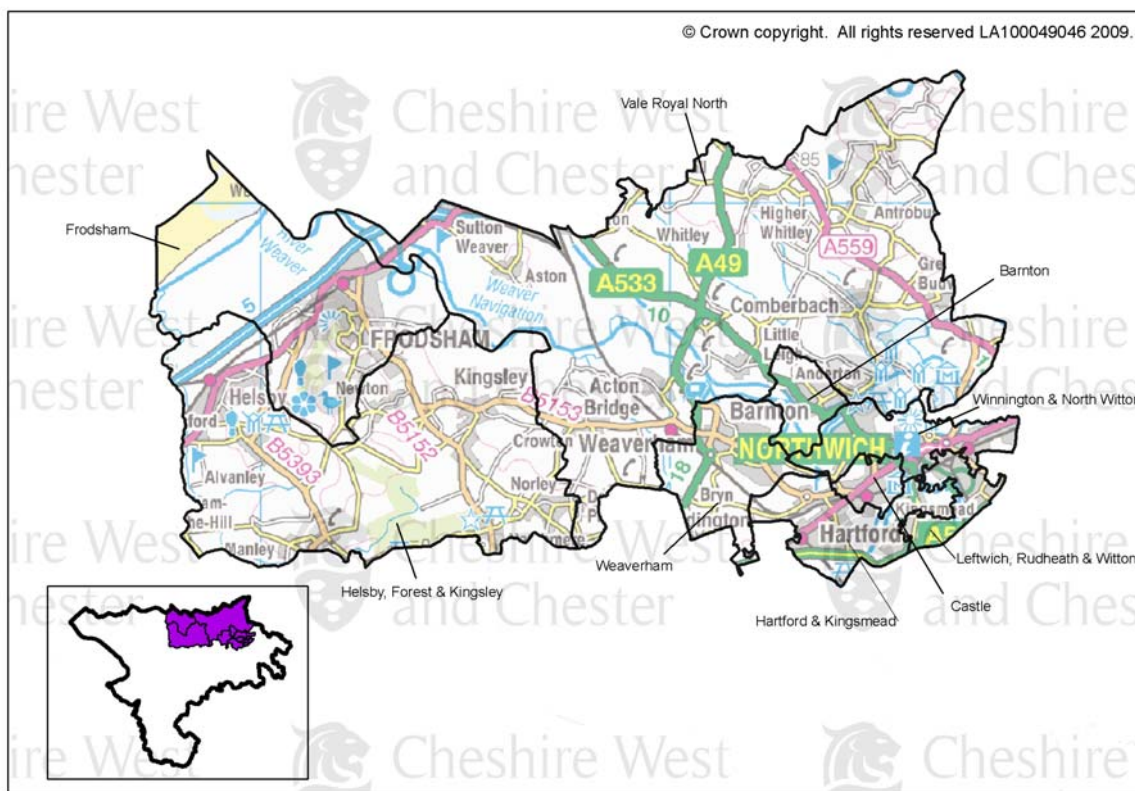


Strategic Area Asset Management Plan Northwich and Rural North Area 2011 -12

May – July 2011

Northwich and Rural Area Map

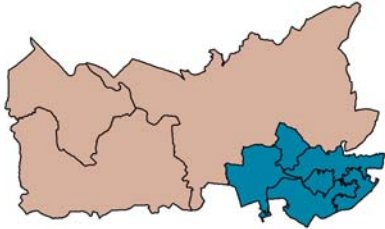


Background

Northwich Town, with a population of 20,880, is in the South Eastern corner of this area, with Frodsham, population 9,220, in the North Western part. Delamere Forest forms the South Western area.

The area has been mined for its salt pans since Roman times, Frodsham being used as the coastal port for the export of the salt from Northwich and beyond.

These towns are linked by the River Weaver which flows through this area and meets with the River Dane at Northwich. Frodsham and Helsby both overlook the Mersey Estuary and lie alongside the M56 motorway and the railway line between Chester and Manchester.



Industry has largely developed from the area's salt heritage, in the form of the chemical industry, most significantly with the Brunner Mond chemical works close to Northwich.

