

# A call for a new approach to land governance in Europe

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# Structure

1. Burning land issues in Europe
2. The 'state of the land' in Europe today
3. Role of the CAP
4. Recommendations for better use of existing CAP toolbox
5. The prospect of CAP reform within the context of a new European model for land governance

# Insights from two major studies

## Land concentration, land grabbing and people's struggles in Europe



**HANDS OFF  
THE LAND**  
TAKE ACTION AGAINST  
LAND GRABBING



DIRECTORATE-GENERAL FOR INTERNAL POLICIES  
**POLICY DEPARTMENT**  
STRUCTURAL AND COHESION POLICIES **B**



**Agriculture and Rural Development**

Culture and Education

Fisheries

Regional Development

Transport and Tourism

## EXTENT OF FARMLAND GRABBING IN THE EU

STUDY

EN

2015



# 1. Burning land issues in Europe

## + Land concentration

- + 1% of farms control one-fifth of European farmland
- + 3% of farms control half of European farmland
- + 75% of farms control a tenth of European farmland

## + Land speculation

- + In nearly all Member States for which data is available, with the exception of Poland and Germany, land sales prices increased between 2000 and 2009, with the sharpest rises experienced in Lithuania (+230%), Denmark (+151%), Romania (+150%), and Bulgaria (+116%).

## + Land artificialisation

## + Land grabbing

- + Cases of land grabbing reported in Romania, Bulgaria, Hungary and Poland

# Key research questions

What is the role of the CAP?

Can the CAP respond to these burning land issues?

Is the CAP living up to its objectives?

Can the CAP be reformed?

## 2. The 'State of the Land' in Europe today

*A story told through infographics*

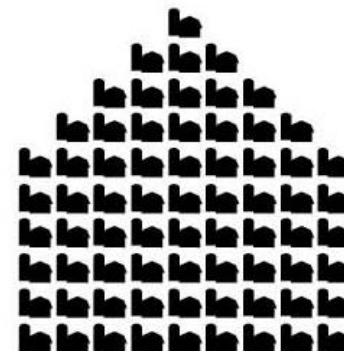
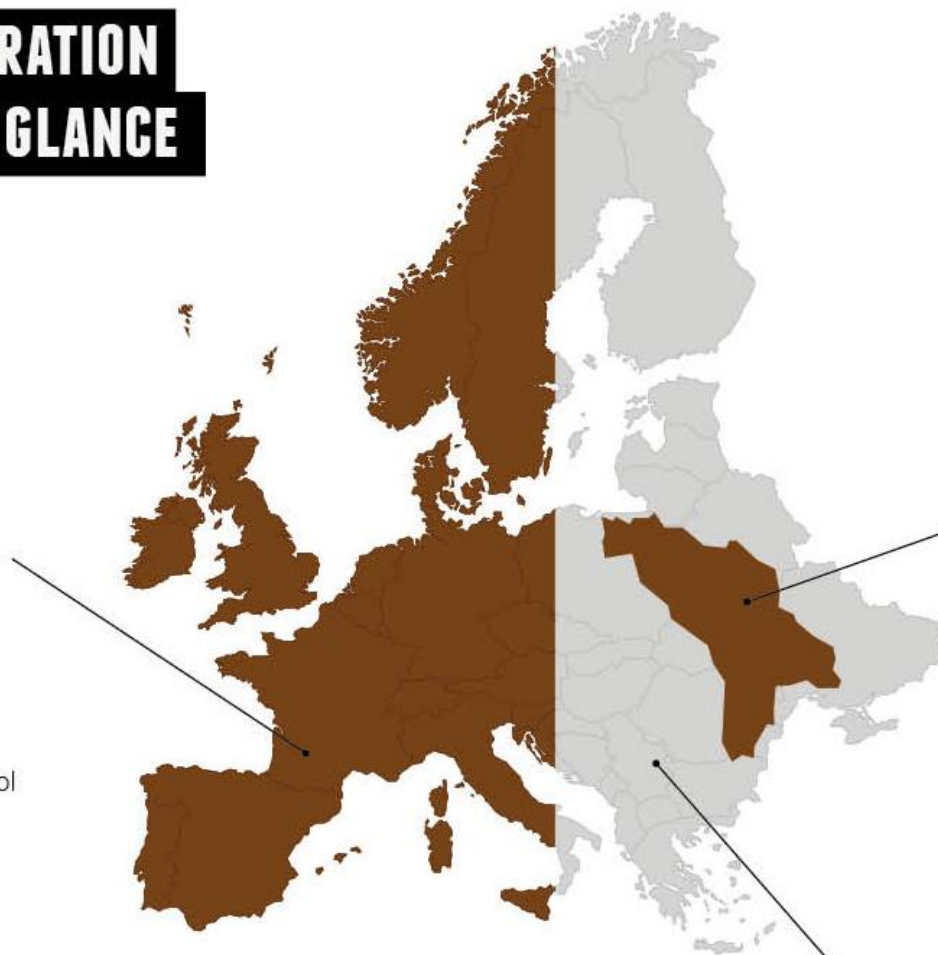
# LAND CONCENTRATION IN EUROPE AT A GLANCE



