

The Market Report

AUGUST PONDERINGS

The Management of Residential Properties

Good letting agents should be trained and experienced professionals that are able to offer services and advice that can make all the difference to landlords and tenants alike. Bletsoes are very proud to say that we fall under this category and as Propertymark members, we are expected to follow a strict code of conduct and are regularly assessed to ensure we are meeting all the required standards. As Propertymark members we are also required to undertake at least 12 hours of continuing professional development per year, through additional training and revision. Continuing professional development forms a significant part of how we demonstrate our professionalism as well as abiding by the rules of membership. Continued development is a key factor in ensuring Bletsoes stand out from the rest.

As a member we are also kept abreast of any new legislation heading our way or any changes in current legislation. This allows us to keep our landlords informed every step of the way and assist where necessary.

For any new landlord there are a few things to be considered before letting a property, the main ones being:-

- MEES (Minimum Energy Efficiency Standards) – All residential rental properties need to have an energy performance assessment and be able to achieve an energy performance rating of at least an “E” or above before they

Agricultural & Development Consultants, Chartered Surveyors, Auctioneers & Estate Agents

Oakleigh House, Thrapston,
Northamptonshire NN14 4LJ

Alastair Brown: 07885 804450
Jake Wagstaff: 07487 526803

CPH: 29/242/8000 NN14 4JU
CPH: 43/266/8000 CV37 8LP

can be let. An energy performance certificate (EPC) is renewed every 10 years. If a property scores an “F” or “G” rating and third party funding is unavailable, landlords must use their own funding to cover the cost of improving their property to EPC band “E” before it can be let. This requirement is subject to a spending cap of £3,500 for each property, an exemption can be applied for in certain circumstances. The government have advised their wish is to raise the standards even further, with a proposed minimum rating rising to at least a “C” by 2030 and a proposed increase in the spending cap. There is expected to be further consultation on this matter. Bletsoes will be contacting those landlords affected in due course.

- Electrical Installation Condition Report – From the 1st July 2020, all new tenancies require an electrical assessment and safety report. The assessments and report are renewed every 5 years.
- Landlord’s Gas Safety Certificate – rental properties with any gas appliances must have annual gas safety checks and a landlord’s Gas Safety Certificate. The checks and certificate are renewed annually.
- Smoke and Carbon monoxide alarms – rental properties must have a smoke alarm on each floor and a carbon monoxide alarm for any solid fuel combustion appliances, such as open fires and wood burners. New regulations will come into force from the 1st October 2022 and the main changes are as follows;-
 - All landlords must ensure a carbon monoxide alarm is provided in any room used as living accommodation which contains a fixed combustion appliance, such as gas boilers (excluding gas cookers)
 - All landlords will be legally obliged to ensure smoke alarms and carbon monoxide alarms are repaired or replaced once they are informed and the alarms are found to be faulty.

Whilst this may all seem very overwhelming and confusing at times for any landlord, our advice is to not panic. If a landlord chooses our Fully managed service, Bletsoes will ensure you and your property are legally compliant before and during any tenancy. We also provide a reminder service for landlords who choose our Let only service, reminding them of their responsibilities.

If you would like to discuss either of our management services in more detail, then please do not hesitate to contact our Lettings team who would be more than happy to assist you.

Stratford Forthcoming Events

Tuesday 9th August

Prime, Cull & Store Sheep - 10.30am

Fur, Produce & Misc - 10.00am

Saturday 13th August

Farm Dispersal Sale - Orton, Northants - 10.30am

See main advert for further information

Tuesday 16th August

Prime, Cull & Store Sheep - 10.30am

Fur, Produce & Misc - 10.00am

*For further information regarding any of the sales
please contact the Market Team*

DATES FOR YOUR DIARY

Wednesday 24th August

Sale of Breeding Sheep & Rams

Thrapston Livestock Market

Wednesday 7th September

Sale of Breeding Sheep & Rams

Stratford Livestock Market

Entry Forms available online or in the Market Office

Further information will be available in the coming weeks.

