

THE ENGLEFIELD ESTATE ANNUAL REVIEW

ENGLEFIELD ECHO

SUMMER SOUNDS

Estate transformed into
an outdoor concert venue

ALSO INSIDE

✕ [RIPPLE EFFECT](#)

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ENGLEFIELD
ESTATE

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✂ *Woodlands on the Estate.*



✂ *Cover image: Saxophonist playing at the Summer Sounds concert on the Estate.*



ENGLEFIELD ESTATE



Adapting to change

“We will survive and thrive if we are professional in how we transact business, but that is only the half of it.”

I hope you enjoy this edition of the Englefield Echo. It shows varied places with much happening at a time of great change and illustrates that Englefield, De Beauvoir Town and Glenmazeran are places run by professional and committed people.

You can read how we are adapting to changes in agriculture as Britain leaves the European Union. You can see how we are acutely aware of the importance of remaining relevant to the needs of those who want to live or work in our properties. You can hopefully appreciate what we are doing to protect and enhance our environment. You can also see how we marked the 50th anniversary of the Englefield Charitable Trust.

In such a fast-changing world these places can appear to be islands of calm and constancy but there are no rules that say we can or should survive any more than any other sector of the economy. However, we will survive and thrive if we are professional in how we transact business, but that is only the half of it. For a sustainable future we must continue to be relevant to our neighbours too. In summary, we need to be accepted as a force for good by those whose lives we affect.

Have a great read!

Richard Benyon.

A BRIGHT FUTURE FOR OUR COUNTRYSIDE?



Writer: Edward Crookes, Estates Director

As we leave the European Union our countryside may be about to enter a period of significant change when rules and regulations that influence how land is managed will return to Westminster for the first time in more than 50 years.

This moment has provided the UK with the opportunity to reform the support systems that shape our food production, rural communities and natural environment. With more than 34 square miles of Estate land being managed this is of huge importance to the many people who care for this land and derive a living from it.

As part of this process the Government published its Agriculture Bill in September. This is a key step in establishing detailed future farming and land management policies and it is expected to become law in the spring of 2019.

A core principle of the Bill is creating powers to make payments for a range of “public goods” the Government envisages delivering including:

- Managing land or water in a way that protects or improves the environment
- Supporting public access to and enjoyment of the countryside, farmland or woodland and better understanding of the environment
- Managing land or water in a way that maintains, restores or enhances cultural heritage or natural heritage
- Preventing, reducing or protecting from environmental hazards
- Protecting or improving the health or welfare of livestock and plants

Adapting to change

In the light of this impending change and mindful of the need to plan ahead, we invited all those involved in farming and forestry on the Estate to a discussion evening at Englefield House on October 18th to prompt discussion about what it means for our sector and how we might adapt.

We were very fortunate to have more than 40 farmers and Estate staff gather to listen to an expert panel of speakers, including one of DEFRA minister Michael Gove’s top team, Sarah Church, who is Director of the Future Farming & Countryside Programme at DEFRA. Sarah has been closely involved in the preparation of the 25 Year Environment

Plan, the Agriculture Bill, and the impending Environment Bill and was well-placed to brief us about what her department hopes to deliver and how we can engage.

George Chichester from Strutt and Parker's Farming Department based in Newbury set the scene by reviewing past support regimes, which began in the 1800s with the Corn Laws, and gave some thoughts about the impending withdrawal of current EU mechanisms which for decades have served their core principles including certainty of food supplies and ensuring that those supplies reached consumers at reasonable prices. There is no doubt that radical changes to long-established policies will be challenging and we will need to work together to help everyone managing land to adapt.

Sarah Church explained that the new policies place heavy emphasis on land management delivering greater environmental benefits. The Estate welcomes that approach and had a double act on hand to explore some of the opportunities this might offer.

Teresa Dent CBE, who is Chief Executive of the Game & Wildlife Conservation Trust (GWCT) opened the discussion. Teresa is also a non-executive board member of Natural

England, sits on the board of the Marlborough Downs Nature Enhancement Partnership and has also worked as a farm management consultant. She was followed by her colleague Peter Thompson, the GWCT's Biodiversity Advisor who has advised on the Home Farms' grey partridge project.

Working together

Teresa, Peter and their GWCT colleagues have a wealth of experience of delivering practical conservation projects alongside economic land uses and focussed upon the opportunities for clusters of farmers, who may decide that they will work together at landscape-scale, to deliver better wildlife and environmental outcomes on their farms. By collaborating across boundaries, Teresa and Peter showed how farmers can create contiguous areas of land managed for environmental outcomes, thereby increasing ecological connectivity between parcels of land. As part of this discussion, the Estate is working with Angus Hodge at Brocas Lands and Sheepgrove Farm and GWCT to undertake a baseline biodiversity survey to assess the opportunities for environmental gains to supplement the already excellent work Angus has done under existing stewardship schemes.

The final topic of the evening was that of soil management and we were given a fascinating talk by Simon Parrington of SOYL Precision Farming, a business that provides precision data to over one million hectares annually in over 15 countries.

Soils are a living breathing organism and are essential for life, in the sense that they provide the medium for plant growth, habitat for many insects and other organisms, act as a filtration system for surface water and store carbon.

We learned that one million earthworms can live in one acre of healthy soil and can eat 10 tonnes of dead organic matter such as leaves and roots each year and turn over 70 tonnes of soil whilst doing so. Simon emphasised the importance of managing farm inputs responsibly using the four R's of precision agriculture: the right amount, in the right place, at the right time, in the right way, in order to protect and get the best from our soils. The evening ended with a lively question and answer session chaired by Richard Benyon who stressed that this is the beginning of conversations between the Estate and those who farm or manage land in other ways about how to adapt to the exciting, if not daunting, challenges ahead to our mutual benefit and for those who live on and around the Estate. ✘

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There is no doubt that radical changes to long-established policies will be challenging and we will need to work together to help everyone managing land to adapt.

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EVENTS AT ENGLEFIELD



Writer: Peter Carson, House and Events Manager

Over the last 12 months we have seen a rise in demand for corporate hospitality at Englefield. Our bespoke service, beautiful setting and warm welcome have earned us a reputation as a premier venue, with many of our clients returning year on year. However, this year we were pleased to welcome a number of new companies and organisations.





✂ *Bupa Challenge Day.*



In June we opened our grounds to Bupa for their annual Bupa Challenge event, which saw teams of staff, clients and business partners take part in a team building event across the Estate. Activities included mountain biking, laser clay shooting, stone carving and a mental and physical obstacle course. The action-packed day was finished off with a dinner for over 120 guests held in a beautifully lit open marquee, complemented by live music.