Attractions include the Salt Museum in Northwich, the Anderton Boat Lift linking the River Weaver and the Trent and Mersey Canal, and Marbury Country Park.

There are two distinctive areas – Northwich, and Rural North, as shown in the insert to the left. The light brown area is Rural North and the dark blue area Northwich.

Area Partnership Board Priorities

The top three priorities for improvement in Northwich and Rural North APB in 2008 were activities for teenagers, road and pavement repairs and traffic congestion. This links with the perception that teenagers hanging around on the streets were a big problem in local areas and indicates the importance of car use in this APB.

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.

Communities will establish 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.

The first step to empower communities to take on this role is to set up Resident Advisory Panels. These panels work with partners to look at how local services can be tailored to meet the needs and priorities identified by their communities. Once these outcomes for an area are known Asset Managers will work with the community and stakeholder partners to deliver any property based solutions.

What is the vision for the future?

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

Northwich & Rural North's APB People

Northwich & Rural North APB contained about a fifth of the population of Cheshire West and Chester (CW&C) in 2007, but had a lower proportion of 20-30 year olds than England and Wales. The proportion of 20-30 year olds in Rural North was lower than in Northwich, and the proportion of older people was higher.

Jobs and Enterprise

Unemployment rates for the whole APB were lower than those for England, but about the same as for CW&C. Northwich rates were similar to the England rates, but in Rural North unemployment was lower than in CW&C. Of all the APBs, Northwich & Rural North APB had the highest percentage of unemployed people out of work for over 12 months.

Average household income was higher than that for England & Wales and CW&C.

Area Portfolio

The commercial portfolio owned by CW&C is actively managed to ensure market rents are obtained and the condition of the buildings maintained so ensuring the highest possible financial returns which in turn contribute to the Council's overall funding.

The portfolio in the Northwich and Rural North area is a mixture of industrial property, supporting a large number of small and medium enterprises, office and retail generating an income totaling in the region of £1.85M.

There are four main business centres in and around Northwich with the most high profile being Gadbrook. This was started in the late 80's and offers high end office and light industrial accommodation. Along with Gadbrook Park, the business centre has recently become a BID (Business Improvement District).

The Council also owns several retail units in Northwich Town Centre as well as the Market and it is the freeholder of Weaver Square.

Within Northwich the Council owns numerous miscellaneous land and property but little commercial development land other than at Gadbrook.

Asset Challenge Phase 1 – Operational Assets

The operational portfolio is shown in detail at Appendix 1.

The operational property portfolio for the area has been identified (car park sites have been excluded under this initial assessment). Five categories of recommendation for each property have been used to provide an asset baseline. The 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

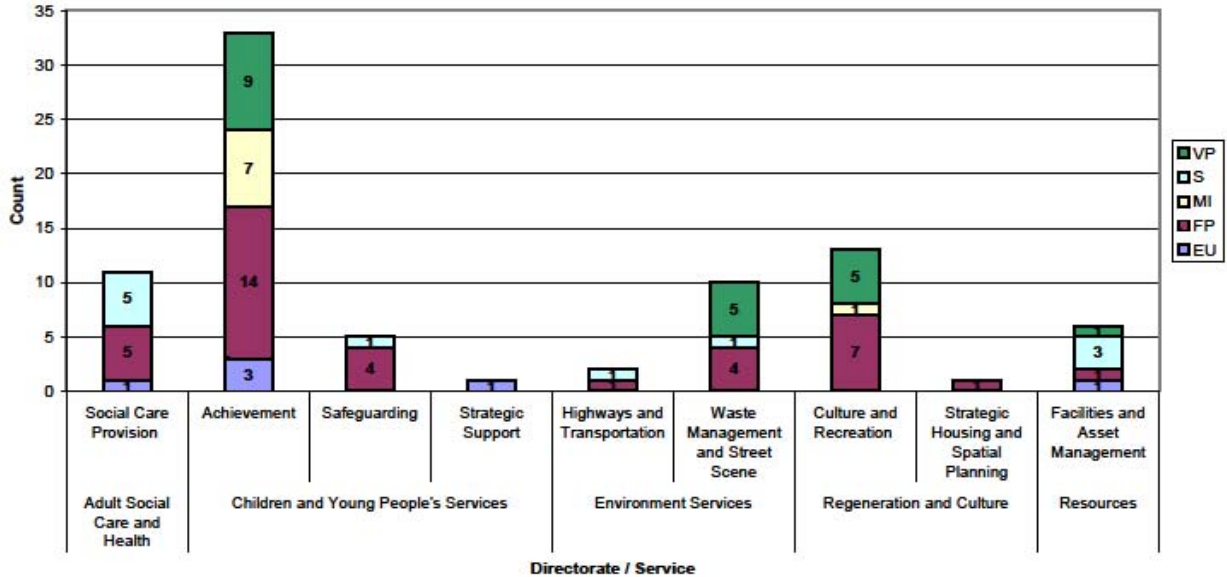
Vision properties (VP) – Site has medium term potential; to be retained pending future development or use by CW&C

