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Editor

Gary Skentelbery

Production

James Bryan

AdvertisingJames Balme
01925 631592 opt 1**Editorial**

01925 631592 opt 2

Emailinfo@warrington-
worldwide.co.uk**Websites**www.culchethlife.com
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Editor's Comment

CONGRATULATIONS to everyone involved with the volunteer Warrington Litter Networks who took part in the Great British Spring Clean recently, collecting over three tonnes of rubbish!

The work done by these community focused volunteers is truly outstanding and helps make the town a better place for us all, while encouraging people to look after their local neighbourhoods.

I often see people commenting that litter collection should be the role of Warrington Borough Council and with ever increasing council taxes I can see, but don't agree with their point of view.

We ALL have a responsibility to look after our local communities and shame on those of you who still drop litter! There is nothing more annoying than seeing someone throw litter out their car window!

The council is very supportive

of the Litter Networks and with the ever-increasing costs of social care, funds are tight to invest on litter picking – a problem caused in the main by people too lazy to take their litter home or put it in a bin.

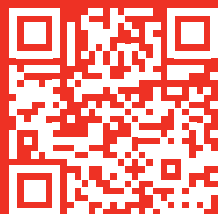
The Litter Networks also help produce great community engagement and give people the opportunity to get out and about



in the fresh air, take part in some physically activity and make new friends.

So instead of moaning about whether the council should be litter picking or not, get out there and join in and show some pride in your community.

To all those involved in the Litter Networks – well done and keep up the great work!

**Deadline for the
June issue is
May 13****Scan for all the
latest news**

Tracey Turton

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Return of Warrington Pride

Warrington Pride will to return on Saturday, June 14th with a town-wide celebration that champions equality, inclusion and visibility for the LGBTQ+ community.

Centred around Warrington town centre, this year's event will once again bring together local organisations, venues and partners to create a programme that spans across key locations – from Time Square and Golden Square to Warrington Market and beyond.

The Pride parade, a focal point of the day, will begin in Time Square and travel through the town before finishing in Golden Square. Hundreds are expected to take part, with local charities, community groups, businesses and allies all joining the procession.

Time Square will once again host a full day of activity, with a main stage featuring live performances from local artists and visiting acts. This year's line-up includes a headline performance from 'Sweet Like Sabrina' – a tribute to pop star Sabrina Carpenter – expected to start no earlier than 6.30pm. Programming is still being finalised, with the full schedule running until around 9pm.

Golden Square will host a wide range of activity throughout the day, including live music performances, DJs, dance shows, arts and crafts, face painting, hair braiding and a silent disco. A number of information stands will also be located across the centre

for those wanting to find out more about local services and support.

As well as live entertainment, the day will include workshops and community events hosted by the University of Chester, alongside a mix of stalls, information stands and activity throughout the town centre. Local organisation TAGS will also be on hand to share more about their 1-2-1 and group support services for LGBTQ+ young people, including Youth TAGS (11–17 years) and support for 17–24-year-olds.

The event is being supported by key partners including Warrington BID, Warrington Borough Council, Golden Square, Culture Warrington and the University of Chester.

Warrington Pride is also working closely with Cheshire Police to help ensure the safety of everyone in attendance.



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Guide dog puppies get unique training experience thanks to bus company

GUIDE dog puppies, and the volunteers who care for them, got a unique training experience, thanks to support from Warrington's Own Buses.

The charity's Puppy Raisers, who are all volunteers, look after puppies for their first year, teaching them basic commands and introducing them to different social environments, including public transport.

Familiarising itself with public transport is one of many things a young guide dog needs to learn, as in the future it may help a visually

impaired person to get around safely. But meeting a bus for the first time can be quite scary for a puppy.

Adam Koceruk, a Puppy Development Advisor for Guide Dogs, said: "When our puppy raisers are out with their puppies and at bus stations or bus stops, the engine is running, it is loud, people are waiting to go; it's not the ideal

training scenario for young pups.