“
Our bespoke service, beautiful setting and warm welcome have earned us a reputation as a premier venue.
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In the same month, Aston Martin enthusiasts from around the world gathered at Englefield for the annual Bonhams Aston Martin sale, which included James Bond's vehicle from the 1995 film *GoldenEye*. Several thousand people also attended the Aston Martin concours which included 400 stunning cars dating back to the 1930s being displayed on the lawns in front of Englefield House. A selection of the latest models were also on display, with the event showcasing 90 years of the British manufacturer's iconic craftsmanship and acclaimed design.

Additionally, earlier in the year, Castrol's Technology Centre in the UK picked Englefield as the venue to host an event for their colleagues visiting from India. As part of the event one hundred guests were treated to tours of the House and gardens followed by a sumptuous high tea in the Long Gallery.



01,02
Aston Martin Owners Club Concours.

03,04,05
Film crew and extras for the EE advert shoot.



02



03

Lights, camera, action

During the year the Estate was also much in demand as a filming and photography location for feature films, adverts and TV series.

The eagle-eyed amongst you may have spotted that Englefield House and grounds feature in mobile network EE's latest TV advert. Over two days in May, our grounds were transformed into a safari park for the 40-second commercial which stars Hollywood stalwart Kevin Bacon and British *Peep Show* comedian David Mitchell. It was directed by Steve Bendelack whose previous credits include *Spitting Image*, *The Royle Family* and one of the *Mr Bean* feature films. While the final piece shows a large troop of monkeys and a herd of giraffe, the Estate only had to play host to six energetic monkeys as the additional animals were cleverly added in post-production.

Animals also featured heavily in the filming of Indian comedy film *Housefull 4* as 30 horses were brought in as 'extras' for a scene shot in



04

the Deer Park. *Housefull 4* is the fourth instalment of the successful Bollywood franchise and it is set to be the most expensive Indian comedy film ever made. Indian audiences will also see Englefield in another Hindi language film, *Badnaam*. For eight days in September, Englefield House became a secret facility where the lead female character was put through her paces in espionage training. Both films are set for release in 2019.



05

Closer to home, scenes from the concluding episode of the latest series of popular ITV drama *Unforgotten* were shot at St Mark's Church and also in the woodlands above the house. During the filming actors James Fleet, of *Vicar of Dibley* and *Four Weddings and a Funeral* fame, and Kevin McNally, who played Joshamee Gibbs in *Pirates of the Caribbean* were both on set.



01
Country and Townhouse magazine fashion shoot.

02,03
Participants in the Annual Forget Me Not Walk.



Englefield also provided the backdrop for a stunning fashion photography shoot for luxury magazine Country and Town House. Additionally, in the same issue, the Estate also featured in an article about the rise in demand for corporate events at country estates.

Supporting the community

As ever, we were delighted to offer our support to a range of community and charitable events and initiatives throughout 2018. In May we again hosted the Annual Forget Me Not Walk in aid of the Sue Ryder Duchess of Kent Hospice. Five hundred walkers took part in either a 5 or 8km walk raising over £22,000.

The Royal Berks Soapbox Challenge also returned to Englefield in September. Almost 2,000 spectators cheered on vehicles of all shapes and sizes as they took part in three time trials in their non-motorised machines. Adding to the thrill of this year's event was a chicane section and, for those brave enough to try, a jump! Teams from companies such as Porsche, Visa, and Hiscock all helped to raise over £6,000 for the Royal Berks Charity.

Earlier in the year, our woods provided the perfect terrain for putting the Berkshire Search and Rescue Dogs and their handlers through their paces during their training sessions. Berkshire SAR is a UK charity comprised entirely of volunteers who provide a specialist search dog resource for the police and statutory emergency services. They are on call 24 hours a day, 365 days a year to search for high risk, vulnerable missing people. The work carried out by Berkshire SAR is exceptional and we were privileged to be able to support them in this small way.



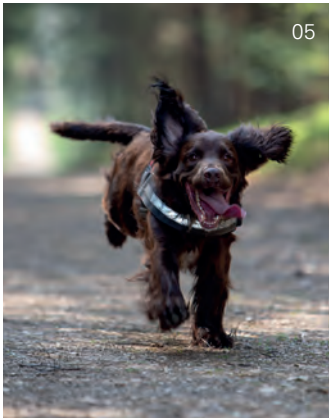
04,05,06
Berkshire Search and Rescue team in action on the Estate.

07
There But Not There Tommy outside St Mark's Church.

Commemorating 100 years

2018 marks 100 years since the end of World War One and the Estate was proud to support and take part in a range of events commemorating this important centenary. During the Great War Englefield House was used as an Auxiliary Red Cross Hospital. The Long Gallery was converted into a hospital ward and other rooms in the upper part of the house were given over to other hospital functions. This work was overseen by Mrs Edith Benyon who was President of the Berkshire British Red Cross and became the Commandant of the hospital. She was later awarded the honour of Dame Grand Cross (GBE) in recognition of this. In June, the Berkshire branch of the British Red Cross held a commemorative tea party at Englefield House in the former hospital ward and displayed memorabilia from the period. All funds raised from the event were donated to support the ongoing work of the British Red Cross.

In the lead up to Armistice Day the Estate was proud to display a There But Not There 6ft Tommy outside St Mark's Church. The striking statue was purchased from the charity Remembered which supports a range of causes including service charities Help for Heroes, Combat Stress and Walking With The Wounded. Additionally, on Sunday, 11th November the Estate took part in the Battle's Over tribute, a national event marking the Armistice. At 7,05pm, St Mark's Church joined over 1,000 churches and cathedrals across the UK in ringing their bells simultaneously in celebration of peace while the eldest girl and boy from Englefield Primary School lit the beacon in the Deer Park. ✘





Ripple effect

Writer: James Holbrook-Bull, Estate Surveyor

Supporting the growth aspirations of others has a ripple effect. It is our aim to support local businesses and organisations within the Estate to prosper, so we all prosper together while improving the quality of life for the whole community.

Our collaboration with Cobbs Farm Co. which has enabled a transformation of the former Fielders Farm Shop between Englefield and Theale, is a fine example of this philosophy. The joint venture has given rise to the redevelopment and expansion of the site which will be renamed Cobbs at Englefield. When the new shop opens early in 2019, it will have increased in size sevenfold to a 7,000 square foot retail space, while the team will have expanded sixfold from five employees to 30.

Work to convert the traditional buildings started in April and will realise the long held ambitions of Tom Newey, Chief Executive of Cobbs Farm Co. who has been running the business for a number of years.

