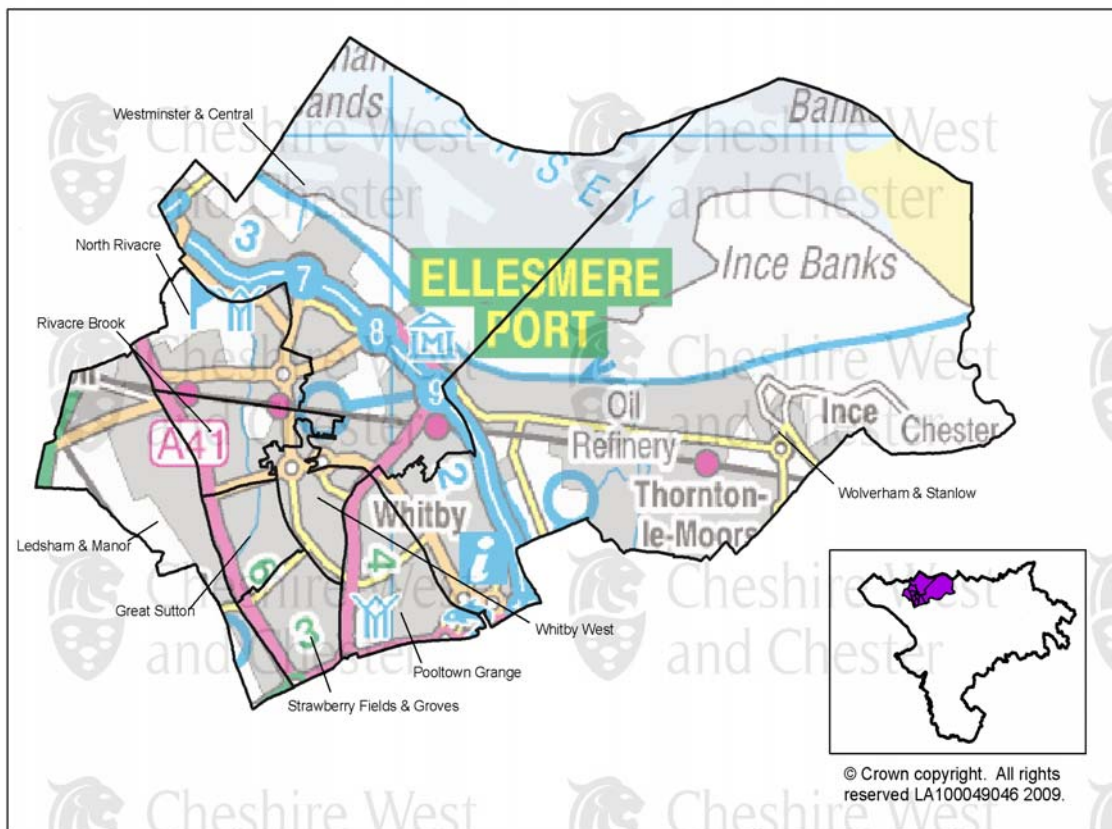


Strategic Area Asset Management Plan Ellesmere Port Area 2011

Ellesmere Port Area Map



Background

The area covered by the Ellesmere Port Area Partnership Board (APB) is situated on the estuary of the River Mersey on the Wirral peninsula.

The area is covered by the Ellesmere Port Development Board (set up in Autumn 2010), a private sector led Board which will help to ensure a bright future for the area in terms of re-energising and re-shaping the town and its surrounding area. The regeneration of Ellesmere Port - recognised as an area of great potential for many reasons - is a major priority for Cheshire West and Chester Council (CWAC). The Board will work with key public and private sector investors and local, regional and national partners to re-vitalise the town and will encourage long-term investment in the area with the aim of improving employment, the environment and general quality of life for residents. A vision and strategic regeneration framework and implementation plan has been completed and will be considered when deciding options for Council owned land and property assets.

The town has an industrial heritage, being dominated by the Shell Petrochemical Refinery (now owned by Essar) at Stanlow and is home to the Vauxhall Motors car factory, the largest employer in Ellesmere Port. There are many smaller industrial units in the area.

Retail also plays a significant part in the town's economy most notably Cheshire Oaks Designer Outlet, Britain's largest designer outlet. Contemporary Ellesmere Port has a main shopping centre, the recently extended Port Arcades, as well as its busy market. Attractions outside the centre include the Blue Planet Aquarium, the Coliseum leisure and retail park and Rivacre Valley Local Nature Reserve.

The town's canal heritage is reflected with the National Waterways Museum, a major tourist attraction in the region.

The second largest Marks and Spencer store in the country will be located in the area with completion due in April 2012 (additional information is under the heading 'Other Developments' elsewhere in this document). Recent arrivals include Regatta Clothing at Pioneer Point.

Area Partnership Board Priorities - Our Place – CWAC's Approach to Locality Working

The background

In 2010 the Government approved Cheshire West and Chester Council's bid to introduce 'Local Integrated Services' (LIS) in Ellesmere Port. This built on the achievements of the Total Place pilot, which had been working on neighbourhood renewal with a particular focus on ending child poverty in the town.

What are Local Integrated Services?

This is a new way of working that will see organisational barriers within the public sector removed so that the available resources can be pooled and used more effectively. By looking at the total amount of public money being spent

to deliver a particular service it is possible to eliminate duplication and maximise efficiencies while improving service delivery and outcomes for communities.

At the heart of this approach is the principle of ending top-down bureaucratic government placing power, instead, in the hands of local people.

The first step to empower communities to take on this role is to set up Neighbourhood Advisory Groups which have now been established in Ellesmere Port. These panels work with partners to look at how local services and can be tailored to meet the needs and priorities identified by their communities.

Communities have established their own Neighbourhood Plans and set out what their priorities are. They will be given control of their own budgets, allowing them to focus resources on the things that matter most to them and allowing them to choose different service standards, according to local need. These Neighbourhood Plans are due to be reviewed and updated in February 2012.

Asset Managers will work with the community and stakeholder partners to deliver any property based solutions to help deliver these priorities.

What is the vision for the future?

The LIS is being implemented and Lead by the '**Our Place**' team and is being pioneered in Ellesmere Port. CWAC are only one of nine councils introducing Local Integrated Services in the country.

