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June 2016

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Editor's Comment



CONGRATULATIONS to all the candidates who were successful in the recent borough and parish elections - and commiserations to those who lost out.

To those who are new to the role, good luck for the four years ahead representing your local electorate.

With so much effort put in to some election campaigns it always surprises me when some parish council elections are totally uncontested – it doesn't really say much for local democracy when people are not given an option to vote. The full election results can be seen on page 10.

Now after all the local election campaigning it is time to turn attention to the European Referendum on June 23 – which has split opinion across the political divides.

What impact the European election result will have on Culcheth – one can only hazard a guess but I am sure opinion will be pretty much

divided like it is up and down the country.

Most importantly let us hope apathy isn't the overall winner and there is a good turnout.

I haven't yet studied in great detail either side of the debate but I will do before casting my vote.

Just think next time Culcheth Life comes out we could be exiting Europe – or retaining the status quo!

Meanwhile I see Paul Taylor from Taylor Business Park has not given up hope of getting the Wild Wings Bird Sanctuary back in to the locality.

Like Paul I think this could be a great asset to the local community,

while also providing a good home for birds of prey in need of help and support.

Having seen these birds close up they are majestic creatures and it would be fantastic to see them in a safe and secure environment.

**Deadline
for the July
issue of
Culcheth Life
is June 21**



Paul Taylor.



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During one of the intervals a hot-pot supper will be served to the audience.

Cast are:- Freda Worthington (Director of The Thesby Players) - Justine Domville, Vivvie Worthington (Fredas Daughter) - Esther Slater,

Camilla Blythe (Actress) - Jane Lyne (Fri 3rd) + Rosemary Powell (Fri 10th), Gerry Blythe (Camilla's Husband + Actor) - Ken Morris, Harry Oliver (An Old Stager) Phil Ratcliffe, Jane Carp (Theatre Critic) Sue Rogers (Fri 3rd) + Ayesha Morris (Fri 10th), Dottie (The Dogs Body) - Karen Morris and finally The Evenings Host - Ian McLoughlin.

Tickets can be bought from behind the bar at Culcheth Sports Club at a price of £10 each.

People are invited to buy their tickets no later than the wednesday prior to the show in order to ensure the right numbers can be catered for.



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Amy's golden trip to Buckingham Palace

AN 18-year-old Culcheth girl was one of 1,000 young people from across the UK invited to celebrate the Diamond Anniversary of The Duke of Edinburgh's Award (DofE) and attend a very special, once in a life time, Gold Award Presentation at Buckingham Palace.

Amy Kadodwala received her Gold Award from DofE celebrity supporter Chris Hadfield, Canadian astronaut, and had the opportunity to share her DofE experiences with the charity's patron - The Duke of Edinburgh.

The DofE is celebrating its Diamond Anniversary throughout this year, having supported millions of young people in the UK and across the globe to achieve DofE Awards since it was founded in 1956. The prestigious Gold Award Presentation at Buckingham Palace is one of many memorable events taking place to celebrate 60 years of the charity.

Members of the Royal Family - The Duke of Edinburgh, The Earl of Wessex and The Countess of Wessex, congratulated those present including young Gold Award achievers, organisations that deliver the DofE and special guests such as corporate supporters and DofE Diamond Challengers, who have set themselves a personal challenge to raise money for the charity in its anniversary year.

Amy attends Bolton School Girls Division and achieved her Gold DofE Award through Girlguiding Cheshire Forest.

She worked determinedly through five sections of her DofE programme and over 18 months to achieve her Gold Award. Her diverse selection of activities included volunteering with 1st Culcheth Brownies as a

Young Leader, learning to drive, ballroom dancing and taking part in a week-long residential at Street Kids Community Village (SKCV) in Vijayawada, India and a demanding expedition in the Snowdonia Mountains with Challenge Expeditions.

Amy said: "DofE has provided me with many varied experiences. My residential trip to India to help at SKCV was a real eye-opener, listening to some of the heart-breaking stories of the children before they arrived at the village contrasting with their sheer joy when we treated them all to a cinema trip, a first for them all.

"My expeditions, both practice and final in Snowdonia each over four days, were by far the most demanding both mentally and physically that I've ever undertaken. I had to dig deep, but my determination pushed me on to finish. I'm now able to draw on the experience when faced with day to day challenges and know that I can get through them.

