

The Market Report

August 2023

Professional Ponderings

Residential Lettings

The Renters (Reform) Bill & associated guidance were published by the UK government in May this year. The UK government say the Bill will deliver on the government's commitment to "bring in a better deal for renters". Propertymark and Bletsoes agree that improvements to the private rented sector are needed, however, they must deliver a fair system for both landlords and tenants alike.

Measures contained in the Bill still need to go through the usual legislative hurdles, requiring parliamentary time. When a Bill is published in full and introduced to Parliament, it is known as 'First Reading'. It is also the first stage of a Bills' passage through Parliament. The next step is Second Reading, which is the first opportunity for MPs to debate the general principles and themes of the Bill. This was expected to take place week commencing 5 June 2023. We have since been advised by Propertymark that the second reading has not yet taken place, potentially delaying the Bill being passed into law.

The key areas contained in the Bill are as follows: -

- No fault eviction abolished, all tenancies to move to periodic
- Introduce more comprehensive possession grounds so landlords can still recover their property (including where they wish to sell their property or

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move in close family) and to make it easier to repossess properties where tenants are at fault, for example in cases of anti-social behaviour and repeat rent arrears

- Provide stronger protections against retaliatory evictions
- Introduce a new Private Rented Sector Ombudsman to reduce pressure on the courts
- Create a Portal for landlords and tenants to understand responsibilities and obligations
- Give tenants the right to request a pet in the property. Landlords will be able to require pet insurance to cover any damage to their property

As a Propertymark member, Bletsoes will be updated by our professional body throughout the Parliamentary process, and we will use this information to keep our landlords updated.

Just another reason to use Bletsoes Lettings Team for your rental property requirements, always professional, always one step ahead.

If you would like some more information on the types of service the Bletsoes Lettings Team offer, then please do get in touch and a member of the Team will be happy to help.

Teresa Mutton
Residential Lettings Manager

FARM CRISIS NETWORK bTB RESEARCH & SURVEY

As part of this research FCN will be running a survey from June until mid-August:

<https://www.surveymonkey.co.uk/r/3HG5YFG>

This has been designed with input from colleagues and academics and is to be shared with livestock/cattle farmers in the UK. We want as many farmers as possible to fill it in so that we can gain a wealth of data from across the whole of the UK. It should take no more than 10 minutes to complete.

The results of the survey will help FCN to better understand how farmers and farm families perceive the threat of bTB, helping us to support those at risk or affected by a bTB breakdown.

A press release with more information has been written and was issued to media on Tuesday 13th June and is available here: <https://fcn.org.uk/blog/2023/06/05/study-seeks-uk-farmers-feedback-on-impacts-of-bovine-tuberculosis/>

Stratford Forthcoming Events

Tuesday 8th August

Prime, Cull & Store Sheep - 10.30am

Fur, Produce & Misc - 10.00am

Tuesday 15th August

Prime, Cull & Store Sheep - 10.30am

Fur, Produce & Misc - 10.00am

Saturday 19th August

Thrapston Sale of Breeding Sheep & Rams

At Thrapston Livestock Market

Tuesday 22nd 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*

Robert Russell FdSc (Agriculture), MBPR (Agric) (Fert) Agri-Business Consultant

Bletsoes are delighted that Rob Russell has recently qualified as an Agronomist following his success in the BASIS Crop Protection examinations. Since 1985 holding the BASIS Certificate in Crop Protection has been a legal requirement for anyone involved in the advice and supply of Plant Protection Products in the UK. BASIS now focuses on sustainable crop production and integrated pest management, looking at how farmers can produce profitable sustainable crops in a way which protects and enhances the wider environment. Having gained the BASIS and FACTS qualifications Rob can assist clients in a variety of matters including:

- Agronomy advice
- Integrated Pest Management Plans
- Nutrient Management Plans
- Agri-Environmental schemes
- Establishment and Rotation
- Cross Compliance
- Storage
- Legislation
- Spray Programs
- Reviewing the inputs used in Contract Farming Agreements

REPORT FOR TUESDAY 1ST AUGUST

380 Prime Lambs

Trade remains very similar on the week with an SQQ at 251.4p/kg. The Quality of lambs forward helps draw a level trade with most vendors drawing for meat now, 42kgs plus still command a premium with the exception to lighter export shape lambs. Lambs End Ltd topped to 265p/kg for best shape Texels at 41.5kgs with their 39kgs to 254p/kg. T Hill topped the day overall with tremendous Charollais at £128.80 for 56kgs and 252p/kg for 49kgs.

