

Frodsham *Life*

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March 2016



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Editor's Comment



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MIKE Pusey was chairman of Frodsham Town Council for only a few short months, but at his last meeting before leaving to deal with an increasing workload in his business, he earned praise and thanks from councillors.

We would like to join council members in this, for in a short time he did much to restore normality to a council that had been rocked

by a number of resignations – not least the shock departure of former chairman Mark Warren, amid allegations of “bullying”.

He also managed to speed up council meetings which had been getting longer and longer with undisciplined debates which were bringing the council into disrepute.

There will be those who point out that the council now has a chairman appointed within weeks of being co-opted to the council – in other words, an unelected member. But it is not Cllr Judith Critchley's fault that no-one chose to oppose her at the polls and already she has impressed as being someone

who seems capable of chairing a meeting. Her civil service background will undoubtedly assist her in this.

In recent months we have, in this column, been somewhat critical of the Town Council and we believe there are few who would think we were not right to be so. But we think – indeed, hope – the council may now be emerging from what has been a difficult period in its history.

We hope we are not being over-optimistic when we suggest that perhaps the dust may now be settling.

Deadline for the April issue of Frodsham Life is March 22

Beacon sponsor sought

A BEACON is to be lit on top of Frodsham Hill on April 21 as part of the national celebrations for the Queen's 90th birthday.

It will be one of a chain of beacons across the country – and Frodsham Town Council is inviting local firms or organisations to get involved through sponsorship.

Cllr Liam Jones said: “The beacon will be lit between 7.30pm and 8.30pm and we are looking for a sponsor as it will be a free event.”

In January, the council agreed to purchase a new gas beacon at a cost of £299 plus VAT after hearing the beacon used previously was in need of replacement.

Anyone interested in sponsoring the April 21 event should contact Cllr Jones at liam5jones@mail.com for more details.

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Council elects new chairman – and new deputy mayor

CLLR Judith Critchley has been elected the new chairman of Frodsham Town Council – only a month after being co-opted on to the council.

She takes over from Cllr Mike Pusey who has resigned from the council because of business pressures. He was also Deputy

Mayor and would have become Mayor in May.

He has been replaced by Cllr Mallie Poulton who will now

become Mayor in May. He has announced that his consort will be Jean Johnson, president of Frodsham Stroke Association

Cllr Critchley is a retired civil servant with experience of chairing major committees. Councillors voted her in after hearing of her extensive administrative experience.

Her sister, Donna, has also been co-opted onto the council, as has

Laura Watts.

This follows a number of resignations, including that of former chairman Mark Warren.

Cllr Pusey's resignation means there is still one vacant seat on the council but it is understood there is likely to be an election to fill this.

Frodsham Town Council has now had three chairmen in little more than three months.



Cllr Poulton and Cllr Critchley.

20mph speed limits not wanted in Frodsham

FRODSHAM Town Council has unanimously agreed to oppose the introduction of 20mph speed limits in the town.

Councillors decided the scheme would be unworkable, unenforceable and a waste of public money – particularly as it was virtually impossible to exceed 20mph on many of the roads where it would be introduced.

It was agreed to write to Cheshire West & Chester Council (CW&C) stating they were "totally opposed" to the idea.

Cllr Mallie Poulton said he had attended a meeting where a police officer said there was no legislation in place, nationally, under which action could be taken against a motorist who exceeded 20mph in a 20mph restricted area.

As such, the restriction was unenforceable.

Cllr Alan Oulton said a 20mph limit was a "quick fix" that didn't work and could not be policed. He would not support it.

Cllr Linda Brown said: "It would be a huge waste of money as far as Frodsham is concerned.

"It would be better to spend the money on something else – such as providing a footpath in Manley Road."

CW&C has unveiled £800,000 plans to introduce 20mph speed limits on residential roads across West Cheshire over a four-year period – although when it would be implemented in Frodsham has not been made clear.