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
Northwich and Rural North**

Count (82) FP 37, EU 6 VP 20, MI 8, S 11
% FP 45, EU 7, VP 24, MI 10, S 13



Asset Challenge Phase 2 – Non-Operational Assets

This 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. This will include consideration of the timing of any proposed sale.

The results of Asset Challenge Phase 2 for the Northwich and Rural North area will be available for the next version of this report.

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, Fire, Mid 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.

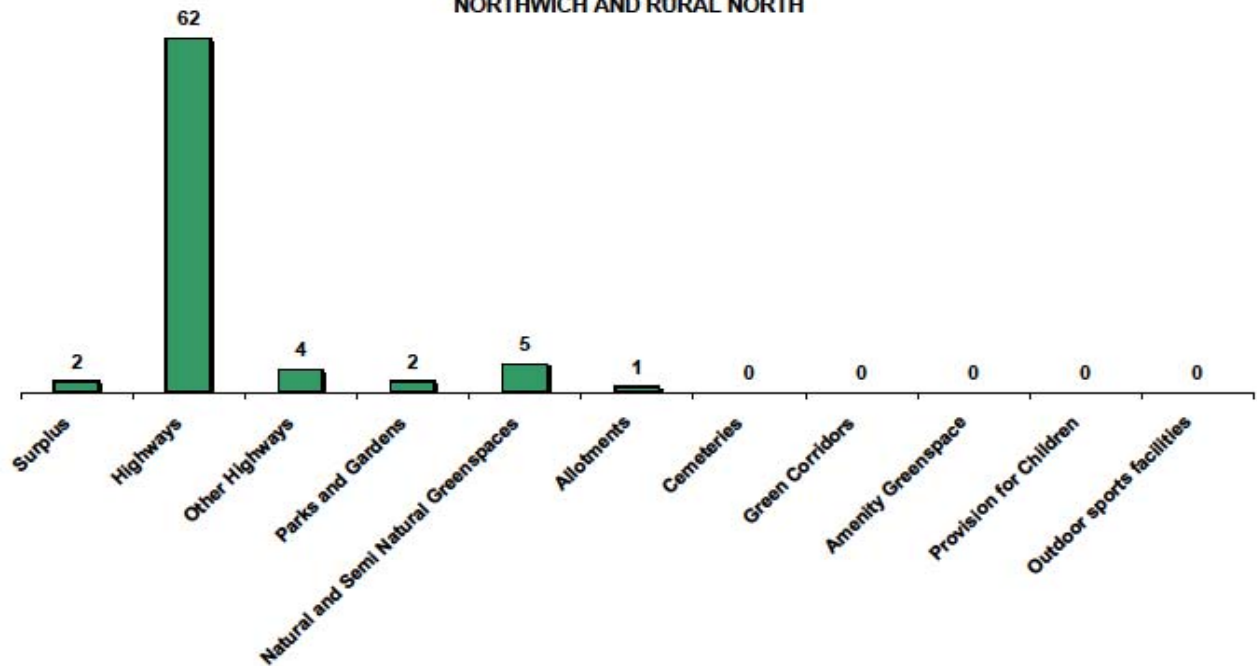
Allotments – may also include urban farms

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 Northwich and Rural North area.