Watching the project unfold has been fascinating and the investment will help to breathe new life into the currently redundant farm buildings and not only create new jobs directly, but with its increased scale, Tom is keen to work with more local suppliers, farmers and growers so the positive impact of its expansion will be felt further afield.

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We always aim to support initiatives which will add strength and diversity to the local economy, helping to bring jobs and investment to the area.

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Investing locally

The Estate’s collaboration with the farm shop enterprise is part of a series of investment initiatives to support local businesses such as our support in 2017 for Sportfish, one of the biggest names in sport fishing, to achieve their ambitious vision to create one of the UK’s finest game fishing centres here in the Berkshire countryside.

Since taking over Haywards Farm Lake near Reading, which is owned by the Estate, in 2016, the Sportfish Game Fishing Centre has upgraded the facilities and opened the smaller, nearby Hobby Lake which is popular with local people and visitors alike.

We have also supported the Royal Berkshire Shooting School over the years to host one of its most prestigious annual shoots within the Estate and it is a continual pleasure to watch Englefield’s Five-A-Day Market Garden, a not-for-profit social enterprise, flourish year-on-year with our support.

Cobbs Farm Co. was founded in 2007 out of a passion for food provenance and operates a network of seven farm shops across Berkshire, Hampshire, Shropshire and Wiltshire, including the company’s flagship 55-acre site, Cobbs Farm on the Berkshire/Wiltshire borders.

The new extended farm shop and café within the Estate will house a traditional butcher and delicatessen counter as well as an 80-seat restaurant set around a courtyard serving homemade refreshments, lunches and afternoon teas. It will be a huge asset to the local community, not only providing residents with a range of quality seasonal produce but offering a space for socialising.

Access for visitors with disabilities will also be improved, and the shop will link up to a new pathway to improve access on foot or by bike from Theale.

We always aim to support initiatives which will add strength and diversity to the local economy, helping to bring jobs and investment to the area. Both Cobbs and Sportfish have revitalised their respective sites and substantially expanded their offerings and we are delighted to be part of both of these important local projects. ❧

❧ *Main retail space with original timbers.*



❧ *Restaurant taking shape.*



❧ *Planned fit out.*



Summer sounds

Writer: Peter Carson, House and Events Manager

Over the years Englefield has hosted weddings fit for royalty, accommodated Hollywood film crews and even become an enchanted garden, complete with fairground rides, for a global corporation's annual party. However, earlier this year we staged our largest and most logistically challenging event to date which saw the grounds of the Estate transformed into an outdoor concert venue.

Across three nights in July, 17,000 people descended on Englefield to enjoy a trio of spectacular evening concerts featuring classical vocal quartet Il Divo, British pop icons Madness and music legend Sir Tom Jones.

Englefield was first approached by live music event specialists Cuffe and Taylor as a potential venue for their summer concert programme in

October 2017. Following this, site visits were arranged to go through the planning in detail and assess whether the Estate could accommodate a 70m concert stage and seating for the thousands of concertgoers each night, car parking for up to 6,000 cars as well as room for the all-important VIP area for the performers themselves.



Cuffe and Taylor Commercial Director Jason Cotillard commented: "As soon as we entered the driveway to the Estate we instantly knew Englefield would be an ideal venue for our 'Summer House Sounds' concerts. Its proximity to major transport routes means it offers good access links for those attending and the scale of the site provides more than enough space for all the necessary facilities from the staging area to car parking and the box office to catering concession stands.

"However, when we are looking for potential venues it is not enough that they tick all the practical and logistical boxes, we are also looking for something unique and special. Englefield certainly offers that! Its setting is stunning and we knew that Englefield House would provide a simply breathtaking backdrop for our artists to play against."

Managing logistics

Englefield was initially booked as a venue for Il Divo's Castle and Country Tour and this was quickly followed by confirmation that Madness would play at the Estate as part of their Stately Madness Tour. Early in the New Year we were also delighted to be added to the exclusive list of venues to host Sir Tom Jones.

Planning for the events took several months as premise licenses had to be granted to allow the playing of live music on the Estate as well as the selling of hot food and alcohol. A traffic management plan had to be devised to deal with the increased traffic in the area and risk assessments completed to ensure the health and safety of the unprecedented numbers of people who would be on the Estate.

In the week leading up to the concerts an army of people was involved in getting the site ready from riggers erecting the stage to sound and lightening engineers installing and testing equipment and event planners marking out the different areas of the site and taking delivery of over 50 portaloos. A special VIP area was also



created for the performers which included space for them to relax before their big performances as well as room to accommodate their guests, bands, backing singers and make-up artists. There was also a special request from Madness to have access to a TV so that they didn't miss out on any action from the World Cup Quarter Finals!

Additionally, staff from our maintenance and garden teams were also kept busy ensuring that our grounds were at their best to welcome the concertgoers including mowing the many acres of Deer Park immediately in front of the House.

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Its setting is stunning and we knew that Englefield House would provide a simply breathtaking backdrop for our artists to play against.

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Stunning performances

On Friday July 6th, British pop icons Madness played the first-ever live music concert at the Estate. Fans were treated to a lively and colourful performance of all their best-loved hits. Their support act, The Lightning Seeds warmed up the crowd brilliantly with a timely rendition of 'Three Lions' and even non-football fans could not resist joining in with the iconic chorus 'It's coming home'.

Saturday, July 7th, saw platinum selling classical vocal quartet Il Divo wow crowds with a collection of their newest songs and old favourites. Their special guest, Michael Ball OBE, performed stunning renditions ranging from Elvis hits to favourites from the musicals. Audience members who had travelled from as far afield as Cyprus were certainly not disappointed.



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01
Sir Tom Jones.

02
Madness.

03
Il Divo.



02



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Finally on Sunday July 8th elder statesmen of music, Sir Tom Jones took to the stage, celebrating his music career which spans five decades by performing a selection of his greatest loved hits accompanied by a phenomenal backing band.

On each evening, specially selected charity partners ABF The Soldier's Charity, the Charlie Waller Memorial Trust and Swings and Smiles were invited to hold charity collections and raised over £3,000 to support their important work.

We were delighted to be able to add outdoor concerts to our portfolio of events for this year and to have the opportunity to showcase what a unique and versatile venue the Englefield Estate is. We thoroughly enjoyed working with Cuffe and Taylor to welcome so many new visitors to the Estate over the extended weekend and it was a real privilege to be included in the national tours of such acclaimed artists. We look forward to doing this again in the future. ✘

No job too small

Writer: Duncan Rands, Building Manager

The Estate Yard team is the first point of contact for maintenance enquiries from almost 350 households, 26 farms and numerous commercial premises across the Estate's 14,000 acres.