**3% OF FARMS**  
>100 ha

**OWN 52%  
OF FARM LAND**

336,000 farms control  
almost 91 million ha



**WHILE 75 %**

**OF FARMS** < 10 ha

**OWN 11%  
OF FARM LAND**

8 million farms control  
19 million hectares

20% of farms, between 10 and 100 ha,  
control 37%



Utilised Agricultural Area (UAA)

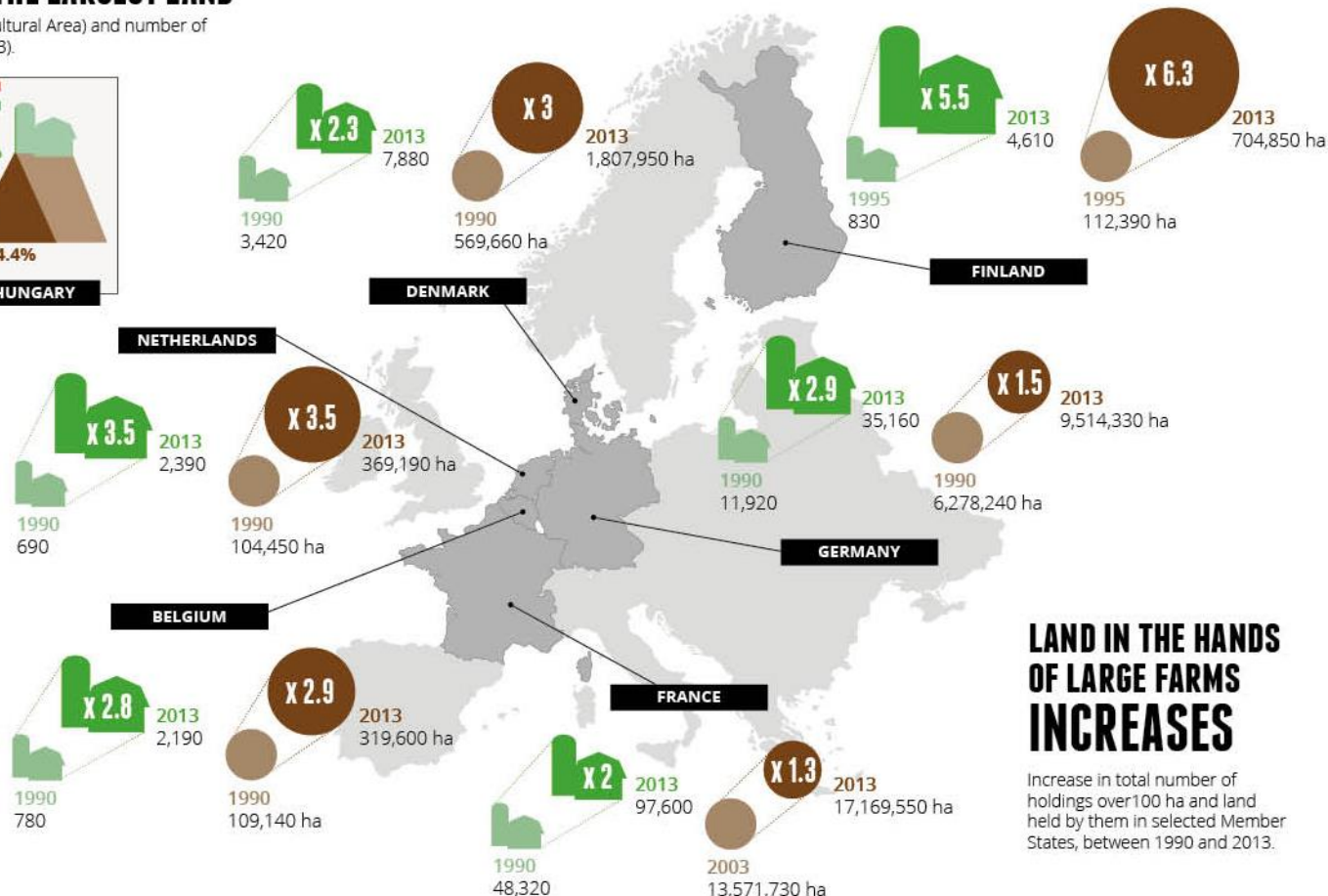
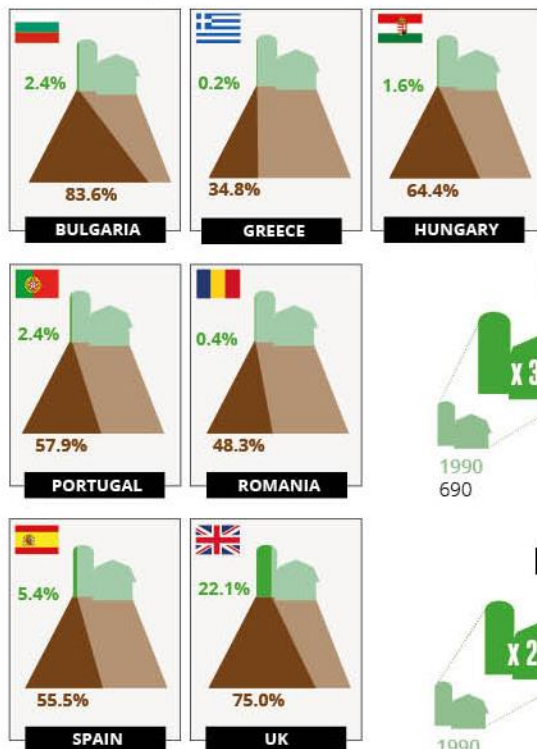
Source: Eurostats. TNI's complete data set of fully referenced statistics for all EU members can be found here: <https://www.tni.org/en/files/documents/land-for-the-few-the-state-of-land-concentration-in-europe-database-for-all-eu>