Asset Challenge Phase 4
Land Groupings
NORTHWICH AND RURAL NORTH



Asset Management Priorities

There are a number of initiatives linked with Asset Management that can help deliver measurable outcomes that will address some of the priorities identified by the Area Partnership Board.

Regeneration and Culture

Regeneration

- Baron's Quay will be the major focus for retail development in the town. Discussions relating to proposed future development are currently underway with proposals expected to come forward in 2011.
- Marina Site - negotiations with British Waterways (BW) and their developer partner BLOC are progressing with proposals expected to be available in summer 2011. A new British Waterway Marina proposal will be part of the development.
- Proposals for a new leisure and cultural offer are being looked at in Northwich, the preferred location is the current Memorial Hall site.

- A proposal for a trial traffic gyratory system for Northwich is currently being costed and developed and further design work to improve the Leicester Street roundabout is in progress.
- Consultants Gillespies have now produced a new Urban Design Strategy and Public Realm guide for Northwich This concentrates on:
 - Creating a better access to the waterfront
 - Refurbish Witton St and review traffic around the Bull Ring
 - Chester Way improvements
 - Removing subways

Designs have been produced for four key areas:

- Crown/Witton Street Junction
 - Leicester Street/Witton Street Junction
 - Square outside the library
 - Weaver way
- A building survey has been completed for Northwich Town Centre. This measured the heritage value of properties plus the need for improvement works. The survey showed variable condition across the town with some of the properties on the stretch of Witton Street from Leicester Street to Church Road showing the highest scores in terms of heritage value and need for works.
 - Riversdale Bridge was opened on the 3 December. A lantern parade from the memorial Hall to the bridge was arranged to celebrate the opening. The bridge has been short listed for an award from the Northwest branch for the Chartered Institute Of Highway and Transportation. £190,000 has been secured from Sustrans to replace the footbridge over the Dane at Vickers Road Park and to improve footpaths to and from the new Riversdale bridge.



Culture

- CW&C is undertaking a major review of its leisure provision with a view to identifying what replacement, refurbished and new facilities are required to meet changing demand over the next 25 years.

Outcomes:

The overall outcomes that need to be delivered by the implementation of the review are:

Reduction in health inequalities

Increase in life expectancy

Decrease in chronic illness

Removing inequalities and barriers to participation

Facilities which can meet changing demands/programme (i.e. future-proofing)

Decrease in revenue costs (especially energy)

High quality facilities equivalent to the best in the private sector

Optimising opportunities for joint use/co-location across CW&C services and other agencies

Enabling outreach services

Optimising opportunities to link green space and facilities

Increase in the number of excellent athletes

More people doing more activity (based on the 3x30 minutes per week) to meet the Government's target of an annual increase of 1%

Contributing to physical and economic regeneration

There is a clear link between this piece of work and the provision of sustainable sport and leisure facilities that can deliver activity programmes which teenagers will want to engage with (activities for teenagers were listed as the number one concern in the area)

- The CADSART (Cheshire and District Sport and Recreation Trust) service and staff who managed a number of leisure and sport facilities owned by Cheshire West and Chester Council transferred to the Council on the 1 October 2010.

All leisure centre staff and Council Officers worked hard to ensure that services were maintained during this transition period.

A Community Interest Company (CIC) has now been established to deliver leisure services in 17 Council owned properties. The staff currently working at these centres will transfer to the CIC in May 2011. The objective of setting up a CIC is to make efficiency savings and deliver improved services.

- A Library Review is currently being undertaken looking at the 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 is ongoing and is due for completion in early summer 2011.
- Belmont Road Play Area Improvements - Over the last two years Cheshire West and Chester Council has worked with communities, police and partner organisations such as Play England to harness Play Capital Funding for 17 new high quality natural play areas across the authority. The play area at Belmont Road in Rudheath, Northwich was identified as one of the sites prioritised for improvement. WREN (Waste Recycling Environmental Ltd) has funded half the improvements at the site. Work will be completed early April 2011 with a celebratory opening event being held with the community (date to be confirmed). There will be a bulb planting event at the site in September 2011 where residents, children and young people from local schools will

be invited to continue to improve the play area environment through planting hundreds of crocus bulbs. The new play area will provide a challenging and stimulating location for local families to take part in active play. According to a survey conducted by Play Days over 80 per cent of children would prefer to play outdoors.