In total, we oversee the day-to-day maintenance of around 1,000 buildings, including Englefield House, now 400-years-old, and its associated infrastructure. Our team of six comprising carpenters/joiners, a stonemason/bricklayer and multi-skilled trades has a diverse mix of skills and expertise. We are on-call 24/7, 365 days a year and no two days are ever the same as unexpected jobs always arise. In the space of a week, each member of the team undertakes a wide range of tasks; they could be fixing a hinge on someone's back door, repairing a broken roof that's been hit by a falling branch, or unblocking a septic tank that serves several properties. The team also makes, from scratch, new doors, windows and other joinery that are needed to repair the often ornate timberwork on many of the Estate's buildings. Effective maintenance directly impacts on the quality of life of those people who live and work on the Estate, so every job, large or small, is important.



✂ *New windows being made in the Estate joinery shop.*

Ongoing projects

Additionally, the Estate Yard is responsible for a number of ongoing projects such as the Estate's annual painting programme which works on a five year cycle and extends to around 60 properties each year, including cottages, farmhouses and anything else on the Estate that is painted! Senior team members also oversee full refurbishments involving stripping houses back to their core to enable modernisation often for the first time in more than half a century. At any one time there can be up to a dozen projects either being planned, underway, or nearing completion. These are typically undertaken by external contractors with professional consultants appointed where necessary, depending upon their scale and complexity.

We can also be called upon to support major investment projects, such as the expansion of the farm shop, which will be rebranded Cobbs at Englefield when it opens next spring. The Estate's approach to the all-important topic of Health and Safety also falls under our remit with a forum for all departments being held three times each year.

Victorian reservoir

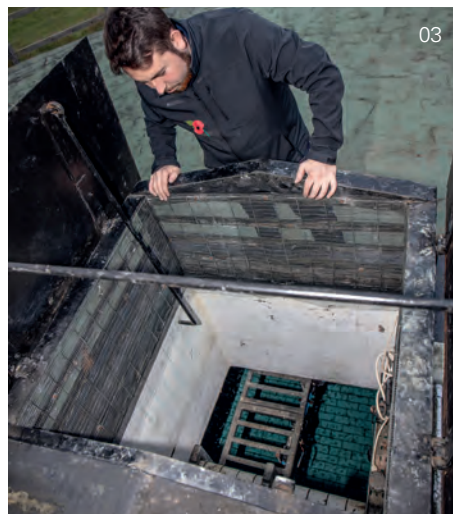
The team's work is not just limited to residential or commercial properties. One of the most substantial projects for the Yard team over the last 12 months has been a programme of modernisation of the private water supply system at Englefield. This impressive piece of Victorian engineering is a vital part of the parish infrastructure given the hundreds of people (and livestock) who rely on it.

Many people might not be aware that Englefield's water supply is pumped from a borehole deep into a chalk aquifer and then up to a 100-year-old Victorian dome covered reservoir. The reservoir is located in the Park above Englefield House and holds 84,000 gallons of water. Having passed through a water treatment plant the water is then distributed around the parish through many miles of underground pipework.

The system is closely monitored by the Estate, the Environment Agency and the local authority, and the Estate's maintenance team manages its ongoing upkeep. During 2018 this has involved repairs to the reservoir, installation of new valves and water meters to better monitor consumption and to enable leaks to be identified and dealt with more quickly. The drought conditions during 2018 have highlighted more than ever that water is a very precious commodity. This is particularly so when relying on a private water supply with only a limited volume available. Through careful management of the supply and with the assistance of local residents the Estate was able to avoid imposing measures to restrict the use of water this year and we intend to keep on taking good care of the system as our predecessors have done for centuries. ✕



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01

Joinery repairs to an Estate property.

02

Essential repairs to an Estate property drainage system.

03

Inspection of the Estate's private water supply system.

04

Inside the Victorian reservoir.

VENUS OF THE WOODS



Writer: Richard Edwards, Forestry Manager

European ash (*Fraxinus excelsior*) is the third most common native tree in the UK, it is an important woodland and hedgerow species for both wildlife and timber production. Its leaf and canopy structure means that it naturally lets more light through to the woodland floor than other species such as beech, allowing other shrubs and ground flora to grow under its canopies, providing a more diverse woodland habitat.

In 1664, John Evelyn, a diarist and intellectual wrote *Sylva*, the first book published by the Royal Society. The book was a great success and encouraged landowners to plant woodlands and manage them for the production of timber, shaping many of the wooded landscapes we see today. This is what Evelyn wrote about the ash: "In short, so useful and profitable is this tree, (next to the oak) that every prudent lord of a manor, should employ one acre of ground, with ash, to every 20 acres of other land; since in as many years, it would be more worth than the land itself."

In the past, ash trees were thought to have medicinal and mystical powers, with the wood being burnt to receive prosperity as well as warding off evil spirits. In Norse mythology, ash was referred to as the 'Tree of Life'. Even today it is sometimes known as the 'Venus of the woods'. The timber is very strong and good at absorbing shock, which is why it was so commonly used for tool handles and sports equipment (such as hurley sticks, used in hurling). Ash wood is also highly prized for use as firewood as it does not need to be seasoned and produces a good level of heat.

Under threat

Unfortunately, there is a major threat to this fantastic tree species, which comes in the form of 'Chalara dieback of ash'; a disease caused by the fungus *Hymenoscyphus fraxineus*. The disease was first identified killing large numbers of trees in Poland in 1992, it then spread through much of Europe and was discovered in England in 2012 in Suffolk and Norfolk. It is believed that the fungus' native area is in Asia where the Asian species of ash are able to tolerate the disease through thousands of years of coexistence. Since the 2012 discovery, the disease has spread across the country and now is a common sight in most areas.

Chalara causes a loss of leaves, dieback in the crown and bark lesions in affected trees, this initial infection can make the tree more susceptible to other pests and pathogens such as honey fungus. The trees become very fragile as the structural integrity of the timber degrades and the risk of the tree snapping or losing branches increases. Once a tree gets the disease there is no cure, however, some trees are showing a degree of natural resistance, which is the basis for a tree breeding programme with the aim of producing a population of ash trees that are tolerant to the disease.

At Englefield, ash makes up a substantial proportion of our broadleaved woodlands, not only in single-species plantations but more significantly as an integral part of mixed broadleaved woods, where they are growing with other species such as oak and sweet chestnut. The challenge we face is a difficult one as there is a balance to be struck between retaining some ash trees to see if there is some genetic resistance to the disease and ensuring that the woodlands are safe places for people for recreation and work.