The scheme is not supported by local CW&C councillors Andrew Dawson and Lynn Riley.

They looked into the matter some years ago – and found little appetite for the idea in Frodsham.

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Park Lane play area no longer for sale

FRODSHAM Town Council's controversial proposal to sell the Park Lane play area for housing development has been put on hold.

Members of the council have decided to take the property off the market – to give local campaigners time to raise funding for an outdoor gym on the site.

Campaign group the Friends of John Williamson have drawn up plans for the outdoor gym and have won the support of Halton and Frodsham Harriers, doctors at The Knoll Surgery, Weaver Vale MP Graham Evans and Active Cheshire.

Councillors agreed to take the play area off the market after hearing that the campaign group could not apply for grants to finance the project as long as the site was up for sale.

The then Frodsham Parish

Council purchased the play area for £50 in 1939 for "recreational purposes". In 2014, the Town Council decided to sell the land but after an uproar from local residents agreed to "freeze" the exchange of contracts.

Subsequently they decided to "unfreeze" the deal but in the meantime the prospective purchaser withdrew. The site remained on the market but the council asked the campaign group to come up with ideas.

The Friends of John Williamson – named in memory of a founder member who died tragically shortly after the campaign started – have now come up with proposals for the outdoor gym costing

£24,681, excluding VAT, fees and contingencies.

They have also suggested the play area be re-named Queen's Park, in recognition of the Queen's 90th birthday this year.

The proposals would retain existing children's play equipment and would also include a war memorial – although these are not included in the forecast costs.

Cllr Frank Pennington said it was the first time he could recall

members of the public coming forward with such a scheme and being prepared to enter into a relationship with the council. He saw it as a golden opportunity for the council.

The council agreed to take the site off the market and to set up a working group to work with the campaigners on the proposals and the council's general recreation strategy.



Choral society "Goin' Home"

FRODSHAM and district Choral Society's next concert will be "Goin' Home" on March 19 at St Laurence's Church Frodsham.

The choir will be accompanied by Jennifer Rust, soprano and Terence Ayebare, baritone and will be conducted by Howard Kane, with Robert Woods at the organ.

The programme will consist of Dvorak's Te Deum, Goin' Home from the "NewWorld" Symphony, Faure's Requiem and Cantique de Jean Racine.

Concert starts at 7.30pm.

On Saturday, April 23 from 10.30am to 5pm the society will be inviting the audience to "Come and Sing" at Frodsham Methodist Church and the theme will be "Bach in Bits."

The society's summer concert will be "Songs of Mary" on Saturday July 2 at 7.30pm at St Laurence's Church with soloist Heather Heighway.



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Boogie Nights – with the Zodiac

FRODSHAM -based **The Zodiac** are presenting **“Boogie Nights – the Musical”** at **The Brindley, Runcorn, from March 8-12.**

Following on from the successes of *Hairspray* and *The Amazing Mr Scrooge*, at *Frodsham Community Centre*, the *Zodiac* are dancing

down the aisles at *The Brindley* with the musical based around British culture in the 1970s – “the decade that taste forgot”

Directed by local Kingsley resident *Neil Silcock*, the show tells the story of *Roddy O’Neil* and his friends, their lives, loves and experience of growing up in the disco decade.

More than 30 classic 70s hits are the backdrop to their story, including, *We are Family*, *Celebration*, *YMCA*, *Disco Inferno*, *I will Survive*, *Play the Funky Music* and *Boogie Wonderland*.



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Pupils focus on computing skills

PUPILS at Frodsham Manor House Primary School were involved in a focus week on computing, with all classes learning coding skills and how to stay safe online.

They gave critical thought to online sources they could trust, sharing information, protecting passwords and cyber bullying.

Other sessions during the week included creating digital music and working in the school's "green screen" studio.

During the same week, the Foundation Stage class learned about the Chinese New Year, through a range of activities which included food tasting, dragon dancing and having speakers about their experiences of the celebrations.