- Helsby Sports and Social Club - A planning application has been received which shows a redevelopment proposal for the land currently occupied by Helsby Sports and Social club. The area concerned also includes the sports club car park, bowling green and tennis courts. The application proposes the development of the site for up to 96 dwellings. A draft 106 Agreement was submitted with the application which requires 'The Developer' to construct a new Community Sports Club prior to the start of any development work. The Council's Planning Board will be considering this application on the 12 April 2011.

Area and Community

- The Regulatory service will be starting a review of car parks.
Register Office - Due to the rationalisation of office accommodation across the Borough the relocation of the Register Offices currently located at Watling Street Offices in Northwich will have to be resolved. A review of how the Register Office Services can be delivered from alternative accommodation bases will be started and completed in spring 2011. This review will identify requirements of the Service to ensure that proposed accommodation allows for statutory duties to be performed effectively and efficiently, ensures that the service is accessible and able to maximise income generation.
- Community Land Bank - The Council is supporting an initiative to establish a Community Land Bank of parcels of land suitable for cultivation by local communities as part of its Sustainable Communities Strategy. It will work with communities to identify parcels of land and help to make them available for both long term and interim use.

Adult Social Care and Health

- Leftwich Green Community Support Centre – Following a decision to review how the service is provided over a larger geographic area the proposal to extend this centre have now been withdrawn.

Children's and Young Peoples

- The Achievements Service is undertaking a review of special schools. The same service is undertaking a review of the needs of vulnerable children with medical needs and excluded children.
- The Council is 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 has been developed outlining objectives and proposed changes and the closing date for comments is 11 February 2011. The consultation document sets out proposals that describe the shape of youth support services, but a decision has not yet been made as to which organisations will be the selected provider.
- A review of existing Outdoor Education Centre provision will commence in the autumn 2010 and complete at the end of the summer 2011 with the aim of offering improved facilities for users.

- A Borough wide review of Family Centres is proposed.

Environment

- Progress of the PFI Waste Treatment Contract

Both Cheshire West and Chester Council and Cheshire East Council endorsed the appointment of Viridor as provisional Preferred Bidder at meetings on 14 October. The appointment was subject to the availability of Government PFI Revenue support over the life of the project.

On 20 October 2010 the Government announced as part of the Comprehensive Spending Review that it had revised the amount of PFI Grant needed to fund waste treatment infrastructure to ensure it met its EU Landfill Directive requirement to reduce waste to landfill. As a result funding was withdrawn from 7 projects including Cheshire's.

The Councils' have decided to seek Judicial Review (JR) of this decision. The High Court in Manchester has granted permission for JR and a substantive hearing has been listed for 16 and 17 June 2011.

On 18 November 2010 CWaC's Strategic Planning Committee considered a revised planning application from Viridor for their waste treatment plant at Lostock, Northwich. This followed refusal of a previous application in June. The Committee resolved to grant planning permission subject to planning conditions and a Section 106 agreement restricting the plant to Cheshire's waste only.

Brunner Mond is also moving forward with proposals to develop a 600kt waste-burning power station in Northwich. A planning application is being considered by the Secretary of State for Energy and Climate Change. CWaC's Strategic Planning Committee resolved to object to the proposal at its meeting on 10 February 2011. A public inquiry is now expected to take place.

- Cheshire West and Chester Council have appointed environmental consultants Penny Anderson Associates to undertake an audit of biodiversity across the Borough. The audit provides the opportunity to review and update the biodiversity data and align the local wildlife systems that were previously in place at a county and district level.
- Applemarket Street toilets - The outdoor market has undergone a £37,000 refit. The refurbishment of the ladies and gents toilets includes new flooring, walls, cubicles, toilets and baby changing facilities.

Paid for by Cheshire West and Chester Council with some funding from the Department for Communities and Local Government, the project was managed by the Council's Weaver Valley team and carried out by Weaver Vale Housing Trust.

The cost of the refit links into the Urban Design Strategy which is being developed following a recent public exhibition.

