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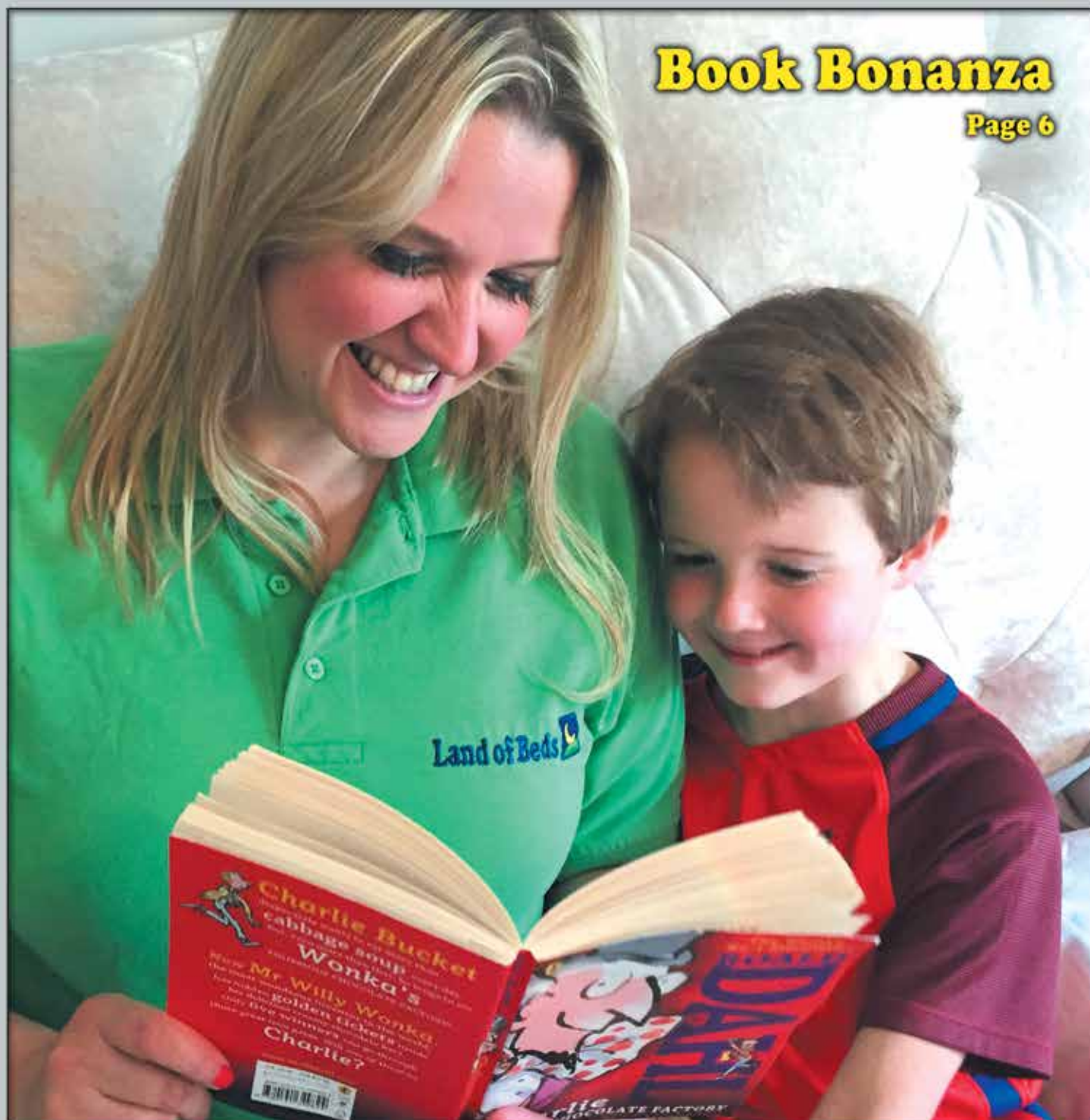
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June 2016

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## **Book Bonanza**

**Page 6**

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# Editor's Comment



**THE disappointing attendance at Frodsham's Annual Town Meeting should surprise no-one and new Mayor Mallie Poulson's suggestion that it should be held on a week night rather than a Saturday afternoon is one that makes sense.**

But we should not forget that it is only a couple of years ago that the decision was made to hold the meeting on a Saturday because of the poor attendance on week nights!