"I feel extremely lucky to have been selected to attend the special Gold Award Presentation at Buckingham Palace, speaking with The Duke of Edinburgh, a truly once in a lifetime experience. My award presentation from Chris Hadfield was inspirational with the speech he made, and particularly pertinent to me as a keen scientist, hoping to study Physics at University later this year."



Amy Kadodwala outside Buckingham Palace prior to collecting her award.

Stars come out for an evening At The Races

THE Jockey Club Live has been introducing new audiences to the sport of Kings by using their world-class facilities as outdoor music venues, putting on show-stopping headline performances by some of the world's biggest artists.

This year the iconic Aintree and Haydock Park Racecourses will be playing host to their 'An Evening At The Races' brand.

National legend Tom Jones is a perfect fit for Aintree with a career that has spanned over half a century and has seen him win many accolades including a BRIT Award for Outstanding Contribution to Music and a Silver Clef Award for Lifetime Achievement. A favourite at The Jockey Club Live events he visits Aintree on June 10. He said, "I always have a fantastic time performing to audiences at Jockey Club Live events as they are such a great night out for everyone."

Irish sensations The Corrs will be opening up the summer outdoor season at Haydock Park Racecourse on June 18. Since releasing their debut album 'Forgiven, Not Forgotten' in 1996, they have sold over 30 million albums worldwide with hits including 'Runaway' and 'Breathless'. Their success is a testament to their unique sound, which is an enchanting mix of traditional Celtic music with a pop rock twist.

Jess Glynne will be the next to perform at Haydock Park on July 1. Since featuring on Clean Bandit's Grammy Award winning and number one hit 'Rather Be', she has had a number-one charting debut album, 'I Cry When I Laugh', which has now turned double platinum in the UK. Jess will also be donating a portion of her fee to the charity 'Retraining of Racehorses' of which The Jockey Club Live will match.

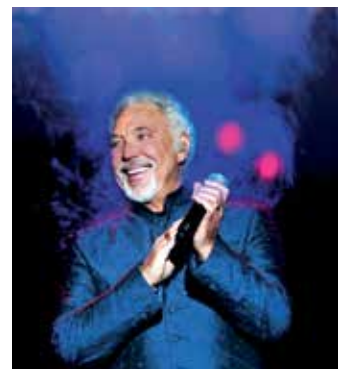
Lastly for the picturesque Haydock Racecourse is Lancashire's own, Lisa Stansfield, who headlines on August 5. One of the coolest pop stars 'All Around The World' throughout the 90's; her seductive, soulful vocals and timeless dance-pop songs saw her top the charts on both sides of the Atlantic, duet with George Michael and Queen and win multiple Brit and Ivor Novello awards. Lisa's

albums were international hits, selling more than 15 million copies and spawning over 20 hit singles.

The picturesque settings, the thrilling racing and the sublime headline performances all combine to give a value for money experience unlike any other this summer. Fans are advised to buy their tickets soon to avoid disappointment as many of the shows are set to sell out.

Aintree Racecourse:
10th June, Tom Jones
Haydock Park Racecourse:
18th June, The Corrs
1st July, Jess Glynne
5th August, Lisa Stansfield

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Owners' anger over tree surgery plan for protected sycamores

THREE residents of Culcheth Hall Drive, Culcheth have complained to borough council chiefs over a decision to allow a tree surgeon to carry out work on protected trees in their gardens without even telling them.

They say they were never informed anyone had applied for permission to carry out work on the sycamores at the rear of Culcheth Hall Farm Barns, in Withington Avenue – nor that permission had been granted.

Spokesman for the residents Frank Waring said: "In essence the council has given permission to a complete stranger to enter onto our land and commence work on our trees without our permission – even perhaps without our knowledge."

"A claim could then be made that the owner's permission had been given, even though it may

not have been, and it would then become one person's word against another."

Mr Waring said he was aware of a similar case at Glazebury where trees had, in fact, been felled without the owner's permission.

The council gave the go-ahead for tree surgery work to be carried out on the protected trees, subject to a number of conditions.

One was that no work be carried out below eight metres from the ground, to retain the screening value of the trees. Ivy could be removed from the base of the trees to allow more light to get through.