Resources

- Workplace Strategy - The HQ building and the existing office bases at Civic Way in Ellesmere Port and Wyvern House in Winsford will be the principle office locations for the Council. The remaining portfolio of offices will consequentially be rationalised and disposed of where appropriate.

Opportunities and Updates

A number of Council owned sites are located in clusters in small geographical areas. The clusters provide an opportunity to collate and rationalise service delivery. The council is working with a number of organisations including Police, PCT and Fire/Ambulance services to assess how partnering arrangements can be considered in the future.

The cluster properties identified so far are located in the following areas

- Northwich
 - Kingsley
 - Barnton
 - Weaverham
 - Helsby
 - Frodsham
-
- Winnington Urban Village - Outline planning permission has been granted for the development of 1200 dwellings, local centre and employment uses and a Section 106 Legal Agreement has been completed. The development consortium has raised issues over the ability of the development to deliver the proposals in accordance with the financial commitments made in the accompanying Section 106 Legal Agreement. A detailed planning application is expected imminently. A development of this overall scale will give rise to a large asset base that will need to be maintained. The Council will negotiate for contributions to cover the capital costs of new infrastructure. There will be implications for the Council in terms of the on-going, long-term costs of asset provision such as school places.
 - Wincham Urban Village – The Council are currently in discussions with a development consortium about the redevelopment of a large scale site close to Northwich town centre in Lower Wincham. The site has the opportunity to deliver up to 1000 new homes associated open space, possible local centre and a new road linking Old Warrington Road to Chapel Street. The Council has been advised by the development consortium for the site that it wishes to submit a planning application in the next few weeks.
 - Middlewich Road – This is a site located close to Northwich town centre and in close proximity to Northwich Railway Station. It is a site that is capable of delivering up to 500 new residential units in a highly sustainable location and would deliver significant benefits for East Northwich. The site was the subject of resolutions to approve planning permissions by Vale Royal Borough Council subject to a Section 106 Agreements. The Agreements were not completed so no planning permissions were ever formally issued. There continues to be interest in the residential development of the site and there is the likelihood that it will be the subject of further future planning applications.
 - LOSTOCK TRIANGLE – Planning Permission has been granted for a 17ha high quality business park at the junction of the A559 and A556. This site provides Northwich with a high quality business park that will provide up to 2000 new jobs. Some units have been completed on the site. A planning application for residential development on part of the site is currently under consideration by the Council.
 - Castle Park Frodsham – Castle Park, Frodsham is an attractive park with a rich history and a range of recreational activities on offer. The park is an attractive place to visit with formal gardens of flower beds and original features, open parkland and

mature woodland with trails throughout. The project to upgrade the facilities has now been completed

Altogether the total project has cost £3.2 million and was jointly funded by the Heritage Lottery Fund, Big Lottery Parks for People and Cheshire West and Chester Council.

The project aimed to restore the fire damaged Victorian Conservatory to its former glory as well as restoring the historic landscape, formal and American gardens to the Edward Kemp design. This has been balanced with modern needs highlighted from public consultation for improved sport facilities, play area and cafe and kiosk facilities.

Castle Park



- The Store - Vale Royal Borough Council, in partnership with Cheshire County Council and Rudheath High School were successful in March 2008 in securing £225,000 from the Learning and Skills Council Adult Safeguarded Learning Fund to develop an adult learning facility at the school. This grant together with an investment of £100,000 from Vale Royal Borough Council enabled the renovation of the school's Old Hall area to establish a bespoke Retail Skills Centre – The Store. The concept of The Store is linked to the significant employment opportunities that will arise out of the major redevelopment of Northwich Town Centre and the regeneration of Winsford. In order to maximise these opportunities for local communities it is essential to understand and address the specific needs of employers through the provision of accessible and high quality learning programmes. A Skills Centre approach that has been established through The Store which provides a mechanism through which the needs of employers and the local community can be understood and addressed. The Store forms part of the wider proposal of the school to develop and extend its provision for community use.
- BIG builds on Reaching Communities
BIG is investing £75 million specifically for rural and urban community-use buildings through a flagship Reaching Communities programme. From early December 2010, voluntary and community sector organisations and parish and town councils across England will be able to apply for capital funding of between £100,000 to £500,000.