Please contact the Market Team

ANNOUNCEMENT

It is with great sadness, we announce the death of Ian Meikle. Ian passed away on 26th July 2022. A service will be held at 13.00 on 16th August 2022 at St John the Baptist Church, Piddington. Ian will be missed by those that knew him and we offer our deepest condolences to his wife, Ruth; two sons, James & Andrew; and his grandchildren.

REPORT FOR TUESDAY 2ND AUGUST

Auctioneers Notes

Nearly 750 head of sheep in the shed today, with new vendors selling and more looking to sell in the next few weeks, hopefully when the trade picks up.

Many lean light grass-fed lambs forward today which is generally not what the buyers require. Noticeably heavier lambs are in more demand and is the requirement of the buyers at the moment. If you have any sheep that you would like to sell we have the buyers for all types, shapes, sizes, thick or thin, sex or breed, please contact us so that we can inform potential buyers presale of what to expect, rather than some buyers not turning up due to concern over lack of numbers or lambs fulfilling their requirements.

We don't know when your lambs are finished, what weights you have or the quality you would like to send. We can't guess when you want to sell your sheep, for what reason and why? We encourage everyone to market their stock rather than just hoping for the best, and sell your stock at the best possible time. We are here to help, phone, text, email, Messenger, WhatsApp, all platforms are open, there is no excuse not to contact us with your entries!

Vendors why not stand in the pen when selling your lambs? Be proud of all your hard work!

575 Prime Lambs

3 Lights – F & C Hutsby sold 31kg lambs to 210p or £65.10.

To		From		Average	
210p	£65.10	210p	£65.10	210p	£65.10

86 Standards – T Swift sold 38.5kg lambs to 235p and 232p for 34kg lambs; K & M Farming Partnership sold 39kg lambs to 228p; Mark Taylor sold 38kg lambs to 228p; TR Tame & Son sold 37kg lambs to 227.5p; F & C Hutsby sold 38kg lambs to 221.5p; and JR King sold 39kg lambs to 220p and 35.5kg lambs to 210p. Top price per head sold to £90.48 for T Swift; K & M Farming Partnership sold to £88.92; Mark Taylor sold to £86.64; and JR King sold to £85.80.

To		From		Average	
235p	£90.48	210p	£74.55	226.8p	£85.87



Click the link to view our Stratford Facebook page for further up to date information about our sales pre and post sale.

<https://www.facebook.com/StratfordLivestockMarket/>

378 Mediums – JH Butcher topped this section pence per kilo with 42.5kg lambs at 235.5p; BS & FL Pile sold their 39.5kg lambs to 235p; T Swift sold 43.5kg lambs to 235p; K Walby sold 43kg lambs to 234p; NK Butcher sold 43.5kg lambs to 233.5p; Baylis Farming sold 44kg lambs to 233.5p; R Burrow sold 42.5kg lambs to 233p; J Albutt sold 45kg lambs to 232p; and JM Ballard sold 44kg lambs to 232p. Top price per head sold to £105.56 for JH Butcher; R Righton sold to £104.42; J Albutt sold to £104.40; AV Taylor sold to £104.20; and Baylis Farming sold to £102.74.

To		From		Average	
235.5p	£105.56	212p	£83.74	226.4p	£96.08

95 Heavies – Elizabeth Phipps topped this section at 238.5p for 47.5kg lambs; J Albutt sold 46.5kg lambs to 236p and 235.5p also 47.5kg lambs to 235p; Sam Walby sold 48.5kg lambs to 233p; Baylis Farming sold 46.5kg lambs to 233p; RS Hawkins sold 46kg lambs to 230.5p; JM Ballard sold 49kg lambs to 230p; and MJ & M Cole sold 49kg lambs to 230p. Top price per head sold to £115.77 for Baylis Farming; £113.29 for Elizabeth Phipps; and Sam Walby sold to £113.01.

