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New Media Centre  
Old Road Warrington  
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Orbit News Ltd.

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# Editor's Comment

**THE findings of the Government's Best Value Inspection into the financial affairs of Warrington Borough Council came as no surprise for many, with debts of around £1.8 billion.**

While it is pleasing to see the council's leadership team have accepted the "serious findings" of the Best Value Inspection and promise "decisive action" one word has been missing from the council's response - and that word is "sorry."

So far no apology has been issued to those who challenged and questioned the level of council debt and some of the high-risk investments.

In fact some of those who raised concerns, were often left to be made to feel like fools, so it is not surprising they are now asking for heads to roll.

One of those who often challenged the council's financial position and investments was former Warrington South MP Andy Carter, who is indeed one of those making

such calls.

While Labour leader Cllr. Hans Mundry is saying decisive action is required and has already been working to reduce debt, he was also part of the Cabinet involved in making and approving these financial decisions.

His predecessor and deputy have long left the building and one has to wonder if they knew what was coming?

Accepting the recommendations of the Government inspectors, Cllr Mundry says it contains important challenges and since taking over leadership of the council, "clear and deliberate steps have been taken to change its direction."

The Best Value Inspection findings include concerns relating to governance, leadership, organisational culture, financial management, and commercial investment activity.

Government envoys will now oversee the ongoing work to try and balance the books but what we don't want is a knee jerk reaction with some of the investments which give a good return on investment - most notably Birchwood Park.

A marketing exercise is currently underway to evaluate the possible future sale of the business park - in my opinion while it would obviously generate some much-needed revenue, the ongoing revenues it



generates would be much better in the long-term, as the value and returns are only going to go in one direction.

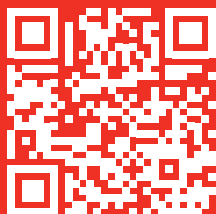
Meanwhile, it would be refreshing if someone from the corridors of power could issue a much-needed apology to the people of Warrington for this financial mess, while also looking how to improve revenues from existing assets without making drastic cuts.

Finally on a more positive note congratulations to everyone involved at St Rocco's Hospice on their 40th anniversary milestone.

I remember reporting on the hospice being built as a young reporter and have seen how it has developed and evolved over the years. It has not always been an easy journey with plenty of ups and downs over the years.

But the hospice has stood the test of time and is a vitally important part of our local community and deserves all the support it can get during this milestone year.

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# New board members welcomed at Healthwatch

**HEALTHWATCH** Warrington has welcomed three new Independent Strategic Advisory Board (ISAB) members to join their team, overseeing the work of the NHS and social care provision in the town.

The three new board members are Dr Carol Ann Kelly, Hannah Skentelbery and Chris Perkins.

Carol has joined the ISAB after retiring from a long clinical and academic nursing career. Her professional background brings an understanding of local and national health and social care needs and she is keen to contribute to and advocate for the promotion of high standards of healthcare locally.

Hannah is Director of Digital Media at Warrington Worldwide. Through her work at Warrington Worldwide, she was seen how much it matters that people feel listened to, especially when it comes to their health and care.

Hannah said: "I care about how people are treated and supported when they need it most."

"Joining the Healthwatch board brings together my interest in community and health care, and I'm looking forward to getting involved and hopefully making a positive difference."

Chris is also a trustee on an academy trust board, overseeing governance and strategic direction.

He has worked in a variety of corporate roles over a 20 year career. He now works as a management and marketing consultant working with

businesses to increase their sales and efficiency.

Chris said: "Having worked in commercial business for 25 years, I am keen to bring my experience to help local communities and give something back."

Lydia Hughes CEO for HW Warrington said: "We are delighted to welcome Carol, Hannah and Chris to join our already strong Advisory Board. Their extensive experience will add to our skills."

Norman Holding, Chair of Healthwatch Warrington said: "I am looking forward to working with our new recruits, and believe that we will be able to achieve even greater results for the Warrington community."