The Ellesmere Port LIS is by far the most ambitious, as by the end of 2012 the Council intends to have rolled out the approach to the whole of the Borough – totally revolutionising the role of the public sector in Cheshire West.

CWAC will shift from the traditional model where councils consult with residents, decide how to use the resources available and deliver universal services within borough boundaries to best fit those needs; to one that is led by residents who will decide what they need in their individual neighbourhoods and will ask the council to commission those services for them so that they are delivered in the way that they choose.

Financial pressures, inflationary pressures and the changing demographic demands, alongside the Government's Big Society and Localism agendas, mean that delivering services to communities through a traditional council model cannot continue.

Rather than delivering universal services to communities, communities will be empowered to shape how services are provided to them.

The role of officers, councillors, residents and partner organisations will need to fundamentally change. The overall goal is to improve the quality of life for

local people and provide value for money by driving out inefficiencies and duplication.

At the heart of this approach is the principle of the Council 'letting go'. Over the next three years everything the Council does will be redesigned so that we operate in either:

- sub-national partnerships
- shared services or
- locality-based services

The immediate priority is **Our Place Ellesmere Port** where the focus is on community safety, teenage pregnancy, giving 0 to 5-year-olds the best possible start in life, removing barriers to work and releasing the potential of communities. This approach is now being rolled out to all areas of the Borough.

What is different in Ellesmere Port as a result of the LIS?

- The 10 Neighbourhood Advisory Groups are producing Neighbourhood plans, one for each of the following neighbourhoods – Grange, Central, Great Sutton, Whitby, Little Sutton, Netherpool, Stanney/Wolverham, Westminster, Rossmore, Parklands. Through these plans communities are empowered to tell the Council and its partners exactly what they want in their communities.
- The HHEET (Housing, Health, Education, Enterprise and Training) centre (based in the old Westminster Housing Office) has been launched. Key local service providers including the Council, West Cheshire College, the Primary Care Trust, the credit union and JobCentre Plus, now work together under one roof at the HHEET centre helping people to overcome barriers to work.
- Enhanced community-led services are to be provided at Trinity Methodist Church (further information on this is provided under the sub-heading Resources).
- Two enhanced community hub Children's Centres are being established.
- Many other improvements to neighbourhoods have also taken place at the request of communities, for example, better signage around the Stanney estate and improvements to the town's bus station.

Ellesmere Port's APB's People

The area covered by the Ellesmere Port APB contained about a fifth of the population of Cheshire West and Chester in 2007, and the age distribution was similar to that for England and Wales. At the time of the 2001 Census there was a high proportion of households with dependent children, and

Ellesmere Port APB had the highest proportion of lone parent households of all APBs.

There are significant pockets of social and economic disadvantage in the areas of Westminster & Central and Wolverham & Stanlow. 12 of the 42 lower super output areas in Ellesmere Port APB were in the top 20% most multiple deprived, according to the Index of Multiple Deprivation 2007.

Jobs and Enterprise

Unemployment rates are higher than those for England & Wales and Cheshire West and Chester and Ellesmere Port APB had the highest proportion of the working-age population claiming key benefits. The average income in Ellesmere Port APB was the lowest of all APBs and the average house price was also the lowest. Ellesmere Port APB had the highest proportion of social rented houses in Cheshire West and Chester, and the lowest proportion of houses in Council Tax bands above the average band D.

Area Portfolio

CWAC holds a mixed portfolio of assets in the Ellesmere Port area including commercial property, such as industrial units and retail shops, and operational assets such as schools and depots which support the delivery of services to the community by the Directorates.

The operational portfolio is shown in detail at Appendix 1.

The legacy Borough Council acquired the derelict Waterways site (including the Boat Museum) and reclaimed it using government funding. It is now a conservation area and contains listed buildings of architectural and industrial interest. Further investment is needed in this area to maintain the working buildings, locks and basin. The Waterways Museum is operated by the Waterways Trust on a lease from the Council and, in liaison with the Council, it is actively looking at ways of improving public access and improve vitality in this area. It will also form a focal point at the southern end of Peel Holding's Waterfront development. Further information on the Waterfront development is provided under the heading Regeneration and Culture on page 10.

The Waterfront development raises the issue of perceived detachment of properties on the east side of the M53 from the main body of the town centre on the west. There is a need to promote improved links between one side of the M53 and the other, so that the new development would not be seen as separate from the town.

Small and start-up businesses are accommodated in Council-owned industrial estates which continue to be popular with those looking to start up and expand in their own business. The Council provides this accommodation to create opportunities for new and expanding businesses, encourage diversification in the types of businesses represented in Ellesmere Port, and

to improve employment opportunities for those seeking work by encouraging businesses to stay and grow within the Borough.

The Council holds small neighbourhood shopping parades in several of its traditionally social housing areas.

We have worked to facilitate change as older industries have closed. Government grants have been used to reclaim industrial sites, put in roads and services and bring them forward again for employment use. This has been particularly important in the Stanlow area. The Council continues to utilise its properties to lever in available funding and further attract private investment.

Asset Challenge Phase 1 – Operational Assets

All operational assets, whether freehold or leasehold, were reviewed under phase 1 of the Asset Challenge exercise, with the exception of car parks and open spaces. Those reviewed totalled 74 in the Ellesmere Port area and these were initially assessed in Phase 1, following discussions where appropriate with the relevant Service, to give one of five categories of recommendation for each, to provide an asset baseline. The five categories are as follows:-

Fit for purpose (FP) – maintain as at present

Enhanced utilisation (EU) – utilisation issues that require further consideration

Major investment (MI) – the future direction of the property needs to be determined as major works are required i.e. refurbishment, extension etc