Managing the impact

We are working closely with the Forestry Commission and Forest Research to look at the impact the disease has on the stability of the tree and the structural properties of the timber in a range of different



✂ *The middle stem has died and shows discolouration caused by ash dieback.*



✂ *Ash trees are an important component of the UK's native woodlands.*

aged trees growing in the open or in woodlands. This research will help to form advice to other landowners on how to manage ash trees and woodlands across the country.

To ensure that the woodlands are still safe places to work and for the public to enjoy, the Forestry Department will be assessing and managing ash trees in high-risk areas over the next year to reduce the risk to the public. This will involve the felling of trees in woodlands and along roadsides sooner than would normally be the case. This will also provide the Estate with the opportunity to plant a wider variety of tree species to ensure that the woodlands are more resistant to future tree diseases. The trees for replanting will be chosen to suit the site conditions, but it is likely that they will include some species commonly found in the area such as oak, cherry, sycamore and lime as well as some more unusual species which are being looked at for future timber production such as walnut and hickory.

The loss of ash trees to Chalara is likely to have a larger impact than the loss of elm trees due to Dutch elm disease as ash is a more common species in the landscape. Careful planning is needed to ensure that as many potentially disease resistant trees are kept as possible, whilst at the same time finding suitable species to replace the ash trees that do require felling. ✂


DEVELOPING DE BEAUVOIR



Writer: Edward Benyon, Estate Manager

2018 has been a very busy year for the Benyon Estate team, with many projects reaching fruition and others nearing completion, while a number of ventures have kick-started after many months in the pipeline.



 *An outline design of the proposed new children's nursery in Southgate Road.*

8 *The World War
Two medals which
were returned to
tenant Jean Burns.*

The Estate has been part of the Hackney community for more than 300-years: Richard de Beauvoir, an ancestor of the Benyon family, bought a farm in Hackney in 1640, and in the 1840s the streets of De Beauvoir Town were established on the site. Today, the Benyon Estate is a custodian of the area.

Many of the buildings which make up the Estate's residential portfolio are listed and date back to the 1840s, so while an ongoing maintenance programme rolls out, at any one time there could be up to half-a-dozen properties undergoing extensive refurbishment.

A good example of just how extensive these individual projects can be is the recent refurbishment of a Southgate Road property which was home to Jean Burns, a former dressmaker for Jay's of Regent Street, and her family for almost 50 years. Mrs Burns lived on Southgate Road for around 80 years and when she moved out in late 2017, the Estate was pleased to reunite her with sentimental family memorabilia, including photographs and several Second World War medals belonging to her father, the family was unaware had been left behind, hidden away in boxes.

The property needed a complete overhaul and work included the installation of a new roof, some new ceilings, new bathrooms, a new kitchen, a whole house rewire, replumbing, damp proofing, replastering and redecorating throughout. But while the Estate sets out to give homes bright, contemporary makeovers, the modus operandi is to protect and preserve the historic fabric of the buildings and retain heritage features. A number of this property's distinctive historical features were either revived or refurbished; four cast iron fireplaces were repaired, a series of Victorian plaster cornices were reinstalled and 170-year-old wooden handrails and bannisters, staircases, skirting boards and architraves were all given a new lease of life.

The entire process took six months.



Fulfilling our vision

The jewel in the Estate's crown is the De Beauvoir Block, which opened in 2017 after an 18-month regeneration project. This three-storey network of offices and studios fulfilled its brief from the get-go; it's been a honey pot for creative industries from designers and architects to public relations professionals. The majority of tenants relocated to The Block from other premises,

while others, including designer Alexa Chung, chose The Block to begin their creative journeys. The Block's urban industrial-meets-arts café design, abundance of natural light and sense of community are its defining traits.

This year, all of The Block's 33 units were filled, while small businesses, entrepreneurs and freelancers continue to create a buzz at the hot desk zone.



8 *Inside the award-winning
De Beauvoir Block.*



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Children from the Hackney New Primary School see how their new school is coming along.

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All 33 units in the De Beauvoir Block are now occupied.



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The Block's success gave the Estate the confidence to provide more office space in De Beauvoir Town and plans are afoot to transform The Block's next door neighbour 98 De Beauvoir Road, which occupies two and three storeys and was previously used for residential and commercial purposes, into 7,000sqft of open plan office space. Regeneration work commenced in July 2018 and, due to the complexity and scale of the project, is set to span 12 months.

Architects at Henley Halebrown were commissioned to bring the Estate's vision for The Block to life, and they have now been tasked to do the same for number 98. Long term, the aim is to convert the other buildings on the road under the Estate's ownership into office space as well.

Investing in the future

The creation of what will be Hackney New Primary School's first permanent home at the site of the former Kingsland Road fire station is likely to be the Estate's most consequential, recent development project. Since the school opened four years ago, the children have been housed nearby in temporary portable cabins.

Henley Halebrown architects have created a state-of-the-art, multifunctional learning environment for a total of 350 pupils. The two and three storey building will wrap around a central courtyard which will be the heart of the school and an oasis of calm. A gallery will extend around the entire first floor level providing shade and shelter for the playground below and a roof garden will contribute to the biodiversity of the surrounding environment.

The project is the result of a private development partnership between the Estate and developers, Thornsett and, in addition to

the school, the site has planning permission for an apartment block of 68 flats, half of which will be set aside for working Londoners on low and middle incomes, and a retail unit. The development is generating £1.5m towards Hackney's Housing Supply Programme to support the delivery of new affordable housing in the borough. The children are due to move in at Easter 2019.

In November, the Benyon Estate held a public exhibition of proposals for a new children's nursery in Southgate Road, in conjunction with N is for Nursery, Lisa Shell Architects and FirstPlan.

The facility would provide the equivalent of 120 full-time places, alongside a Family Club and related facilities. N is for Nursery anticipate the creation of up to 50 jobs.

There are around 8,000 under-5s within a one-mile radius of the Southgate Road site, but only 1,000 nursery spaces available at other local facilities. A planning application is due to be submitted to Hackney Council in the New Year for a new-build four-storey nursery on a site which is currently used for commercial storage. The aim is to open the nursery in 2020.

Both the school and nursery constitute new territory for the Benyon Estate, but it is with pleasure that the Estate is able to help provide educational opportunities for the youth – the future – of De Beauvoir Town. ✨

Seasonal challenges

Writer: Edward Crookes, Estates Director



✘ Blocking 1970's drains.