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# Work well underway on Burtonwood airbase memorial

**WORK is well underway on the Burtonwood airbase Bolt of Lightning memorial at a new housing development in Warrington, which is set to be completed later this summer.**

Designed by Peter Naylor and forming part of site street art commissioned by Miller Developments Ltd, led by Colin Graham, it will provide a very significant landmark, highly visible from the M62 motorway and will act as a permanent memorial to all the men and women, military and civilian, British and American, who served at RAF Burtonwood.

The memorial will be 22.5m (73 ft 9 ins) high and sit on a base 6.5m (21 ft) square. The P-38 Lockheed Lightning twin-boom fighter at the top will be 5m (16 ft) long.

Work started on site on April 14, 2025 and site works are now well underway with Traffic Management set up and excavation completed and for the substantial foundations which are currently being laid in the middle of the roundabout.

The components of The Bolt are due to be craned into place in late July, with completion currently scheduled in August.

The official opening ceremony is currently under discussion, but is expected to take place later in August.

More than 600 homes are

being built at the site, together with shops, a pub and a hotel, and the planning consent, approved by Warrington Borough Council, included an obligation to provide a piece of public art recognising the history of the Burtonwood Air Base.

It is proposed that the lighting will be controlled solely by the astronomical timeclock function, which will operate automatically, based on the time of day, such as sunset and sunrise, geographic location and calendar date. It will operate one hour before sunset until midnight.



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- Fri 6 Jun - Everton Double Winners of 1985**
- Sat 7 Jun - Emma Kenny's Killer Couples**
- Fri 13 Jun - Red Hot Chilli Pipers**
- Thu 19 Jun - The Drifters**
- Fri 20 Jun - Dara Ó Briain (Final Tickets)**
- Tue 1 Jul - Public Image Ltd**
- Thu 31 Jul - Milkshake! Live**
- Thu 14 Aug - Sweet & Sour**
- Wed 3 Sep - What's Love Got To Do With It?**
- Sat 13 Sep - Dinosaurs Live!**
- Tue 16 Sep - Swan Lake**
- Fri 19 Sep - The Beast - Iron Maiden Tribute**
- Sat 11 Oct - Northern Live**
- Mon 27 Oct - The Dinosaur that Pooped a Rock Show**
- Fri 31 Oct - Antarctic Monkeys**



PARRHALL





# Marketing exercise for “possible disposal” of Birchwood Park

**TOWN Hall chiefs at Warrington have approved a proposal to fund a marketing exercise for Birchwood Park to consider offers for a possible disposal.**

Members of the borough council's cabinet approved the proposal after receiving a report from Cllr Denis Matthews, cabinet member for finance, assets and investments.

But it was stressed that it was not a proposal to sell Birchwood Park at this stage.

Any disposal of the property would be subject to a further cabinet report, following a marketing exercise.

Disposal of the property, if considered, would be for economic regeneration, growth, debt reduction and financial capital receipt purposes.

The reason for the decision was said to be because it is recommended to progress the proposal as it is considered best value for the council and in the best financial interests of the council.

The 49-hectare business park is one of the biggest employment areas in the North West and is home to a number of high profile companies including Rolls Royce SMR, Amentum, Cavendish Nuclear, Vesta Wind Technology, Mirion Technologies, Nuvia and

the Government's National Nuclear Laboratories. Sellafeld Ltd have their

headquarters adjacent to the park. Among other occupiers of Birchwood Park are household appliance manufacturer Hoover Candy, Haier, IT management solutions company Flexera

Software and new online retailers and distribution centres ArneClo and Manière de Voir.

More than 165 companies occupy the park, employing more than 6,000 people.



## Charlotte Nichols MP Warrington North

If you live in Warrington North and have an issue you need help with or would like to book a surgery appointment, please get in touch.

