



LYNDON ESTATE

Autumn Newsletter - September 2020

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

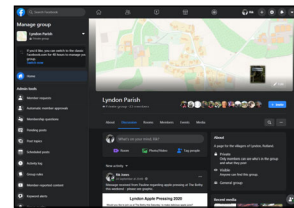


CORONAVIRUS
COVID-19

When **Coronavirus** restrictions were introduced back in March no one knew quite how quickly life would change and it is hard to comprehend that six months have already elapsed. With the country once again put on high alert who knows what the coming months will entail.

The Estate office remains staffed, but we continue to request that contact be made via telephone or email until further notice. Our trade contractors are all operating within current Government guidelines; please be patient and work with them to minimise the risk of virus transmission.

Everyone has been terrific looking out for family, friends and neighbours which has been lovely to witness. The private Facebook page is available for village communications (search Lyndon Parish)



Picks Barn Update

The barn restoration is progressing steadily despite the Covid measures and material delays, thus completion is now targeted for around the end of the year. If you have not seen the layout then be sure to log on at lyndon-estate.co.uk and view the internal photographs. There has been much interest for space from a variety of businesses and we look forward to welcoming tenants in due course. Exciting times!

A number of our properties have seen **tenancy changes** through the past few months and whilst it is always sad to say goodbye it is nice to greet new people into our friendly village community.

The Estate Office is receiving an unprecedented number of enquiries for rentals of all sizes; this is a likely consequence of the pandemic with a trend for folk to move away from conurbations and the consent many employers are now applying to home working practices.

We continue to encourage Open Reach to roll out full fibre broadband services to the village providing faster data transmission and improved network resilience. Frustratingly, the fibre infrastructure is already here in Lyndon, it just needs the go button pressing to make the final links!



Our **farming** operations experienced one of the toughest and most peculiar years in recent memory. Roll the clock back 12 months and the rain began to fall, and so it continued almost unabated until the end of February, thus preventing the establishment of the proposed winter cropping. The plans were torn up and re-written numerous times before the weather changed, at which point the team literally worked in shifts operating the machines 24hours a day to drill much of the land with spring seed...all whilst having to deal with Covid measures! Unbelievably April and May were then literally drought-like, so it was a wonder any of the planting actually survived! Spring crops are not generally fit for harvest until mid-late August, thus it was always going to be a waiting game, and with a stormy late summer it was tough going. The team once again put in the field time so when the combines could operate the crops were efficiently harvested and delivered safely to store.

Just now the cultivation machinery is busy preparing the ground for the season ahead and we just hope for a more normal weather pattern, whatever that is! Come late spring we will be in for a treat as the fields by the farm road should be awash with the beautiful blue flowers of Linseed, a crop that has not been grown here in Lyndon for many years. The fine fibres in the stem can be used to produce linen, however it is the combinable seeds that are exceedingly versatile as when ground they produce a vegetable oil rich in Omega-3. Linseed oil is a healthy ingredient found in many foods we consume. It is also used for oiling wood, commonly applied to cricket bats, and as a clean biofuel it can be a source of renewable energy!

READY FOR WINTER?

Boiler Servicing

A legal requirement in all our tenancy agreements is to have the boiler in your property serviced at least once a year helping ensure trouble free and efficient operation. Due to an increase in breakdown callouts for non-servicing related issues, we will hereon be requesting confirmation that this has been carried out. Please therefore check when the last service was done and arrange, as necessary, and advise us thereafter so our records can be updated. In instances where we do not receive this information the office will make contact with you in due course to confirm the service status.

The Estate Plumber has a brilliant knowledge of the heating systems within each of our properties and will charge any landlord specific costs, as appropriate, directly to us.

Call Anthony Case directly on 07802 822 166 to get a boiler service booked-in.

Fireplaces & Stoves

With the notable change to colder weather many of you will be thinking of enjoying the warmth and ambience of an open fire. Before lighting-up, have you had the chimney swept? This is imperative to minimise the risk of a chimney fire that could be caused by a bird's nest, insect infestation or build-up of flammable material from the previous burning season.

It is generally recommended that a chimney is professionally swept once a year before the start of the heating season (Sept/Oct) when burning smokeless coal. Sweeping should be carried out twice a year when burning bituminous coal or wood (at start of heating season and again after the peak period).

A copy of the sweeping certificate must be submitted to the Estate Office as our building insurance will not cover a chimney fire unless it has been issued within the last 12 months. The office will again contact you in the next few weeks if a copy of the certificate has not been forthcoming.

Rebecca McMullen is often in Lyndon - 07450 237 886 - Home Sweep Homes

Also check your smoke alarm(s) and carbon monoxide detector(s) are functioning properly; if not or you have any concerns, please contact the Estate Office.

Gutters

Please ensure rain gutters and channels are clear of leaves and debris over the coming weeks as overflowing water almost always causes damage to the property. Graham, who most of you know from his work around the estate, is the master of this work so please contact him on 07929 749 791 - he offers very fair rates.

Pest Control

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

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.