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It didn't have to be this way

By Councillors Andrew Dawson and Lynn Riley



The UK now spends as much on the national debt as it does running every council in the country. Public sector austerity has to continue as part of the Government's aim of balancing the country's books.

Since 2009, CWaC has been redesigning the 600+ services it delivers both to improve them and to reduce costs. Doing more, better, for less. CWaC under the Conservatives was recognized as the most transformational council in the country.

In Frodsham we've seen a real terms reduction of 14% to the council tax we pay over that period whilst we've seen significant new investments such as our new medical centre, library, improved leisure centre, parks, playgrounds and roads and more funding coming into local projects.

But then Labour came to power at CWaC in May 2015. Since then they've let CWaC drift. They're squandering the £2m underspend bequeathed to them on wasteful schemes and now after 10 months they've finally published their plans for the future. The pace of innovation has dropped and so they've done what Labour knows best how to increase taxes and they are pledged to continue to increase our council tax over each of the next 4 years.

This is what a Band D council tax demand will look like.

	2015-16	2016-17	Change	Increase
Cheshire West and Chester Council	£1,267.92	£1,320.40	£52.48	4.14%
Police and Crime Commissioner	£156.23	£161.23	£5.00	3.2%
Cheshire Fire and Rescue Authority	£70.46	£71.86	£1.40	1.99%
Frodsham Town Council	£38.38	£58.14	£19.76	51.49%
Totals	£1,532.99	£1,611.63	£78.64	5.13%

Frodsham residents will get a nasty shock with a more than 5% rise demanded and at a time when inflation is close to zero. Before the May 2015 elections, the Conservative group committed not to raise the council tax this year and proposed a budget to do precisely that but it was voted down.

CWaC like many councils has chosen to take the 2% increase in council tax to be ring fenced for supporting vulnerable and elderly adults and we agree with this. We don't agree however that it was necessary to add on another 1.99%.

Not only are Labour hiking up taxes but new policy proposals will remove grants previously paid to the Town Council adding up to £108,000 over the lifetime of this council. Special expenses are being eroded which means Frodsham residents paying twice for one service. That's why the CWaC increase in Frodsham is 0.6% higher than the theoretical 3.99% maximum otherwise permitted by Government without a referendum.

The plundering of Frodsham's resources continues with a £30,000 reduction in the members' grants fund over the next 3 years.

Labour's published plan maps out some interesting times ahead and we will all have to fight hard to retain free parking in Frodsham and facilities like the tip. Frodsham was identified as a 2nd tier for investment in new sport and leisure facilities and it is looking like we will be 'sharing' a very small pot of £9m with 5 other locations a far cry from the projects completed in Northwich and Ellesmere Port.

Investment in roads, pavements and footpaths are being reduced and yet Labour are still committing nearly £1m to the introduction of 20mph speed limits on residential roads whether you can drive at those speeds

or not and irrespective of whether local residents agree. Frodsham has other highway priorities such as air quality that breaches EU regulations and pavements that are problematic for many of our oldest and youngest residents.

This budget signals a return to the ways of the past with regular tax rises heading our way and little say in what's important to us. Balancing your budget by taxation is Labour's way; our way would be to continue to drive for new ways of working across all public sector organisations.

Cheshire Police and Crime Commissioner

Cheshire Police's performance has been officially rated as good or outstanding in many areas over the last year and they do an excellent job in keeping us safe. As the precept for Cheshire Police was the 10th lowest in the country the Commissioner was permitted to raise the precept by £5 on a Band D most of which is going into frontline policing.

But did it really have to be this way when Police budgets have been protected by the Government? The pace of blue light collaboration has been slower than it needed to be as we can see all too clearly in Frodsham. When will we see our Police and Fire services co-located in one building? It is because of the slow pace of change and innovation in these areas that whilst we accept that some rise in the police and crime commissioner's precept was justified – it didn't have to be the full £5.