"Warrington's Own Buses very kindly offered to let our pups and volunteers practice positive associations with all the noises of the bus, getting on and off, settling at a seat, and travelling. This unique training session gave everyone the opportunity to take their time, approach the bus at the puppy's pace and make it a positive experience.

"We'd like to say a big thank you to Warrington's Own Buses for offering this special day for us."

Puppy raiser and Councillor, Lawrence Sheridan, organised the day to help the puppies get bus experience without the pressures of doing it in real life. Also in attendance was both the MP for North and South Warrington, Charlotte Nichols MP and Sarah Hall MP respectively, as well as the Chief Executive of Warrington

Council, Steven Broomhead.

Lawrence said: "As both a councillor and puppy raiser I was keen to bring together Warrington's Own Buses and Guide Dogs. I saw this is a great opportunity for the young puppies to gain confidence in what can be an intimidating environment. This will be the start of a new partnership between Warrington's Own Buses and Guide Dogs".

Ben Wakerley, Managing Director of Warrington's Own Buses said: "Our team didn't need much encouragement to want to help the puppies and this amazing charity!"

Guide Dogs is currently recruiting for more volunteer Puppy Raisers in Warrington. To find out more about this role, email volattractnorth@guidedogs.org.uk or visit guidedogs.org.uk/volunteer

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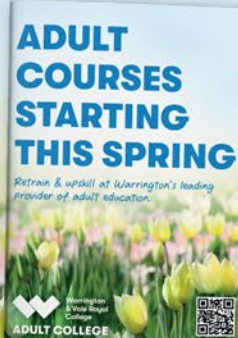


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Spotlight on Local Business

Local Gold buyer levels the playing field

WARRINGTON-based gold buyer Cheshire Gold is now offering up to 96% of gold's spot price to level the playing field against Birmingham's precious metal giants.

Cheshire Gold Xchange, Cheshire's leading family-owned gold-buying business situated in Stockton Heath, Warrington, has announced an increase in the price it will pay for solid gold items such as jewellery, coins, bars and any other scrap gold – in any condition. It is now offering up to 96% of gold's spot price as global gold prices reach record highs.

This latest price increase directly challenges the dominance of Birmingham's Jewellery Quarter, renowned for its competitive precious metal rates. Until now, anyone looking to sell gold for the highest prices would typically have to travel to or post their gold to, Birmingham or London-based gold buyers. Cheshire Gold Xchange is now matching and, in many cases, exceeding

Birmingham's top-tier pricing, particularly on gold jewellery and other scrap gold priced per gram.

The company's new rates will help customers in the Northwest secure the best deals for their gold with no need to travel far from home or risk sending it through the post.

Jordan Gregson, Director of Cheshire Gold Xchange, said, "March 2025 was our busiest month on record following our decision to raise gold buying prices. We were already paying some of the highest prices in Cheshire but now we can compete nationally."

Transparency is everything at Cheshire Gold Xchange, with the company's buying rates clearly on display on its website. Its innovative online gold calculator provides real-time quotes, giving customers immediate access to the latest market-based valuations.

Jordan added, "It's disappointing when customers tell us they've previously been offered only 40-50% of gold's true value by other dealers. We advise customers to only sell gold to established well-rated businesses with a physical registered premises, with clearly displayed pricing. We're committed to fair, competitive rates that reflect the true market value."

Cheshire Gold Xchange is expanding its reach beyond the local market: through its online gold-buying service, the business is now attracting sellers from across



the UK, offering an accessible and trustworthy alternative to the well-known Hatton Garden, London and Jewellery Quarter, Birmingham-based dealers.

Customers posting their gold benefit from same-working-day payments, while those visiting the high-street store in Stockton Heath, Warrington, can receive instant payments. Conveniently located near the M56 and M6 motorways, what the store provides is easily accessible to customers throughout the Northwest.

Cheshire Gold Xchange remains dedicated to offering the highest rates possible while maintaining a commitment to transparency and trust. As the company continues to grow on the national scene, customers can expect a service that is all about fairness, competitive rates, and an exceptional selling experience.