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# Chambers Fletcher Solicitors

## Divorce Column

By Peter Wilkinson  
Divorce Lawyer at Chambers Fletcher Solicitors

### Divorce – Some Common Mistakes

Divorce is widely recognised as highly stressful and emotionally challenging. Here are a few of the most common mistakes to avoid:

- 1. Failing to seek early legal advice:** Divorce is typically a multifaceted process often also encompassing separating finances and making child arrangements. There is much to consider and delaying seeking legal advice from an experienced divorce lawyer can lead to missed opportunities, misunderstandings, critical errors and substantial prejudice to your position.
- 2. Taking legal advice from friends and family:** This is worse than number 1 above. You may have friends or family who think they know it all, but they really don't. Even if they have been through divorce themselves their situation wasn't identical to yours. Each case is unique and must be decided on its own facts. Get your emotional support and a sympathetic ear from friends and family if you like but do yourself a favour and get your legal advice from a divorce lawyer only.
- 3. Letting emotions drive decisions:** It is normal and natural for a whole range of emotions to come into play in divorce but emotions can cloud sound judgement, which can lead to making poor decisions which can lead to suffering poor outcomes. It's important to stay focussed throughout.
- 4. Underestimating financial disclosure:** Both parties are obliged to provide disclosure of their financial circumstances. Some people say they would be willing to waive their entitlement to see 'the full ins and outs' of the other parties' finances but this can be a huge mistake. Disclosure is a legal obligation and entitlement and underestimating its significance can be a costly mistake leading to an unfair settlement.
- 5. Unwillingness to compromise:** Settling disputes inevitably involves an element of give and take on both sides. Rarely, if ever, does one party exit a marriage on all their own terms. A willingness to negotiate and compromise within reason is needed.

For expert advice and assistance regarding divorce and related matters please get in touch.

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# Hundreds rally to save library

**HUNDREDS** of people have rallied to campaign against the controversial plan to close Westbrook Library as a nine-year-old schoolboy challenged Warrington Borough Council over their proposal.

A "Friends" group has been formed – and more than 40 people put their names forward at its launch meeting as volunteers to keep the library open.

Since then, more have come forward with offers to "do whatever it takes" to save the library.

Warrington Borough Council says the library does not perform as well as others across the borough but residents believe the library is under threat because the building is leased rather than being owned by the council.

Hundreds of people turned up for the latest consultation meeting at the library. Many children attended, coming straight from school armed with posters bearing messages such as "Where will I get my stories from?" and "Save the library – don't gamble with my future."

Previously a nine-year-old schoolboy turned up at Full Council to challenge Warrington Borough Council over the proposed closure of the library.

Arden Mansfield, who was supported by other pupils from St Philip Primary School at the meeting, read out an impassioned plea asking the council what pupils, family and friends would do for

their "mental health and wellbeing, connect with others, read books, learn, develop a love of reading, relax, attend activities, complete their homework and choose books that they can take home – all for free – if Westbrook library closes?"

Due to the overwhelming amount of response to the Consultation it will take until mid-June to collate and review all proposals and opinions, at which point the Council will be able to announce their decision.





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# Care Home Open Week 2025

# You're Invited!



We're opening our doors and inviting the community to join us for Care Home Open Week 2025– a special celebration running from **Monday 16 to Sunday 22 June**.

Come along to see what life in our vibrant community care village is really like!

Meet our wonderful residents and dedicated team, enjoy a tour of our facilities, and take part in fun activities and events planned throughout the week.

Whether you're exploring care options, want to find out more about our community, or just looking for a friendly place to connect– we'd love to welcome you.

*Let's celebrate togetherness, care, and community.*

**Join us throughout  
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# Warrington rocks to the sounds of music legends



**WARRINGTON** town centre rocked to the sounds of music legends Fleetwood Mac, The Beatles and Queen at Golden Square Shopping Centre on Bank Holiday Sunday evening.

Hundreds of music fans turned out in force to dance and sing-along to a huge catalogue of hits.

The music of Fleetwood Mac opened proceedings, with The Chain, in particular, going down well with the audience.

Next up were the Beatles, who transformed the town centre back to the 1960s with a huge catalogue of hits – 'Hey Jude', being a particular crowd favourite, along with their grand finale 'Twist and Shout.'

Last but not least was the music of Queen, with an excellent 'Freddie Mercury' taking centre stage, whipping up the crowd to cheer and sing along.

While all three bands went down

well, the magic of Queen was the icing on the cake for many.

The event was hosted by Golden Square in partnership with HC Promotions.