It is true that the first time the meeting was held on a Saturday, attendance soared. But that was because there was a particularly controversial issue to debate – the plan for the new Churchfields play area which, at that time, included a skate park. That meeting would probably have been well attended whenever it was held.

The sad fact is that unless there

is some burning issue that effects them personally, most people are not interested in what the Town Council is doing and, rightly or wrongly, believe they have better things to do than attend the Annual Town Meeting.

Most parish councils recognise this fact and hold their annual parish meeting on the same night as the monthly council meeting. If some local controversy draws in a larger than expected number of residents, all the councillors are there to listen to their views and the parish meeting might drag on a bit. But if, as is more usually the case, only a handful turn up the parish meeting can be completed

speedily.

Some members of the public might even stay on to listen to the council meeting which follows – and that can only be a good thing.

Frodsham Town Council is somewhat larger than most parish councils, but its powers and responsibilities are similar. Might it not be a good idea to try holding the Annual Town Meeting on the same night as a council meeting?

**Deadline for  
the July issue of  
Frodsham Life is  
June 28**

## 65 vehicles stopped by police

POLICE stopped 65 vehicles during a "driver engagement day" in Kingsley Road, Frodsham.

During the day, only four people were caught exceeding 34mph and the highest speed recorded was 37mph.

But 10 drivers were stopped for failing to wear a seat belt and two for using a mobile phone. One driver was found to be using a vehicle without insurance.

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# One-man protest over bank closure plan

**A HELSBY councillor has staged a one-man protest outside the Frodsham branch of the NatWest bank, calling on bank chiefs to think again about a decision to close on Thursdays – the town's market day.**

Cllr Lance Yates carried a placard bearing the slogan "Keep this bank open on Thursdays" and asked customers leaving the bank to sign a petition.

He stood outside the bank from 9am to 11.45am on three

Thursdays and collected more than 200 signatures.

Cllr Yates said: "I didn't take signatures from people who were just passing. I just approached people leaving the bank.

"Everyone was utterly opposed to the closure proposals – some people were literally incandescent. They were all bank customers."

NatWest have announced plans to close the branch on Thursdays from June 1 and also to reduce opening hours on other week days.

In future the bank will open at 10am instead of 9am, although it will stay open until 4pm instead of 3.30pm as at present.

Cllr Yates said: "I have contacted the bank and they say Thursday is a quiet business day. But it is market day and the town is packed with people. Many market traders use the branch to bank their takings. I don't see how it can be a quiet day.

"In addition, most people who signed my petition didn't even know about the proposed changes because the staff were not giving out leaflets. Originally the plan was to close on May 16 but when I pointed out that leaflets were not being given out they postponed the changes. They have even had to have new leaflets printed.

"They told me people can use the hole-in-wall machine – but a lot

don't want to. They say people can do online banking – but many older people can't. People are thinking it's the thin end of the wedge and will lead to the branch eventually closing altogether."

The petition has been sent to the chief executive of NatWest and Weaver Vale MP Graham Evans has also agreed to write to the bank urging them to think again.

A spokesman for NatWest said whenever they changed bank opening hours it was in response to demand. When Frodsham was looked at, Thursday was found to be the quietest day of the week.

He added: "Banking has changed significantly over the last few years and the way our customers want to interact with us is also changing. We have to continually adapt to meet our customers' needs and to ensure we remain viable and relevant both now and in the future. We review our branch network regularly to make sure the services we provide are appropriate for each local community, based on our customers' usage and other ways to bank in the local area."



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*Nicole Barr*



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# Festival in the Park is back again

FRODSHAM'S annual "Festival in the Park" will take place on Sunday, July 3 – and will once again be staged by Frodsham and Helsby Rotary Club, working with Castle Park Arts Centre, Frodsham Town Council and Cheshire West and Chester Council.

It will be officially opened at 12.30pm by Frodsham Mayor, Cllr Mallie Poulton.

Once again the festival will

incorporate the finish of the famous Frodsham Downhill Run, which starts at 12.30pm from the Memorial on Frodsham Hill.

More than 200 runners, of all ages, are expected to take part.

