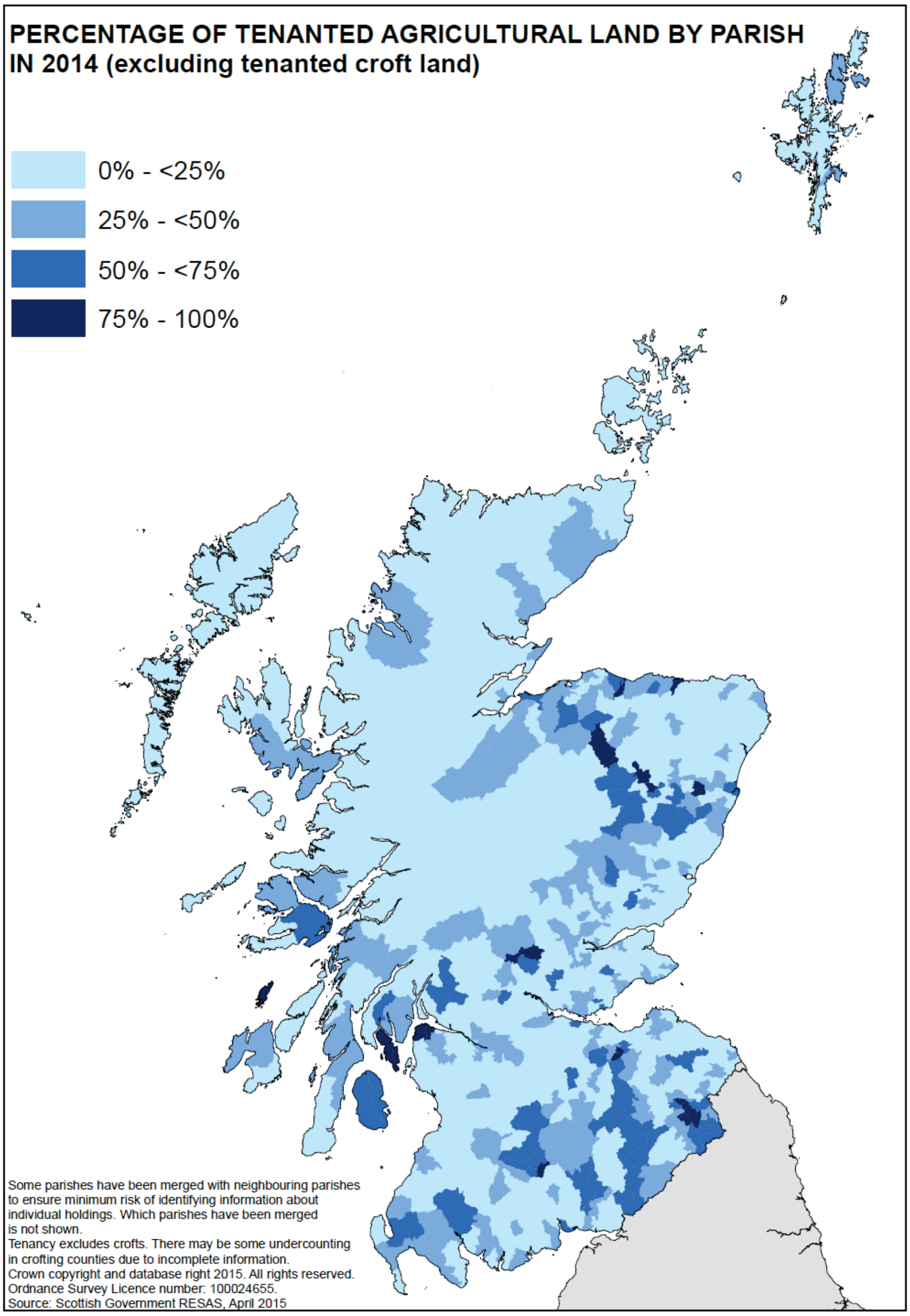
Chart 2b: Number of holdings with tenancy arrangements (excluding crofts), 2008-2014 (showing detail of lower section of chart 2a) source: Table 3



Crofts are subject to specific legislation (Crofters' (Scotland) Act, 1993) and only exist in specified Crofting Counties (Shetland, Orkney, Caithness, Sutherland, Ross-shire, Inverness-shire and Argyll), plus some newly designated areas from 2010 in Arran, Bute, Greater and Little Cumbrae, Moray and Highland . According to Crofting Commission data in 2014 there were 14,474 tenanted crofts. Please note that the total number of holdings with rented land (16,760) does not equal the 14,474 crofts plus 6,725 other tenancy holdings, as some holdings comprised several crofts, or a mixture of croft and other tenancies.

Anecdotally, and in some of the data, there also appears to be a large amount of land let without any formal arrangements. This may take the form of land swaps, payment in kind, or land being farmed by the tenant with the owner claiming subsidies. About nine per cent of rental arrangements were reported as “payment in kind”. These have been excluded from the analysis in section 5.