For more information and an instant online quote for your gold, visit the website: cheshiregoldxchange.co.uk



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Local legal firm raises over £40,000 for charity

Warrington-based property search company X-Press Legal Services has raised and donated more than £40,000 to charity, as part of its continued community commitment.

The funds were generated through a variety of charitable efforts throughout 2024, celebrating 25 years in business for the largest independent property search firm in England and Wales.

Throughout 2024, X-Press offices contributed generously to local causes, hosting fundraising events, organising collections, and partnering with charities to donate essential items. Each X-Press office selected a local organisation to support with donations to more than 30 UK causes ranging from food banks, to hospices, grassroots sports clubs and animal rescue centres.

The Lister family, founders of the company dedicated to supporting the conveyancing industry, have long

championed charitable initiatives, fostering strong connections within the communities they serve. Demonstrating their commitment to local causes, the firm's Warrington-based team recently donated £1,000 to support two vital organisations – Meadowside Primary School and Warrington Animal Welfare.

Meadowside Primary School provides a nurturing and stimulating learning environment that encourages holistic growth for its students. The donation from X-Press Legal Services North Cheshire, Merseyside and Manchester will directly aid the improvement of the school's outdoor play space, ensuring it remains a safe, engaging, and developmentally enriching area for children.

"We believe that investing in our outdoor space can have a significant impact on the physical and social development of our students," said Claire Curtis, Headteacher at Meadowside Primary School. "Thanks to X-Press, we can enhance our play area with new equipment, creating a more engaging and inclusive space. We are incredibly grateful for their support in making this possible."

Warrington Animal Welfare plays a crucial role in rescuing, rehabilitating, and rehoming animals in need. The donation from X-Press Legal Services will contribute to the essential resources required for the daily care and wellbeing of these animals, ensuring they receive the attention, medical support, and comfort they deserve.

"Reaching 25 years in business is

a remarkable milestone, and we're thrilled to celebrate it by giving back to the community that has been such a key part of our journey," commented Lynne Lister, MD of X-Press Legal Services. "Supporting Meadowside Primary School's SEN classes and contributing to the vital work of Warrington Animal Welfare is a meaningful way for us to make a lasting impact."

X-Press Legal Services provides a comprehensive suite of services, including residential and commercial property searches, cybersecurity solutions, and compliance products for local conveyancing solicitors.

For more information about X-Press Legal Services and the range of property search reports they provide, please call 01925 393 333 or visit www.xpresslegal.co.uk



Charlotte Nichols MP Warrington North

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Divorce Column

By Peter Wilkinson
Divorce Lawyer at Chambers Fletcher Solicitors

Understanding Coercive Behaviour

Coercive behaviour in a relationship is a form of domestic abuse. It has a definition and is defined as an act or a pattern of acts of assault, threats, humiliation and intimidation or other abuse that is used to harm, punish, or frighten their victim.

It can be used by one person against another to dominate, manipulate and control the other. It can be used to influence how a person behaves. It can take many forms and be deeply harmful. It is a psychological tactic by the perpetrator and in many cases doesn't involve any physical violence but for the victim it can be just as damaging.

Coercive behaviour can be subtle or overt. It can be used to isolate you by restricting who you may contact or spend time with, friends or family. It can take the form of dictating what you wear, telling you what to eat, what you can or can't do and it can escalate into humiliating and degrading you, putting you down or guilt-tripping and gaslighting.

Coercive behaviour can also take the form of financial control. What may appear as one party looking after the finances may in fact be them controlling the finances. Such control could come as insisting that your income is paid into a joint account, requiring you to share your login details for online banking, restricting or preventing your access to money and making important financial decisions without your consent or involvement.

It could also take the form of constant monitoring. Demanding access to your personal devices, checking messages and tracking movements.

If you recognise any of this in your relationship then you may be the victim of coercive control and in which event you may wish to consider seeking help and support. If you would be looking to leave the coercive situation then you should seek legal advice with respect to exiting the relationship.