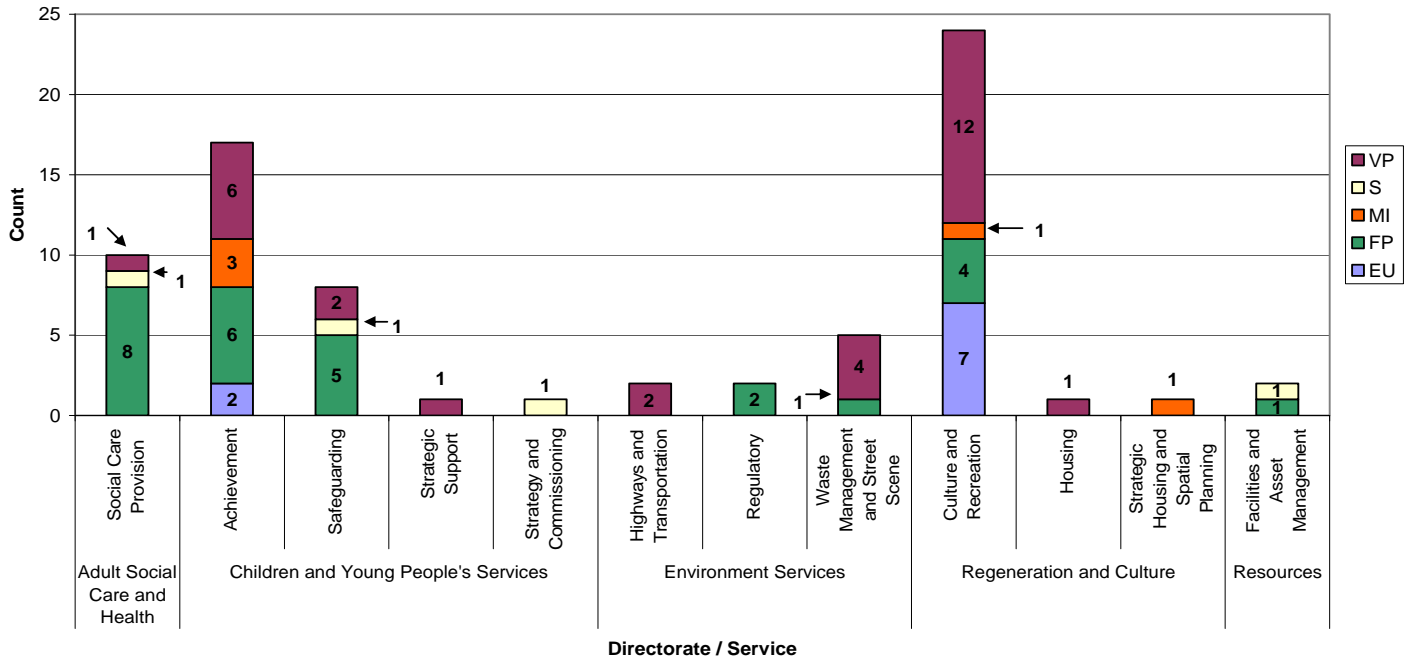
Vision properties (VP) – Site has medium term potential; to be retained pending future development or use by CWAC

Surplus (S) – Not required, sell now/as soon as can be vacated

The information was reviewed in October 2010 and the following bar chart shows the reviewed outcomes.

**Operational Property
Asset Categorisation October 2010
Ellesmere Port Area**

Count (74) VP 29; S 4; MI 5; FP 27 EU 9
% VP 39; S 5; MI 7; FP 37 EU 12



Asset Challenge Phase 2 – Non-Operational Assets

This work was carried out during 2010/11 to assess the non-operational portfolio and to identify opportunities for improved performance and rationalisation. Assets were categorised in a similar way as for Asset Challenge Phase 1. Surplus properties have been identified and further work will be undertaken to maximise the return.

Asset Challenge Phase 3 – Stakeholder Assets

This was carried out during 2009/10 on the basis of the collection of property data from the Council's stakeholders. Information from the Primary Care Trust, Police, Chester University, West Cheshire College, Central Government Departments and Ambulance service has been received. Information has also been received from the Faith Audit which was launched in Autumn 2010.

All this information is shown at Appendix 2

Asset Challenge Phase 4 – Land

This was carried out during 2010/11 to assess Council-owned land (with the exception of car parks which are subject to a separate review) to identify opportunities for improved service delivery and surplus assets. This did not include land previously classified as public open space.

Eleven categories of classification were used to provide an asset baseline.

Surplus – not needed for operational uses.

Highways – land included within the footprint of the carriageway, footpath or restricted verge.

Other Highways – land used as highway verge which may have other potential

Parks and Gardens – includes urban parks, formal gardens and country parks

Natural and semi natural green spaces – includes publicly accessible woodlands, wetlands, wastelands

Amenity green space – informal recreation areas commonly found in housing areas

Provision for children and teenagers – areas designed primarily for play and social interaction.

Outdoor sports facilities – natural or artificial surfaces used for sport and recreation.

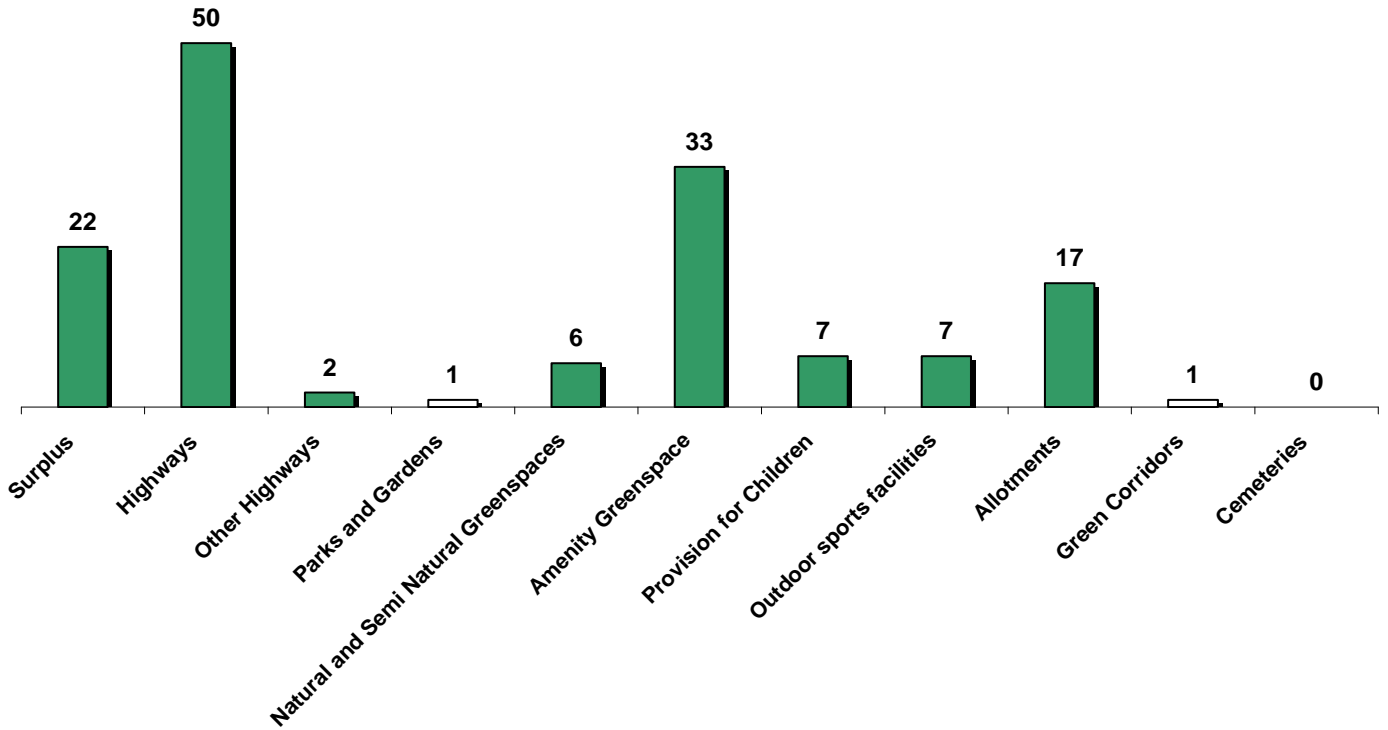
Allotments – may also include urban farms

