



LYNDON ESTATE

Autumn Newsletter - September 2019

Distributed to all tenants of the Lyndon Estate, Lyndon Farms and Sir John Conant



Rain Delayed Harvest 2019

Our farming operations have completed harvest after a concerted effort following a delayed start. In many ways harvest was always going to be later than normal given the lack of oilseed rape; this is usually combined during the last week of July but as a result of the exceptionally dry conditions throughout 2018 much of it failed to get established so the relevant areas were largely replaced with beans, barley and wheat...here in Lyndon we grew a large area of beans.

The beginning of August then saw two weeks of wet weather, much of the rain falling heavily. Because of this the combines remained almost stationary chomping at the bit to get stuck into the barley and wheat...and when they did get moving they were faced with flattened crops and very dusty conditions.

Our harvest team worked non-stop for the best part of four weeks getting all of the crops safely into store whilst the rain abated – quite an achievement given the vast area we farm here at Lyndon along with the farms at Gunthorpe, Bulwick and Rockingham. Well done to everyone involved. The cultivation work is now well underway ready for winter crops to be drilled during October.

Crop Watch!

Did you know the fields that turned black during August are full of beans? Most of the crop will be heading to Egypt where they play an important part of the diet.



Blocked Sewers!

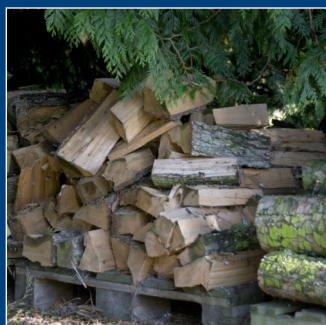
We seem to have suffered a spate of frustrating problems this year with various drains and sewers becoming blocked. Only rarely is there an issue with the structure of the pipework itself, instead more often than not it relates to what is being put down there!

So here's a polite reminder - **Do not** flush any product down the toilet apart from toilet tissue! Wet wipes (even those marked as flushable) are the primary culprit.

Also cooking oil should not be poured down the sink – it congeals so dispose of correctly.

WINTER

PREPARATIONS!



We've undoubtedly enjoyed some lovely weather through September. The days however are getting noticeably shorter which, combined with colder nights serves a stark reminder about essential winter preparations.

Fireplaces & Stoves

Many of you will be now thinking of lighting fires, but before doing so stop and think! There are some important tasks to complete first!

1. All chimneys should be professionally swept to ensure there are no blockages from birds' nests, insects etc. and to remove any potentially flammable materials that have accumulated during the previous burning season. The Estate buildings insurance does not cover properties damaged or destroyed as a result of a chimney fire if it has not been swept.
2. What fuel are you going to burn this year? Firewood should be seasoned (moisture content 20% or less) to minimise build-up of flammable residues. Or instead opt for coal - smokeless is favourable as it burns cleaner than bituminous coal or wood therefore reducing potential chimney deposits.
3. Check your smoke alarm and carbon monoxide detector are functioning properly. If not or you have any concerns, please contact the Estate Office.

Boiler Servicing

To safeguard trouble free operation, it is imperative that central heating systems are serviced annually as specified in all the tenancy agreements.

Whilst you may instruct any qualified plumber for service work we do encourage tenants to use the Estate Plumber, Anthony Case, as he not only has superior knowledge of our properties but will also charge any landlord specific costs, as appropriate, directly to us. Telephone 07802 822 166.

Please remember that any boiler breakdown costs attributable to non-service or running out of oil will be charged for.

Gutters

The summer deluges caused no end of gutter blockages washing debris from roofs. The next challenge will be leaves falling from trees! It is the tenant's responsibility to keep gutters clear throughout the year as overflowing water will almost certainly damage the property.

Graham Spires, who many of you know through his regular work around the estate, is the king of roof and gutter services! Contact him on 07929 749 791 he offers very reasonable rates.

Pest Control

Rats and mice typically want to move indoors as the temperatures drop and sources of food become depleted. In the first instance keeping the property clean and tidy is the best natural defence against rodents. Accumulated garden and general waste, putting out excessive amounts of bird food, animal feed etc. will likely attract pests.

If you do experience problems various off-the-shelf control methods are available locally from outlets like Wilko. For more serious infestations we suggest you contact Sharman's Pest Control on 07714 103 619.



Property Inspections

From time to time we carry out inspections of all our properties to ensure they are being kept in good order and make assessments for any repairs.

These visits are made in accordance with the tenancy agreement. Amanda or Carrie will make contact to pre-arrange any such visit. Please ensure you have boiler servicing and chimney sweeping records etc.



Lyndon Estate Website & Social Media

Regular visitors to our website will now be accustomed to the new layout and benefit from the cross device compatibility. Further content is planned for the coming months.

If you haven't visited in a while please go online and have a look around - all information for tenants is on there.

Also the Facebook page is a good point of contact for updates regarding what's happening in and around the village.

Picks Barn Commercial Development

Renovations of the old barn on the Luffenham Road at the east end of the village are progressing well. The roof works are now in full flow following a delay to resolve some technicalities relating to how it attaches to the concrete frame and the necessary structural strength given the weight to be supported across such wide spans.

Picks Barn will quickly blend into the surroundings with the timber clad exterior and brickwork combination. Also a second 'old-look' tin roof is going to be put on top of the modern building-spec shell. Posi Beams are currently being installed ready for the roof to be ordered and fitted shortly. All being well the building should be weather-tight prior to the winter!

Attention will soon focus on the exterior finishing and fitting out the inside, making it suitable for a range of uses. Details will follow soon regarding the spaces available for rent.