The galleries and shops in Castle Park Arts Centre will be open with arts and craft displays, and live entertainment from those performing on the main stage will be featured in this area.

The main stage along with the stalls and displays from some 40 organisations, societies, clubs, and groups will be directly in front of Castle Park House.

As usual, children and the young will be entertained throughout the day with rides and attractions in the fun fair along with shows and features designed for older children.

Additionally, former Town Mayor

and Rotarian Allen Wales will be giving a talk on the Battle of the Somme in Castle Park House at 2pm and 3pm.

Admission to the event will be free but donations at the gates to Rotary charities and good causes will be welcomed.

To take part, or for further information, please contact Rotary in Frodsham and Helsby at [ffitp@fthrotary.org.uk](mailto:ffitp@fthrotary.org.uk)



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# Why did "normal people" shun the annual town meeting?

**IT was a Saturday afternoon and the sun was shining. Frodsham's broad, tree-lined Main Street looked a picture.**

The car parks at Castle Park were chock-a-block and in the park itself, people sprawled on the grass or wandered among the trees enjoying a brief glimpse of summer.

But only yards away in Castle Park House, at the Annual Town Meeting, the main opportunity for Frodsham people to call the Town Council to account, councillors outnumbered members of the public by two to one.

One exasperated resident said: "There's more councillors than 'normal people'."

The question was why?

One member of the public said that after months of reports of councillors being suspended, bullying and councillors resigning, it was hardly surprising attendance was poor.

Deputy Mayor Cllr Mallie Poulson suggested that a sunny, Saturday afternoon was not the best time to hold the meeting. People would not want to spend it sitting in a room with councillors who had put the precept up.

Cllr Frank Pennington (right) said Frodsham had had 12 years of "bad council". But people should not blame the present council for what had happened in the past.

He believed there was now a better chance for the new council to put things right over the next four years.

Cllr Tom Reynolds (below far right) said the council had spent too much time talking about highfalutin ideas without making any progress.

Chairman Cllr Judith Critchley, who only joined the council in January and was elected chairman the following month, believed there was now a greater focus and strong commitment within the

council to move forward and serve Frodsham.

Resident Nick Smith said he was optimistic for the future. But he appealed to the council to "listen to the people."

He said a lot of council overspending had been due to "personal crusades" with the people not being consulted. He hoped spending in future would be kept in line with the budget.

But another resident said the Annual Town Meeting was one of the best kept secrets in Frodsham.

Councillors should be talking to people face-to-face – not on Facebook.

The meeting was told the council's expenditure in the year ending at the end of March was £350,667 compared with budgeted spending of £303,500. This meant £62,028 was required from reserves to balance the budget. But overall there had been £106,000 more income than projected and the level of reserves needed to balance the accounts was £59,000 less than projected.



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# Book Bonanza for Frodsham and Helsby Primary Schools – courtesy of Land of Beds

AN independent bed retailer will donate book vouchers to a primary school of their customers' choice each time a bed is purchased in-store at Frodsham or Helsby during June.

Land of Beds' special promotion will see the communities' school-aged children benefit from brand-new reading material – supporting improved literacy.

"We've been inspired by National Share-A-Story Month – a celebration of the power of storytelling and story-sharing," says Caroline Murray, who was recently recognised as an 'Inspirational Business Woman' at the 'Cheshire Woman of the Year Awards 2016'.

"Bedtime stories are very comforting – particularly for younger children – and studies show they are especially helpful as part of a soothing bedtime routine. Literacy also has a significant relationship with a child's happiness and success.

"We want to support our local schools to offer their pupils access to as much reading material as possible."

Each time a bed is purchased at a Land of Beds store throughout June, the customer will be asked to nominate one of six local schools to receive a book voucher: Frodsham C of E Primary School, Frodsham Manor House Primary School,

Frodsham Weaver Vale Primary School, St Luke's Catholic Primary School, Horns Mill Primary School or Helsby Hillside Primary School.

"This is the perfect opportunity to shop local and to support not only our family-run business, but also your child or grandchild's school," adds Caroline. "The Sleep Council recommends that you change your mattress at least once every seven years, so please do come and try mattresses by the UK's top manufacturers; get our Sleep Specialists' advice on the right one for you and save in our Summer Sale Event."