Green Corridors – includes towpaths, cycle paths, rights of way and disused railway lines.

Cemeteries and Churchyards – includes disused churchyards and other burial grounds

The bar chart below shows the initial results of Asset Challenge Phase 4 for the Ellesmere Port area.

**Asset Challenge Phase 4
Land Groupings
ELLESMERE PORT**



Asset Management Priorities

A number of Services have identified proposals with measurable outcomes which will address some of the priorities identified by the Area Partnership Board.

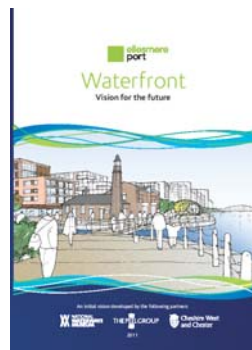
Regeneration and Culture

- A Borough wide review of Libraries has been undertaken, looking at existing Library provision and the potential for rationalisation, refurbishment or expansion of the Library portfolio to improve the service provided to the residents of Cheshire West and Chester. The Review has led to specialised projects throughout the Borough. A refurbishment project has been undertaken at the Ellesmere Port Library which has been a great success.
- A Borough wide review of Leisure facilities was undertaken in 2010, reviewing current facilities and identifying how we meet the needs over the next 25 years. This project and approach offers the Council the opportunity to make a significant step change in relation to the method of delivery, inward investment and the delivery of state-of-the-art leisure provision of regional significance and associated wider community benefits. The EPIC Leisure Centre, off Stanney Lane, is

now included as a priority project. Soft market testing of investment mechanisms is being undertaken, with sites identified and concept drawings produced.

- The Council has been working closely with representatives of Peel Holdings (a major landowner) and the National Waterways Museum as key stakeholders in the future of the Waterfront. A vision has been developed which reflects long held aspirations, recognising the wide ranging benefits in reinvigorating the Waterfront area. It builds on the consultation work carried out by the legacy Ellesmere Port and Neston Borough Council regarding the development of the Waterfront, reflecting the interests and opinions of local residents and businesses. In summary the vision proposes:

Improved links to/from the town
Promenade, public spaces and walking routes
New homes
Cafes, bars, restaurants and shops
Enhanced National Waterways Museum
Marina and vibrant Raddle Wharf
Development sites for new attractions
Improved approaches and neighbouring areas
Ferry link
Water leisure uses



The developing vision – a leisure destination and location of regional significance which will act as a catalyst for the regeneration of the whole town has been shared with the public and now forms the basis of individual project developments.

- Improvements to the Ellesmere Port town area, through the engagement of stakeholders and identification of need, are proposed, to enhance the public realm and improve the infrastructure.



Ellesmere Port Town area

- A programme of short-term work is currently underway to improve the immediate area surrounding Ellesmere Port Railway Station. The Railway Station recently won the Roberts Bakery Special Award in recognition of the volunteer work carried out by the Friends of Ellesmere Port Station and also for support given by local company Veolia Environmental Services. It is seen as a superb example of creative partnership working between the train operator, Merseyrail, a local business, community volunteers and the Council. The award follows work carried out last year whereby the front of the station has been landscaped, flower beds and planters have been installed and the station bus shelter has been refurbished.

In addition, a more aspirational, long-term programme of work has been developed by the Ellesmere Port Regeneration Team and will be shared with local residents and Stakeholders in the coming months.



Ellesmere Port Railway Station

- A comprehensive area development framework is currently being taken forward relating to the land and sites at New Bridge Road, with the aim of developing a major strategic employment site based on green technology/energy/high-technology park. This will be suitable for a range of industrial and commercial uses, adjacent to several successful

developments. Upgrading of the infrastructure may well be required to support the level of investment in the area.

- Following extensive community consultation an Environmental Action Plan was completed in Spring 2011. Detailed designs have been developed and funding secured. Community Consultation is ongoing with the implementation of the environmental works at Rossmore planned for Spring 2012.
- A 'Base Motopark' track at New Bridge Road for experienced and inexperienced riders of bikes and quads was opened in Summer 2011.
- The Cheshire Retail Study Update provides essential background information that forms part of the evidence base for the Council's Local Development Framework, as well as assisting consideration of retail planning applications in the Borough. The update shows that Ellesmere Port has experienced a strong, stable and growing food goods sector since 2000 but with a limited non-food retail sector. Vacancies are considered high when compared to the national average. The town centre remains vulnerable and will require investment and possible intervention if its performance is to be improved. Food retail capacity - there is no capacity within the short to medium term. Non-food - if all existing commitments are implemented then they would absorb nearly 95% of the identified capacity for Ellesmere Port by 2026. However, the vast majority of this proposed floorspace is located at Cheshire Oaks.