Partnering projects linking Council and community sector initiatives could deliver some innovative projects that deliver real outcomes for local communities.

The funding will be available for all types of multi-purpose buildings used by communities including memorial halls, community centres and village halls. The funding stream has been designed with a view to transforming current buildings into community buildings which can offer a wide range of activities benefiting a wide range of citizens.

For further details on the programme visit WWW.biglotteryfund.org.uk

- Farms - CWAC also owns and manages a significant number of dairy, beef and poultry farms throughout the Borough. In total the farms portfolio comprises approx. 4,500 acres within 14 individual estates located throughout the Borough, providing 50 farms across a range of farming types and opportunities playing an integral role within the fabric and rural industries of Cheshire. Within a statutory framework, the Cheshire Farms Service nurtures entrants into farming, providing the industry with new talent and meeting a need that the private sector does not address. This links into the area priority of encouraging business and enterprise, supporting the development of the rural economy and job creation.

The Service also actively seeks to improve environmental management and increase public access in partnership with its tenants, creating permissive footpaths and linking existing routes for the benefit of local residents and visitors to Rural West and the Borough as a whole.

In addition, the Farms Service generate annual rental and also contributes to the Capital Financing of the authority as surplus properties are sold in the course of modernising the service. This income again helps address Area and Borough Priorities by helping to provide front line services throughout the Borough.

Stakeholder Priorities

- Western Primary Care Trust – Part of the Former Frodsham High School was identified as the “preferred site” and was acquired by the Primary Care Trust. The site is located centrally within Frodsham and stands next to a Council leisure centre. This offered an opportunity to combine health, social care and leisure within a single sustainable location.

The development has been subject to a full public consultation, full planning permission has been obtained and the Primary Care Trust Board agreed, in January 2010, to allow the project to proceed to implementation. Work on site started in October 2010. The completion date for the construction work is September 2011.

At every stage, the Primary Care Trust has worked closely with GP practices to decide what services should be housed within the new health centre. The views of local people have been key. The building has been designed to operate as flexibly as possible to ensure it can adapt to the changing needs of the local community. The current list of services to be provided in the new health centre are: The Rock Surgery, The Knoll Surgery, community contraception and sexual health service, community heart failure service, community matrons, community midwives (children's services), health visitors, (children's services), continence service, dermatology service, dietetics, district nursing, health improvement service, mental health services (primary care), minor surgery, phlebotomy (blood-testing), physiotherapy (musculo-skeletal) service, podiatry, school health service, speech and language therapy, Social Services and the tissue viability service.

- Colleges – We are already partnering with West Cheshire College and Chester University. We hope to expand our partnering arrangements with Mid Cheshire College and Sir John Deane’s College. Both of these establishments are undertaking major improvements to their buildings.

Following the successful completion of the recently built art facilities at the Mid College site in Hartford the college will be embarking upon an ambitious programme of new-builds at the Hartford campus. The Arts and Creative Media building is the first phase of a £45m project to completely re-build the Hartford campus. Over the next five years existing buildings will be demolished and replaced with new facilities.

Sir John Deane’s College has completed Phase One of a building improvement programme which involved demolishing the existing Sports Dome and temporary classrooms and replacing them with a state-of-the-art main College building which includes a dramatic new entrance, an integrated Learning Resource Centre (including Library, Careers Centre and drop-in IT facilities) and classrooms for Science, Maths, English, Business Studies, Law, IT and Computing.

- Ambulance – We are working with this service to identify possible opportunities where partnering may improve service delivery.
- Police - We are working with this service to identify possible opportunities where partnering may improve service delivery.
- Third Sector - The Council is committed to working with the Third Sector to improve service delivery and deliver the corporate objectives. The Third Sector Assembly Cheshire West has been asked to assess the current and future property needs of the sector and to identify support for the creation of resource centres or hubs in which a number of third sector organisations would be based.

The initial assessment suggests that hubs may be considered in Chester, Ellesmere Port and Northwich.

The Third Sector Assembly has also indicated support for the creation of a multi cultural centre to be based in Chester. A coordinated strategic approach to the property requirements of this sector is being developed for the overall benefit of the community.