✘ Eroded gully before (left) and after (right).

Whilst Jimmy Irvine and team at Glenmazeran are well used to coping with harsh conditions, over the last year Glenmazeran experienced weather at both ends of the spectrum.

The extreme temperatures of a hard winter followed by a hot summer affected deer, grouse and salmon making for a lean sporting year due to the combination of the hills being almost freeze-dried during the winter and then baked dry during the summer. As a result, breeding populations of almost all wildlife were affected including the golden eagles which did not nest at Glenmazeran this year.

In spite of this, things have been busy with a further phase of reroofing completed at Glenmazeran Lodge and preparations being made for new woodland planting this winter.

In addition, having been snowed off in late 2017, our peatland restoration project is now in its second year. The Glenmazeran Estate is working in partnership with 14 neighbouring landowners and Scottish Natural Heritage on an ambitious plan to restore peatland habitats in the Highlands to increase carbon storage and protect these rich habitats.

Jimmy Irvine has worked with upland ecologists Strath Caulaidh Ltd (SCL) and skilled contractors McGowan Environmental who have specialist experience in working in remote uplands blocking and re-profiling 1970's drainage channels and blocking eroded gulleys as the the pictures on this page illustrate. ✘

New Starters

House

At the end of July, **Alan Beavers** started as caretaker at Englefield House. Since 2007, he has worked for several private households in Dorset and Cheshire and prior to that spent a number of years managing holiday chalets in the French and Italian Alps. Alan is very keen on fitness and you may even see him pounding the streets as he clocks up the miles in preparation for his next half marathon.

Gina Woolgar joined the Englefield House team in November as the new housekeeper. Gina has a broad range of housekeeping skills gained from working with different families in Berkshire and in her last role she was employed by Lord and Lady Sugar.

Estate Yard

Luke Wade started his role as Maintenance Manager in July. Prior to joining Englefield, Luke was working for Sovereign Housing, fulfilling a similar role as a Maintenance Team Leader with responsibility for the maintenance and upkeep of over 1,000 homes across Berkshire. Luke trained as a carpenter and gained experience in a number of working environments before taking the step up into management.

In September, we welcomed **Therese Knox** to the position of Maintenance Team Administrator. Therese previously worked for Clydesdale and Yorkshire Bank, Guide Dogs for the Blind and ING Direct, all of which required direct contact with customers and the public, a key skill requirement for her role here with the Englefield Estate.

Estate Office

Suzanne Taylor joined the team in August in the role of Property and Lettings Administrator having previously worked with House of Fisher, a well-respected local provider of serviced apartments. Suzanne, who is also a long-serving Girl Guide and Ranger Leader, has had a very busy few months with her new role starting just before her wedding day!

Benyon Estate

Georgia McPherson joined the Benyon Estate as Residential Lettings Manager. Previously she spent a number of years working in Corfu managing residential and holiday properties. On her return she worked for Clifton Management before taking up her new role.

We were pleased to welcome **Iveta Senasiova** as Digital Presence Manager. After obtaining a Master's Degree in Marketing and Communications at the University of Greenwich she worked for various property agencies including Felicity J Lord and Henry Wiltshire.

The Office Manager role has been filled by **Emily Hyman**. Before joining us she was a receptionist at the White Collar Factory, an award-winning office development in Old St, London. Previously she owned and managed a handmade chocolate making company in Ramsgate while also writing songs and recording an album.



Farewells

Estate Office

In September we said goodbye to **Karen Goodall**, who left her role as Property & Lettings Administrator. We are extremely grateful for everything Karen has done whilst with the Estate and would like to wish her all the best for the future.

Estate Yard

In March 2018, **Trevor Allen** retired from the Estate Yard team following more than 26 years working on the Estate. Trevor's career at Englefield began when he left school to join the Home Farms, then managed by Major Willet. In between spells serving in the Army and working at AWE, Trevor returned to Englefield to work at Mayridge Farm, milking Guernsey and later Friesian cows. In 1992 he joined the Estate Yard where he remained until his retirement earlier this year.

Although he switched to the maintenance team, Trevor has always kept his livestock skills honed, assisting Terry Perkins showing the Herefords, and has also been a long-serving member of the beating team on shoot days and now picks up regularly.

We're delighted that Trevor and Lynn will continue to live in Englefield and are grateful for their ongoing help with various tasks around the Estate.

Benyon Estate

Nicola Thompson left us to emigrate to Australia with her new husband. Nicola had been extremely successful in expanding our digital presence whilst also covering the role of Office Manager.

House

Pete and **Sally Hatton** came to work in the house for my parents in 2004. Whatever they thought they were coming to do at Englefield it changed dramatically over the following years. When we moved into the house in 2006 they became responsible for a family-of-seven instead of just two. And that family-of-seven accumulated dogs, chickens, fish, puppies, crises and chaos which Pete and Sally glided through with a level of care, flexibility and patience that was sublime. Pretty soon the corporate events started to increase and Sally's cooking skills were admired week in week out by people coming to shoot clay pigeons, visit the house or garden or to take part in other events.

Pete's ability to keep the house in order and ready for the next event, often with fairly extreme physical work, appeared to be constant. The chaos of filming never seemed to faze either of them. Producer's or director's whims or film crew's strange requests were all taken in their stride.

Most of all for us, having Pete and Sally at Englefield for those years has given us a wonderful feeling of security. We always knew that the house and its contents, both human and artwork, were safe.

They now enter a new phase in their lives with their grandchildren. We are so pleased that they are remaining in the village and as part of the community. It's great that TJ and Reed are now at Englefield School. We grew to rely on this remarkable couple and we wish them well for the years ahead.

Richard and Zoe Benyon

In memory

Les Prickett passed away peacefully on 29th August 2018 in Sue Ryder Duchess of Kent Hospice. Les retired in November 2012 having worked as a forester on the Estate for 38 years. His primary role was operating the forestry tractor responsible for the very skilled task of extracting timber from often difficult terrain.

A veteran of forest operations, Les saw the work evolve from felling every tree by chainsaw to the use of harvesters to fell, delimb and cross cut trees to pre-programmed dimensions from the comfort of a cab.

His funeral cortege took to the same route he had walked each day from home to the forestry yard at Mortimer West End for all of those years. Les will be sadly missed by his wife Eileen, his family, friends and former colleagues.

Peter Strang formerly of Green Farm Burghfield died in December 2017. He was the grandson of James Strang, who moved south from Renfrewshire in the early 20th Century and became a tenant at Wickcroft Farm where he raised seven sons. As well as being a successful farmer, Peter played rugby to a very high level with spells playing for Northampton and Harlequins.