Community and Environment

- A Borough wide review of private and public car park provision is underway. The review will concentrate on condition, usage and cost and will be completed in 2011.
- The procurement process for the outsourcing of housing management in Ellesmere Port and Neston is continuing to make progress. The closing date for the Pre-Qualification Questionnaires was 15 April 2011. Sixteen organisations submitted completed questionnaires. They are a mix of organisations, and some are consortium bids. Two companies have been shortlisted and have been invited to prepare detailed proposals. A decision will be made in 2012 and the contract will commence in Summer 2012. The contract that is awarded will run for three to five years covering the full range of Housing Management Services, including repairs and maintenance. The contractor will also be required to work alongside the Ellesmere Port Regeneration Board to help shape the physical regeneration of neighbourhoods and the Our Place team in developing new local service arrangements that contribute to our move to Locality Working. Housing Management staff will transfer under TUPE regulations to the chosen Housing Management contractor.

- A new way of applying for homes across the Cheshire West area went live in Ellesmere Port in April 2010. The new Choice Based Letting service, Trust HomeChoice, now enables customers to access homes across the entire Borough in a new easy to use service.
- A feasibility study is underway for a new operational depot at Cloister Way for Waste Management and Street Scene. This would replace outdated facilities currently situated within Bumpers Lane, Chester and Rossfield Road, Ellesmere Port. Rossfield Road would remain as the housing depot.
- The bus station is benefiting from new signage and other improvements.
- Proposals for speed management in the area, particularly the town centre, are under consideration. These would be the subject of engagement with the community.

Adult Social Care and Health

- Adult Services are progressing plans for an Extra Care Housing Scheme at the former Gorsthills Primary School site, Great Sutton. This scheme would include facilities accessible to the wider community, some public open space and refurbishment of a nearby football pitch.
- A Borough wide review of Adult Day Services is being undertaken and a review of Learning Disability Services is planned.

Children and Young People

- Public health services will be increased and improved at Children's Centres and two enhanced community hub Children's Centres will be established, as part of Our Place Local Integrated Services
- A Borough wide review of Special Schools is being undertaken in 2011.
- The Council has been considering changes to the provision of Integrated Youth Support Services for all young people aged 13 to 18 and for those aged 19 to 25 with a learning difficulty and/or disability, following Government announcements. The top priority is to ensure that services are organised around the needs of young people, their parents and carers. A detailed consultation document was developed outlining objectives and proposed changes and the closing date for comments was 11 February 2011. The consultation document set out proposals that describe the shape of youth support services. Service levels after April 2012 are being developed and property reviews will be taking place over 2011 led by the Council as commissioner of the service.

- The Hub Centre on Whitby Road is due to be demolished as part of The Academy development.
- Alternative provision for the Youth Offending Team, operating from leased premises at St. Thomas House on Whitby Road, will be sought, as required.
- A Borough wide review of Family Centres is proposed.
- A new build scheme on Sutton Way for the University of Chester Church of England Academy has started on site and is due for completion in November 2012. The new premises will replace the existing north and south campus sites at Stanney Lane and Woodchurch Lane. Junction improvements to link the Academy with West Cheshire College and the Town Centre are under consideration. The preferred bidder was selected for the new build early in 2011 – Kier Education – a large construction business overseeing the National Academy Build. A public meeting was held in early April 2011 to discuss issues which had been raised including traffic, air quality and relocation of the Hub and football pitches.

Proposed New Academy Building



View from above Vale Road

- The refurbishment and new build project which will bring The Acorns Primary School onto one site (the Pooltown Road site) has been completed successfully.



The Acorns Primary School

- A kitchen and dining replacement facility at Whitby Heath Primary School, Wydale, Whitby was completed in December 2010. A 2 class extension to replace the double mobile at this School as part of the mobile replacement programme commenced in January 2011 and was completed in May 2011.

Resources

- The Workplace Strategy, drawn up by CWAC in 2009, has resulted in various staff relocations. Surplus office space will be rationalised and disposed of, as appropriate. Several changes have taken place with regard to occupation of the Offices at 4 Civic Way. These offices are key to the sustainability of the Ellesmere Port town centre and improvements to the Reception area and the various other parts of the building have been completed in 2011. The Offices in Coronation Road were vacated early in 2010 and alternative use of these premises is under consideration for the medium term, with a view to development of the area in the future.
- Rivacre Business Generation Centre has now predominantly become operational office space for CWAC employees relocating predominantly from Backford Hall.
- The Westminster Housing Office, renamed the HHEET Centre (Housing, Health, Employment, Enterprise and Training), is continuing to make an impression through the development of a single team made up of a range of public sector providers, offering a single point of contact for members of the community. This is a major step forward in tackling child poverty, worklessness and loan sharks in the Westminster area. Refurbishment of the Office took place early in 2011.
- The former Children's Resource Centre, known as Dale Hey on Gawsworth Road, was vacated in 2010 and is currently on the market for sale.
- The former Children's Residential Home in Armthorpe Drive has also been vacated early in 2011 and is currently on the open market for residential development.
- Funding has been provided for the redevelopment of Trinity Methodist Church on Whitby Road and works have started on site. The church will become a multi-purpose facility in the centre of Ellesmere Port for the benefit of the whole community. This will provide a community facility in the middle of the town to encourage greater engagement.

Opportunities

Clusters of assets have been identified, as named below, and each cluster will be examined to identify any opportunities for making more effective use of the assets, including disposals, through a full option appraisal process. This work has now commenced, where clusters involve both a library and a community centre.

- Cheshire Oaks
- Newbridge
- Waterfront
- Civic Way
- Coronation Road
- Great Sutton
- Hope Farm
- Little Sutton
- Mill Lane
- Rossfield Road
- Stanney Grange
- Wellington Road
- Westminster
- Whitby Park

These have been identified with our stakeholder partners and we will continue joint working to deliver the outcomes identified.

Other outcomes from the Asset Challenge exercise, for example, those properties identified as surplus or vision are being considered and appropriate action taken.