To		From		Average	
238.5p	£115.77	215p	£106.03	231.9p	£110.00

13 Over 52kg – RE Greenhill sold a pen of 52.5kg lambs to 221.5p or £116.29.

To		From		Average	
221.5p	£116.29	221.5p	£116.29	221.5p	£116.29

125 Cull Ewes & Rams

A wether topped the sale today for VR Phipps at £130; B Burrows & Sons sold their Suffolks to £128.50 and £113.50 and their Mules to £110. Mules topped with R Hall & Sons at £125.50 and £106.50; P & M Miller sold Texels to £108.50 and Tim Withers sold his Charollais ewe to £100. Rams sold to £100 for four Texels from VR Phipps and £99 for another; AV Taylor sold a Texel ram to £34.

To		From		Average	
£130.00		£10.00		£95.83	

38 Store Lambs

Thirty eight long term store lambs from JE Andrews sold to £66 from £60 to average £62.42.

To		From		Average	
£66.00		£60.00		£62.42	

REPORT FOR WEDNESDAY 3RD AUGUST

Nearly 1700 Store & Ewe Lambs entered the sale field, all finding new homes to see a 100% clearance. Top price pen of Ewe Lambs sold to £139 for GC Hodges & Son and top price pen of Store Lambs sold to £91.50 for Walters Partnership.

A proper entry of Store Lambs with it all to do, no pens of half meated lambs were seen this year. It is a strange year to be farming with a lack of confidence around the pens with the current shortage of grass throughout the Midlands and it was difficult to judge the outcome of the sale in the morning, but at the end of the day vendors went away happy with their sales and buyers have bought sensibly, hopefully to see a profit in their purchase and return next year.

Overall

Ewe Lambs sold to £139 from £48 to average £105.85

Store Lambs sold to £91.50 from £28 to average £71.14

Top Prices Gained, by Vendor

W Bartlett & Son sold Texel x ewe lambs to £76 to average £75 and their Texel x store lambs which sold to £81 to average £77.63.

R Burrow sold a pen of Texel x store lambs which sold to £80.

JK Coldicott sold his Suffolk ewe lambs to £131 from £60.50 and his Suffolk store lambs sold to £77.50 from £60.

CW Cowper sold 120 Suffolk store lambs to £74.50 to average £65.36.

RS Hawkins sold over 100 Texel x store lambs to £86 from £75 to average £76.31.

GC Hodges & Son sold 328 Suffolk ewe lambs to £139 from £81 to average £114.50 and their Suffolk store lambs sold to £87.

JR King sold 93 White Face store lambs to £71 to average £67.02.

Townsend Farms sold 25 Continental store lambs to £76.50.

CJ & L Vernon-Miller sold 50 Beltex store lambs to £88.50 to average £87.25.

Walters Partnership entered 195 Charollais x store lambs which sold to £91.50 to average £84.10 and a pen of 41 long term Black Face lambs sold to £52.50.

AR & PR Whitmill sold 40 Suffolk store lambs to £88 to average £86.25.

Bletsoes

— EST. 1881 —

SATURDAY 13TH AUGUST

at Dropshort Lodge, Orton, Northants. NN14 1LL

A Farm Dispersal Sale



Briefly to Include:

Tractors, Trailers, Cultivating Equipment & Farm Implements.
Vintage Machinery & Effects.
Workshop Tools & Spares

on behalf of J & A V Hunt

Contact Alastair Brown 07885 804450

Catalogue available online or by request

Agricultural & Development
Consultants, Chartered Surveyors,
Auctioneers & Estate Agents

www.bletsoes.co.uk

01832 736757

Bletsoes

— EST. 1881 —

FORTHCOMING MACHINERY SALES

Friday 23rd September

Farm Dispersal Sale – Gt Gidding, Cambs

Saturday 1st October

Farm Dispersal Sale – Lower Quinton, Warks

Friday 14th October

Farm Dispersal Sale – Horninghold, Leics

Friday 21st October

Farm Dispersal Sale – Cottenham, Cambs

Saturday 22nd October

Farm Dispersal Sale – Bourton, Bucks

Further details in the coming months