The following map illustrates the geographic distribution of tenanted land, though note that in some cases parishes have been merged so as not to disclose information about individual holdings.

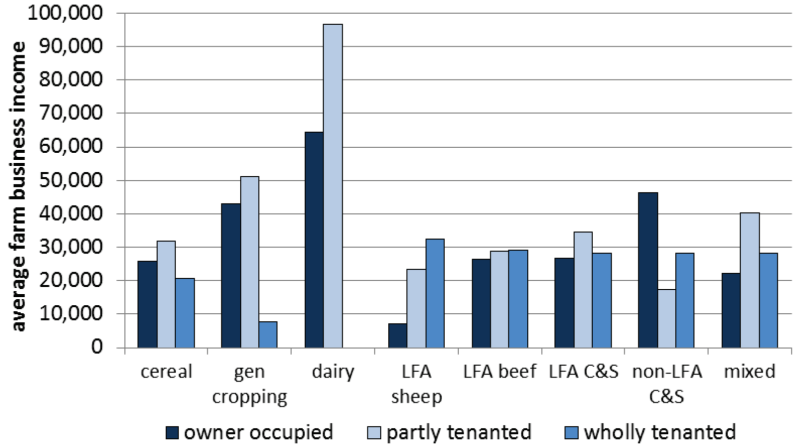


4. Farm Profitability

The Farm Accounts Survey provides information on the accounts of about 490 holdings across eight different farm types, excluding horticulture, pigs and poultry. A key measure in the survey results is Farm Business Income (FBI), which represents return on unpaid labour and capital investment for those with entrepreneurial interest. The following results are from the 2013-14 survey, which is centred on the 2013 crop year.

Of the 490 holdings, about 95 were fully tenanted, and a further 185 had a mix of owned and rented-in land. Chart 3 shows the average FBI by tenure-and farm-type. Data for tenanted dairy farms are not shown, as there were too few included.

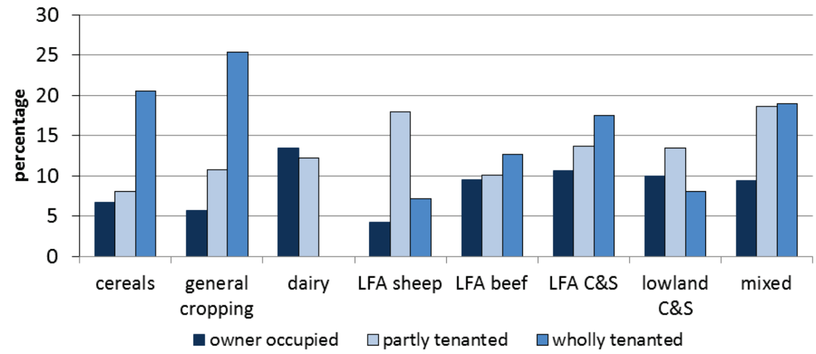
Chart 3: Farm business income by farm and tenure type, 2013-14 source: Table 4



It can be seen that there is no overall pattern of improved profitability with any tenure-type, with owner- occupied holdings being the most profitable non-LFA cattle & sheep farms, tenant farms being the most profitable in LFA sheep, and partly tenanted being the most profitable in cropping, mixed and LFA cattle & sheep. These are dependent on quite small numbers of holdings (the differences are not generally statistically significant), but in the largest category, LFA cattle, there was little difference between the different tenancy types. The overall average shows higher FBI in mixed tenure farm, but this may just be indicative of more successful owner-occupied farms being the ones that rent in additional land.

The survey also provides data on assets and liabilities. The data show that tenanted businesses, where relatively little capital is owned, have higher debt ratios in most farm-types, though on average assets still outweight liabilities by about six to one. For owner occupied farm businesses assets are on average around 12 times greater than liabilities.

Chart 4: Liabilities as a percentage of assets, by farm and tenure type, 2013-14
source: Annual Estimates of Scottish Farm Business Income 2014



Rents

5.1 Background

Rental values for agricultural land will differ depending on a range of variables. The agricultural quality of land varies widely across Scotland, as recognised by the LFA status applied to much of the land. However, within LFA and non-LFA there will be a wide variation. The topology of the land, the remoteness, and the weather are other geographic determinants of a likely rent. Other variables to be considered would be the facilities included in the rent, such as farm-buildings and equipment, and the amount of land rented.

Prices are also likely to be linked to the availability of rented land. It is therefore important to look at the range of rents paid for a given category, rather than just concentrating on an average rate, acknowledging that they cover the variation due to a range of factors.

5.2 Rents paid – methodology

The data on rents paid for tenancies (including crofts) were collected as part of the December Survey of Agriculture and Horticulture. This survey went to about 14,000 holdings, including 4,300 identified as having non-seasonal rented-in land. While the response rate for the non-seasonal rental value questions (2,250 returns, or 52 per cent) was lower than the overall response rate (63 per cent), this dataset is much larger than the previous Tenanted Land Survey[3], allowing more robust analysis of rental values.