Stakeholder Priorities

- Western Cheshire Primary Care Trust has identified Ellesmere Port as a priority area. This area has significant primary care and community care infrastructures; development opportunities include Ellesmere Port Hospital campus redevelopment. There is also significant potential for a multi-agency collaborative strategic asset management development process within central locations of the Town Centre.
- CWAC are liaising with the Primary Care Trust, Cheshire Fire & Rescue, the Ambulance Trust, Police, West Cheshire College and Chester University in respect of partnership opportunities and asset management issues.
- West Cheshire College – the Ellesmere Port Campus off Regent Street is seeing a 19,500 sq. metre new build (see image below) and enhancement of teaching facilities including hairdressing and beauty therapy; hospitality and catering and the visitor economy; art, design and media; health and social care; childcare; sport; public services and

performing arts. The new facilities were completed in Summer 2011 and include a Higher Education Centre where students can follow foundation degrees endorsed by the University of Chester.



- Third Sector – Community Asset Transfer is a way of achieving community ownership or management of underused public sector land or buildings and improving service delivery. This can give local people and community organisations control in shaping places and can:-
 - support local enterprise, harness skills and turn good ideas into reality
 - help nurture robust, diverse community organisations with scope to grow
 - enable public bodies to achieve their goals effectively
 - provide an incentive for new partnerships and collaborations
 - create thriving spaces and places that make sense to local people
 - deliver long term social, economic and environmental benefits

The Council has approved a Community Asset Transfer strategy which will ensure that all applications for asset transfer are judged in the same way. Projects must be sustainable and aligned with the Council's corporate objectives. The Council recognises that many third sector organisations operate from inferior and unsuitable premises and is working with the Third Sector Assembly to provide a hub in Chester for a number of organisations offering similar, office-based counselling and information services. The Third Sector Assembly has not identified a need for similar hubs in other areas but this could change and will be addressed on a case by case basis.

CWAC has funded a refurbishment of three market stalls in Ellesmere Port market to provide new accommodation for CWAC Customer Services, The Credit Union and CAB to provide help and information to local residents on money matters.

- Ellesmere Port Development Board - with help from the Regeneration Team, Business Location Service and Estates Team are continuing to deal with a number of commercial investment and development enquiries which it is hoped will generate employment opportunities.

The Vision and Strategic Regeneration Framework has been completed and the Board has identified delivery priorities for schemes throughout the town. This includes the improved marketing and promotion of Ellesmere Port and its assets to potential investors and developers.

- Office of Government and Commerce (OGC) - CWAC is actively working with the OGC to share property data utilising e – PIMS, a property data base of the Government estate. This will help both parties identify potential efficiency opportunities.

The stakeholders' portfolios are shown in detail at Appendix 2.

Other Developments

- An extension to the shopping centre within the main town centre has recently completed.
- Work has commenced on the new M & S flagship store, with 950 car park spaces, at Cheshire Oaks, the largest to be built by the chain in more than 10 years. The store will create around 350 jobs in the Spring 2012. A funding stream arising from the planning approval process (Section 106) exists and this will offer, for example, the opportunity to enhance public transport. Officers in the Regeneration and Culture Directorate are working with M & S on such opportunities focussed on the Town Centre.
- Several residential developments are proposed/underway including Rosfield Park, off Rosfield Road North and Ellesmere Quays on the Waterfront. Ellesmere Port is a key area of focus under the Government's Growth Point Programme of Development to deliver sustainable, new housing growth, along with the necessary infrastructure and facilities. Any proposals have to be confirmed through the planning process but the initiative represents a very significant opportunity for innovative and successful regeneration.

Financial Implications

The financial implications of taking forward proposals – cluster opportunities, vision properties, disposals etc. - will be scrutinised. Many schemes will incorporate partnership working and partnership funding. Funding opportunities will include:-

- CWAC's capital programme
- Government funding
- Capital receipts from disposals

- Lottery, WREN (Waste Recycling Environmental Limited) and other grants
- PFI (private finance initiative) - only appropriate for large schemes

The Way Forward

This Ellesmere Port Strategic Area Asset Management Plan highlights some of the key facts, figures and demographics of Ellesmere Port and the priorities the APB Board will focus on over the next 12 to 18 months. The document includes recent developments in the area, for completeness.

The next step is to continue to transform the priorities into real actions and build on recent successes to improve both the way services are delivered and the quality of life for communities.

The Ellesmere Port APB will establish delivery groups responsible for addressing the key priorities. Action plans will be produced including details of the interventions, targets and outcomes.

Increased localism and decentralisation, combined with reduced budgets, presents us with challenges and opportunities in equal measure. Property should not be considered simply as a cost that must be cut or transferred to achieve savings, rationalised and redesigned to follow the business. The public portfolio can be the foundation for better public services delivered more efficiently. Within the whole of the public sector in the area the reorganisation, restructuring and merging of organisations will determine the shape and design of the public portfolio for some time to come.

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Updated December 2011

Appendix 1

Ellesmere Port Operational Portfolio 73 Properties

Directorate	Property	Use Grouping	
Adult Social Care and Health	18/20 Dover Drive Day Centre	Other	
	199 Stanney Lane	Other	
	2 - 16 Dover Drive Day Centre	Other	
	27 Flint Court	Other	
	97 Pooltown Road	Other	
	Pathways Mental Health Day Centre	Other	
	Poole Centre	Adult Day Centre	
	Site of former Gorsthills Primary School	Vacant	
	Sutton Beeches	Community Facility	
	The Coronation Centre	Adult Day Centre	
Area and Community	Ellesmere Port Market	Other	
	Overpool Cemetery Chapel	Cemetery and Crematoria	
	Overpool Cemetery Mess Room	Cemetery and Crematoria	
	Westminster Housing Office 2-6 Church Parade	Admin Building	
Children and Young People's Services	Armthorpe Drive Children's Centre	Vacant	
	Bridge Meadow Children's Residential Centre	Other	
	Brookside Primary School	Schools	
	Capenhurst Grange Special School	Children's and Family Centres	
	Central Children's Centre		
	Cheshire Oaks High School and Specialist Sports College (now the University of Chester Church of England Academy)	Schools	
	Dale Hey	Vacant	
	Ellesmere Port Specialist School of Performing Arts (now the University of Chester Church of England Academy)	Schools	
	Hinderton School	Schools	
	Little Sutton CE Primary School	Schools	
	Meadow Primary School	Schools	
	Parklands Children's Centre	Children's and Family Centres	
	Rivacre Valley Primary School	Schools	
	Rossmore Primary School	Schools	
	St Thomas House Youth Offending Office	Admin Building	
	Stanlaw Abbey Children's Centre	Children's and Family Centres	
	Sutton Green Primary School	Schools	
	The Acorns Primary and Nursery School	Schools	
		The Appleton Centre - Pupil Referral	Other