But Mr Waring said the ivy was a long-standing summer roosting place for bats, possibly even a breeding roost. Damage to a bat habitat was a criminal offence and, as a result, he had informed the police.

If the council was unaware of the bat roost it would be no defence because in law, ignorance was no excuse.

Mr Waring said he accepted the council were not under an obligation to inform the residents of a consent to carry out tree surgery, but most councils would do so as it was considered "best practice" by

the Planning Inspectorate.

A borough council spokesman said: "We gave consent for the work to be carried out at the site. It is not a planning application so there is no legal requirement for the council to notify residents - although residents were aware the works were going to take place."

"Although we approved consent for work to the trees, such consent does not override the legal rights of landowners. If any works take place on private land the third

party would need to get permission of the landowners and anyone seeking consent from the council for such work is made aware of this.

"It is an offence to deliberately disturb, damage or destroy a bat roost. The fact that works to the trees have been approved would not remove the need to adhere to this piece of legislation. Any breaches of the Wildlife & Countryside Act would be enforced by the police."



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New Parish Council Chairman elected

COUNCILLOR Mrs Joan Grime was elected chairman of Culcheth and Glazebury Parish Council for the coming year at the council's AGM.

A mother of three grown up children, Cllr Grime represents the Glazebury and Mee Brow ward and has been a member of the council since December 2014 when she won a by-election.

Formerly a further education tutor, she was deputy head of mathematics at Winstanley

College.

Cllr Mrs Anne Roberts was elected deputy chairman.

The new chairman presented the outgoing chairman, Chris Vobe, with a medallion in recognition of his service to the Parish Council in 2015/16.

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New Rose Qu

Pictures: Barrie Scholes

NINE-year-old Sophie De Jong was crowned Rose Queen at Newchurch Parish Church.

Sophie is a pupil at Newchurch Community Primary School and is looking forward to her year in office.

She took over from Lucy Stevenson who had fulfilled the role for two years due to a lack of suitably aged girls.



Motorist arrested after head on collision

A motorist has been arrested on suspicion of drink driving following a head on collision at a notorious accident black spot at Culcheth.

The collision involved two cars on Warrington Road outside the Thai Paragon restaurant on Saturday May 21 at around 6.30pm.

The four occupants of one of the cars, a Peugeot 206 were taken to Warrington hospital. None of the injuries are believed

to have been serious.

The bend is notorious in the village and has guard rails, speed bumps and signage.

A 28-year-old man from Warrington has been arrested on suspicion of drink driving and has been released on police bail pending further enquiries.

Anyone who has any information which can help officers with their enquiries are asked to call 101 quoting incident number 731 of 21/5/2016.



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Children's Book Launch - Saturday 11th June, 11am - 4pm

Puppy Hour - Saturday 18th June, 10am - 11am

Father's Day - Sunday 19th June

Alfresco Living Weekend - Sat 25th and Sun 26th June

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Fire walking over hot coals for charity

MORE than twenty intrepid fundraisers put their best foot forward to walk over hot coals helping raise funds for Warrington Disability Partnership during their 25th anniversary year.

Organised by Jamie Boyd from the Today Team based at Taylor Business Park near Culcheth, Mayor of Warrington Geoff Settle, **warrington-worldwide** Editor and WDP Trustee Gary Skentelbery and Active Cheshire CEO Anne Boyd, were among those braving the hot coals in the name of charity.

After a 45 minute motivational training session co-ordinated by world record fire walker Scott Bell from UKFIREWALK, the intrepid fundraisers walked over hot coals, many of them several times, raising money via sponsorship.

Culcheth Life/warrington-worldwide Editor Gary Skentelbery said: "I

didn't feel a thing after the first walk, but after number three I could feel my feet tingling. I would like to thank all those who have sponsored me and for supporting a great cause."

Mayor of Warrington Geoff Settle admitted it was one of the more unusual events he has attended during his year in office and entered into the spirit of the occasion walking over the coals several times, assisted by his charity champion teddy George.

With funds still coming in the event is expected to help raise thousands of pounds during the charities special anniversary year.



Labour sweep all before them

THE Culcheth area lost its one remaining Conservative borough councillor as Labour swept all before them in the May elections.