Highlights - JD Weaver topped their run with a smart show of Continental crosses at 44.5kgs selling to 260p/kg; NK Butcher saw the usual highs for their Texels at 41kgs selling to 258p/kg; P & M Careless saw another sterling run of Charollais at 46.5kgs fly to 255p/kg; TJ Hyatt saw the same highs with 46kgs Charollais crosses at 46kgs to 255p/kg; AF & RF Slatter topped the Suffolks for the day with 47kgs at 254p/kg; JF Burrows saw their best shape Suffolks at 49kgs to 254p/kg.

To		From		Average	
<i>Standards (32.1-39kg)</i>					
255p	£99.65	248p	£95.00	250.7p	£97.48
<i>Mediums (39.1 - 45.5kg)</i>					
265p	£116.71	247p	£98.80	251.5p	£106.41
<i>Heavies (45.6 - 52kg)</i>					
255p	£124.46	249p	£115.92	253.1p	£118.81
<i>Over 52kg</i>					
230p	£128.80	230p	£128.80	230p	£128.80

11 Store lambs

A smaller entry of stores this week with only tailenders on show, averaging £55.91 and topping to £65 for Continentals and £46 for Suffolks.

To	From	Average
£65.00	£46.00	£55.91

TUESDAY 15TH AUGUST

Items Entered:

Quantity of Egg Trays, Incubator, Poultry Crate
Quantity of Chainsaws to include **STIHL & STANLEY**

PROTOMETER Moisture Meter

WOLF Electric Impact Drill & **STIHL** Electric FSE81 Strimmer

Set of Animal Markers & Quantity of Electric Fence Stakes

Vintage Sack Barrow

155 Cull Ewes & Rams

More numbers forward nationally with weaning of most flocks and taking advantage of the strong trade. An all in average today saw £95.42 with the strongest ewes looking a good trade and lean meat continuing to reach premiums. T Hill topped with Charollais rams selling to £128; RW Kerby saw the best for the Suffolks at £119; Norton Subedge Farm topped their Texels to £119 with followers at £111; D Blunn saw a high of £115; B Burrows & Sons saw a smart trade for their big run of Suffolks with ewes to £115, £97 and £92; TR Tame & Son saw the trade of the day with Mule ewes to £108. Feeding types continue to sell well with the vast majority over £65.

To	From	Average
£128.00	£30.00	£95.42

To book sheep in and for trade predictions contact Jake Wagstaff on 07487 526803

Sustainable Farming Incentive

2023 is the last year of BPS. De-linked payment will be available to those that are eligible for years 2023-2027. Mitigating the loss of the BPS income may future proof your business. There are various schemes and grants available to farmers which may help replace this. The Sustainable Farming Incentive (SFI) is due to be launched for applications in August 2023. This scheme may offer some additional income to soften the loss of BPS. This is a 3-year scheme aimed at both arable and grass land. There is a list of 23 actions to choose from, each action has a different objective and payment rate. Farmers can choose the options that suit their holding as long as the land type is eligible for that option.

CS Mid-Tier Capital Grants

You may wish to improve your holding by erecting new fencing, renewing concrete in yards, or planting new hedges. Under the Countryside Stewardship Mid-Tier scheme grant money may be available to you to complete the actions you wish to undertake.

Please contact a member of the Agricultural Team for more information on 01789 722677

Our chaplain Rev. Richard Wilde, Methodist Minister, member of the Agricultural Chaplains Association and the Farming Community Network will be in attendance at the market on Tuesdays for a chat, if you would like to talk.

richardwilde.FCN@gmail.com

REPORT FOR WEDNESDAY 2ND AUGUST

1470 Ewe & Store Lambs

Another fantastic day with the number of lambs having already been killed and the abundance of grass being the main force in the buyers mind. Ring side saw a great crowd of new and old faces.