	Unit	
	The Oaks Community Primary School	Schools
	The Park Family Centre (E/Port)	Children's and Family Centres
	West Cheshire District Education Office EP	Admin Building
	Westminster Children's Centre	Children's and Family Centres
	Westminster Community Primary School	Schools
	Whitby Heath Primary School	Schools
	Woodlands Children's Centre	Children's and Family Centres
	Woodlands Primary School	Schools
Environment Services	Bridges Road HWR	Household Waste Recycling Centre
	Ellesmere Port Bus Station	Other
	Ellesmere Port, (Market Square) Public Conveniences	Other
	Grounds Maintenance Depot	Depot
	Municipal Depot Ellesmere Port	Depot
	Rivacre Business Centre, Mill Lane	Admin Building
	Whitby Park Public Conveniences	Other
Regeneration and Culture	Central Library Ellesmere Port	Library
	Changing Rooms at Rivacre Village	Leisure Facility
	Changing Rooms Recreation Fields, Neston Road, Willaston	Community Facility
	Ellesmere Port Civic Hall	Civic Building
	Ellesmere Port Stadium Changing Rooms	Community Facility
	EPIC Leisure Centre	Leisure Facility
	Flatt Lane Community Centre	Community Facility
	George Street Bowling Pavilion with w.c's	Community Facility
	Hooton Squash & Golf Club	Leisure Facility
	Hope Farm Community Centre	Community Facility
	Hope Farm Library	Library
	Little Sutton Bowling Pavilion	Community Facility
	Little Sutton Branch Library	Library
	Little Sutton Community Centre	Community Facility
	Overpool Community Centre	Community Facility
	Rivacre Ranger Cabin	Other
	Stanney Grange Community Centre	Community Facility
	Stanney Oaks Leisure Centre and Athletics Track	Leisure Facility
	Stoak Lodge (Supported Housing)	Other
	Thelwall Road Community Centre	Community Facility
	Westminster Community Centre	Community Facility
	Whitby Hall	Community Facility
	Whitby Park Bowls Pavilion	Community Facility
	Wolverham Community Centre	Community Facility
Resources	Coronation Rd Offices	Vacant
	Council Offices Civic Way	Admin Building

See last page for location plan. The table above does not reflect subsequent changes to the Services within the Children & Young People's Directorate of the Borough Council.

Appendix 2

Ellesmere Port Stakeholders' Portfolios

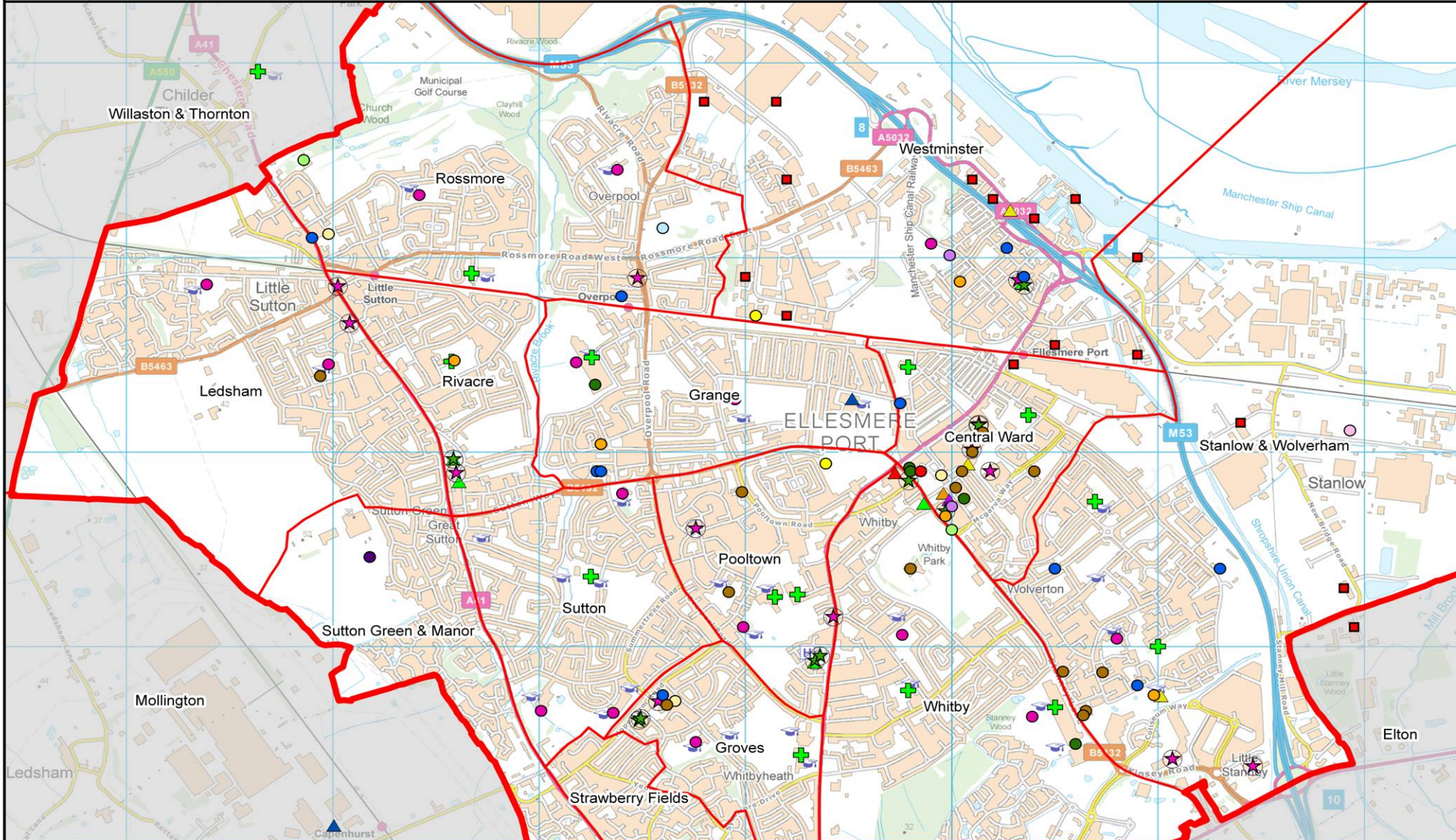
	Stakeholder	Location
Schools - other		<p>Academy:-</p> <p>University of Chester C of E Academy South Campus – Stanney Lane, Ellesmere Port CH65 9DB North Campus – Woodchurch Lane, Ellesmere Port CH66 3NG</p> <p>Foundation:-</p> <p>The Whitby High School, Sycamore Drive, Whitby CH66 2NU (part PFI –see below)</p> <p>PFI (private finance initiative):-</p> <p>The Whitby High School (part – see above)</p> <p>Cambridge Road Community Primary School, Cambridge Road, Ellesmere Port CH65 4AQ</p> <p>Parklands Community Primary School, Parklands, Little Sutton CH66 3RL</p> <p>William Stockton Community School, Heathfield Road, Ellesmere Port CH65 8DH</p> <p>Wolverham Primary & Nursery School, Milton Road, Ellesmere Port CH65 5AT</p> <p>Aided:-</p> <p>Ellesmere Port Christ Church of England Primary School, Deeside, Whitby CH65 6TQ</p> <p>Our Lady Star Of The Sea Catholic Primary School, Capenhurst Lane, Whitby CH65 7AQ</p> <p>St. Saviours RC Aided Primary School, Seacombe Drive, Great Sutton CH66 2BD</p> <p>St. Bernards RC School,</p>