Charts 5 to 7 show the range in rents per hectare, by region, farm-type and tenancy type. Please note the following:

- The rent per hectare value relates to the rates for separate arrangements, not the average rent paid on a holding (which may be made up of several different tenancies). The rent per hectare for a tenancy covering a large area of land is treated equally to one covering a small area.
- Rents reported as “in kind” have been excluded from the analysis as we cannot know the value of this payment. About seven per cent of arrangements were reported as being paid “in kind”.
- Rents reported as zero have been included.
- Seasonal lets are excluded, other than in chart 7 where they are shown in separate categories.
- The charts do not show the highest and lowest values, but start ten per cent of the way through and end at 90 per cent. So ten per cent of rents are higher than the top of the bar and ten per cent are lower than the bottom of the bar. Then there are lines at the quarter-points (between which half of rents are to be found), and the dark area in the middle is around the median value.

The regions, farm-types and tenancy-types are ordered with the lowest median value to the left going to the most highest on the right. The farm-types used are based on the new standard EU farm-type categories, and are hence not comparable with last year’s publication. Due to the small number of pig and poultry holdings it has been necessary to group these.

[3] See note at start of section 5.5

In interpreting the charts it is important to remember that other variables, perhaps not included in the analysis, will be influencing the range of values reported in some categories more than others.

5.3 Rents paid – findings

Chart 5 shows the range of rents paid in different sub-regions (see table 1 for the make-up of geographies), with the North West reporting the lowest rents. The number of returns in some areas are quite small but they suggest that Eileanan An Iar and Shetland have the lowest rates, even after crofts are excluded from the analysis, explained by their remoteness and quality of land. Highland showed a wider spread of values. Orkney showed higher rents than elsewhere in the North West, more in line with those in the South West, reflecting the fact that location alone does not drive prices, Orkney sustaining strong cattle and cereal sectors.

The South West contained the next lowest group of rents, although with rents in Argyll & Bute being more in line with those in the North West.

Rents in the North East and South East were then generally higher, with Fife and Lothian having the highest rents, with 75 per cent of those sampled paying over £60 per hectare.

Chart 5: Range of rents paid per hectare, by sub-region, 2014/15

Bars show 90 per cent, upper quartile, median, lower quartile and 10 per cent values. The figure below the label shows approximate number of leases for which data was returned. Excludes crofts and seasonal lets. source: Table 6