Cheshire Fire and Rescue Authority

CF&R is also an award winner in 2014 for Transformational Service. It does a huge amount in Cheshire above and beyond its core functions as a blue-light service. The Fire Authority are raising their precept by 1.99% and will continue to invest in core business as well as the range of partner activities supporting older people with Age UK, younger people with Princes Trust and a range of other partner agencies. Whilst the £1.40 extra they are asking for looks like value for money, we would encourage a decision to join forces and share facilities with the Police for better and more cost effective working.

The Town Council has lost considerable revenue

Frodsham Town Council

Frodsham Town Council's staggering 51.49% rise made headlines locally and nationally. The Town Council has lost considerable revenue through Labour CWaC's decision not to pass on new homes bonus money. It also found itself having to fund the works above the Railway Station to shore up the cliff beneath the London Road allotments. Large elements of the Churchfields and Townfields Lane play area improvements were paid out of its own resources and reserves (supported by £50,000 from CWaC that we authorised). These projects saw the council's carefully husbanded resources become depleted.

However the Town Council had planned to fund these works through the sale of the Park Lane play area. The town-wide consultation, conducted only a couple of years ago, showed overwhelming support across Frodsham for selling that play area. However the Town Council has now reversed that decision – losing out on the opportunity to raise a very considerable sum – which would have paid for the capital improvements to the play areas and more besides.

The Town Council clearly has questions to answer about the way it has been managing itself over the last year with its unprecedented number of resignations of councillors and staff as well as its failure to capitalise on revenue raising opportunities such as at Castle Park House.

So far as we are concerned most of these rises could have been avoided. It didn't have to be this way.



Andrew Dawson
@clrandrewdawson



Lynn Riley
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Blog: frodshamtories.blogspot.com

'Clever Conduct' makes lunchtime so enjoyable

PUPILS at Horn's Mill Primary School, Helsby, are really enjoying their lunchtimes thanks to a new initiative called "Clever Conduct".

At a "Clever Conduct" day the School Council led an assembly to introduce the concept to the whole school, demonstrating how it might look.

The idea promotes children being responsible, helpful and

being able to make healthy and sensible decisions independently.

Each class had a workshop in the hall to practise Clever Conduct and are now applying this so that they have outstanding lunchtimes.



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'Rock legend' to visit town

ROCK band T'Pau are to appear in Frodsham on Sunday, April 10 as part of their UK "Songs and Stories" tour.

The date, at the Best Western Forest Hills Hotel, will see band leader Carol Decker perform all the hits and also talk around the hits and "crazy days" of T'Pau.

Mark Rowlands, of the Frodsham Summer Festival said: "This is a significant act to be booked for this venue and means that live music will be returning to an iconic venue and providing the people of Frodsham with a chance to see and meet a rock legend."



Council to revert to monthly meetings

FRODSHAM Town Council is to revert to meeting once a month following a trial period of fortnightly meetings.

But meetings will start at 7pm instead of 7.30.

New chairman Cllr Judith Critchley – who proposed the change – said most of the council's work should be done by committees.

Recent meetings had been finished around 9pm and she was confident the council could continue to finish its meetings in a reasonable time.

Cllr Alan Oulton said councillors needed to be more disciplined. He wondered whether a "traffic light" system would result in shorter speeches.

Cllr Mallie Poulton pointed out that seldom, since the fortnightly meetings had started, were all members seated around the table at the same time.

It was agreed to revert to monthly meetings – although it was pointed out that an extraordinary meeting would be needed on March 7 to deal with urgent issues.

Council to withhold £2,000 payment for marsh drainage

FRODSHAM Town Council is to withhold a £2,000 payment towards the cost of draining Ince and Frodsham Marshes.

Councillors agreed to withhold the contribution to the Ince and Frodsham Marshes Partnership following an angry outburst from Cllr Frank Pennington.