For expert advice and assistance regarding separation, divorce or other relationship breakdown and related matters please get in touch – we have considerable experience advising, guiding and supporting clients in these scenarios.

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Taxi boss flags CCTV safety concerns



A taxi boss has flagged safety concerns over proposals to remove compulsory CCTV cameras from cabs in Warrington as part of a review on taxi licensing policy.

Warrington Borough Council is inviting drivers and members of the public to take part in a consultation on proposed changes to its taxi licensing policy.

The policy sets out how the council will carry out its duties, having regard to national legislation, standards and good practice.

A key proposal is the shift from mandatory CCTV installation in all council-licensed taxis to a discretionary policy, aligning Warrington with many other local authorities.

In response to the proposals, Dave Hatton, who runs Direct Taxis in Warrington said: "The main point in the changes is the intention to remove the need for compulsory cameras where the council is the data holder and replace with the option to have cameras installed.

"I'd like to know what do the councillors who are voting on the change think, what do the local police think and what do the trade think?"

"In our opinion, these changes are being made to simplify the application system and generate more revenue in order to safeguard our licensing department, clearly we support our Licensing department but now that these drivers have moved to another Authority it is unlikely that they will return.

He added: "Whilst overall I am happy with the majority of the changes within the policy I am strongly opposed to the removal of mandatory CCTV, I have never worked in a industry where I have been told that things are too safe and know first hand that the CCTV has been used on numerous occasions to assist in convictions.

Whilst the CCTV is a large cost on the setting up of a licensed vehicle, it is all tax deductible and worth every penny.

"How do you think that scrapping it will have any impact on the number of vehicles licences by WBC? I have carried out a small survey where I asked drivers who had moved away from WBC would they come back if CCTV was dropped and the overwhelming response was...NO!"

Meanwhile, WBC say the key proposal to shift away from mandatory CCTV installation in all council-licensed taxis to a discretionary policy, is to align Warrington with many other local authorities.

Warrington was one of the first areas in the country to introduce mandatory CCTV in taxis in 2016, demonstrating a strong commitment to public and driver safety. However,

the council has a responsibility to keep its policy under review and seek peoples' views, taking into account changes to legislation and circumstances. At the same time, our commitment to public safety remains.

The deregulation of the taxi industry has led to an increase in taxis licensed outside Warrington operating within the borough. These vehicles may not adhere to the same CCTV standards, reducing the effectiveness of Warrington's current mandatory policy.

Additionally, changes in public booking habits and the rising cost of living for taxi drivers have been taken into consideration. The council recognises that the cost of mandatory CCTV installation places a financial burden on local drivers, making obtaining a licence more expensive compared to other areas.

Warrington Borough Council Leader and cabinet member for transport, Cllr Hans Mundry, said: "We value the essential service our taxi trade provides to residents, workers, and visitors and the important role local companies play in our transport network.

"Regular reviews of our taxi licensing policy help ensure it remains relevant and proportionate in a changing landscape and balances the needs of the trade with our commitment to public safety.

"This consultation includes a proposal to move away from mandatory CCTV in taxis, a change intended to reflect evolving circumstances and align with practices in other areas. However, this proposed change does not reduce our dedication to protecting the safety of both drivers and passengers.

"We encourage everyone to review the proposed changes and share their views. Your feedback will help shape a licensing policy that effectively serves Warrington while prioritising the safety and well-being of all those who rely on our taxi services."

Warrington's revised 'hackney carriage/private hire taxi licensing' policy is available to read at warrington.gov.uk/taxi-consult. You can get involved in the consultation and have your say by:

The consultation is open until May 16th Emailing your views to taxiqueries@warrington.gov.uk or calling 01925 984728

• Writing to: Warrington Borough Council, Draft Revised Hackney Carriage/Private Hire Taxi Licensing Policy, East Annex, Town Hall, Sankey Street, WA1 1UH



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The first in a monthly feature showcasing new and emerging artists from Warrington and the North West.



Hello!

I'm Dave Green, owner of Warrington's record label and recording studio - Ameritz Music.