# LARGE-SCALE FARMING SPREADS ACROSS THE EU

## THE LARGEST FARMS CONTROL THE LARGEST LAND AREA

**AREA** Farms >100 ha: Total UAA (Utilised Agricultural Area) and number of holdings in selected Member States (2013).



## LAND IN THE HANDS OF LARGE FARMS INCREASES

Increase in total number of holdings over 100 ha and land held by them in selected Member States, between 1990 and 2013.

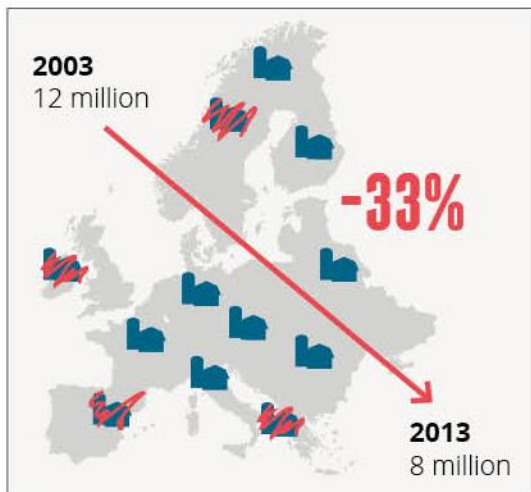
Holdings >100 ha  
 Utilised Agricultural Area (UAA)

Source: Eurostats. TNI's complete data set of fully referenced statistics for all EU members can be found here: <https://www.tni.org/en/files/documents/land-for-the-few-the-state-of-land-concentration-in-europe-database-for-all-eu>