✂ *Sophie Dickens' five-piece sculpture of a diving man.*



✂ *Final touches to the planting in June this year.*



✂ *Lois Anderson working on the memorial stone.*

Marking a milestone

Writer: Catherine Haig, Chairman, Englefield Charitable Trust



ENGLEFIELD
CHARITABLE TRUST

2018 marks the Englefield Charitable Trust's 50th year and there could not have been a more fitting way to celebrate this anniversary than the opening of the Englefield Garden at the Royal Berkshire Hospital.



✂ Elizabeth Benyon and Jennifer Benyon.



✂ The Englefield garden team with Mary Riall, Sue Broughton, Jennifer Benyon, Catherine Haig and Ian Thomson, Director of the RBH Charity.



✂ Seating areas are incorporated into the raised woodblock beds.

The Trust funded the creation of the garden in partnership with the Royal Berks Charity in memory of my father, Sir William, who established the Trust in 1968.

The inspiration for the garden came from when the family spent the last week of his life with him in the Intensive Care Unit at the hospital. The corridor outside the ICU overlooks the courtyard and it was clear that it could be a wonderful space but it was very neglected and in need of a complete renovation.

Peaceful haven

The new 50 square metre garden has been designed by my sister-in-law, Jennifer Benyon, who in her words wanted: "to create a space where people could get a cup of tea from the café, then sit outside unobserved, where they could have some seclusion, greenery and peacefulness; somewhere to have a quiet moment."

This has been achieved and much, much more. The area has been transformed into a peaceful haven which can be enjoyed by patients, their families and hospital staff. Raised wooden beds incorporate places to sit and are curved to make it easier for those with wheelchairs and walking aids to get around.

Evergreen arches with the mature olive trees in the centre of the beds create a sense of privacy and the planting includes wild strawberries, aromatic evergreens and perennials to ensure year-round vibrancy with some of the plants and stones brought specially from Englefield and Glenmazeran, places that my father loved. The old pond was drained and repaired and now has a water feature and a striking five-piece sculpture of a diving figure created by Sophie Dickens whose workshop was then in De Beauvoir Town. The memorial stone set into the floor at the entrance to the garden was carved by Lois Anderson who is also based in De Beauvoir.

Right from the start the Royal Berkshire Hospital was enthusiastic about the project and we owe a great debt of gratitude to Trust Chair Graham Sims, CEO Steve McManus, and Ian Thomson, Director of the RBH Charity, who were extremely helpful and supportive throughout. My sister, Mary Riall, oversaw the whole project, working closely with Jen and the teams from Deacon & Jones and 360 Commercial Environments to get the garden built.

Official opening

On Thursday, 6th September, many members of the family, representatives from the hospital, the RBH Charity, the contractors, artists and the Englefield garden team under Sue Broughton, who did much of the planting, all gathered at the Royal Berkshire Hospital for the official opening. After that long hot summer (which tested the new watering system to its full extent) it was ironic that it decided to pour with rain that evening and my mother cut the ribbon under an umbrella.

The response we have received since the garden was completed has been amazing. The ICU team showed us pictures of the first patient that they had taken down there, enjoying the flowers and the sunshine after weeks on the ward. Other people have been in touch to say that they discovered it, sometimes just by chance while waiting for tests or treatments, and only spotted the Englefield connection on leaving, and wanted to say how much it meant to them. It's a joy to us that something so living and vibrant has come out of such a time of sadness and we hope it will serve as a sanctuary and solace for patients, staff, visitors and families for many years to come.



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The Community Youth Project in Newbury, helps young people learn new skills and boosts their confidence through challenging and adventurous activities.

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St Peter's Church, Woolhampton, which is fundraising to repair the spire and restore the bells.

Continuing our commitment

As well as the commitment to the garden at the Royal Berkshire Hospital, the Trust has maintained its donations to many other causes this year. The number of applications increased from 677 in the year 2016/17 to 703 in the year to March 2018. Every one of these is looked at and, although some simply do not fit our criteria, most of them represent good and often heartrendingly urgent causes and it is difficult for Trustees to make decisions on which ones to support. As always, priority is given to areas in which the Estate has an interest – Berkshire and surrounding areas, Hackney in east London and the area of the Highlands around Glenmazeran.

Amongst the grants made during 2018, we have supported 13 churches for a variety of projects including spires, bells, paths, reordering and general repairs and building works; three church halls; 12 schools and programmes for young children; nine scout groups and nine organisations involved with mental health.

As the 2017 Year of Mental Health came to a close we were able to partner with the Berkshire Community Foundation to make grants to three charities doing fantastic work in this field: Destiny Support in Slough, which provides practical independent living support services to disadvantaged individuals and families, Home-Start Reading for their 'Mums in Mind' courses which teaches coping skills to deal with the symptoms of postnatal anxiety and depression and Sandhurst Counselling Service to enable them to train their counsellors and increase the number of sessions that they offer.

Closer to home we have supported the John Simonds Trust at Rushall Farm as it restructures its organisation for the future and also helped towards the new living and learning building at Priors Court School. To mark the 100th anniversary of the end of the First World War it seemed an appropriate moment to contribute to the War Memorials Trust with a donation towards maintaining war memorials in villages across Berkshire. And with the brand new cancer care and kidney dialysis units now open at the West Berkshire Community Hospital, we were able to support the Rosemary Appeal's drive towards its final target of over £5 million, a marathon achievement by their fundraising team since its launch in 2016. ✘



“

We have supported 13 churches for a variety of projects including spires, bells, paths, reordering and general repairs and building works; three church halls; 12 schools and programmes for young children; nine scout groups and nine organisations involved with mental health.

”



RAISING ASPIRATIONS



Writer: Fiona Craig, Managing Director Ufton Court

 *Ufton Adventure.*



 Ufton Cycle Sportive.

Ufton is a thriving and innovative children’s charity based in a Tudor manor house and log cabins in the woodland at Ufton Nervet. We work in two main areas of education: Ufton History and Ufton Adventure, with children visiting for both day and residential visits.

Ufton History supports the primary school curriculum and last year we welcomed over 10,500 children to study how life was lived from the Stone Age to the Tudors and on to WW2.

Through our Ufton Adventure charity programmes, we welcomed 1,500 children for repeated visits who are underachieving against aged related expectations. The aim is to raise both their aspirations and attainment.

Ufton History and Ufton Adventure are taught by our highly skilled teaching staff who are supported by the rest of our dedicated team. Working together, the Ufton team ensures that children are at the heart of everything we do.