Born and raised in Warrington, Padgate to be precise, I have spent my entire adult life in music, from being lead singer of 'prog-rock' group 'Frog' to now, the founder of Ameritz, based in the old Greenalls Brewery on Wilderspool Causeway - how apt!

Ameritz has been based in Stockton Heath since 2004 (although established in Liverpool in the early 90's) and we've been involved in all areas of the music industry since, including signing some impressive artist from across the globe, as well as producing industry leading events such as Cream Classical.

In 2019 we built our own recording studio which gave us the freedom to expand our creativity and work more freely without the battle of booking studio time elsewhere.



STUDIO

Looking Forward

2025 marks a shift in direction for us, to look around the locality for the 'next big thing'. A mention of 'Viola Beach' would seem prudent, as my brief contact with Craig Tarry in 2016 was really my inspiration for this new venture. Craig was really impressed with Ameritz, and we did begin to discuss working together before the tragedy. If we do discover the next big band, I would like to think it would be with Craig's blessing. Gone but not forgotten.



GONDOLAS

March saw us host recordings for one of Liverpool's finest, **GONDOLAS**. A four piece band, with lots of interesting influences 'The Strokes' being one. We have secured the band a great slot on the Newton Music Festival on August 2nd 2025, so get a ticket, they are superb.

Muddy Elephant have released a 'Live at Ameritz' single in April. The song 'Alice' is a real foot tapper, reminiscent of 'The Smiths' and Leigh's finest 'The Lottery Winners' Check out the single on Spotify.

Finally, the doors of the studio were broken down by **Dead Stiletos**, from Manchester. I'm not sure what this is but to me they sound like very early Beastie Boys, Dead Kennedys, with the English snarl of The Sex Pistols - definitely one to watch. 'Marina (Live at Ameritz)' is out now.

All 3 singles are now on Spotify, Apple Music etc.

Until next month, enjoy the sun.

Dave Green



DEAD STILETTOS

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Make a Will Month is an annual initiative where local solicitors waive their fees in exchange for a donation to St. Rocco's Hospice. It offers an affordable way to create or update a Will while **supporting hospice care**. This year, St. Rocco's will run the scheme in partnership with local solicitors in **May and October**.

Instead of paying the usual solicitor fees participants are encouraged to make a donation to the hospice. The suggested minimum donation is:

- £150 for a single Will
- £200 for a double Will
- £80 for a codicil

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MP teams up with Wheels for All

WARRINGTON North MP Charlotte Nichols recently visited Warrington's Wheels for All Hub at Victoria Park athletics track to meet with service users and volunteers.

Wheels for All is the largest provider of inclusive cycling in the country with over fifty cycle hubs around the UK to choose from.

Founded thirty years ago and headquartered in Warrington, their aim is to deliver a world where every disabled person and those with long-term health conditions can feel the exhilaration, joy, and empowerment of cycling.

Ms Nichols said: "It was wonderful to join Wheels for All Cheshire at their weekly inclusive cycling session at Victoria Park, with some of my constituents who volunteer and take part in the cycling. They have a fantastic range of adapted cycles for all ages and different disabilities including for wheelchair and powerchair users, people with visual impairments, learning disabilities, and difficulty with balance or co-ordination.

"The Volunteers and staff are on hand to help find the right bike, make adjustments and build up people's confidence to be able to take part in opportunities for progression by cycling out of the park and joining the Trans Pennine Trail. I did a lap on the tandem hand-bike, which was a definite test of my upper body strength but helped me feel like I'd earned one of their delicious home made

scones!

"Cycling is such a joy and I'm so grateful for the work the staff and volunteers do to make it accessible to more people. It was clear seeing the big smiles on peoples faces how much enjoyment it brings, and a number of the participants told me its their highlight of the week both for the cycling itself and the social connections they make. Thank you to everyone who makes it possible."

To get in touch to use the service or to volunteer please visit their website at www.wheelsforall.org.uk or search for their Social Media online.