Land of Beds' new store opened on World Sleep Day 2016 and is located to the rear of Costa Coffee in the heart of Frodsham Village. Their Helsby store is located at 98 Chester Road.

The retailer, which has a 40-year heritage, won the High Sheriff's 'Family Business of Excellence Award' in March and was 'Highly Commended' at the 'Halton Business Awards' last month.



Caroline Murray is pictured with her son George, aged 7.



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# Mayor and deputy are a rhyming pair!

**FRODSHAM Town Council has elected a "rhyming pair" as the new Mayor and Deputy Mayor.**

The council, at its annual meeting, invested Cllr Mallie Poulton as Mayor – and then invested Cllr Alan Oulton as Deputy Mayor!

But their appointments were nothing to do with the fact that their surnames rhyme. Council convention is that the deputy – Cllr Poulton – becomes Mayor and that

the longest serving councillor who has not already been Mayor – Cllr Oulton – becomes Deputy.

The new Mayor's first job was to present retiring Mayor Cllr Fran Sutton with a bouquet of flowers.

She thanked the people of Frodsham for making her year in office a happy one and paid tribute to all the "amazing people" she had met.

"There are a lot of good people out there doing a lot of good things," she said.

Cllr Poulton pledged to perform the role of Mayor to the best of his ability and paid tribute to his predecessor.

He announced that his chosen charities for his year in office would be Frodsham Community Centre and St Laurence Church.

He named Mrs Jean Johnson, president of Frodsham and district Stroke Club, as his consort and revealed that he is to revive the custom of a Civic Service, which took place at St Laurence Church on Sunday, May 29.

Cllr Judith Critchley was re-elected chairman of the council and it was agreed that, in line with council convention, the Mayor would act as deputy chairman.



## 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.

18th June, The Corrs

1st July, Jess Glynne

5th August, Lisa Stansfield

Aintree Racecourse:

10th June, Tom Jones

Haydock Park Racecourse:

Tickets for all shows are available now from [thejockeyclublive.co.uk](http://thejockeyclublive.co.uk)







## Pupils enjoyed challenging trip to Anglesey

**A GROUP of 33 pupils from Year 5 at Frodsham Manor House Primary School enjoyed a challenging three day trip to the Isle of Anglesey – coping with a blizzard, freezing rain and drizzle.**

The youngsters – accompanied by adults – took part in a variety of team-building activities, including a low rope course, zip wires and tackling an obstacle course blindfolded.

A canoe trip on the Menai Strait was cut short because of freezing wind and rain and the pupils continued on foot through the woods where they warmed up by the fire, had lunch and enjoyed fire lighting, shelter building and traversing along the side of a cliff.

Indoor climbing proved warmer and drier but the children had to learn how to use special climbing shoes and work together to help each other climb the wall and

abseil back down.

Pupils' comments afterwards were all enthusiastic.

They included:

"I really enjoyed Menai because I got to spend time with my friends and it was a really good experience and you can overcome any fears."

"Menai was an experience of a life time. I got to hang out with my friends and overcome my fears."

"It was a favourable time and I was ecstatic with my friends."

"It's a really good experience and I'll never forget it."

"When we were in our rooms, we had a party and ate sweets."

"Beware, the beds are very uncomfortable!"

## Frodsham's 'in' or 'out' debate

NORTH West Euro MP Sajjad Karim will be among the speakers at a special European Referendum debate to be held at Frodsham Community Centre on Tuesday, June 7.

The event starts at 7.30pm and there will be other high profile speakers from the "Britain Stronger in Europe" and "Vote Leave" campaigns.

Admission is free, but is by ticket and a suggested £2 donation is payable at the door.

Applications for tickets should be Cllr Sara Wakefield lswsake@googlemail.com or by calling or texting 07785 341361.

The event is a joint project between local councillors and members of Frodsham Transition Initiative and Kingsley Transition Initiative.

## Hourly rail services arriving in two years?

HOURLY trains from Frodsham and Helsby to both Liverpool and Chester could become a reality from May 2018 – the forecast date for the re-opening of the Halton Curve.

The Liverpool City Region Combined Authority has given its backing to the £10.4 million project and work to re-signal and renovate the single line track could start in June next year.

