

The Market Report

Professional Ponderings – September 2024

To start on a positive note, as per the latest Propertymark survey to the end of June 2024, using data provided by Agents across the United Kingdom, tenant demand has increased steadily month on month since March 2024. This may be partly due to demand continuing to outstrip supply, with around 9 new applicants registered for each available property in June 2024 and stock levels decreasing slightly.

Rental figures per calendar month across the whole of the UK do continue to rise and in June 2024 the average UK rents were 8.6% higher than in June 2023. However, rents continue to fluctuate depending on individual markets & regions.

As we enter the third Month under a new Labour government, we as Agents and members of Arla Propertymark, are constantly updated regarding proposed legislation affecting the rental sector that may come into force.

The Labour government have already indicated they have put renters' rights back on the agenda through the introduction of its Renters Rights Bill. The proposals Labour are carrying over from the Conservative's Renters (Reform) Bill and new proposals are shown below:

- Abolish Section 21 "no fault" evictions
- Expand possession grounds, so properties can be reclaimed when needed
- Strengthening tenants' rights & protections
- Giving tenants the right to request a pet

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

- Applying a decent homes standard
- Creating a database to gather critical information for landlords, tenants and councils
- Introduce a new Ombudsman service
- Making it illegal to discriminate against tenants in receipt of benefits or with children
- New enforcement powers for local councils
- NEW Proposal – Expanding and applying “Awaab’s Law” to the private rental sector

Propertymark has strong relationships across the political spectrum, proactively representing members and opening dialogue with the new UK Government and lobbying to ensure legislation is evidence based and workable.

As a member of Propertymark Bletsoes will be kept abreast with full details of any proposed legislation put forward by the UK Government, and this information will be readily available to our landlords.

Just another reason to use Bletsoes Lettings Team for all your rental property needs, providing accurate and up to date information helping landlords stay compliant.

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



Teresa Mutton
Residential Lettings Manager

NOTICE

SPENCER, Robert Neil (Bob) - Auctioneer, Valuer & Surveyor, formerly of Nether Heyford & Northampton. Passed away very peacefully in Stourbridge, West Midlands, on 22 August 2024, aged 95. Much-loved husband of the late Noreen, dear father of Andy and Fiona, and beloved Grandad and Great-Grandad to his five grandchildren and three great-grandchildren. The funeral will be held at 11.15am on Tuesday, 17th September at the Counties Crematorium, Milton Malsor, Northampton. Enquiries to Co-op Funeralcare, The Poplars, Barrack Road Northampton, NN1 3RL

Stratford Forthcoming Events

Tuesday 10th September

Prime, Cull & Store Sheep - 10.30am

Plants, Produce, Poultry & Misc - 10.00am

Wednesday 11th September

Field Sale of Breeding Sheep & Rams - 11.00am

Hampshire Down Sale - 1.00pm

Saturday 14th September

Thrapston Sale of Breeding Sheep & Rams

At Thrapston Livestock Market

Tuesday 17th September

Prime, Cull & Store Sheep - 10.30am

Plants, Produce, Poultry & Misc - 10.00am

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

Stratford Market Report 2024 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
	+ VAT

Discounted Rates Available

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

Bletsoes do not endorse any of the products or services advertised in the market reports

REPORT FOR TUESDAY 3RD SEPTEMBER

236 Prime Lambs

A stronger day throughout with a good show of quality meat and shape forward. SQQ 284.75p/kg. W Stock topped the day pence per kilo at 300p/kg for best end Texels at 46kgs. DM & A Andrews topped the day overall at £147.02 for a sterling show of Texels at 49.5kgs.

Highlights - GF Heath & Son topped the lighter lambs of the day with 38kg Charollais crosses selling to 288p/kg; EJ & IP Dyde saw their Charollais top to 290p/kg for 45.5kgs; A Summers saw the same highs for their Texels at 45kg and 47.5kgs both selling to 290p/kg; NA Dawson continues to draw a smart show of Continentals with their 42kgs to 294p/kg.