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## Celebrating **40** years of Hospice care

Through the continued support and generosity of our local community, St. Rocco's Hospice are proud to celebrate 40 years of delivering compassionate care to those in Warrington who need us, when they need us most.





# Looking back over 40 years

It was suggested by a local GP that there was a need for hospice care in Warrington to support those in the community with a palliative diagnosis. Plans to develop 'St. Rocco's Hospice' at **St. Anne's Vicarage, Orford** began.

For the last **40 years**, St. Rocco's Hospice has been providing essential, personalised care to those in the community free of charge, to help make every day count for those diagnosed with a life limiting illness.



**1985**

Co-founded in 1981 as a registered charity St. Rocco's doors were officially opened by the Duchess of Norfolk in 1985 to facilitate 7 inpatients requiring palliative care.

St. Rocco who was the patron saint of infectious diseases devoted his time to **helping and caring for others**. It was therefore a fitting tribute to his legacy of helping those in need to name the hospice 'St. Rocco's Hospice'.

**1987**

Volunteers enabled us to open the first fully owned St. Rocco's Hospice shop on Battersby Lane in 1987. We now have 7 shops and a successful eBay online store operating across Warrington to support our community.

In **1992** our Board of Trustees identified that a fit for purpose building was required as the demand for end of life care grew in the community. This would form the **10 bed Inpatient Unit and Vitality Centre** that you see here today.

Located in **Bewsey**, we support people over the age of 18 with any type of life limiting illness along with their families and loved ones through the range of inpatient and outreach facilities and services. Our inpatient unit features **modern facilities** for patients requiring 24 hour care and our medical outreach clinics are **led by our palliative care consultant and supported by our clinical team** who focus on complex symptom control and improving quality of life.



**1995**

We celebrated our 10th anniversary with the launch of an appeal for a new purpose-built building at Lockton Lane, Bewsey. The building officially opened in 1999 with a 10 bed inpatient unit and Vitality day centre.

**2003**

St. Rocco's received the Queen's Golden Jubilee Award for Volunteering in 2003. Each year we host a Volunteer Awards evening to recognise the valuable contribution that our amazing volunteers make to the hospice.

In **2001**, St. Rocco's saw an influx in volunteers kindly looking to gift their time. In **2013** we received a Volunteering Pledge from Warrington Voluntary Action with a further pledge received in **2023**. We rely on the generosity of our volunteers to support us at the hospice in many ways, supporting our patients, at our shops and at events and currently have **626 registered volunteers** who support us.





We rely heavily on the generosity of our community through fundraising activities to help generate the **£5million+** needed to run the hospice each year. Our first, largest participation event the **Starlight Walk** took place in 2006 with 1,200 women taking part. With the continued support of our community, we now successfully run a wide range of events across the year including our ever popular **Colour Run** and **Strictly St. Rocco's**. Whether its a personal challenge or community event theres something for everyone to take part in fundraising for your local hospice.



**2006**

The Starlight Walk successfully ran for more than 10 years and led to the introduction of many more walking events such as Colour Run and Hospice Hike.



**2013**

St. Rocco's shops won the Charity Retail Association award for Most Profitable Charity Retail Operation, winning again in 2014. With the support of pre loved fashion lovers we continue to have a successful retail chain across Warrington.



**2022**

St. Rocco's lead on the development of the Palliative Virtual Ward, a new innovation that would allow us to have a greater reach to our patients.

**Warrington Integrated Palliative Care Hub** is based at the hospice, and is a single point of referral for Palliative and End of Life Care Services across Warrington. Our outreach services allow us to support patients and their loved ones through **counselling and emotional care, physiotherapy, relaxation and complimentary therapies** and support for carers.

Our **Palliative Virtual Ward** successfully extended its initial 12 month pilot after **receiving further funding in 2023**. This allowed the use of further technology to expand the care St. Rocco's provides, giving patients more Independence by **allowing them to receive care in their own homes**.

With our **40th anniversary** celebrations now in full swing we have a number of exciting events and campaigns planned across the year. There's our **Ruby Raffle, Virtual Pet Competition, 40th Anniversary Dedication Page** and much more.