Long-serving Sue Bland lost out by 83 votes in the Culcheth Glazebury and Croft ward.

But she managed to win back her seat on Culcheth and Glazebury Parish Council to re-join husband Keith who also retained his seat convincingly.

There were no contests at Croft Parish Council, Rixton-with-Glazebrook Parish Council and the Peel Hall ward of Winwick Parish Council where all candidates were unopposed.

The full results were:

BOROUGH COUNCIL

Culcheth Glazebury and Croft ward:

Frank Allen (Cons) 1359; Valerie Allen (Cons) 1263; Sue Bland (Cons) 1318; Jan Davidson (Lab) 1401 – elected; Joan Grime (Lab) 1609 – elected; Eddie Sloane (Lib Dem) 432; Matt Smith (Lab) 1788 – elected.

Rixton and Woolston ward:

Paul Bretherton (Ind) 717; Bill Brinkman (Ind) 882; Mark Chapman (560); Andrew Hill (Lab) 1214 – elected; Howard Klein (Cons) 460; Tony McCarthy (Lab) 1314 – elected; Isaac Tweedale (Cons) 411; Paul Wenlock (Lib Dem) 168; Pat Wright (Lab) 979 – elected.

Burtonwood and Winwick ward:

Cathy Mitchell (Lab) 1083 – elected; Timothy Muttock (Lib Dem) 265; Terry O'Neill (Lab) 1065 –

elected; Robin Sloan (Cons) 399

PARISH COUNCILS

Croft:

Valerie Allen (Cons), Keith Bland (Cons), Marrill Cummerson (Lib Dem) Martyn Griffiths (Cons), Norman Partington (Lab) and Carole Thewsey (Cons) all elected uncontested.

Culcheth and Glazebury

Culcheth ward:

Valerie Allen (Cons) 671 – elected; Keith Bland (Cons) 755 – elected; Sue Bland (Cons) 724 – elected; Christine Estlin (Lab) 640; Peter Holmes (Lab) 756 – elected; Ileyne Hutchinson (Cons) 647 – elected; Howard Roberts (Lab) 621; Isaac Tweedale (Cons) 624.

Glazebury and Mee Brow ward:

Frank Allen (Cons) 182; Edgar

Davies (Lib Dem) 94; Joan Grime (Lab) 04 – elected; Anne Roberts (Lab) 294 – elected.

Newchurch ward:

Ben Alldred (Lab) 432 – elected; David Hutchinson (Cons) 209; David Johnson (Cons) 229; Jacqui Johnson 432 – elected; Margaret Webber (Lab) – 401 – elected.

Rixton-with-Glazebrook Parish Council

Glazebrook ward:

Bob Andrews (Ind) elected uncontested.

Rixton ward:

Liz Clarke (Ind), Andrew Hill (Lab), David McLachan, David Trenbath all elected uncontested.

Winwick Parish Council

Houghton Green ward:

Diana Bennett (Lab) 146 –

elected; Graham Friend (Lab) 114 – elected; Bob Haskew-Jones (Lib Dem) 86; Stefan Krizanac (Lib Dem) 62; Michael Matthews (Lab) 100 – elected; Russell Purnell (Lab) 121 – elected.

Peel Hall ward:

Paul Gosney (Lab) Rachel Ward (Lab) and David Williams (Lab) all elected uncontested.

Winwick ward:

Pamela Barrow (Ind) 312 – elected; Stuart Davidson (Lab) 144; Sue Gordon (Ind) 350 – elected; Ann Iddon (Ind) 271 – elected; Mal Lingley (UKIP) 47; Cathy Mitchell (Lab) 194; Trevor Nicholls (UKIP) 44; Carl Owen 137; Ian Richards (UKIP) 59.

Over 60s celebrate Queen's birthday

MEMBERS of Glazebury Over 60s Club celebrated the Queen's 90th birthday with a party of their own.

Forty members, joined by local councillors Joan Grime and Anne Roberts, enjoyed a buffet lunch at Culcheth Sports and Social Club.

There was also a birthday cake made by well wisher Diana Evans, who also stayed for the party. Music was provided by Mike Latchford and a memorable time was enjoyed by everyone.



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Village gardens to go on show

THE annual Rixton-with-Glazebrook Garden Safari is to take place on Saturday, June 11 - with 10 local gardens open to the public.

