

The Market Report

November 2023

Professional Ponderings

Lettings Ponderings

Back in November 2022, Bletsoes wrote to those Landlords whose properties were identified as likely to be affected by the Government's proposed new EPC regulations. In Autumn 2020, the Government started a consultation on tightening The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 even further, by looking to improve the energy performance rating of private rented properties. At the time of writing to our Landlords, the proposals were just that, and no regulations had been drafted.

During the Prime Minister's speech about Net Zero, on the 20th September 2023, Rishi Sunak announced that no legislation will be introduced requiring property owners to make energy efficiency improvements and extra money will be made available to those wanting to replace current heating systems with a Heat pump or Biomass boiler.

Mr Sunak said the UK Government are still committed to achieving Net Zero by 2050 but a new approach was needed, which should be realistic.

Although the UK Government will continue to encourage improvements, policies to force Landlords to make improvements to their properties, which in turn would increase the EPC ratings have been ruled out.

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

Bletsoes are hopeful this will bring a sense of relief to many of our Landlords, by negating the prospect of additional costs and no Wind turbines would need to be installed in back gardens around the Country, as one of the recommendations on many an EPC!

Another positive note for Landlords, taken from the Prime Minister's speech, was the announcement that the grant available through the Boiler Upgrade Scheme will be increased from £5,000 to £7,500, and will not be required to be paid back. It is available to those wishing to change their current heating system to Heat pumps or a Biomass boiler.

We at Bletsoes believe that any future targets must provide incentives for Landlords and encourage them, rather than penalise and can only hope if there is a change of Government after the general election next year, that the new Government will be of a similar mindset.

We are hopeful this revised approach will allow Landlords to improve their properties according to their own timescale and budgets.

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



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Stratford Forthcoming Events

Saturday 11th November

Single Vendor Poultry Sale - 12.30pm
At Thrapston Livestock Market

Tuesday 14th November

Prime, Cull & Store Sheep - 10.30am
Fur, Produce & Misc - 10.00am

Tuesday 21st November

Prime, Cull & Store Sheep - 10.30am
Fur, Produce & Misc - 10.00am

Tuesday 28th November

Prime, Cull & Store Sheep - 10.30am
Fur, Produce & Misc - 10.00am

Tuesday 5th December

Christmas Prime Stock Show & Sale - 10.30am,
Judging at 10am

Tuesday 19th December

Christmas Dressed Poultry Sale - 12 noon

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

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
+ 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

REPORT FOR TUESDAY 7TH NOVEMBER

454 Prime Lambs

A lift on the week with lambs in demand, more numbers forward with more needed to meet demand, best end export and weight continue to hit clear premiums. SQQ 249.37p/kg. E&N Noble top the day with Beltex lambs flying to 290p/kg. J&M Ironmonger top the day overall with their usual stamp of Texels selling to £164.30 for 62kgs with their 43.5kgs at 260p/kg and 42kgs to 258p/kg.

Highlights - T Young topped their run with lighter best shape Charollais lambs seeing 39kgs and 37.5kgs to 259p/kg. KC Peachey saw a well finished show of Texels at 45kgs sell to 261p/kg. A Summers saw another top end trade for their usual lambs with smart bred well meated Texels at 41kgs selling to 256p/kg and 48kgs of the same stamp to 261p/kg. JE Lea & Son continues to draw best meat Charollais lambs with 48kgs to 253p/kg.

To		From		Average	
Standards (32.1-39kg)					
290p	£101.01	240p	£90.00	254.1p	£95.75
Mediums (39.1 - 45.5kg)					
263p	£117.45	240p	£96.00	248.9p	£106.13
Heavies (45.6 - 52kg)					
261p	£125.28	210p	£105.00	249.2p	£119.97
Over 52kg					
265p	£164.30	236p	£132.16	246.3p	£142.87

266 Store Lambs - Numbers are being driven up by the trade at Stratford, more needed to fill buyer demand with a strong run of all grades averaging £82.80. HJ Gardner topped the day with mid frame blue Texel ram lambs, with followers at £102, £90 and £89. E&N Noble saw their Beltex lambs fly with best shape at £99. WJ Barnett & Son saw the best of the Suffolk trade with mid frame lambs at £94 and their Charollais to £92. JR King topped their run of Romney lambs to £89.50. All lambs mid frame were seen over £85 with longer term lambs £65 plus.

To	From	Average
£122.00	£46.00	£82.80

DATES FOR YOUR DIARY

Tuesday 5th December
Fat Stock Show

Tuesday 19th December
Christmas Sale of Dressed Poultry

*Please forward your entries as soon as possible
for advertising purposes.*

92 Culls - Trade takes a lift with meat and weight carrying the job. Averaging £78.33. M Digweed topped the day with best meat Texel ewes selling to £117, £109, £107 and £106. KR Evans topped their run with best shape Beltex ewes at £113. Lambs End saw the top of the Suffolks with big frame lean meat selling to £111. AR & PR Whitmill topped the Mules for the day at £86 for meat and weight. All meat was seen over £80 with feeding types being carried on the trade at £60 plus.