To		From		Average	
<i>Standards (32.1-39kg)</i>					
288p	£110.88	280p	£94.38	285.2p	£107.45
<i>Mediums (39.1 - 45.5kg)</i>					
295p	£131.95	278p	£111.20	284.7p	£119.55
<i>Heavies (45.6 - 52kg)</i>					
300p	£147.02	279p	£128.34	288p	£135.97

13 Store Lambs

M Gasson topped a small entry of stores with Charollais crosses selling to £94 and £84.

To	From	Average
£94.00	£30.00	£84.46

140 Cull Ewes & Rams

Another fantastic weeks trading averaging £110.63. A great show of meat ewes forcing the trade with feeding types looking even dearer in comparison. J & M Ironmonger topped the day at £170 for big framed lean meat Texels with followers at £152, £136 and £135; B Burrows & Sons topped the Suffolks with powerful best meat ewes to £150, £146 and £144; W Stock & Son topped their Charollais to £138; J Page topped the Mules at £120. All meat was £105 plus with leaner well bred ewes in the £80's. True feeders were £55 to £65.

To	From	Average
£170.00	£54.00	£110.63

NFU SURVEY

NFU are currently conducting a **survey about tail docking and castration in lambs** to help inform discussions with the government on potential new restrictions.

We kindly ask that you complete the survey, and share the survey with your customers, to gather vital information on the impact of any proposed restrictions to the current practises of tail docking and castration within both farming businesses and the lamb market.

Please see full details and the survey link below.

Tail docking and castration in lambs is considered necessary to manage negative health and welfare impacts caused by fly-strike, or to avoid unwanted pregnancies and complications during post-slaughter processing.

Both procedures are permitted in the UK and governed by legislation however, the [Farm Animal Welfare Council's report](#) released in December 2022 discussed the implications of castration and tail docking (which are in the legal terms described as mutilation procedures) on the welfare of lambs and makes several recommendations related to these routine management procedures.

As a result of this report and due to growing pressure on the veterinary profession and resource, there is potential for regulatory changes to be taken forward by the new government.

The NFU is therefore seeking sheep producers' participation in a short survey on the lamb production and husbandry and management methods. (Open to both members and non-members)

This will provide us with a comprehensive understanding of practices within the sector and the necessary information and data to highlight the detrimental impact of introducing restrictions on these routine management procedures.

[Survey link: NFU members – take our survey on lamb castration and tail docking – NFUonline](#)

The deadline for the survey is **26 September 2024**

Please note. Question 3 – If you are NOT a NFU member please put the answer as N/A

Plants, Produce, Poultry, Hatching Eggs & Sundries

Every Tuesday at 10am

Plants – Autumn plants such as Pansies and Viola's, along with kindling are coming forward now.



Produce – A massive selection of fresh home grown Fruit and Vegetables.



Hatching Eggs – A great selection of Hen Eggs, and selections of many other breeds.



Sundries – To include: Garden Equipment, Farming Sundries, Household Goods, Hand Tools, Power Tools, Garden Tools, Lawnmowers etc.



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/>

Tuesday 10th September

350 Lots of Pet Food, Dog, Cat, Hard & Soft Feeds, Rabbit, Guinea Pigs, Wild Bird Food, of various brands, flavours, sizes etc

Garden Sundries to include Compost & Grass Seed.

From Field & Vermot Pet Supplies

Supplying discounted pet foods to the trade & public.

Viewing is from 8am at CV37 8LP. The Auction commences at 10am.



THRAPSTON COLLECTIVE MACHINERY SALE REPORT

FRIDAY 30TH AUGUST

Another great sale this month. A huge crowd gathered to make it a very successful sale for the quality of items forward. This month saw us leap into the future with internet bidding on the larger items in the sale. Entries are required for the next sale and the closing date for the catalogue will be in a couple of weeks (17th September). We recommend that you advertise in this catalogue to potential buyers.