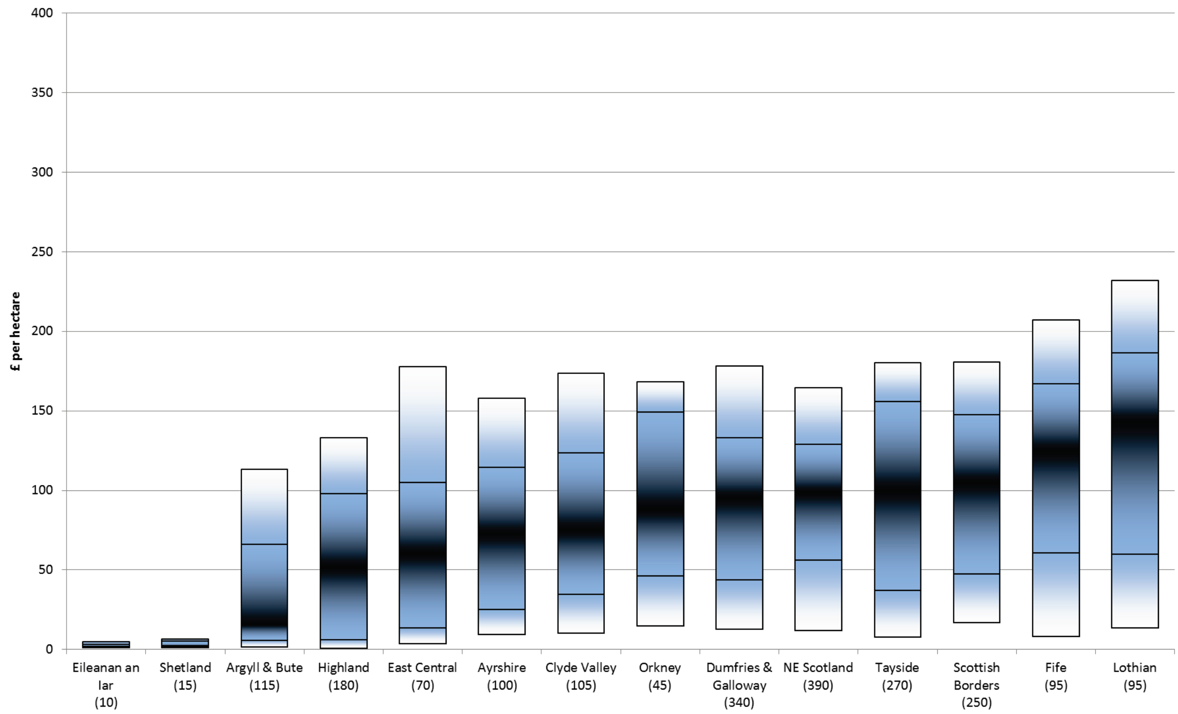


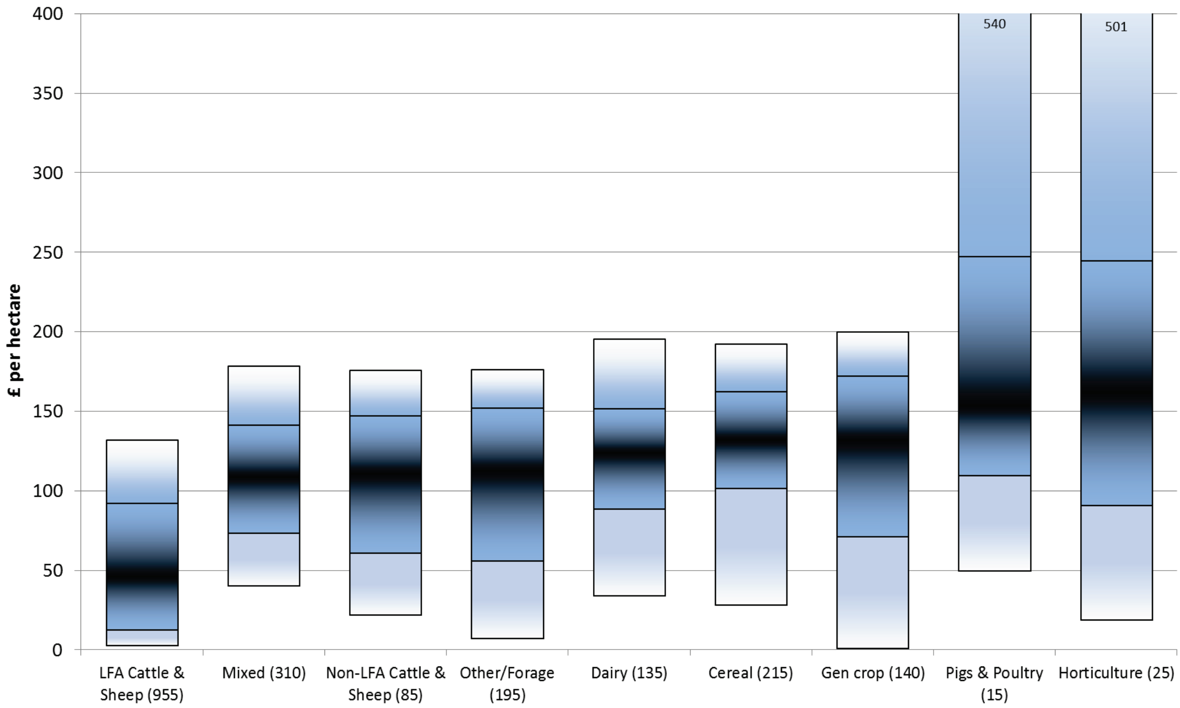
Chart 6, on the same scale as chart 5 for comparability, also excluding crofts and seasonal lets, shows the rents paid by farm-type[4].

Farm-type is, to a certain extent, determined by the quality of land, and so it would be understandable if some differences appeared between categories in this chart. However, there is little difference between farm types, with the exception of LFA cattle & sheep farms showing predictably lower rents, and the range of rents for horticulture, pigs & poultry extending much higher. The larger values of rent per hectare in these latter categories generally relate to rents of a few thousand pounds for quite small areas, presumably with sheds and glasshouses.

Chart 6: Range of rents paid per hectare, by farm-type, excluding crofts and seasonal lets, 2014/15

Bars show 90 per cent, upper quartile, median, lower quartile and 10 per cent values. The figure below the label shows approximate number of for which data was returned.