To	From	Average
£117.00	£40.00	£78.33

In the Auction on Tuesday 14th November

NO VAT on the following

Artic Cat Alterra Quad Bike – 2016, 400cc, 4WD, Automatic, 4500miles
 Road Legal – not registered
 Light use from a small holding, on original tyres



Kellfri VKM ATV/Quad Flail Topper, 2020
 4ft offset cut, only done 50hours
 Engine – Briggs & Stratton XR2100, 420cc/15hp



Contact Jake Wagstaff - 07487526803

FOR PRIVATE SALE

Quality Pedigree Hereford Bull—5 Years Old – Polled
 For sale as coming back on its daughters
 Contact Brian Pile - 07778 970628

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



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SHEEP VENDORS

New Veterinary Attestation rule for farmers to be introduced on 13th December 2023.

Action Needed Now.....

What's changing?

Changes in legislation, as from 13th December 2023, will require all producers selling livestock for slaughter to have had an annual farm veterinary visit to allow their animals, and/or part of any animal, to be exported out of the UK. The purpose of the new rule is to comply with EU export requirements to verify the absence of notifiable disease and provide general advice on farm biosecurity.

Why is this changing?

The Statutory Health Attestation is required from the 13 December 2023 to certify exports of POAO (Products of Animal Origin) to the EU. The EHCs (Export Health Certificates) require that the animals' farm of origin has undergone regular visits by a veterinary surgeon.

What do producers need to do?

Producers will be required to obtain a signed declaration from their vet that the visit has taken place. The veterinary attestation template can be found here: [veterinary attestation template](#). This should be signed and completed by the farm vet.

Obtaining a signed veterinary attestation must be done at least once over a 12-month period and can be combined with any other routine veterinary visit, including government supported initiatives such as the Animal Health and Welfare Pathway in England.

Farmers and vets must keep a copy of their completed declarations and the "unique reference number" created, for their records and to provide to their livestock auction market or meat processor.

Farms that are part of qualifying assurance schemes do not need to complete the veterinary declaration. Membership of these farm assurance schemes is accepted as evidence that a premises of origin meets the requirement for regular health visits from a vet.

The qualifying schemes are:

- Annual health and welfare review (England only)
- Quality Meat Scotland (QMS)
- Farm Assured Welsh Livestock Beef and Lamb Scheme (FAWL) (Welsh Lamb and Beef Producers Ltd (WLBP))
- Red Tractor

Please contact Jake Wagstaff 07487 526803 for further information.

Bletsoes

— EST. 1881 —

Saturday 11th November 12.30pm

at Thrapston Livestock Market

A Dispersal Sale of Poultry

A selection of over 300 Birds - To Include

Bantams – Seramas, Ayam, Showgirl Hens & Brahmas

Large Fowl – Wellsummers, Black Rocks, Blue Bells,
White Leghorns, Warrens, Black Tails & Easter Eggers

Pigeons – Fantails, Short Faced Tumblers & Pygmy Pouter

Guinea Fowl – White & Pied

Ducks – Swedish, Khakis, Cherry Valley, Carolinas,
Muscovys & Blonde Catalonia

Turkey Poults, Geese & Peafowl

A full list of entries can be viewed online or sent by request



on behalf of L Smith

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TB  RANGE AUCTION

at Thrapston Livestock Market

Tuesday 28th November at 4pm

Sale of 85 Suckler Bred
Blonde D'Aquitaine Steers & Heifers
20-24 Months

On behalf of Northen & Son, Oakham

Further entries are invited

Contact Alastair Brown – 07885 804450

Bletsoes

— EST. 1881 —

Christmas Prime Stock Show & Sale

*Tuesday 5th December at 10.30am,
Judging at 10am*

Classes:

- 1 - Best Pen of 3 Continental Lambs**
- 2 - Best Pen of 3 Native Bred Lambs**
- 3 – Best Single Cull Ewe**
- 4 – Champion & Reserve Champion**

Prize Cards & Prize Money will be awarded to the top 3 places

Please forward your entries to Jake as soon as possible.

Christmas Dressed Poultry Sale

*Tuesday 19th December
at 12 noon*

To be held at Stratford Livestock Market

Entries are invited to include all types of oven ready birds and meats.

Sections include: Turkeys, Chickens, Guinea Fowl,
Ducks Partridge & Pheasants.

Long Legged & Other Poultry sections will also be available.

Entry Forms available online or from the Market Office

Bletsoes

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