Weaver Vale MP Graham Evans has welcomed the news as "a huge boost" to the region's economy.

He said: "I've been campaigning for the re-opening of the Halton Curve line as I believe that it's a cost effective way of connecting Halton, Cheshire, and North Wales together.

"It'll provide a huge boost to the local economy and will make Weaver Vale an even better place

to live, work and invest in.

"This good news means we could see direct trains from Frodsham and Helsby to Liverpool as soon as May 2018.

The Halton Curve has been closed to regular passenger services for more than 40 years.

But it has been kept alive thanks to the running of an annual "Parliamentary train" which carried local councillors and rail campaigners to Liverpool.

There are concerns, however, that the re-opening of the line could result in increased parking problems in Frodsham as a result of commuters leaving their cars in the town while they travel to Liverpool by train.

Traders have warned that shoppers' parking spaces could be taken up by people who leave their cars in Frodsham all day.

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Yes, under the new rules introduced on 1st April 2016 you are now required to pay the increased level of stamp duty on your second home.

However, if you are intending to live in this new home and sell your original home it may be possible to apply for a refund on the extra stamp duty you have paid on the new home, if you complete the subsequent sale of your original home within 36 months.

The changes in Stamp Duty were brought in by the Government in a bid to free up housing for buyers. The additional 3 per cent charge applies to anyone owning a second property that isn't their main residence. For example; parents buying a property for their children or a couple purchasing a home together where one is already a homeowner. This meant that a home worth £250,000 will now accrue an additional £7,500 taking the total bill to £10,000.

Only houseboats, caravans, homes under £40,000 and some multiple purchases are exempt.

There are options worth considering;

- Buy-to-let landlords could incorporate their business into a limited company so they'll pay corporation tax instead of income tax, which is lower. However, companies owning more than one property will also be hit for increased tax.
- Helping your children get on the property ladder? – The only way round this would be to buy the home in the child's name outright as joint name ownership will still make you liable for Stamp Duty payment.

**For advice on Stamp Duty,  
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# High school's new head boy and girl

**HELSEBY High School has appointed a new head boy and head girl, and their deputies, for the coming year.**

Zoe Gerrard and George Houghton are the new head girl and head boy and Olivia Graham and Edward Millinger are their deputies. They were appointed after a rigorous application and interview process.



Zoe is heavily involved with school sport, including netball coaching and umpiring.

She is studying biology, chemistry, physical education and psychology and is hoping to study physiotherapy at university.

She said: "I am very honoured to be chosen to represent Helsby as head girl, and from all the support I've gained from the school, I am excited to give something back in the upcoming year, along with a team of outstanding people."

George, who currently studies maths, further maths, economics and geography, is planning to study economics at university. He is heavily involved in rugby coaching at the school with younger students.

He said: "I am privileged to have been selected as head boy and I look forward to working with both the students and teachers in further improving this already highly

achieving school."

'Liv' studies English literature, theatre studies, geography and French at A-Level. She is hoping to study law at university.

Eddy is currently taking biology, chemistry, maths and economics for A-levels and is hoping to study medicine at university.

In a statement, the four said: "We are very excited to work as a team, alongside a group of senior prefects to improve both wider community projects and school facilities."

"It is an honour to be chosen to represent Helsby High School and to be role models for the younger students. We are excited to encourage as many students as possible to become involved in wider school life and we hope to make their journey throughout school as good as ours, or even better."

## Top national award for Helsby High

HELSEBY High School has been recognised nationally for its exceptional performance last year.

Educational outcomes data analysis from the The Schools, Students and Teachers network (SSAT) has shown that the school is in the top 10 per cent of non-selective schools nationally for high average grades achieved by students.

The school's SSAT educational outcomes award was presented at a regional event in Manchester to head teacher John Dowler, where the work of high-achieving, improving and innovating schools and teachers was celebrated.

Sue Williamson, chief executive of SSAT said: "It's my great pleasure to commend Helsby High School on their excellent 2015 performance, and to have the opportunity to highlight and share their great work at the SSAT educational outcomes celebration evening."

"I have the privilege of visiting a lot of schools and I am always impressed by the creativity of teachers in engaging and inspiring their students."