Scan here to  
find out how you can  
take part in our 40th  
celebrations



**2025**

St. Rocco's celebrates our 40th Anniversary all year long with a variety of events, campaigns and a brand new look!



# St. Rocco's in 2025

As we look forward to the future of St. Rocco's **we continue to care for adults in our community with a life limiting illness wherever and whenever they need us.** With your support we continue to make every day count for our patients and their families for many years to come.



Our clinical team currently support **540 patients and their loved ones** across Warrington with a palliative diagnosis through both **inpatient and outreach services.**



We were able to support over **600 attendees** at our **We Care Coffee Groups.** In 2024 we supported **380 Bereaved Individuals** at our **Bereavement Cafe's.**



We received an average of **100 Referrals per month** in 2024 to our **Warrington Integrated Palliative Care Hub.**



Our **Volunteers** donated a total of **74,000 hours** to the hospice last year.

As demand for our services **continue to rise** we recognise the opportunity to **enhance our services and approach to care.** Focusing on seamless integration and working closely and collaboratively with our local partners across Warrington we ensure our approach is **open and inclusive to all that need us now and for the future.**



Scan here to **donate today** and support the **future of your local hospice.**



In this month's new music feature we bring you bands from Warrington, Manchester, and head south to Bristol in search of jazz...



April was a busy month for us. First up **'Dafties'** came over to us to record. They call themselves an 'alternative' duo from Manchester. The lead singer, Rae Elizabeth, is Lily Allen if she joined Sonic Youth! Very exciting, personal song lyrics backed by Conor Taylor. **'Passenger Princess (Live at Ameritz)' is out on May 1st 2025.**



DAFTIES

We had another fantastic female singer in the studio, **Izzie Walsh**, recording her song **'Take Me Back'**

We released this wonderful song on May 7th 2025 with the accompanying video on Spotify. Izzie is a bit like Florence Welsh, if that's your thing check out Izzie Walsh.

I am sure PJ Harvey is also a big influence on Izzie.

A strong female vocalist, and one watch out for in 2025.



IZZIE WALSH



**'Floral Scene'** then came in to record. They sound like Viola Beach, which is a good thing of course, but did bring back the memories of the Warrington band who we tragically lost in 2016. They did a brilliant rendition of the self penned hit **'Esteem'**



FLORAL SCENE

Next up we got some very good Jazz from Bristol based guitar trio **'King Heron'**.

Some fantastic music has come out of Bristol, and 'King Heron' are no exception. The musicianship this trio have is outrageously good. Jacob Houghton (lead guitar) is a master of his craft.

They recorded **'Neustart'** for us. The sound is rooted in the prog sounds of Soft Machine, King Crimson and the like. I love this type of music. Bring back 'The Old Grey Whistle Test' is what I say.

**'Newstart (live from Ameritz)' by 'King Heron' is out now!**

All these fantastic new artists does feel like a new start for Ameritz. We have delved into lots of genres over the years, from Classical and Lofi to Jazz and Techno. Looking locally has made me think we don't need to look into Europe or the USA, the talent is right here. Let's be honest the North West has always produced the best music in the world, hasn't it? Until next month, enjoy the sun!



# Countdown to 34th Disability Awareness Day

**LOCAL** charity Warrington Disability Partnership, the organisers of the UK's and possibly, the worlds, largest free to enter voluntary led pan disability awareness day, are finalising the plans for this year's 34th annual show.

Held within the grounds of Walton Hall and Gardens on Sunday July 13, DAD 2025 will be the finale of a week of complementary events that includes.

- Warrington Carers Hub's, Carers Wellbeing Festival,
- Creating Adventures, Tribute to We will rock you,
- Ella Together, Summertime Special,
- Party in the Park for disabled children, young disabled people and young carers organised by Warrington Disability Partnership, Warrington Youth Zone and Warrington Carers Hub,
- Party Time with Bjorn to be ABBA.

Local disability education specialists Expanse Learning Group and the north west's water supplier United Utilities, are leading the list of sponsors for DAD 2025.