He said: "The town is short of money and we are going to give them £2,000 which belongs to the people of Frodsham."

"They own the marshes - we don't own them. If they want to run the pumps, let them use the money from the wind farm to pay for it." Cllr Pennington said the council was under no obligation to pay the money, even if it had been included in the budget. It was time they started taking a tougher line on giving money to other organisations.

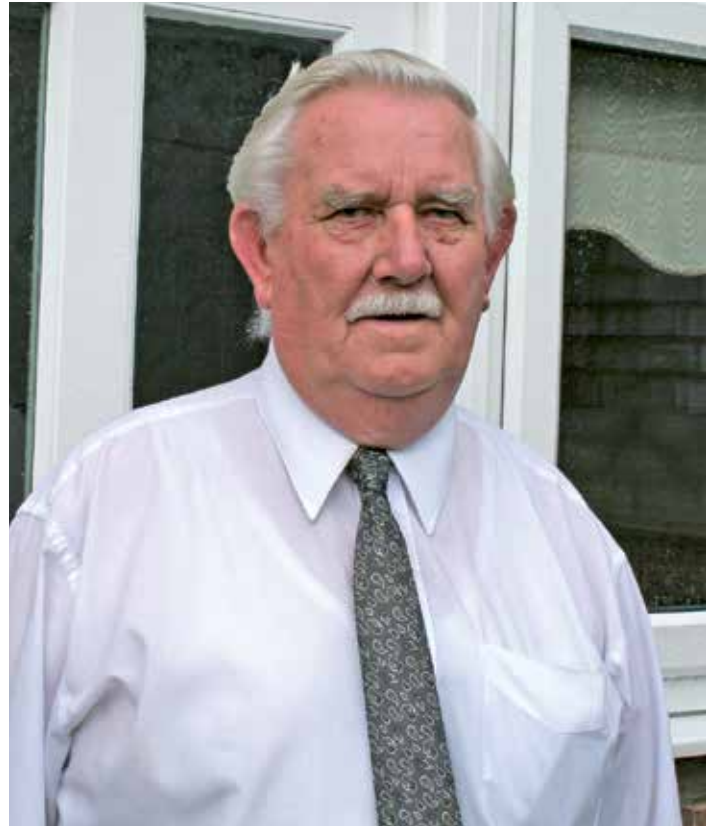
Frodsham was not in danger of being flooded.

Cllr Alan Oulton agreed. The payment was only a stop gap because the Environment Agency had said they were pulling out and would no longer be keeping the pumping stations going. But the Highways Agency had said they would take over because they had an obligation to prevent the M56 from flooding.

Cllr Mallie Poulton warned that the payment could be "the tip of an iceberg"

It was about time the council started getting a bit more penny-pinching.

Councillors agreed to withhold the payment until further notice.



Coach outing

A NUMBER of seats are available on a coach trip from Frodsham to Llandudno, calling in at the Tweedmill Outlet Centre for coffee, on March 23.

The trip, organised by Geoff Abnett, leaves the Bear's Paw at 9am and returns at about 4.30pm. The cost is £10 per person.

Further details are available from Mr Abnett, 15, Williams Way, Frodsham Park Homes, Marsh Lane, Frodsham, WA6 7BX or by calling him on 07767 651313.

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Golf club captains drive into office

ON a crisp wintery day, the new officials at Helsby Golf Club took part in the annual Drive In competition.

New captain Steve Cunniffe from Frodsham, and lady captain Penny Ainsworth from Alvanley were delighted to hit drives down the middle of the fairway in the traditional start to their year in office.

The newly appointed president Jim Potter from Helsby and junior captain Sam Long from Kingswood were unfortunately unable to attend as they were on holiday.

The chosen charities for the year are, for the captain, The Helsby Golf Club Powered Wheelchair Appeal and The Stroke Association and for the lady captain, the Children's Eye Cancer Trust. Both Steve and Penny will be raising money for these causes with a variety of events throughout the year.