There will also be a themed scarecrow trail, an exhibition of paintings by local artists, a sale of locally grown plants and refreshments.

Organisers hope the community event - which has enjoyed six years of success - will be even more successful this year.

Entry to the gardens will be by programme, which includes a map and details for a self-guided tour.

Parking and toilets are

available on the route and are identified on the programme.

Programmes are on sale from different facilities around Rixton-with-Glazebrook including the Village shop, Black Swan pub, Red Lion pub, Glazebrook Post Office or from the Hamilton Davies Trust who sponsor the publication of the programme.

Proceeds from the sale of programmes go to support Rixton-with-Glazebrook's Parish Plan projects.



Bill's useful gardening tips

USEFUL tips on gardening were given by guest speaker Bill Blackledge at the monthly meeting of Culcheth WI.

His talk was entitled "Colourful Containers" and he brought a large range of plants suitable for both bedding and containers and demonstrated planting in beautiful pots.

Tips he passed on included: If your lupins are covered in aphids, get rid of them and don't plant any more for two years; To keep slugs out of pots, spray round the base with WD40 every couple of weeks.

All this was interspersed with corny jokes which were accompanied by laughter and groans from the appreciative audience.

Anne Hambleton took members through the two resolutions to be brought to the WI AGM in Brighton.

The first one was to provide appropriate care for dementia patients in hospital - for instance, to let carers stay with them when they have a hospital stay for illness or accident. This was carried with only one vote against.

The second was to encourage supermarkets to pass surplus food on to charities who supply people in need, to alleviate food poverty. Only two per cent of food is passed on this way. This was carried unanimously.

Theatre trips to see "Grease" and "Singin' in the Rain" are planned and the summer outing is to Derbyshire.

An appeal was made for suitable raffle prizes.

The next meeting is on June 21 when there will be an afternoon tea.

New members and visitors will be made very welcome.

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CULCHETH & GLAZEBURY PARISH COUNCIL NEWS

Your Parish Councillors

NEWCHURCH WARD



Ben Alldred
ben.alldred2016
@protonmail.com



Jacqui Johnson
01925 763435



Margaret Webber
01925 762617

GLAZEBURY & MEE BROW WARD



Anne Roberts
01925 763047



Joan Grime
01925 763631

CULCHETH WARD



Valerie Allen
01925 767274



Keith Bland
01925 766641



Sue Bland
01925 766641



Peter Holmes
Pdholmes4@gmail.com



Illeynne Hutchinson
01925 765131

Meeting dates and Venues 2016/17

17th May 2016

Methodist Church, Warrington Road, Glazebury.

14th June 2016

Methodist Church, Warrington Road, Glazebury.

12th July 2016

Culcheth Centre, Jackson Avenue, Culcheth.

No meeting in August.

13th September 2016

Methodist Church, Warrington Road, Glazebury.

11th October 2016

Culcheth Centre, Jackson Avenue, Culcheth.

8th November 2016

Methodist Church, Warrington Road, Glazebury.

13th December 2016

Culcheth Centre, Jackson Avenue, Culcheth.

10th January 2017

Culcheth Centre, Jackson Avenue, Culcheth.

14th February 2017

Methodist Church, Warrington Road, Glazebury.

14th March 2017

Culcheth Centre, Jackson Avenue, Culcheth.

11th April 2017

Methodist Church, Warrington Road, Glazebury.

9th May 2017

Culcheth Centre, Jackson Avenue, Culcheth

Publication of information

The Parish Council has adopted a publication of Information scheme. Details of who we are, what we do and how the public can access information is published on the main notice boards, Common Lane, Culcheth and Churchill Avenue, Mee Brow, Culcheth Library and on our website www.culchethandglazebury.org.uk

Call for Roger Hunt to be given freedom of the borough

WARRINGTON'S Mayor Geoff Settle is calling for Culcheth based World Cup winner Roger Hunt to be given the freedom of the town.

It is fifty Years since Hunt lifted the World Cup for England in one of the arguably greatest victories of all time.

Geoff says there have been many calls for him to be knighted and he is affectionately called 'Sir' Roger by Liverpool supporters.

Now he is calling for him to receive the Freedom of the Town not only for his footballing career but also because of the loyalty he has shown to Warrington where

he was born and lives running the successful family haulage business in Glazebury before a second retirement.