The aim of the event is to promote independent living through the theme "It's what disabled people can do that matters". DAD 2025 exhibitors will highlight solutions supporting independent living and mobility, with equipment, products, transport, employment, education, training, health and social care, leisure activities, alongside over 100 charities/support groups.

During Disability Awareness Day, visitors can gain an insight into the help and support that is available

locally, regionally and nationally from statutory organisations, businesses and voluntary sector groups.

Most of the exhibitors will be housed in a huge, tented village of marquees that will be supported by; an extended Sports Zone, a Main Arena, a huge Performing Arts Marquee, with some of the UK's leading disabled artists.

Three further marquees will house a range of arts activities, including the new Access All Areas Arts Project, a collaboration between Warrington Disability Partnership and Culture Warrington. With a gallery showcasing the work of local disabled artists.

Also new for DAD 2025 is a programme of "have a go" workshops in the Arts Zone. Hosted by Walton Lea Partnership, another addition is the Chillout and Wellbeing Zone in the Courtyard behind the Greenhouses.

The Sports Zone offers "have a go" sports activities including Tennis, American Football, Snooker, Rugby League, Martial Arts, Tai Chi, Football and Scuba Diving in the on-site pool. In addition, Warrington Youth Zone's giant sports inflatables.

For those looking for a more relaxed day we will have a fantastic line-up of talent in the Arts Marquee. Alternatively, sit alongside the Main Arena watching Guide Dog display

team, Reach Sled Dogs Display Team, Batida Rio Samba Band, Royal Marines Corps of Drums and sports demonstrations.

All this and a Silent Disco, Circus Skills and play areas, plus Walton Gardens accessible onsite zoo, crazy golf, high ropes and pitch and putt.

Support services at DAD 2025 will include a free accessible Park and Ride service, free accessible buses from Warrington Town Centre courtesy of Warrington's Own Buses, a free mobility scooter and wheelchair loan service (subject to availability), British Sign

Language interpreters, additional unisex wheelchair accessible toilets and over 60 trained stewards and helper's eager to make it a day to remember for everyone.

The team involved behind Disability Awareness Day have worked with teams from across the world, who organise events in Cameroon, Gibraltar, Egypt, Sudan, Thailand, Uganda and many more countries.

For more details and tickets for the evening events please contact the DAD Admin team on 01925 240064 or visit [www.disabilityawarenessday.org.uk](http://www.disabilityawarenessday.org.uk)



## #DAD2025

# DISABILITY AWARENESS DAY

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# Lymm Historic Transport Day returns

**LYMM Historic Transport Day, one of Cheshire's most popular summer events, is back for its twelfth year on Sunday, June 22nd, 2025.**

After a record-breaking turnout last year, the annual celebration of transport through the ages promises another unforgettable day filled with classic vehicles, community spirit, and family-friendly entertainment.

Held in the picturesque village of Lymm, this year's event will showcase a dazzling array of vintage cars, motorbikes, steam engines, bicycles, military vehicles, and even boats.

Enthusiasts and collectors from across the UK will gather to display their pride and joy, offering visitors a rare chance to explore transport history up close.

Alongside the vehicles, visitors can expect a vibrant mix of live music, food and drink stalls, children's activities, and interactive displays. The popular parade through the village will once again be a highlight, featuring vehicles of all eras rolling

through Lymm's historic streets.

Organised entirely by local volunteers, Lymm Historic Transport Day not only celebrates engineering heritage but also supports community projects, with proceeds going toward local initiatives and charities.

Tickets will be available from the Lymm Festival Box Office and at the gate on the day. A Park and Ride operates using vintage buses from the Lymm Rugby club.

Whether you're a petrolhead, history lover, or simply looking for a fun day out, Lymm Historic Transport Day 2025 is not to be missed. Mark your calendars and get ready for a journey through time, right in the heart of Cheshire.

For more details on Lymm Historic Transport Day check out their Facebook page or website: [www.lymmtransport.org.uk](http://www.lymmtransport.org.uk)



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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*

## In search of Edward the Elder



**It was in the year 923 AD, deep in the mists of time when a fortified village was founded close to the borders of Lymm. So important was this settlement that it even got a mention in the Anglo-Saxon Chronicles. The Chronicles stated 'AD 923 King Edward went with an army late in the harvest and ordered that the village be inhabited and fortified'.**

Having read this many times before I decided that it was time to put some meat on the bones and go and take a look for myself, after all I love the challenge of investigating such stories and trying to add some substance to them.