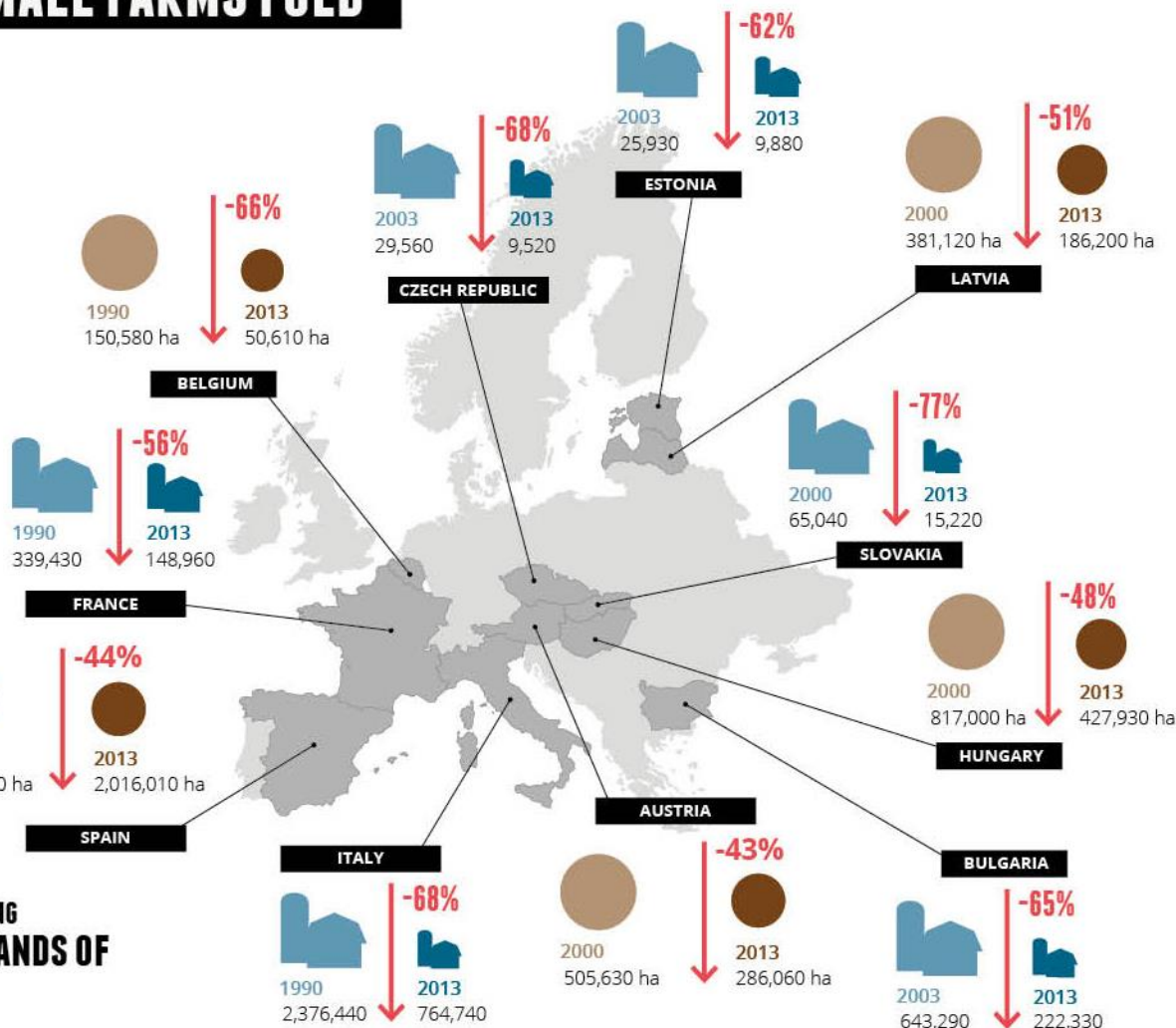
# AS SMALL FARMS FOLD

OVER THE LAST DECADE  
THE EU LOST A THIRD  
OF ITS SMALL FARMS



THROUGHOUT THE EU SMALL FARMS ARE DISAPPEARING  
& THE PERCENTAGE OF LAND IN THE HANDS OF  
SMALL FARMERS IS SHRINKING

Holdings <10 ha  
 Utilised Agricultural Area (UAA)