Geoff said: "There is a very strong case for Roger who played in all six games in the 1966 competition, scoring three times, as England went on to win the Jules Rimet trophy after a 4-2 extra time win over West Germany in the World Cup Final at Wembley.

"He went on to make 492

appearances for his league clubs, FA Cup, League and European appearances scoring 285 goals before retiring in 1972 when he joined his family's haulage business in Glazebury where he still lives."

The Mayor had the privilege of meeting Roger at the Lymm Hotel earlier this year when they celebrated the Brazilian Teams stay in 1966. He said 'Sir' Roger was a true gentleman who stayed and chatted to everyone. I told him of how I used to stand on the Kop and cheer him on in the sixties and of course watched the game on our black and white TV although I remember it in colour.

"I know we have celebrated two worthy recipients in my Mayoral year as Freeman and Freewomen which is unheard of but fifty years after England last won the World Cup coinciding with Warrington Town FC's fantastic achievement of promotion this year. I have to raise the issue."

In 2000, Hunt joined fellow 1966 heroes in receiving an MBE after a campaign by sections of the media surprised by the lack of recognition for their part in England's biggest day in football and he was inducted into the English Football Hall of Fame in 2006, recognising his achievements in the English game.

Geoff added: "I placed a comment on social media on Sunday and 24 hours later it had reached nearly 1700 people and been retweeted by Liverpool FC.

Comments received on the Mayor's Facebook site include.

Dorothy Oxford wrote "Roger Hunt came to my school, Beamount Juniors, around 1964. He was so friendly to the children and spent lots of time with us. He was a great guy even before the World Cup!" and Graham Logan said "So many wonderful memories! 'Sir Roger' was a wonderful striker and a true gentleman; an absolute credit to the game."



Rural high speed broadband success

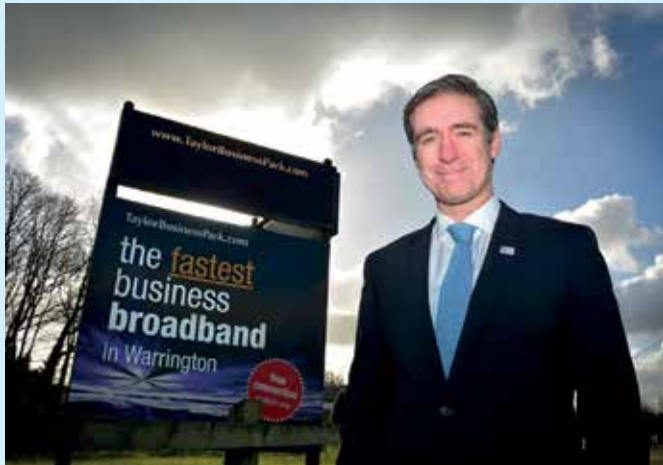
CULCHETH based Cheshire Telecom recently connected a rural location for Tatton Estate Management - a property that is being used by the BBC for filming a new series.

Managing Director Paul Taylor said, "Within seven days of receiving the order we had Tatton Estate Management up and running with a high speed leased line.

No mean feat for such a rural location. We managed to do it without all the usual cabling and installation fees that normally come with delivering a fibre line to a location so far from its fibre enabled exchange, and all in superquick time and with a better ping speed (6ms on this installation) than many fibre connections."

"Rural landlords and companies face huge costs and long lead times when it comes to high speed internet connections. Wearing my other hat as a landlord, we know that without good internet your tenants leave and it's hard to attract new ones. In the roll out of high speed broadband rural businesses and landlords are feeling neglected."

"Cheshire Telecom give them a new way of getting up and running quickly and without a huge installation fee. We even manage the connection for the landlord once it's installed so we can distribute it to new tenants they move in and report back with statistics on usage for them."



New hope for Wild Wings Bird Sanctuary

BUSINESS Park boss Paul Taylor is still hopeful that the Wild Wings Bird Sanctuary can be found a permanent home at his site near Culcheth.

Wild Wings has currently relocated to a temporary site on farm land at Appleton, after leaving White Moss Garden Centre near Penketh.

But their new location doesn't provide the room for them to carry out on site tours and classes so they are now looking to get a permanent home elsewhere, ideally at Taylor Business Park.