Our work is supported through Ufton Weddings and also from donations and fundraising events.

This year we launched our Ufton Cycle Sportive which starts and ends at Englefield House. Over 160 cyclists joined us for either a 25 or 55 mile route through the beautiful Berkshire countryside. Englefield School kindly allowed us to create an event village in their grounds where we offered live music and hot food for the tired but successful cyclists to rest after completing the cycle challenge.

The event raised £8,000 for the Viking Longhouse, and we are planning for this to become an annual event.

Ufton Adventure desperately needs a new teaching space, particularly in wet weather and during the evenings. Teachers are asking us to deliver high impact outdoor education to vulnerable pupils in greater numbers than ever before and we do not have an outdoor classroom big enough. Ufton Adventure groups currently have one communal space, the kitchen cabin, which is too small and too multi-functional.

We have planning permission to build a Viking Longhouse in our woodland. In total it will cost approximately £790,000 to build the structure and to decorate and equip the building with essential items. We have so far raised £503,000 through a mixture of grant applications, fundraising events, and revenue raised from Ufton Court’s wedding business. We are confident we will raise the remaining funds through the exciting fundraising initiatives we have planned and with the help of grants from further charitable trusts.

We work closely with the Englefield Estate team and have greatly benefitted from their advice and guidance in many areas. Our work to raise the aspirations and attainment of disadvantaged children at Ufton Adventure would not be possible without the generous support from the Estate and all our donors. ❄



 Ufton History.

For more information on Ufton Court or to get involve with our fundraising please contact fundraising@uftoncourt.co.uk



Education and the Estate

Writer: Edward Crookes, Estates Director

It is rare for a month to go by without the Estate extending its support to an educational or community initiative of some sort, often in the form of visits to the house and grounds. For many years we have worked with Reading University, and during 2018 a group of first-year students came to the Estate as part of a careers visit. We always enjoy hosting university students and it was a pleasure to be able to provide an insight into the day-to-day management of a large modern Estate and the roles needed to ensure its smooth running.

The Estate also welcomed a reunion of the Class of 1990 agricultural students who returned to recreate their student farm walk at Home Farm on a freezing Saturday in February. The group was accompanied by the unstoppable Professor Malcolm Stansfield who, even 30 years after saying goodbye to the cohort, was able to keep order at the back of the group.

Later in the year, it was a pleasure to host members of the Bradfield Young Farmers Club, whose enthusiasm was unaffected by the cold weather on the evening they chose to visit. Our Estate Surveyor James Holbrook-Bull and Building Manager Duncan Rands gave the group an introduction to the Estate's extensive maintenance operation and their roles in managing it. They also witnessed the Estate's sawmill in action making a gate post from an Englefield Larch log, visited the old yard boiler and steam engine plant and were able to



browse the museum and learn about the history and refurbishment of the Estate's steamfire engine.

In 2018 we were delighted to sponsor the inaugural Englefield Estate Award as part of Berkshire College of Agriculture's graduation ceremony. The award recognises a student who has shown special dedication and commitment throughout the year. This year it went to 18-year-old Oli Whitby, a Level 3 Extended Diploma in Agriculture student,

01
Bradfield Young Farmers Club visiting the Estate.

02
Oli Whitby with the inaugural Englefield Estate Award.

03
1st Burghfield and Sulbamstead Scouts at work.

04
Outdoor learning on the Estate.



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for his hard work and help at college open days and for helping to provide tractor and maintenance training to other students.

For many years, the Estate has doubled up as an outdoor classroom for scout and youth groups, led by our Forestry Manager Richard Edwards who is passionate about woodland education. Eighty beaver scouts took part in a collaborative project between the beaver scouts, the Estate and West Berkshire wood sculptor Nick Speakman which resulted in the creation of a sculpted wooden bench from a tree at the Benyon's Inclosure woodland, while the youngsters learned more about the woodland management cycle. The Estate enjoys its mutually beneficial link with local scout groups too, with around 80 members of the 1st Burghfield and Sulhamstead Scout Group assisting our Forestry team with the transformation of an impassable swamp in the woodland into a path. Their efforts contributed toward their World Challenge badge while the local community benefitted from a clearer, drier, pathway through the woods.



07

Local children are now also enjoying outdoor learning in a new forest school area. It has been created close to a Nissen Hut air-raid shelter in the village and is regularly used by children from Englefield Primary School and the Old Fire Station Nursery.

Finally, the Estate's largest educational event of the year, Countryside Days for Schools, was again a great success. Now in its 23rd year, the event continues to reflect current day practices but its ethos has remained the same as it was two decades ago: to teach the next generation about the intrinsic link between farming and the countryside.

Over its lifespan the annual two-day event has welcomed thousands of children from dozens of schools onto the Estate. In 2018, 1,700 pupils from 39 schools across Berkshire took part. Around 100 Estate staff, volunteers and members of the Benyon family help to stage the event each year.

The event's philosophy is for the children to learn about their natural environment from practical experiences. Topical based presentations have included a beekeeping stand where children were able to see a working hive up close, learning about the important role bees have in pollination and, ultimately, how they contribute to producing the food that ends up on their plates. As well as informative displays and interactive demonstrations such as wool weaving alongside a sheep shearing stand, showing the children how this raw material is used to produce clothing.

Demonstrations like these help the children understand the processes involved in creating items they are familiar with. The knock-on

effect is that they help foster a greater appreciation of the importance of animals and the bigger picture of farming.

Reflecting on the day, Event Coordinator Tina Haynes commented: "The experience is hugely enriching for the children who get to see a working estate in action and learn directly from those involved. The children are so full of enthusiasm and get to see how things work first hand which really enhances what they learn back in the classroom." ❄



08

05,07,08

Children getting hands-on at our Countryside Days.

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Voyager Beaver Colony from 1st Burghfield and Sulhamstead enjoy a well-earned hot chocolate.



ENGLEFIELD ESTATE



2018/19

The Echo is made possible with the kind help of all staff, family, tenants and friends of the Englefield Estate.
We would like to thank everyone for their contributions.



Editor:

Beth Maughan

Contributors:

Richard Benyon, Zoë Benyon, Lady Benyon, Edward Benyon, Peter Carson, Jim Cooke, Fiona Craig, Edward Crookes, Cuffe and Taylor, Richard Edwards, Catherine Haig, Tina Haynes, James Holbrook-Bull, Hype Photography, Ian Kendall, KOR Communications, Hugo Pettit, Duncan Rands, Louise Samuelson, Dawn Sharp, Adam Sorenson and Luke Wade.

Design:

The Escape
www.the-escape.co.uk