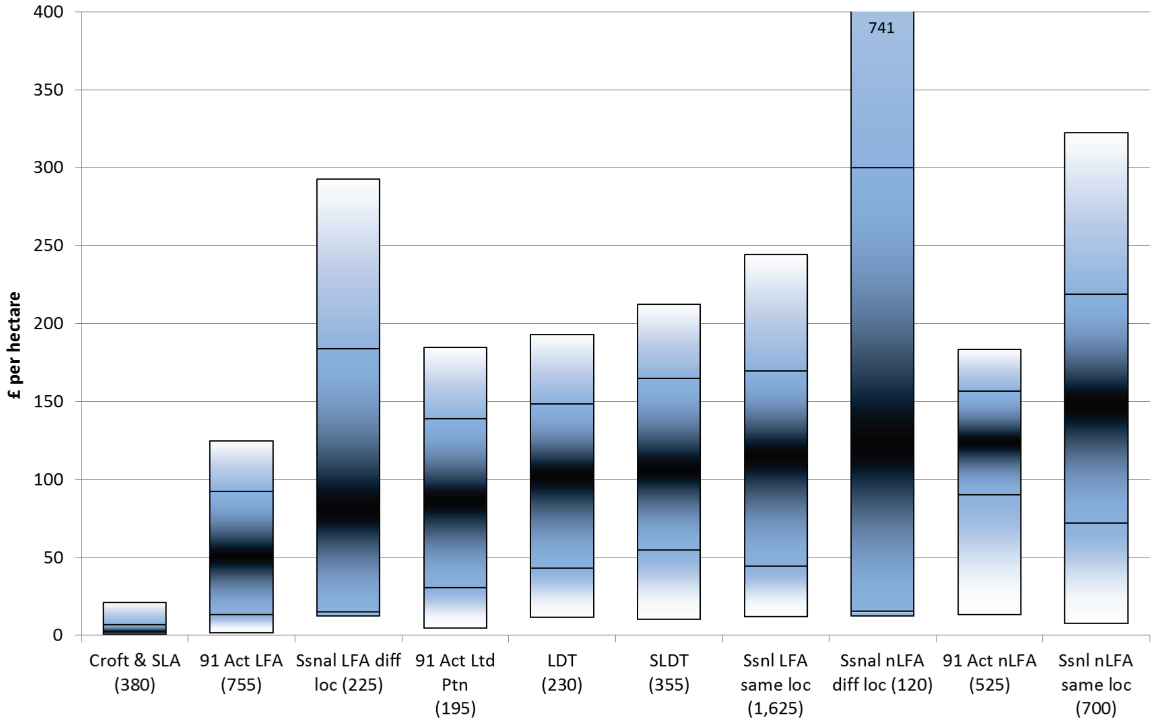
source: Table 6



[4] Most crofts were LFA cattle & sheep, or LFA other. See chart 7 for croft rents.

Chart 7, on the same scale as charts 5 and 6 for comparability, shows the range of rents by type of tenancy, with seasonal lets split between LFA and non-LFA and whether on a recurring location, and traditional 91 Act tenancies split by LFA and non-LFA. The chart shows the low rents on crofts and the few returns from Small Landholders Act (SLA) tenancies. This was followed by 91 Act tenancies on LFA land. The next cheapest was seasonal lets in LFA areas on differing locations, though the range of these rents included some much higher values. There is little difference in the rates between the three fixed-term arrangements and LFA seasonal lets at the same location on a recurring bases. The most expensive rents were for the non-LFA categories, with the recurring seasonal lets and certain varying-location seasonal lets being the more expensive.

Chart 7: Range of rents paid per hectare, by tenancy-type, 2014/15
Bars show 90 per cent, upper quartile, median, lower quartile and 10 per cent values. The figure below the label shows approximate number of returns. source: Table 6



5.4 Rents paid – overall average per hectare

As detailed in section 5.2, in the above analyses, rent per hectare for a tenancy covering a large area of land is treated equally to one covering a small area, and results from different farm-types are not weighted to make data for each farm-type representative of their size in the industry. However, in order to calculate the overall cost of rent for the estimate of Total Income from Farming, the data have been weighted accordingly to produce a total rent figure. This results in an overall average (including crofts but excluding seasonal lets and rents paid in kind) of £38 per hectare, £25 per hectare for LFA and £125 for non-LFA.

5.5 Historical trend

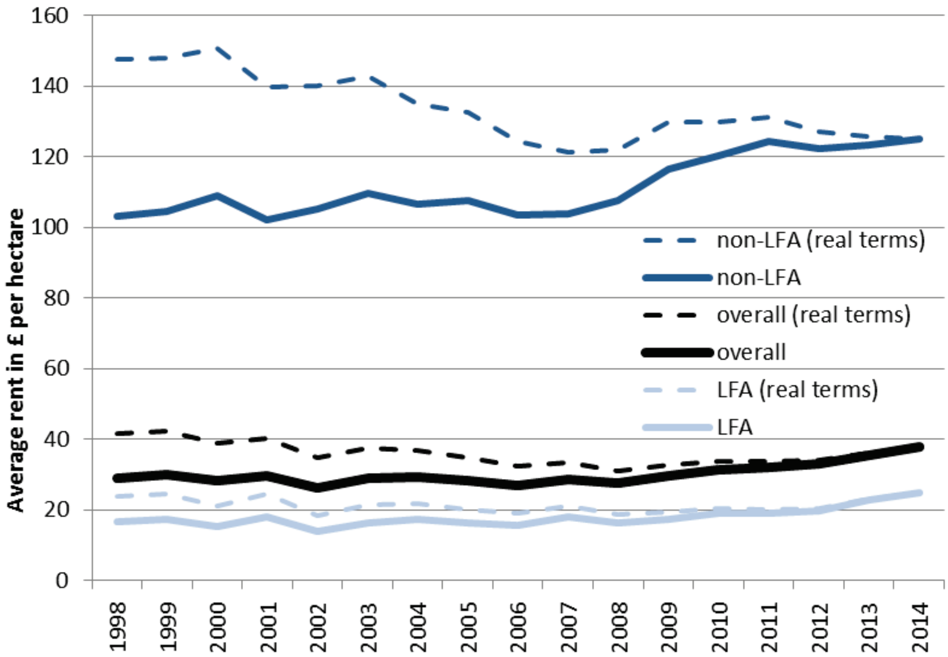
Chart 12 shows the trend in estimated average rent per hectare from 1998 to 2014.