		<p>Sherbourne Road, Ellesmere Port CH65 5EW</p> <p>Saint Mary of the Angels Catholic Primary School, Rossall Grove, Little Sutton CH66 1NN</p> <p>Ellesmere Port Catholic High School, Capenhurst Lane, Whitby CH65 7AQ</p>
Fire	Cheshire Fire & Rescue Service	Fire Station, Wellington Road
Further Education	West Cheshire College	EP Campus, Regent Street CH66 3JU
Office of Government & Commerce	Ministry of Justice	CH65 2JE
Office of Government & Commerce	Dept. of Work & Pensions	CH65 0AP
Office of Government & Commerce	Ministry of Justice	CH65 9HE
Police	Cheshire Police Authority	4 Stanney Lane, Ellesmere Port, CH65 9ER
Health	Western Cheshire Primary Care Trust/GP Surgeries	<p>Ellesmere Port Hospital, 114 Chester Road, Ellesmere Port CH65 6SG</p> <p>Stanney Lane Clinic, Stanney Lane, Ellesmere Port CH65 9AH</p> <p>Hope Farm Clinic/Medical Practice, Hope Farm Road, Great Sutton CH66 3PB</p> <p>Great Sutton Clinic/Medical Practice, Old Chester Road, Great Sutton CH66 3SP</p> <p>Westminster Surgery, 16/18 Church Parade, Ellesmere Port CH65 2ER</p> <p>Old Hall Surgery, Stanney Lane, Ellesmere Port</p> <p>York Road Group Practice, York Road, Ellesmere Port</p> <p>Whitby Group Practice, Chester Road, Ellesmere Port</p>
Faith	Faith Sector – all available for community use/some surplus capacity available for renting	<p>St. George, Little Sutton CH66 3RB</p> <p>Chester Road URC, Ellesmere Port CH65 6RJ</p> <p>Elton and Ince – various</p> <p>St. Thomas and All Saints CH65 6UW</p> <p>Trinity Methodist CH65 0AE</p> <p>Whitby Methodist CH66 2LF</p> <p>RC Churches of Ellesmere Port and Hooton CH66 3JY</p>
Pharmacies	Rowlands Pharmacy	5 Hope Farm Precinct, Hope Farm Road, Great Sutton CH66 2RG
	Lloyds Pharmacy	Whitby Group Practice, 114 Chester Road, Whitby CH65

		6TG
	Boots UK Ltd.	31 Coliseum Way, Cheshire Oaks Outlet Village, EP CH65 9HD
	The Co-Op Pharmacy	54-56 Loxdale Drive, EP CH65 7AN
	Sainsbury Pharmacy	Kinsey Road, Little Stanney CH65 9HN
	Lloyds Pharmacy	66 – 68 Old Chester Road, Great Sutton CH66 3PB
	Superdrug Pharmacy	7 Rivington Road, EP CH65 0AW
	Boots UK Ltd.	36 – 39 Mercer Walk, Port Arcades Shopping Centre, EP CH65 0AP
	Asda Pharmacy	Market Square, EP CH65 0HW
	Rowlands Pharmacy	2 York Road, EP CH65 0DB
	Westminster Park Pharmacy Ltd.	438 Chester Road, Little Sutton, EP CH66 3RB
	Sutton Pharmacy	335 Chester Road, Little Sutton CH66 3RF
	The Co-op Pharmacy	20a Overpool Road, EP CH66 1JN
	The Co-op Pharmacy	10 Church Parade, EP CH65 2ER

See last page for location plan

Ellesmere Port Area Stakeholder Information



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S. Price
 1:17,500
 Jan 2011
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- | | | | | |
|--------------------------------|-----------------------------|-------------------------|--------------|-------------------------------|
| ● Admin Building | ● Civic Building | ■ Industrial/Commercial | ▲ OGC | ⊕ School / Other |
| ● Adult Day Centre | ● Community Facility | ● Leisure Facility | ● Other | ● Schools - Comm & Controlled |
| ▲ Ambulance | ● Depot | ● Library | ▲ PCT | ▲ University of Chester |
| ○ Cemetery and Crema | ▲ Fire | ★ Medical Centres | ★ Pharmacies | ● Vacant Operational |
| ● Childrens and Family Centres | ○ Household Waste Recycling | ▲ Mid-Cheshire College | ▲ Police | ▲ West-Cheshire College |






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