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Wellbeing project **Free**

Age: 10-17 Time: Wednesday 4-5pm

Walking netball **£5**

Age: 16+ Time: Thursday 5-6pm

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Age: 9-16 Time: Thursday 5-6pm

Advanced walking football **£5**

Age: 18+ Time: Thursday 7:30-9pm

Box & brew **£4**

Age: 50+ Time: Friday 11:30-12:30pm

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Walton Lea learners create new garden for patients

A group of learners from Walton Lea Partnership on Chester Road, Warrington, got together with Mersey Care NHS Trust on an exciting community project.

Learners from the woodwork and wellbeing departments helped to rewild an area within the gardens of a Learning Disability Specialist Service. The team sowed wildflower seeds and fitted a specially created Bug Hotel made by the woodwork team, within the patient environment.

The initiative is part of Walton Lea's ongoing Community Impact programme which aims to contribute to other people's wellbeing through flowers and nature. The ambition is that the flowers and the Bug Hotel bring along new wildlife for patients to

enjoy.

Dennis Dewar at Mersey Care commented: "The Walton Lea guys made a real difference. Because of their kindness and hard work, Lindens will be a better place for people to stay. I can't wait for the flowers to bloom."



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Volunteer Litter Networks collect over three tonnes of rubbish

AN estimated 300 volunteers joined this year's Great British Spring Clean (GBSC) organised by Warrington's Litter Networks – collecting over three tonnes of litter – the third largest in the country.

This year's GBSC in Warrington was an upgrade with dedicated Publicity and Bookings Teams. In the 17 day period from March 21st to April 6th Warrington Litter Networks organised a total of 26 public team litterpicks, including ten picks on one day for the Thomas Morgan Challenge (29/3/25).

The object was to tackle Warrington's parks and trails as to tackle some of the central litter hotspots. They also had solo pickers every day of the challenge!

The Thomas Morgan Pick was Warrington's biggest ever bar one (only the Warrington Crown Litterpick of 8/5/23 was bigger) when 121 volunteers in ten team routes picked 238 bags of litter in two hours.

Overall the 26 team picks were attended by approximately 300 volunteers who collected 1157 bags of litter – almost double their previous record from 2024.

They tidied all of Warrington's Trans Pennine Trail between Heatley in Lymm and Spike Island in Widnes, and the Sankey Canal trail to St Helens.

Thomas Morgan attended the One Tonne Challenge 10-team pick from the Town Hall.

Warrington Litter Networks'

spokesman Tony Dixon said: "We are proud to record that Warrington picked over three tonnes of litter during GBSC, more than the Royal Navy (2.5 tonnes).

"We believe that Warrington came third in GBSC nationally in terms of reported bag counts on the Keep Britain Tidy Ambassadors page.

For more information on the Warrington Litter Networks visit <https://litternetworks.org/>



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Tony shares the excitement, "It's fantastic to work with Craig again. Love Carpets offers better prices, quicker turnaround—fitting within two days—and exceptional service. I'm amazed at what an independent business can offer."

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Spotlight on Local History with James Balme

From the Saxons to Civil War

As I travel around Cheshire today I come across many places with great stories to tell about their rich historical past and on my latest venture I've uncovered an amazing place that has seen activity from the Saxons and the Normans as well as being the place of a decisive battle fought here during the second English Civil War in 1648 and known by locals as the battle of Red Bank.

Winwick in Warrington has a rich and varied history and legend has it that King Oswald of Northumbria had a palace at Woodhead in Winwick. King Oswald became Monarch in 633 AD but eight years later he was killed in battle and pieces of his body were distributed to various parts of

his kingdom.

In 1830 whilst digging new graves in the churchyard of St Oswald's church at Winwick, dedicated to Oswald himself, workers unearthed a large Anglo-Saxon cross-head dated to 950 AD carved with stunning designs. This is one of the largest such cross-heads to be found in England. Unusually this had been used as a grave marker in 1721 and again in 1793 before being buried once again. Today the cross-head stands inside the church.