Prior to 2013, information was collected in the Tenanted Land Survey. This was a stratified sample survey which, in 2012, was sent to 850 holdings with about 600 responses (70 per cent) covering 560 full tenancy arrangements, plus 300 seasonal/short term lets. Since 2013 this has now been replaced by the much larger sample of the December Agricultural Survey. However, the transition between the smaller sample survey, which historically relied on five year average rates, and the new fuller dataset, have led to some changes to methodology, as well as some instability in the historical estimates.

In estimating the average rent per hectare, survey data have been weighted-up so that, for example, the importance given in the calculation to the rent of LFA cereal holdings is in proportion to the actual area of tenancies on LFA cereal holdings in the census. This means that the calculation would not be affected by having too few or too many of a certain type of farm in our survey responses. However, due to the comparatively high non-response rate for this question, there are still some strata where values are based on best estimates.

The chart shows that between 1998 and 2008 there was very little change in the overall average rent paid per hectare (and hence a reduction in real terms, once inflation is taken into account). Since 2008 there has been an above-inflation increase in rent (37 per cent or 21 per cent after accounting for inflation), particularly on LFA land which rose 53 per cent (35 per cent real terms).

Chart 12: Average rent per hectare, 1998 to 2014 source: Table 5



It should be noted that most rents are not reviewed each year; for example 1991 Act tenancies can be reviewed no more than every three years. Hence the overall average increase comprises those with no increase this year and those with increases above six per cent.

6. Notes

6.1 Data sources

Agricultural census: Data on the number and area of tenancies are taken from the June Agricultural Census. For further details on the methodology used for the census please refer to the original publication of census results, available at the following link:
http://www.gov.scot/Publications/2014/10/6277

December Agricultural and Horticultural Survey 2014: Data on the rents paid are taken from the December Survey, an annual sample survey of about 14,000 holdings. The survey is stratified by size and region. Approximately 8,700 holdings returned the survey, including 3,480 holdings that reported renting-in land in 5,600 leases (including seasonal lets). The following shows the approximate number of returns with rented land, by strata, received in the 2014 survey. The random nature of the sampling within strata resulted in between 119 (Eileanan an Iar) and 886 (North East Scotland) tenancies arrangements (including seasonal lets) per sub-region.

	0-<50ha	50-<200ha	200-<500ha	500-<1000ha	1000ha+
North West	298	239	103	30	41
North East	75	282	135	12	15
South West	145	669	279	80	79
South East	106	471	311	61	48

The Farm Accounts Survey collects detailed information on expenditure, revenue, assets and liabilities from a sample of about 490 farms across all types other than horticulture, pigs and poultry.

6.2 Methodology

Tenancy-types

Various methods have been used in the past to estimate the number of holdings with different types of rental arrangement (chart 4, table 3). The current method was designed to also most accurately determine the number of holdings with any type of tenancy.

To obtain the estimates, the 16,760 holdings (2014 data used here for illustrative purposes) with rented land were divided into three categories; i. those on the crofting register that also have tenancies, ii. those not on the crofting register that have tenancies, and iii. those with just rented crofts.

i. There were 10,120 holdings with rented land that are on the crofting register, and of the 7,550 of these that have provided information on arrangement-type on their census return, 70 (one per cent) have a tenancy. Hence we assume that one per cent of the remaining 2,570 (that have not provided us with the arrangement-type information) also have a tenancy, making a total of 89 holdings on the crofting register having a tenancy. The arrangement-type data for the 70 are scaled-up to give data for the 89.

ii. Subtracting the 10,120 from the 16,760 gives the 6,640 holdings with rented land that are not on the crofting register. The data for the 4,910 of which we have the arrangement-type split is scaled up to estimate for the 6,640.

iii. The remaining 9,300 holdings (10,120 with rented land on the crofting register, less the 89 with tenancies) have rented croft and no tenancies.