"I hope that SSAT's educational outcomes award will highlight the professionalism, commitment and hard work of the leaders, teachers and students at Helsby High School. Recognising and sharing successes like this is at the heart of SSAT's mission, so I'm delighted to congratulate Helsby High School on their achievement."



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# Frodsham hosts soccer international



FRODSHAM Junior FC Under 12s Town hosted Dover Sherborn Soccer Club, from Boston, Massachusetts in a game played at Saltworks Farm Playing Fields.

The 11-a-side match was arranged as part of Dover Sherborn's 10-day visit to the UK which also included a visit to Wembley Stadium.

Under 12s Town team manger Jeff Abbott said: "This was a great opportunity for our Under 12s Town squad to play a team from another country who share our club objectives of football for all, fair play and respect.

"The quality of football on show was a credit to all involved and the game was played with great respect for one another and well supported from home based and travelling parents as well as other FJFC players."

Dover Sherborn marked the occasion by presenting the Frodsham team with DSSC shirts and both teams celebrated with a post-match meal and drinks at the Bears Paw Barn.

The Dover Sherborn SC manager commented: "What great hosts! Frodsham Town U12s offered us a very competitive game but played it in the manner our club in the US promote, with fair play and respect. To see the lads enjoying each other's company over the post match meal was great to see. Our club will definitely look at coming back when the next tour is organised. What a great finish to the tour. Thank you FJFC."

Anyone interested in finding out more about Frodsham Juniors should visit [www.frodshamjfc.org](http://www.frodshamjfc.org)

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M O D E R N I D E A S

## Traditional Values





# Schools shortlisted for county awards

TWO Frodsham schools have been shortlisted in the Cheshire School Awards and will be attending an awards ceremony in Chester at the end of the month.

Frodsham CE Primary have been shortlisted in the category for school newspapers and websites.

Frodsham Manor House Primary has been shortlisted in two categories – the School Achievement Award for their global learning and international links and also in the Primary School of the Year category for the school's commitment above and beyond the curriculum.

This is for residentials, clubs, global links, fundraising, forest schools and mental health strategies as well as awards in RE, Arts, Health, being a Stonewall Champion school and for their strong community links.

Ian Devereux-Roberts - who was awarded Cheshire head teacher of the year at the 2015 ceremony – said he was delighted the school was again shortlisted in the awards.

Frodsham CE Primary started their newspaper last September as an after-school club.

Pupils from Years 4, 5 and 6



started to meet weekly, in their own time, to produce "FSN" – Frodsham School News.

They had the support of a journalist parent, who helped the

children set up and structure the newspaper and taught them the basic skills of reporting, writing, editing and photography.

"FSN" soon became a successful

channel to share school news and events. The first edition sold out, even after a reprint, and the profits allowed the group to donate £20 to the Cancer Care Charity.

## School wants to share its good fortune



NORLEY Primary School is celebrating a successful application for funding from the Big Lottery Fund – and is keen to share its good fortune with the local community.

The funding will be used to improve the school's facilities even further, especially for the Under Fives in the local area.

Newly purchased outdoor equipment to enhance the outdoor learning experiences of pupils will be installed this month.

The project, called Norley Explorers, includes a mud kitchen, pulley system, outdoor seating and chalkboards, wigwams, den building equipment and a playhouse.

A school spokesperson said: "We are keen to share these resources with the local community and our Norley 0-5's group will have access to the equipment on a Wednesday morning during term time.

"If any local groups are interested in using the outside areas of school after school, weekends or in holiday time please contact us on 01928 788471.

"We are very grateful to The Big Lottery Fund for this award and can't wait to get stuck in and to create more adventures especially our Explorers Club that meets on a Thursday after school."

## Pupils amaze with their own enterprise week



CHILDREN at Frodsham CE Primary School, from reception through to Year 6, took part in their very own "Enterprise Week".

The week started with a visit from Mrs Sue Slivic, a local businesswoman and co-founder and director of RSK Group in Helsby.

Mrs Slivic explained all about the principles of good business and about the skills they would need to be successful entrepreneurs.

Each class was then tasked with creating the most profitable product to sell at the school's Enterprise Sale. The children were all excited and worked very hard to think of ways to make their money grow!

At the Enterprise Sale, each class had the opportunity to sell their products to the rest of the school. Year 6 were the winners and managed to make an amazing £151 profit!