Pictures by Phil Barker.



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Frodsham Players to perform timeless classic - The Secret Garden

FRODSHAM Players are to present Jessica Swale's adaptation of Frances Hodgson-Burnett's timeless classic "The Secret Garden" at St Laurence's Church, Frodsham on April 4,5,7 and 8.

The story has held its place as one of the best-loved children's stories in the world for more than 100 years.

It is 1911, and spoilt young Mary Lennox, daughter of the Viceroy of India, is waited upon hand and foot by Indian servants but neglected by her cold, aloof mother. But Mary's privileged life ends abruptly; she is left an orphan, and finds herself sent back to England to live with her distant uncle in the cold, forbidding and unwelcoming Misselthwaite Manor on the Yorkshire Moors.

Misselthwaite is no place for children. Mary's widowed uncle, his body and spirit crushed by grief, cannot bear to look at her. Strange noises at night convince

Mary that the house holds a secret. Who is it that cries out as darkness falls? Mary realises that she can't solve the mystery alone, but when her maid Martha offers the hand of friendship, she is rebuffed. Servants can't be friends with their mistresses, can they?

Slowly, Mary's iciness thaws as she explores Misselthwaite and finds friendship among the servants, their families and the animals on the moor. Will Mary uncover the source of the cries in the night? Will her curiosity lead her to solve the greatest of Misselthwaites' mysteries, the legend of the Secret Garden?

This show is suitable for all ages and will be performed in the atmospheric setting of the 11th

century St Laurence's Church.

Tickets, priced £9, are available at www.frodshamplayers.com, by phone on 01928 732285 or at Dandelion, Church Street, Frodsham.

The cast is as follows: Mary, Eva Lemmy; Martha, Catrin Jones; Dickon, Jaiden Patel; Colin, Ollie Cowell; Mrs. Medlock, Carol Crooks; Archibald Craven, Ian Lancaster; Ben Weatherstaff,

Douglas Cashin; Mrs. Phipps, Jackie Pooler; Mr Pitcher, James Hutchinson; Dr Craven, David Leslie; Mrs Lennox - Louise Doyle; Mr Lennox, James Hutchinson; Ayah, Tilly Patel; Inspector 1, Jake Powell; Inspector 2, Michelle Parker; Dr. Madeleine Bres, Julia Shannon; Dog puppeteer, Jake Powell; Lamb puppeteer, Joseph Cowell.



Action call on proposed sale of Ship Street land

A STRONG letter is to be sent to Cheshire West and Chester Council over delays over the proposed sale of land at Ship Street, Frodsham.

Members of Frodsham Town Council – who have been considering selling the land for at least three years – claim CW&C officers have been delaying the sale through stubbornness.

The issue was raised at a meeting of the Town Council by Cllr Tom Reynolds.

He said the proposed sale was the "best kept secret" in town and, in view of the problems that had arisen last year over the plan to sell the Park Lane play area he was anxious that the council should learn by its mistakes.

It was important the council should have an understanding of what was involved in the sale. The people of the area should be canvassed so the council knew their views

Cllr Frank Pennington said there was no "secret" about the proposals. Three years ago he had visited every house in the area to ask residents what they would like to see done with the land.

The majority wanted to see bungalows built - many of them suggesting they should be bungalows for the disabled.

The delays, he said, were the responsibility of CW&C officers who had simply been stubborn over a covenant on the land.

Cllr Alan Oulton said the Town Council wanted CW&C to lift the covenant in return for 15 per cent of the proceeds of the sale which could then be invested in the Saltworks Farm playing fields.

Cllr Mallie Poulton said he had spoken to CW&C officers on the issue and had found them less than helpful. It was nothing to do with CW&C councillors – purely the officers. Two developers had shown an interest in the land.

Cllr Mike Pusey said it was essential the council decided what it wanted on the land but they should realise they would get less for it if it was sold for bungalows.