Mr Taylor, Managing Director of Taylor's said, "We would be delighted to have Wild Wings here.

"There's a plot of land that's

perfect for them and with it being green belt we wouldn't be able to use it any time in the near or distant future so it makes sense to have them based there.

"We're going to work with Wild Wings and talk to the parish and borough council about how best to proceed.

"We've always said they'd be a great asset to the area and with a suitably scaled down plan for the land they need to use we're optimistic about them joining us.

"Its presence here would be great for local schools who can arrange visits for the students to see the birds being cared for and see them in action with a flying display."

WI ladies learn about 'staying young'

A subject close to the hearts of most ladies, "staying young", was the topic of Kim Cant's talk to members of Croft WI.

Kim related how to achieve this goal through the practice of the Alexander Technique, a practical self-help method teaching greater awareness of better balance and poise.

The technique was developed over 100 years ago by an Australian actor named F.M. Alexander, as a result of solving a persistent vocal problem through adjusting and re-aligning his body, after he became aware of ingrained bad habits in the way he moved in his daily life.

With the aid of computer graphics, Kim explained how the technique has helped millions of people suffering back problems, arthritis, neck & shoulder pain, RSI, stress and much more. In fact Kim decided to train and become a teacher in the method through her experience of suffering chronic sciatica and after trying numerous unhelpful options such as physio, acupuncture etc., as a last resort decided to try 6 lessons in the Alexander technique. To her surprise her pain started to subside and eventually she was pain free. She explained how bad habits can be self-perpetuating and how the ageing process can exacerbate this through fear of falling, but that the brain is "plastic" and can re-learn constructive movements. How a happy person is always shown as being upright, but a sad person is shown hunched over and when we improve our balance and co-ordination this can lead to a feeling of well-being.

A vote of thanks was given by Vicki Gaskell and needless to say the ladies left the meeting walking tall with their heads held high!

Croft WI will be celebrating the Queen's 90th birthday at Croft Memorial Hall on Wednesday 29th June between 1-30 and 3-00 pm when tea and cakes will be available to the general public. Entry is free, so come along and meet the ladies and learn about their various activities, which include bowls, darts, reading group, "busy bakers", walking group and more.

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Written by Victoria Barlow
Head of Courtyard Homes

Stamp Duty Changes explained

Following on from my past article I am constantly asked to explain how stamp duty works under the new regulation – here I try to explain the changes if you are purchasing a second property.

If you own a second home in the UK you will now be asked to pay a further 3% stamp duty on the overall price of the second home. There has been a fair bit of confusion over what exactly the implications are for homeowners and for those who decide to purchase a second home after April 2016 the following rules and points should be considered when looking to invest or even inherit a second property

Who is affected?

Anyone who owns a second home which is not their main residence, this includes married couples (both spouses) and may extend to cohabiting partners.

Are there any exemptions?

You don't have to pay SDLT or file a return in the following cases;

- You inherit 50% or less of a property
- Your second home is a houseboat, caravan or mobile home
- You are a married couple, separated and now living apart, you will be treated as if you are divorced and therefore will not be subject to the higher rate
- You purchase a freehold property for less than £40,000
- No money or other payment changes hand for a land or property transfer
- Property is left to you in a will
- Property is transferred to you due to a divorce or dissolution of civil partnership
- Social and charitable landlords are also exempt

So what are the new rates?

Purchase Price	First Home	Buy to let/second home
£100,000	Zero	£3,000
£125,000	Zero	£3,750
£150,000	£500	£5,000
£175,000	£1,000	£6,250
£200,000	£1,500	£7,500
£250,000	£2,500	£10,000
£300,000	£5,000	£14,000
£400,000	£10,000	£22,000
£500,000	£15,000	£30,000
£750,000	£27,500	£50,000
£1,000,000	£43,750	£73,750

Figures for England and Wales only. Scotland has different stamp duty rates.

Remember if you sell your initial main residence within 3 years from the purchase of your second home you will be able to claim within the 36 months the refund of the higher rate, (the entire 3% will be returned back) unfortunately you will still have to pay it initially. To claim for a refund, you must complete a repayment request form which can be obtained from HMRC.

For more advice and information please call the Courtyard team on 01925 767000.