£23,000.00	John Deere 6930 Tractor
£8,100.00	Ford 7910 Tractor
£8,000.00	Ford 8210 Tractor
£4,800.00	Mobile Sheep Race
£4,000.00	Wootton Grain Trailer
£3,200.00	Transit Horsebox
£3,000.00	Bobcat & Attachments
£3,000.00	Ford 3600 Tractor
£1,600.00	I/W Horse Trailer
£1,600.00	T/A Plant Trailer
£1,400.00	Generator
£1,220.00	I/W T/A Flat Trailer
£1,200.00	Flat Trailer
£950.00	Forklift Truck
£900.00	Flat Trailer
£850.00	Land Rover Freelander
£820.00	Hardi Sprayer
£800.00	I/W Horse Trailer
£750.00	I/W Stock Trailer
£750.00	John Deere R-O-Mower
£700.00	Daihatsu Fourtrak



UK FARM ASSURANCE REVIEW - YOUR THOUGHTS NEEDED

As you may be aware, the National Farming Unions and AHDB have commissioned an **independent review of farm assurance in the UK**.

The independent commission have now opened up a survey, inviting feedback from across the agricultural industry.

Evidence collated from the survey will assist in the development of the recommendations made in the final report regarding the future of assurance in the UK, due in autumn 2024.

We would strongly encourage you to take the opportunity to feedback your thoughts in this survey, to inform the future of assurance in the UK.

The survey should take between 10-15 minutes to complete.

Survey link: <https://app.onlinesurveys.jisc.ac.uk/s/promaraf-2021/the-uk-farm-assurance-review>

More information regarding the review and survey can be found here: <https://ahdb.org.uk/farm-assurance-review-latest-updates/survey2024>

Livestock theft.

Do you know who's behind it?



Tell us what you know, and remain 100% anonymous.

crimestoppers-uk.org

CrimeStoppers.

0800 555111

100% anonymous. Always.

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

Bletsoes

EST. 1881

Eastern Region

HAMPSHIRE DOWN CLUB SHOW & SALE

At Stratford Livestock Market

Clifford Chambers, Stratford-upon-Avon, Warwickshire. CV37 8LP

Wednesday 11th September at 1pm

Judging at 11am

To include MV & Non MV Sections

Entry Forms are available by request or online

Entries to be made by Grassroots & Entry Form

Entries Close Friday 23rd August

No late entries will be accepted

For further information contact Alastair Brown – 07885 804450

Beth Kitchener – market@bletsoes.co.uk

Kevin or Jane Byford – jka.byford@btconnect.com

Agricultural & Development
Consultants, Chartered Surveyors,
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www.bletsoes.co.uk

01832 736757

Catalogue coming soon

Preventing Water Pollution & Avoiding Cattle Watering Breaches

The Environment Agency have highlighted a number of breaches where farmers have not taken reasonable precautions to prevent agricultural diffuse pollution occurring in relation to cattle watering.

Livestock access to watercourse can cause various issues, including:

- Banks to collapse which increases flood risk
- Build-up of sediment causing pollution and damaging habitats
- Siltation and affecting how channels work
- Animal wastes in water posing a risk to human and animal health

Measures can be taken to prevent these issues:

- Fence off surface water to prevent livestock damaging the banks and fouling in the water. This will also allow natural habitats to develop which will provide protection from soil erosion
- Previously managed or constructed drinking points in watercourse are no longer recommended as they can cause poaching in one area. Alternative watering facilities should be installed.
- Position livestock feeders and drinkers away from water courses and move at frequent intervals to avoid poaching.
- Plant hedges alongside watercourse to prevent access and enhance biodiversity.

Funding through Countryside Stewardship Capital Grants is available for capital items such as fencing. Please contact a member of the Agricultural Team for further information.



DID YOU KNOW?

By using the Livestock Information Service (LIS) to report your sheep, goat and deer movements, you are not required to post a copy of your on-movement form.

All you need to do is accept the move issued by the market on your LIS account.

Get Started Today!

Save time and money using LIS online. Visit the Livestock Information website to create your LIS account today.

Scan Here!



LIVESTOCK
INFORMATION

www.livestockinformation.org.uk