Armed with my video camera it was time to set out on my latest quest to search out evidence behind this story for myself. As I wound slowly down the country lanes towards Thelwall I couldn't help but notice how tranquil the area was and my imagination began to wander filling my mind with images of Saxon soldiers who would have once roamed the area jealously guarding the now fortified village under the command of King Edward.

But what do we know of King Edward during the turbulent times of the tenth century?

Edward was the son of Alfred the Great and he became King of the Anglo Saxons between the years 899 until his death on the 17th July 924. In the year 910 his armies inflicted a decisive defeat on an invading Viking army ending for good the threat from the North. With this knowledge now firmly in my head I arrived at the quaint and unassuming village of Thelwall located close to the banks of the Manchester ship canal and it wasn't long before it became clear that the history books did indeed reflect what is clearly an ancient village complete with a picture postcard Post Office and chocolate box cottages.

But the Jewel in the crown of this

historical village has to be the 16th century timber framed building known today as the Pickering Arms, for it is this building that gives us the biggest clue for the history of the village. Upon the outside timbers it states 'In the year 923 King Edward the Elder founded a city here and called it Thelwall'. During the time of Edward a Burh was built at Thelwall in the year 919 to guard an important strategic crossing point of the river Mersey. Whilst the exact location of this crossing point is heavily disputed today there is no doubt that it existed. However with the Mersey shifting its course over the centuries since the crossing was constructed its highly likely to have been eroded and washed away over time thus removing any evidence of its exact position in the landscape.

Also in Thelwall stands All Saints church. This was an ancient place of worship first built in 1663 by Richard Brook but was rebuilt in 1843 with the costs being met by William Nicholson of nearby Thelwall Hall. A chancel was added to the church during the 1890s. An interesting feature of the church is the stained glass windows being dedicated to the Rylands family amongst other notable families in the area. Why not take a trip out to Thelwall and see the history of this picturesque village.

Two films 'Edward the Elder' and 'All Saints Church Thelwall' shot at Thelwall, can be viewed for free by visiting my channel [Youtube.com/Tvpresenter4history](https://www.youtube.com/Tvpresenter4history).





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# Financially yours

## Property Investment: Should you own personally or through a company?

When it comes to property investment, choosing how to structure ownership is a key strategic decision. While some opt to invest directly as individuals or through partnerships, others prefer the flexibility and protection offered by limited companies. The structure you choose can have far-reaching implications for tax, succession planning, legal liability, and financing.

Although many recent tax changes have focused on residential property, particularly the restriction on mortgage interest relief, commercial property investors have also seen notable changes—such as the expansion of UK capital gains tax to non-resident landlords. Whether you invest personally or through a company, understanding the nuances of each option is essential.

### Legal and Practical Distinctions

A limited company is a separate legal entity, meaning it can own property, enter contracts, and continue trading independently of its shareholders or directors. This brings limited liability—protecting personal assets if the business runs into difficulties. In contrast, individuals and traditional partnerships carry the risk of unlimited liability, where even personal property (such as a home) could be at risk in the event of financial trouble.

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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.

Despite this protection, lenders often require personal guarantees from directors when financing company-held properties. Buy-to-let mortgages for limited companies also tend to carry higher interest rates—usually 0.5% to 1% more than those for individual borrowers—and may involve more rigorous lending criteria.

Limited companies also offer advantages in continuity and flexibility. They don't cease upon a shareholder's death, and different share classes allow tailored control, income distribution, and succession planning.