Average rent

Average rental value is calculated by weighting the survey data using farm-type and size, and land-type. The sample is not originally stratified by farm-type, however the following table shows the breakdown of land-area used in calculations. It is clear that the overall average rate is heavily dependent on the rental value of LFA cattle & sheep farms.

area in 1,000 hectares

	LFA					non-LFA				
	0-<50ha	50-<200ha	200-<500ha	500-<1000ha	1000ha+	0-<50ha	50-<200ha	200-<500ha	500-<1000ha	1000ha+
Cereals	1.2	3.6	1.4	1.3		3.8	24.4	11.5	2.1	1.8
Gen Cropping	0.4	0.8	0.7			1.5	11.4	9.9	2.0	
Horticulture	0.5	0.2				0.3	0.7	0.7		
Pigs and poultry	0.8	0.3	0.3			0.2	0.5	0.3		
Dairy	1.0	10.8	4.0	0.5	1.4	0.5	4.3	3.0		
Cattle & Sheep	55.9	107.2	146.6	167.2	510.7	3.5	9.0	3.8	1.2	
Mixed	3.8	12.7	12.2	7.7	3.5	2.0	16.5	12.1	2.0	2.0
Forage/other	32.9	19.7	13.0	8.8	26.5	4.0	15.6	13.4	1.8	3.3

Prior to 2013, where calculations were based on the much smaller Tenanted Land Survey (see the previous versions of this publication[5]), it was considered preferable to build up the overall average by using five-year averages for cells in the stratification (three-year one-sided average for first provisional, four-year averages for second provisional), to dampen any sample-effect. An exception was made for LFA cattle & sheep, LFA other, and non-LFA cereals farm-types, where numbers were large enough to just use the current year. Where five-year averages were not available for a given farm-type and size band, the best estimate was used, usually the next size-band down for the same farm-type and taking into account the pattern of lower rents paid on larger areas. For the three larger farm-types imputation based on other farm-sizes was tried first if there were no data, followed by a best estimate as above.

For 2013 onwards, farm-type, including the LFA/non-LFA split, and size band were again used to stratify the data. The larger dataset means that average rents based on a single year can be used for a greater number of cells within the stratification, with a best estimate provided for others. However, all of the strata covering the largest amounts of rent have useable one-year data. The transition from the smaller sample size to the current system created some instability in the estimates for years

[5] www.gov.scot/stats/bulletins/00976

around the transition, and the estimates for 2012 and 2013 have been revised this year accordingly.

6.3 Uses of the data

Land tenure and conditions for renting have for long been an important issue in Scottish life and this publication seeks to present data for use in the on-going discussions about tenant farming. The uses of the information in this publication include the following:-

- The information on the number and area of tenancies is used to monitor the use of tenancy and different types of tenancy, in order to inform policy-making, particularly in the light of the recommendations of the Agricultural Legislation Review Group, published earlier this year.
- Rent information is included as a cost to farming in calculating the total net income from farming (TIFF), as part of the national accounts. The rents reported in the December Survey for each category are grossed up to the total areas reported in the census, to calculate the total amount of rent paid. This estimate is published each year in the *Total Income from Farming Estimates for Scotland* publication.
- The information on rents may be used to monitor the cost of land rental in different categories of land.

6.4 Other publications

Results from all Scottish Government agricultural surveys can be accessed here:
www.gov.scot/agricstats

Results from previous June censuses can be accessed here:
www.gov.scot/Topics/Statistics/Browse/Agriculture-Fisheries/PubFinalResultsJuneCensus
Previous publications relating to tenancy can be accessed here:
www.gov.scot/Topics/Statistics/Browse/Agriculture-Fisheries/agtenancy

More information on tenancy policy in Scotland can be accessed here:
www.gov.scot/Topics/farmingrural/Rural/rural-land/agricultural-holdings

7 Tables

Table 1: Regions, sub-regions and local authority areas

Region	Sub-regions	Local Authority
North West	Shetland	Shetland
	Orkney	Orkney
	Eileanan an Iar	Eileanan an Iar
	Highland	Highland
North East	NE Scotland	Aberdeen City
		Aberdeenshire
		Moray
South East	Tayside	Angus
		Dundee City
		Perth & Kinross
	Fife	Fife
	Lothian	East Lothian
		City of Edinburgh
		Midlothian
		West Lothian
	Scottish Borders	Scottish Borders
South West	East Central	Clackmannan
		Falkirk
		Stirling
	Argyll & Bute	Argyll & Bute
	Clyde Valley	East Dunbartonshire
		East Renfrewshire
		City of Glasgow
		Inverclyde
		North Lanarkshire
		Renfrewshire
		South Lanarkshire
		West Dunbartonshire
	Ayrshire	East Ayrshire
		North Ayrshire
		South Ayrshire
	Dumfries & Galloway	Dumfries & Galloway

Table 2: Rented land and seasonal lets, 2000 to 2014 (million hectares)

	rented: over one year	seasonal lets
2000	1.76	:
2001	1.74	:
2002	1.69	:
2003	1.66	:
2004	1.65	:
2005	1.61	0.52
2006	1.63	0.53
2007	1.62	0.56
2008	1.59	0.58
2009	1.54	0.65
2010	1.48	0.69
2011	1.45	0.71
2012	1.38	0.77
2013	1.37	0.80
2014	1.33	0.77