The earliest parts of the church that remain today date back to 1330 and the Legh chapel dated from the same year is the final resting place for fourteen members of the Legh family who lived at Lyme Hall in Cheshire now owned by the National Trust. Within the chapel remain stunning marble carvings and monuments to the Legh family detailing the lives and sad passing of loved ones.

But it was the second English Civil War that was to have a devastating impact on St Oswald's and the area surrounding the church, for it was here that the battle of Winwick hill also referred to as the battle of Red Bank took place on land close to the church on 19th August 1648

and being historically significant as the very last battle of the English civil war. The Parliamentarian troops were successful in defeating the Royalist troops and many were held as prisoners inside the church before being taken away.

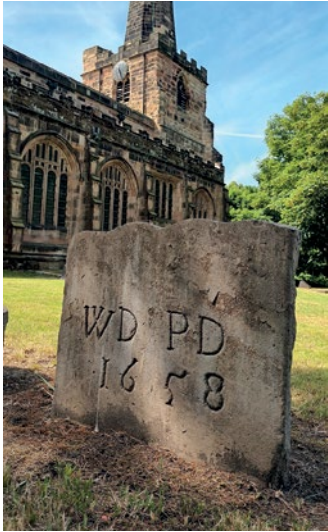
But Winwick and St Oswald's church was to play host to one more historical event in the late 19th century that became famous because of its link to one of the biggest maritime disasters ever to happen in British history. On the 13th of January 1887 a wedding was to take place here between Sarah Eleanor Pennington from Winwick and Captain Edward John Smith who was a British Naval Officer for the White Star Line. In 1912 Edward aged sixty-two was given the privilege of being handed the captaincy of the brand new White Star vessel Titanic. On the 10th April 1912 Edward set sail on the maiden voyage of Titanic, however



in the early hours of the 12th April Titanic was to founder after striking an iceberg in the North Atlantic, the captain was to perish along with fifteen hundred poor souls.

Today the marriage certificate of Sarah and Edward can still be seen within St Oswald's church.

My film, A Rich History of St Oswald's Church shot at St Oswald's church in Winwick can be viewed for free with many other local history films by visiting my channel, youtube.com/Tvpresenter4history.



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Landlords: Is It a Repair or an Improvement?

If you're a landlord and you've had to replace a roof, you might be wondering: can I claim this against tax? As with most tax questions, the answer is... it depends.

Not all property expenses are treated the same for tax purposes. Whether something counts as a repair or an improvement can make a big difference to how—and when—you get tax relief.

Repairs vs Improvements: What's the Big Deal?

Put simply, repairs—like fixing broken tiles or patching a leak—can usually be deducted from your rental income when working out your profits for tax. These are called revenue expenses, and you can knock them off your tax bill straight away.

Improvements, however, are treated differently. These are classed as capital expenses and can't be deducted immediately. Instead, they're usually taken into account later—when you sell the property—as part of the capital gains calculation.

So, for landlords, it's generally better from a tax point of view if a cost is classed as a repair.

So... Is a New Roof a Repair?

Sometimes, yes. Sometimes, no.

HMRC says that a repair means restoring something to its original state—like replacing a few missing tiles. But if you take off the whole roof and put on a brand new one, things get a bit more complicated.

A full roof replacement can still count as a repair, as long as it's like-for-like and doesn't improve the property beyond its original condition. For example, if you're just replacing a worn-out roof with one of similar quality and materials, that might be treated as a repair. But if the new roof is better—maybe it's part of a wider renovation, or adds insulation, or extends the property—it's likely to be seen as an improvement, and therefore a capital expense.

What Counts as an 'Asset'?

One of the trickier parts is working out what exactly you're repairing. Is the roof its own asset? Or is it just part of the building?

For tax purposes, HMRC usually treats the building as the main asset, and the roof as part of that. So, replacing a roof doesn't automatically mean you're replacing a

whole asset—it depends on the context.

In some of HMRC's own examples, they say that putting on a new roof that brings the building back to how it was originally is a repair. So, don't assume a new roof always means capital costs—you might still be able to claim it as a repair, depending on the work done.

What If the Roof Is Better Than Before?