### Tax and Family Structuring Benefits

One of the key reasons property investors incorporate is tax efficiency. Unlike individuals—who face restrictions on deducting mortgage interest from rental income—limited companies can fully deduct all interest and finance costs. In addition, rental profits in a company are subject to corporation tax, which is lower than higher rates of personal income tax:

- 19% for profits up to £50,000
- 25% for profits over £250,000
- Marginal relief applies in between

Family Investment Companies (FICs) take this further, offering

a structure that allows parents to retain control of assets while gradually passing wealth to children. By using alphabet shares, families can control dividend distributions and voting rights with precision. Shares in the company—not fractional ownership in physical property—are passed on, potentially outside the parents' estate for inheritance tax purposes, provided the seven-year gift rule is met.

Funding a company or FIC can be done through cash injections, director loans, or transferring properties with no accrued gains. Where directors have lent the company money, those funds can later be withdrawn tax-free. If the capital is sourced from a trading company, care must be taken not to jeopardise the trading status of the lending business.

### Partnership and LLP Considerations

Traditional partnerships still hold appeal, particularly for family or spousal arrangements. They allow profits to be allocated in flexible ratios—ideal for tax planning where individuals are in different tax bands. Partnerships can also qualify for certain reliefs on asset disposal that aren't available to companies, such as business asset disposal relief or incorporation relief.

However, stamp duty land tax may apply when forming



Thomas Coyne and Stuart Barr

or restructuring a partnership, even if it's part of an eventual incorporation plan. For inheritance tax purposes, if an asset is personally owned but used by a partnership, only 50% business property relief is typically available. Full 100% relief may apply if the property is owned directly by the partnership.

Limited Liability Partnerships (LLPs) are a hybrid of companies and partnerships, offering a separate legal identity and limited liability, but profits are taxed personally on the members. Each partner is liable to income tax on their share of profits—whether withdrawn or not—at their marginal rate, potentially up to 45%. National Insurance contributions may also apply. Nonetheless, LLPs are favoured for their flexibility and protection, and they allow profit allocation to be optimised for tax purposes.

### Final Thoughts

There is no one-size-fits-all approach to property ownership. Company structures may offer tax efficiency, liability protection, and succession planning advantages, while partnerships allow greater flexibility in income allocation and access to reliefs. The right choice depends on your goals, income levels, family dynamics, and long-term plans.

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# Warrington Wolves off to Wembley again!



**WARRINGTON Wolves are off to Wembley once again after a brilliant 21-14 win over Leigh Leopards in the Challenge Cup semi-final.**

The sun was shining down on the Wolves at the Totally Wicked Stadium as the returning Marc Sneyd helped lead them to victory, with Paul Vaughan and Matt Duffy also immense for Sam Burgess' side, who will now face Hull KR in the final on June 7.

Sneyd was back in action just three weeks after suffering a fractured eye-socket.

After the match Head coach Sam Burgess said: "It is a great time for the club. I'm proud for the town and the community."

All tickets are being sold via RL Commercial's central ticket platform, Tickets.com.

Fans will need to create a Tickets.com account, if they don't have one already, but this can also be done during the ticket buying process.

There are no physical tickets for the Challenge Cup Final and tickets will not be available to purchase from the ticket office or the official club store at The Halliwell Jones Stadium.

Warrington have been allocated blocks in the West Stand at Wembley.

## Priestley College footballers celebrate treble!

PRIESTLEY College's footballers celebrated a treble after being crowned national champions with a 5-0 win in the final played at Accrington Stanley's ground.

Their victory in the AoC/ECFA National Cup Final completed an incredible treble as they added to their Cheshire Cup and North West Colleges Division 1 title.

"These lads have just cemented their place in Priestley's history as the best team we have ever produced," said coach Josh Greaves.

"We've won 20 out of 20 matches this season and it's hard to imagine that ever being achieved again."

The cup – which starts with more than 200 colleges in the draw – dates back to 1968 and this is the first time

Priestley have lifted the trophy.

Many of the lads also play for Warrington Town FC's U18s and it was the club that ensured they travelled to the fixture in style by providing a coach.

In the final Priestley faced Gateshead after both teams had seen off seven rounds of opposition from across the country.

"We couldn't be more proud of this team's commitment over the season and the way they have conducted themselves both on and off the pitch. They have bought into the culture we have tried to promote and responded to our coaching styles excellently. This is certainly a season for the history books," said Josh and Dom.



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