Table 3: Number of holdings with tenancy and rental arrangements, 2008 to 2014

Number of holdings with one or more…	2008	2009	2010	2011	2012	2013	2014
91 Act tenancy	6,441	6,723	6,497	6,327	6,100	5,086	4,993
91 Act Ltd Partnership	958	721	613	546	539	553	532
SLDT	509	526	506	539	551	648	834
LDT	205	247	259	289	322	389	528
SLA	98	94	112	119	124	156	149
Holdings with tenancies	8,047	8,144	7,806	7,637	7,450	6,598	6,725
percentage of holdings	*15.6*	*15.7*	*14.9*	*14.5*	*14.2*	*12.5*	*12.9*
Holdings with rented land	17,996	17,875	16,645	16,627	16,483	16,444	16,760
percentage of holdings	*35.0*	*34.4*	*31.8*	*31.6*	*31.3*	*31.2*	*32.1*

Note: the total number of holdings with rented land does not equal the sum of the holdings with each tenancy type as a holding may hold more than one type of tenancy.
More accurate data are available since 2013 which will account for some of the large changes between 2012 and 2013. However, there are still known issues with the data, and hence these figures should be regarded as our best estimates.

Table 4: Farm Business Income by farm- and tenure-type, 2012/13

	owner occupied	partly tenanted	wholly tenanted
Cereal	25,904	31,864	20,578
General cropping	43,070	51,060	7,675
Dairy	64,314	96,707	c
LFA sheep	7,248	23,350	32,385
LFA cattle	26,406	28,891	29,156
LFA cattle & sheep	26,596	34,443	28,175
Non-LFA cattle & sheep	46,297	17,344	28,353
Mixed	22,076	40,328	28,134

Table 5: Average rent per hectare for full tenancies, including crofts, 1998/99 to 2014/15

	Actual prices			Real terms		
	LFA	Non-LFA	Total	LFA	Non-LFA	Total
1998	17	105	29	24	148	41
1999	17	106	30	25	148	42
2000	15	111	28	21	151	39
2001	18	104	30	25	140	40
2002	14	107	26	18	140	35
2003	16	111	29	21	143	38
2004	17	108	29	22	135	37
2005	16	110	29	20	133	35
2006	16	105	27	19	124	32
2007	18	106	29	21	121	33
2008	16	108	27	19	122	31
2009	17	117	30	19	130	33
2010	19	120	31	21	130	34
2011	19	124	32	20	131	34
2012	20	122	33	21	127	34
2013	23	123	36	23	126	36
2014	25	125	38	25	125	38

Table 6: Median, quartile and decile rents by category, 2013/14

	10%	lower quartile	median	upper quartile	90%	sample size
Sub-region						
Shetland	1	2	2	5	6	15
Orkney	15	46	88	149	168	45
Eileanan an Iar	1	1	2	3	5	10
Highland	1	6	51	98	133	180
NE Scotland	12	56	99	129	164	395
Tayside	8	37	100	156	180	270
Fife	8	60	125	167	207	95
Lothian	13	60	143	186	232	95
Scottish Borders	17	48	105	147	180	250
East Central	4	14	60	105	178	70
Argyll & Bute	1	6	16	66	113	115
Clyde Valley	10	35	75	123	173	105
Ayrshire	9	25	73	114	158	95
Dumfries & Galloway	12	44	95	133	178	335
Farm type						
Cereal	28	102	132	162	192	215
General Cropping	1	71	132	172	200	140
Horticulture	19	91	162	245	501	25
Pigs and poultry	50	110	153	247	540	15
Dairy	34	89	124	152	195	135
Cattle and Sheep (LFA)	3	12	46	92	132	955
Cattle and Sheep (non-LFA)	22	61	111	147	176	85
Mixed	40	73	109	141	179	310
Forage/other	7	56	113	152	176	195
Rental type						
Crofting/ Small Landholders Act	-	1	2	7	21	380
91 Act LFA	2	13	50	92	125	755
91 Act non LFA	13	90	124	157	184	525
91 Act Ltd Partnership	5	31	86	139	185	195
Short Limited Duration Tenancy (SLDT)	10	55	106	165	212	355
Limited Duration Tenancy (LDT)	12	43	103	148	193	230
Seasonal LFA on same location	12	44	116	170	244	1,625
Seasonal LFA on different location	12	15	80	184	293	225
Seasonal non-LFA on same location	8	72	148	219	322	700
Seasonal non-LFA on different location	13	16	121	300	741	120

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Correspondence and enquiries

For enquiries about this publication please contact:

Neil White
RESAS, Q Spur, Saughton House, Broomhouse Drive, Edinburgh EH11 3XD
Telephone: 0300 244 9715
e-mail: agric.stats@scotland.gsi.gov.uk

For general enquiries about Scottish Government statistics please contact:
Office of the Chief Statistician, Telephone: 0131 244 0442,
e-mail: statistics.enquiries@scotland.gsi.gov.uk

How to access background or source data

The data collected for this statistical bulletin:

☐ are available in more detail through Scottish Neighbourhood Statistics

☐ are available via an alternative route

☒ may be made available on request, subject to consideration of legal and ethical factors. Please contact agric.stats@scotland.gsi.gov.uk for further information.

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