That's where the waters get murky. If the new roof is a big upgrade—say, longer-lasting materials, added insulation, or a different structure—HMRC may say it's an improvement, even if it was needed due to wear and tear.

That said, if you're just using modern materials because the old ones aren't available or practical anymore (like replacing timber with steel), that can still count as a repair—so long as the result isn't a significant upgrade.

Bought a Run-Down Property?

If you buy a property that's in poor condition, HMRC is likely to treat many of the early repairs you do as capital expenditure. Why? Because if the property wasn't



Thomas Coyne and Stuart Barr

fit to rent until those repairs were made, they see it as part of buying and improving the asset—not just maintaining it.

But if the place was rentable and you're just sorting out wear and tear, you've got a stronger case for treating the costs as revenue.

The Verdict

There's no black-and-white answer when it comes to roof replacements. The key questions are:

- Is it a like-for-like job?
- Has the property been improved?
- Was the work part of a bigger renovation?
- Could the property have been used or rented without the work?

If the roof is simply being replaced with a similar one because it's worn out, you're probably looking at a repair—and that means you can deduct the cost from your rental income. But if it's part of a wider upgrade or makes the property significantly better, it may well be capital.

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Please note that these ideas are intended to inform rather than advise and you should always obtain professional advice before taking any action.

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Council leaders get together to stress the importance of Rugby League



LEADER of Warrington Borough Council, Cllr Hans Mundry, joined other council leaders, MPs and Mayors across the North of England, to discuss the importance of Rugby League.

Convened by Mayor of Salford Paul Dennett and with Tony Sutton, the CEO of the Rugby Football League also in attendance, Cllr Mundry represented Warrington in roundtable discussions about the significant impact Rugby League has on northern communities.

Equally, conversations focused on what leaders and MPs across the North of England want to see from a national Rugby League strategy.

Cllr Mundry said: "It was good to attend the roundtable discussion, which explored the positive impact of Rugby League on our communities. As the Government is

looking to increase access to sport, now is the time for a collective movement highlighting the cultural, health and wellbeing benefits of Rugby League.

"The discussion I had alongside other leaders highlighted how we can use our collective voice to call for further investment into the sport, both from the Government and funding bodies, to protect and enhance Rugby League.

"We will keep on working together, speaking with one voice representing the North of England, to ensure that Rugby League gets the national recognition it deserves."



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Notice is hereby given that I/We Cedarscale Limited, Mirela Kocsis designated premises supervisor of Turul - Hungarian's Restaurant have applied to Warrington Borough Council for the grant of a Premises Licence in respect of the premises known as Unit 2, Turul Hungarian's Restaurant of Cairo Street Warrington WA1 1EE for the following Licenable Activities:

The Sale of Alcohol (On and Off) between the requested hours

12:00 - 23:00 Monday to Thursday
12:00 - 00:00 Friday to Saturday
12:00 - 23:00 Sunday

The Provision of Live Music (Indoors)
12:00 - 22:00 Monday to Thursday
12:00 - 23:00 Friday to Sunday

The Provision of Performances of Dance (Indoors)

12:00 - 22:00 Monday to Thursday
12:00 - 23:00 Friday to Sunday

The Provision of Recorded Music (Indoor)

12:00 - 22:00 Monday to Thursday
12:00 - 23:00 Friday to Sunday

Opening Times

12:00 - 23:00 Monday to Thursday
12:00 - 00:00 Friday to Saturday
12:00 - 23:00 Sunday

The Licensing Register of Warrington Borough Council is held at East Annexe, Town Hall, Sankey Street, Warrington, WA1 1UH and, where applicable, at www.warrington.gov.uk. The record of the application may be inspected during normal office hours at the Council's above address and, where applicable, at any time on the above website.

Representations which shall be made in writing may be made by a responsible authority or any other person to Warrington Borough Council to be received at their above address by no later than 28th April 2025.

It is an offence knowingly or recklessly to make a false statement in connection with an application; the maximum fine for which a person is liable on summary conviction being £5,000. (B9/24)

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