It was agreed the clerk should write to CW&C pressing for early action.

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Council must decide whether to stay at Castle Park House

MEMBERS of Frodsham Town Council will meet on March 7 in an attempt to make a final decision on whether or not to remain at Castle Park House.

They will have a warning from veteran councillor Frank Pennington still ringing in their ears: "Tread very carefully."

Cllr Pennington is not opposed to the council keeping Castle Park House as its home – provided it is on the right terms.

But he fears Cheshire West and Chester Council may be trying to unload responsibility for the whole of Castle Park onto the Town Council.

He said: "Even that could only be the beginning – they might also want us to take over other responsibilities across the whole of Frodsham.

Maybe even sweeping the streets.

"We should be very careful – very cautious indeed."

It was only last year the council made the decision to move into Castle Park House after spending years in cramped conditions in the adjoining Footman's Cottage.

But this meant an increase in rent from £7,500 to £30,000-a-year and also a staffing increase.

Currently the council have use of the whole of the ground floor at Castle Park House which gives them the opportunity for an income from sub-letting. But so far, this income

has proved disappointing.

A number of options will be on the table, including reducing the amount of space they rent at Castle Park House moving out of the building altogether – possibly to Frodsham Community Centre.

Former councillor Mike Pusey has warned that in three years the council could be facing a rent of £50,000 if they continue to occupy the whole of the ground floor of Castle Park House. Last year, he suggested a move to the Community Centre would make sense.

But some councillors believe Castle Park House is the jewel in Frodsham's crown and the natural home for the council.

Reader's Letters

Halton Curve planning issues

Lyndsey Ryder - Moulton

AS a Transport Planning professional I would like to comment on the idea to move Frodsham's rail station that was recently proposed by Mike Pusey.

Unfortunately moving the station is not a quick, cheap or easy approach to take and would certainly involve much more than "a couple of platforms, a shelter and a car park" as has been suggested. New rail stations do not come cheap - I have recently been involved in work on a proposed new station that will cost approximately £11 million.

Firstly, closing an existing station requires a lengthy consultation and appraisal process. To build a new station a robust business case demonstrating why it is needed would have to be developed in order to bid for infrastructure funding from the Local Growth Fund or other potential funding streams. This would have to be compliant with Department for Transport guidance.

If a funding bid was successful further considerations would be land acquisition (including potential release of Green Belt land), planning permission and detailed design of the station.

Consultation with Network Rail and the train operating companies would be necessary in order to determine potential viability of such a project and resolve capacity, demand, technical and operational issues.

Finally there are many financial, contractual and legislative considerations that are relevant to delivering a new station onto the national rail network. These include the most appropriate options for procurement and construction and any amendments required to the existing contractual obligations of rail industry bodies.

A comprehensive car parking study would look at the current situation, identify likely demand for parking in the future when the Halton Curve opens and set out how this may be problematic for the town. The study could also include potential solutions and how much these would cost. This would enable Frodsham Town Council, Cheshire West and Chester and other partners to make an informed decision on this issue going forward.

Mayoral robes

Cllr Mallie Poulton, Frodsham

I WOULD like to reply to a letter you printed (Frodsham Life, February) regarding Mayoral Robes for Frodsham with the following points.

1. I know only too well about people on low income and the need for food banks. I am on a low, fixed income due to my own disability and I am a signatory for the Frodsham Food Bank.

2. Never, at any time did I suggest the robes should be paid for out of public funds. I followed the lead of CWaC councillor Dawson when he suggested past Mayors could help fund the purchase and the remainder could be raised by public and business donations.

3. The estimate I gave on new robes was £1,500 to £15,000. In fact, the quote is for £2,000 of which £500 has already been pledged. There is no option for robes from the now non-existent Vale Royal Borough Council as we have asked and have been refused.