Pupils will now get to decide as a class how they wish to spend the profit they have made.

Children enjoyed their challenge and developed a greater understanding of money and business.

Headteacher Mrs Kirby said: "There is always a huge buzz of excitement around school during Enterprise Week. This week the children have amazed me with a wide range of entrepreneurial skills and I have no doubt many of them have highly successful business futures ahead of them."



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## Weaver Vale soccer stars win the cup

FRODSHAM Weaver Vale Primary School football team were presented with the Frodsham and District League Cup after competing against local schools from Frodsham, Helsby, Norley Kingsley, and Elton.

The trophy was presented by professional footballer Greg Leigh who plays for Bradford City and has also played for England under 19s and Manchester City as a youth.

The season ended with the top three teams being separated by one point and Weaver Vale taking the title.

Parents were invited to a special assembly to see the football team receive the cup and each player receive a medal.

## Helsby High claim the Cheshire Plate



HELBSY High School's U18s won the Cheshire Plate for the first time with a superb 4-0 victory over Alsager, played at King's, Chester. Joe Wilkinson scored a hat-trick and Billy Young added the fourth.

The match started at a frantic pace with not much good football.

But then Wilkinson used his pace to open the scoring.

Alsager went on the offensive, but Alex Johnson and Tom Hughes marshalled the defence and Wilkinson hit his second on the counter attack.

Young got the third goal to give Helsby a 3-0 lead at half-time

In the second half, Helsby used their experience to keep the ball and defend brilliantly.

At the end, midfield dynamo Harris Yassin lifted the trophy and goalkeeper James Knipe was named man-of-the-match after making some excellent saves.

Earlier, Helsby had defeated Ellesmere Port in a penalty shoot-out, Neston 5-1, OBA 6-2 and Fallibroome, in the semi-finals, 1-0.



# Busting the Myths for Co-Habitees

## Part two - Moving in together

By Donna Eland, Wills and Probate Solicitor and Director of Rowlinsons Solicitors

This month we'll be looking at the issues which are important for unmarried couples to consider before buying a home together. When buying in joint names you have two options:

**Buying as 'Joint Tenants'**  
'Joint Tenants' means that both names are recorded on the deeds at Land Registry, and each of you owns all of the property. When you sell the property in the future you would each be entitled to 50% of the sale proceeds. If one co-owner dies, the surviving owner automatically inherits the whole property.

**Buying as 'Tenants in Common'**

'Tenants in Common' means that each co-owner has a separate and distinct share of the property. This is usually a reflection of the financial

contribution you have made towards the purchase price of the property. For example you can declare that you own a property 50-50, or in unequal shares such as 70-30.

Usually your ownership shares are recorded in a separate document called a 'deed of trust', which can also set out your agreement about other property matters such as who is responsible for paying the mortgage, and who decides when the property is to be sold. It can also include a mechanism for one party to buy the share of the other at current market value, how this right can be invoked and how the market value is to be decided.

If one of you dies, your share will not pass automatically to the survivor but will pass

according to the wishes expressed in your will. It is therefore essential to make sure that you have an up to date will in place if you decide to own your property as Tenants in Common.

**Cohabitation Agreement**  
If you are an unmarried couple perhaps thinking of living together for the first time then you could consider entering into a 'Cohabitation Agreement'.

The Agreement can include provision for the retention or sale of the property (if owned) and the division of equity, maintenance for one party or for the children, settlement of joint debts and liabilities and ownership of other assets such as cars.

If you do not have a cohabitation agreement in place and your relationship



breaks down, there is very little legal provision to assist in the separation of assets. Legal proceedings can be lengthy and very costly.

**If you are cohabiting, or thinking of cohabiting, put practical measures in place to protect your joint assets. Call us on 01928 735333 for a FREE 30 minute consultation.**

## Don't Have a Will? Your Partner Could Live to Regret It

### Don't Put it Off...Make a Will for Peace of Mind

**Did you know that** unmarried partners **have no automatic legal rights to each other's estates on death?**

**Did you know** unmarried couples **could potentially face higher inheritance tax?**

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# The good news... and the bad!