Source: Eurostats. TNI's complete data set of fully referenced statistics for all EU members can be found here: <https://www.tni.org/en/files/documents/land-for-the-few-the-state-of-land-concentration-in-europe-database-for-all-eu>

### 3. What is the role of CAP?

Member State	The top x% of beneficiaries	Received x% of the CAP direct Payments
Bulgaria	1,1	45,6
France	1,2	9
Germany	1,2	28,4
Hungary	0,9	38,5
Italy	0,8	26,3
Poland	2,0	28,5
Romania	1,1	51,7
Spain	1,3	23,4
United Kingdom	0,9	14,4

Source: European Commission (2015), 'CAP expenditure in 2013 by MS', Member States Factsheet - European Union, Accessed via: [http://ec.europa.eu/agriculture/statistics/factsheets/pdf/eu\\_en.pdf](http://ec.europa.eu/agriculture/statistics/factsheets/pdf/eu_en.pdf)

## + The distribution of CAP subsidies is problematic:

- + Dramatic processes of land concentration within the EU have coincided with the concentration of the benefits of CAP subsidy in the hands of **fewer** and **bigger** land holdings.
- + This has played a role in accentuating the **structural dualism** observed in the agrarian structures of a number of countries.

## + It is debatable to what extent CAP is fulfilling its intended objectives:

- + In discussions with DG AGRI, it is claimed that a number of these trends are the intended outcome of policy decisions e.g. around land consolidation, fostering the competitiveness of EU agriculture, and moving towards a converging EU farm model.
- + It can be countered that the CAP and current trends **discriminate against peasant and smallholder farming**, are generating a growing **problem around access to land**, and do not live up to the EU's structural goal of a **diversified and multifunctional agricultural system**.

## 4. CAP 2014-2020: A best case scenario

Element of CAP 2013 toolbox	Recommendation
Redistributive payment	<ul style="list-style-type: none"><li>• adopt with the highest share of Pillar 1</li><li>• the CAP post-2019 could include a compulsory redistributive payment (by hectare capping or in function of number of hectares)</li></ul>
Capping of payments	<ul style="list-style-type: none"><li>• capping of the basic payment above €150,000 by applying a 100% reduction</li><li>• the CAP post-2019 should consider setting up a lower capping at €100,000.</li></ul>
Young farmer scheme	<ul style="list-style-type: none"><li>• adopt at the maximum level i.e. 2% of the national envelope</li></ul>
Small farmer scheme	<ul style="list-style-type: none"><li>• adopt at the maximum level of €1,250 p.a.</li><li>• the CAP post-2019 should consider adjustment of scheme from a fixed payment amount to specific share (5-10%) of Pillar 1</li></ul>
Definition of active farmer	<ul style="list-style-type: none"><li>• EC and MS to adopt a definition of an active farmer that is clearly anchored in the notion of work on the farm.</li><li>• exemption threshold must be set much lower than €5,000</li></ul>

# 5. CAP reform within a new land policy at EU level

## European Parliament

2014-2019

## REPORT



on the state of play of farmland concentration in the EU: how to facilitate the access to land for farmers  
(2016/2141(INI))

Committee on Agriculture and Rural Development

Rapporteur: Maria Noichl

- + whereas this **unequal distribution of farmland is the counterpart of unequal distribution of CAP subsidies**, as direct payments – which account for a large proportion of CAP expenditure – are mainly made per hectare;
- + Calls on the Member States to focus their land-use policies on using available tools – such as taxation, aid schemes and CAP funding – to **maintain a family-farm-based agricultural model** throughout the EU;
- + Calls on the Commission to maintain, during the development of the draft CAP for the period after 2020, **measures to combat the concentration of agricultural land** and to develop additional measures in support of micro, small and medium-sized enterprises;



EU Land Observatory

Public policy restrictions on  
national land markets

Guiding principles on EU land  
governance based on the  
FAO Guidelines on Land  
Tenure



# Conclusions

- + Europe is faced by a number of burning land issues including land concentration, land speculation, land artificialisation, and land grabbing.
- + Land concentration and the CAP shape and (re)structure each other over time: as land becomes concentrated in fewer and larger holdings, so the CAP subsidy becomes more concentrated as well.
- + Possibilities exist within the current CAP to alleviate some of these burning land issues.
- + To truly address these challenges requires situating CAP reform within a new approach to land governance in the EU.

THANKS!