Ewe Lambs - a real show of power with an all in average of £99.63. Lambs End Ltd topped the day at £130 for tremendous Texels, with followers at £102 and £88; GC Hodges & Son drew their annual consignment of Suffolk Mules, looking in show condition with the top pen flying to £123, with followers at £120, £118, £107, £107 and £104; JK Coldicott did the same with a fantastic run of Suffolk Mules looking in top condition this year, their best pen topped to £121; JF Burrows saw their Suffolks of best conformation top to £107.50 and £90.50.

Store Lambs - an unbelievable trade on the year, topping to £92, the best trade of the day was seen on the longest term lambs looking to be £10 - £15 dearer on the year. All in average for the day saw £76.44. W Bartlett & Son topped the day at £92 for Texel crosses; R Burrow saw the same highs with tight skinned Texels also at £92; AR & PR Whitmill topped the Suffolks at £91 for good stretchy lambs; Townsend Farms drew a smart run of Charollais crosses to £90; Baylis Farming topped their run of Texel crosses to £89 with good frames. Lambs of any frame were seen in the £80's with smarter mid-framed lambs in the high £70's and £80's. 90% of the lambs forward sold above £65, including plenty of lambs of tegs and late April born.

Our Field Sale of Breeding Sheep & Rams takes place on Wednesday 6th September, please ensure your entries are returned to us by Monday 28th August, for penning and cataloguing purposes.

Stratford Market Report 2023 Advertising Tariff

Advertising Charges

1/8 Page	£10 Per Week
1/4 Page	£20 Per Week
1/2 Page	£30 Per Week
Full Page	£50 Per Week
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Discounted Rates Available

For further information, or to place and advert, please contact
Beth Kitchener on 01832 732241 or beth.kitchener@bletsoes.co.uk

ANIMAL HEALTH & WELFARE INFRASTRUCTURE GRANT - CALF HOUSING UPGRADES



Further funding has recently been made available to cattle farmers in England. The new £10 million Animal Health and Welfare Infrastructure Grant set out by DEFRA now allows cattle farmers with over 10 cattle to apply for a grant of between £15,000 and £500,000 to co-finance improvements to farm buildings used for calf housing.

The aim is that buildings built or upgraded under the grant will deliver health and welfare benefits for calves up to the age of 6 months. The grant can pay for the capital costs to build new, upgrade, or replace existing calf housing buildings such as:

- A-frame buildings with 4 walls
- Mono-pitch buildings with 3 walls and one open side
- Permanent open-sided structures with igloos or hutches
- Other types of building that do not fit the above categories.

In addition to this, farmers are also able to access funding for **roof top solar panels** on calf housing buildings providing both improved thermal insulation and lower energy costs for calf housing.

Before applying, you need to discuss your project with a vet and include a letter of confirmation in your full application. The building must be in situ for a minimum of 5 years.

Grants can cover up to a maximum rate of:

- 40% of the eligible costs of a project OR
- 25% if rooftop solar PV panels are included as part of your project.

You can claim the grant payment after the work is finished and has been paid for. The RPA have indicated that similar grants will become available in due course for adult cattle, pig and poultry housing.

If you would like to discuss this grant in greater detail, please speak to a member of the Agricultural Team on 01789 722677.

CONTRACT FARMING ARRANGEMENTS & HOW BLETSOES CAN HELP

With the loss of BPS, high input prices and increased machinery costs, now could be a good time to consider a change in your farming business. If your current machinery fleet is coming up for renewal, you want to sharpen your costs or you're looking to relieve your workload. A Contract Farming Agreement might be the solution to meet a number of objectives while still retaining your status as a Farmer.

How do Contract Farming Agreement work?

A farmer instructs a contractor to undertake the practical operations and management of a crop or other enterprise within the farmer's stated policies.

Roles and operations are defined by the contract between farmer and contractor. The crop or other produce is the farmer's and the contractor provides labour, machinery and any other services specified on an agreed basis for remuneration.