The reason we wanted Mayor robes was

- *To stamp our respect for the role of Mayor
- *We are the only Town Council without them
- *To use on constitutional and ceremonial occasions
- *This is a very British tradition.

Pompous I may be, but not at the expense of residents or charities. I prove that constantly in the many ways I help, such as giving my time along with personal and family donations.

I hope this clears the matter and corrects the inaccuracies that have been attributed to me.

Parking survey

David Crocker, Frodsham

SO it would cost Frodsham Council £2,000 to carry out a parking survey? This is nothing compared with the ludicrous £5,000 they spent a few years back installing – wait for it – a sprinkler system on Frodsham Hill. Has any council ever wasted so much money on something so stupid?

So councillors wonder if the station should be moved, thereby transferring the problem a few hundred yards towards Helsby. Who on earth is going to find the millions to pay for that?

Why on earth can't they install pay and display machines like everyone else? And give Frodsham residents parking permits? The income generated could be used to install yet more sprinkler systems around Frodsham in case the rain ever stops.

Please send Reader's Letters to: Frodsham Life, New Media Centre, Old Road, Warrington WA4 1AT
or email: info@frodshamlife.co.uk

Protect your home from property fraudsters

By Tom Parkinson, Solicitor and Director from Rowlinsons

You may never have heard of Property Fraud – but not knowing about it means that you are vulnerable. This devastating crime is on the rise, and the Land Registry claim to have prevented over £66 million of fraud in the last five years.

Property Fraud explained

There are many different kinds of Property Fraud and it is important that you understand some of the risks in order to avoid becoming a victim of fraud.

Imposters can obtain forged documents and pretend to be you - the property owner. They then raise money by applying for a mortgage in your name and disappear, leaving you with repayment obligations for a loan which you didn't take out.

Fraudsters can also transfer the ownership of your property into their name, sell the property and disappear with the money. Sadly, the arrival of a removal van can be the first sign that a crime has been committed.

Tenants of rental properties

have also been known to transfer their landlord's property into their name and sell it fraudulently.

It can happen to anyone

There are many other Property Fraud scams out there and anyone who owns a property can be vulnerable. By following our two simple steps you can protect yourself from becoming a victim:

1. Immediately register with the Land Registry's Property Alert Service via the website <https://propertyalert.landregistry.gov.uk>. You can register up to ten properties so this service is ideally suited to Landlords of properties and property investors, as well as home owners.

Once registered, you will be immediately informed by post or email whenever

searches or applications are made against a monitored property. Alerts are free and the service is easy to use. You will receive early warnings of any suspicious activity relating to your property, keeping you firmly in control of your property affairs.

2. Appoint Rowlinsons to act on your behalf and register an anti-fraud restriction against the title to your property. This restriction will prevent any sale or mortgage of the property taking place unless a qualified conveyancer or solicitor certifies that the transaction was authorised by you.

This work can be carried out quickly and cheaply by us after we have followed a few simple steps to verify your identity. This however is a small price to pay for peace of mind and could end up saving you thousands of pounds.

Protecting yourself in this

manner from unscrupulous fraudsters is easy - simply ask Rowlinsons to register the restriction for you. It only needs to be done once.

To find out how you could protect your home from property fraud, contact our Property Department on 01928 735333 and book a FREE 30 minute consultation where we will advise you on the benefits and costs of registering an anti-fraud restriction.



Tom Parkinson

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The shopping centre will be responsible for all the general marketing of the promotion of The Box.

As the retailer your part of the bargain is to look after your designated area including merchandising, stock inventory management and be able to provide all relevant health & safety documents to trade.

As a customer to The Box we will take you on a fun retail journey that you will want to experience and talk about. You will come across unique collections of quirky products, vintage wear, food and drink and homeware – in fact a mini emporium of retail delights at affordable prices.



To register your interest or for further information in opening a retail concession within The Box please Contact Management Office on

01928 716363 or email

thebox@runcornshoppingcentre.co.uk