By Councillors Andrew Dawson and Lynn Riley



## Lynn for leader!

First the good news... last week Lynn was elected unanimously as leader of CWaC Conservative Group. Cllr Margaret Parker was



Andrew & Lynn at the Lord Mayor of Chester's investiture (2015) proudly wearing their past Mayor of Frodsham badges.

elected deputy leader. Andrew is the Group's chief whip. and now the bad news...

## Car Parking in Frodsham

We all know that car parking is one of our pressing problems. The prospect of the Halton Curve opening in a couple of years and the welcome increase in train services this will bring is only likely to make car parking more of an issue. We've asked the ruling Labour Group on CWaC to ensure that every resident will be involved in the council's consultations and the two sessions planned with their consultants on 21 June. Labour has refused to commit to doing this. Instead they want us to nominate 'stakeholders.' In other words they want the meeting stage managed – apparently just how Labour are doing it in Chester. We've told them every resident is a stakeholder (along with businesses, the health service, the emergency services, rail services etc.) and we want every resident to be involved.

## Household Waste Recycling Centre

Everyone should have received a leaflet from the council about waste collections. Make sure you take the opportunity to have your say about our 'local tip.' The consultation is open to 10 June. We've been able to keep the site open – and potentially secure some improvements to it – however the site is only likely to be open 5 days a week. It will be open at the weekends – but on which two days should it be closed? We've asked CWaC to see if the tip could be moved from the station – perhaps to Mill Lane. This could free up space for more car parking at the station. Moving the tip is, however, only a suggestion. It is not a firm proposal. You can find the consultation on CWaC's website.

## Gypsy and Traveller site consultations

Labour run CWaC sneaked out a consultation for up to 26 new Gypsy and Traveller sites in the Borough without the usual 7 days advanced notice that the item was to be discussed. The explanation given was the council wanted a 'quiet' meeting. We have protested at this outrageous, cynical manipulation of the usual democratic

processes. On the casting vote of the Labour chairman the LDF Panel refused to re-visit the item to allow for the expected scrutiny. The nearest site under consideration to us is by Tesco in Helsby.

## Fracking policy

Labour cabinet member, Cllr Brian Clarke has submitted proposals to the council, which if approved will regulate fracking in the Borough from a planning perspective until 2030. This is after CWaC Labour went into the last election claiming that they would bring about a moratorium on fracking in the Borough. This moratorium policy was declared unlawful by the council's own Borough Solicitor and Monitoring Officer. We are still waiting for Labour to explain how and why they made such a fundamental mistake. Did they not know, or was it deliberate? Either way it raises many issues about competence, respect and integrity.

We don't think the policies proposed by Labour are anything like strong enough so we have tabled a series of amendments to strengthen the proposed policy. The proposals are all aimed at making developers be open, honest and accountable. To make them demonstrate safety, protect human health and the environment, safeguard communities and crucially engage honestly with communities and secure their approval to their proposals such as through local referenda.

## Neighbourhood Plan

The neighbourhood plan is where Frodsham residents get to have a direct say in what goes where and what we want for the next generation. Do please get involved – as this is our and our children's future. For the plan to be approved it needs to be checked by a planning inspector Work on the neighbourhood plan is underway but we in We strongly believe that this using local referenda for the big issues and especially when it comes to controversial development, is the only way to go.

## Council Tax and Special Expenses

Earlier this year Frodsham was hit with the highest council tax rise in the entire Borough of 5.13%. This was down to what we see as wrong and poor decision making at both CWaC and FTC. CWaC was responsible for close on 4.5% of the rise through 3 separate decisions – all of which came together to hit us hardest. One of those decisions was the reduction of the share of the council tax charged to communities as special expenses. Special expenses is the way in which CWaC seeks to avoid communities like Frodsham paying twice for services they receive once. This can happen where services in one location are provided by the town or parish council where in other communities those services are provided by CWaC. The change brought in means that Frodsham is being forced to subsidise other communities. A working party has been set up by CWaC to look into this. We will be arguing that Frodsham council tax payers need to be protected from double taxation and this forced subsidy of other communities.

## Innovation and devolution

CWAC is facing some big challenges. If it is to maintain quality services and find ways to keep investing in the things that matter to us locally it will have to innovate and invest.

We continue to work and alongside local MP Graham Evans to help deliver an ambitious devolution deal with the Government and the investment planned in key local infrastructure.

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