Key points

1. The instructing farmer is and remains the responsible person with financial risk from the outcome of farming.
2. The contractor is a supplier of services to the farmer.
3. The contractor's role is defined by the contract and has access to the land by the farmer's consent.
4. A good working relationship and liaison between the two parties is essential to make this work, aided by prior agreement on expectations and responsibilities.

How can Bletsoes help?

Bletsoes can advise and talk you through how a Contract Farming Agreement (CFA) works highlighting the potential tax benefits and will explain in detail each parties' responsibilities. We can create and implement the contract agreement and ensure that the agreement works for both parties.

CFA Management

We can simply set up the new agreement or we can provide a management service ensuring that everything runs smoothly running a comprehensive cash book which can then be used to complete a computation of figures to work out a profit share for the growing year. We will be able to provide a schedule of performance giving you an insight into yields and costs.

Rob Russell
Agri-Business Consultant

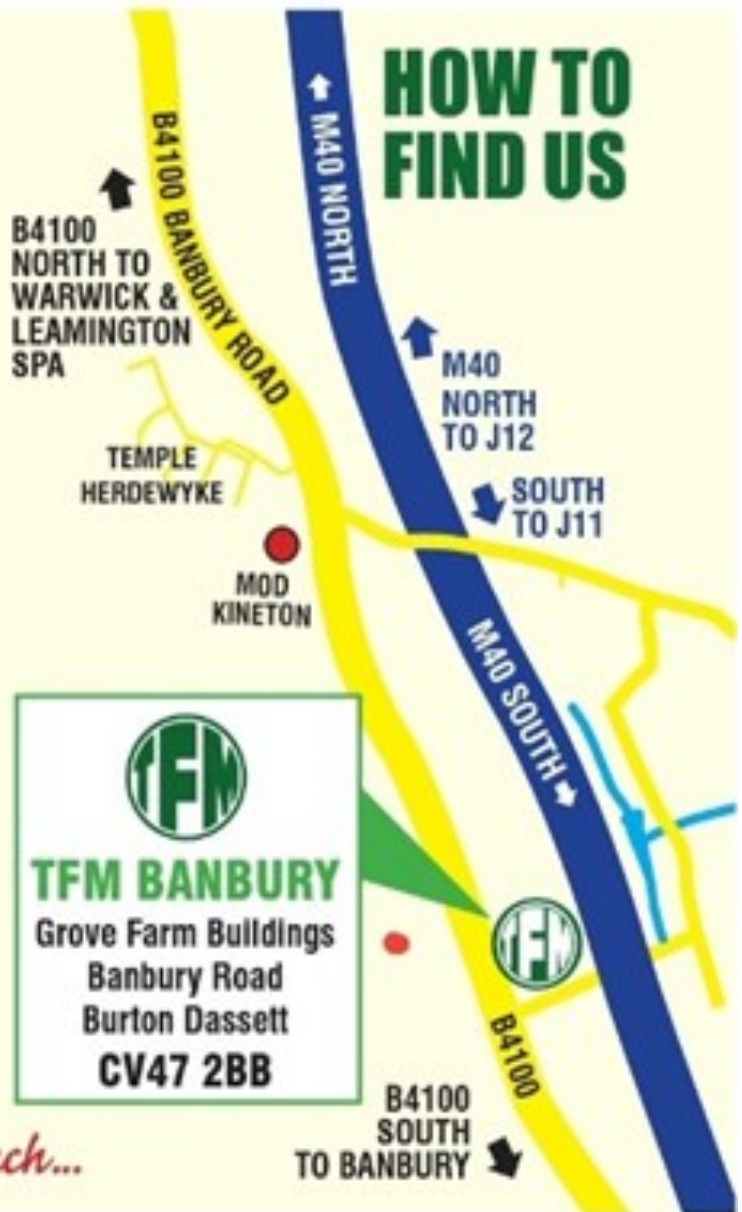




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Blakesley & District Agricultural Show

We look forward to you joining us
for light refreshments on

Saturday 5th August 2023

Blakesley Heath Farm,
Maidford, Towcester NN12 8HN



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