- Office of Government and Commerce - CW&C is actively working with 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.
- 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.

- 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.

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 and other grants
- PFI (only appropriate for large schemes)

The Way Forward

The Northwich and Rural North Asset Management Plan document highlights some of the key facts, figures and demographics of the area and the priorities the APB Board will focus on over the next 12 to 18 months.

The next step is to transform the priorities into real actions improving both the way services are delivered and the quality of life for communities.

The Northwich and Rural North Partnership Board will establish delivery groups responsible for addressing the key priorities. Action plans will be produced including details of the interventions, targets and outcomes.

With reference to the property table above of Council ownership in the area, the Area Asset Manager needs to work with the Area Partnership Board, Northwich and Rural North communities, stakeholders, third sector partners, private businesses and Parish Councils to help address and achieve these priorities by utilising the Council's property assets.

Mike Roberts

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Appendix 1

Northwich and Rural North Portfolio		
85 Properties		
Directorate	Property	Use Grouping
Adult Social Care and Health	158 London Road	Other
	160 London Road	Other
	8 Manor Street Respite Care	Other
	Castleleigh Day Centre	Adult Day Centre
	Dane Walk	Adult Day Centre
	Firdale Road Day Centre	Adult Day Centre
	Frodsham Community Centre	Adult Day Centre
	Leftwich Green Community Support Centre	Community Facility
	Old Fire Station Day Centre	Adult Day Centre
	Old vicarage day centre (Northwich)	Adult Day Centre
	The Zone at the Former Northwich Station Road	Community Facility
	Area and Community	Market Hall (Outdoor) Northwich
Northwich Indoor Market		Other
Children and Young People's Services	Alvanley Primary School	Schools
	Aston by Sutton Primary School	Schools
	Barnton Community Primary School	Schools
	Charles Darwin Primary School	Schools
	Cloughwood Community Special School	Schools
	Comberbach Primary School	Schools

	Frodsham CE Primary School	Schools
	Frodsham Manor House Primary School	Schools
	Frodsham Weaver Vale Primary School	Schools
	Great Budworth CE Primary School	Schools
	Greenbank School	Schools
	Hartford Children's Centre	Children's and Family Centres
	Hartford High	Schools
	Hartford Manor Community Primary School	Schools
	Hartford Primary School	Schools
	Helsby High School	Schools
	Helsby Hillside Primary School	Schools
	Horns Mill Primary School	Schools
	Kingsley Community Primary School & Nursery	Schools
	Kingsley Design Centre	Other
	Kingsmead Primary School	Schools
	Leftwich Children's Centre	Children's and Family Centres
	Leftwich Community Primary School	Schools
	Little Leigh Primary School	Schools
	Manley Village School	Schools
	Rosebank School	Schools
	Rudheath Community Primary School	Schools
	Rudheath High School	Schools
	The County High School Leftwich	Schools
	The Meadows	Children's and Family Centres
	The Russett School	Schools
	Victoria Rd Primary School	Schools
	Victoria Road Children's Centre, Northwich	Children's and Family Centres
	Wallerscote Primary School	Schools

	Weaver Vale Children's Centre	Children's and Family Centres
	Weaverham Forest Primary School	Schools
	Weaverham High School	Schools
	Whitley Village School	Schools
	Winnington Park Community Primary & Nursery School	Schools
Environment Services	Apple Market Street Public Convenience	Other
	Cheshire West Depot Frodsham	Depot
	Church Street Public Convenience	Other
	Council Depot, Leicester St	Depot
	Driver base, Dane Walk Day Centre, Watling Street	Other
	Driver base, Davenham Day Centre	Other
	Frodsham H W R Centre	Household Waste Recycling Centre
	Frodsham Street Public Conveniences	Other
	Leicester Street Public Conveniences	Other
	Lydyett Public Convenience	Other
	Moore Lane Public Convenience	Other
	Playing Field Depot (Northwich)	Depot
	Public Transport Information Office Northwich	Other
	Witton H W R Centre	Household Waste Recycling Centre
Regeneration and Culture	Barnton Library	Library
	Frodsham Leisure Centre	Leisure Facility
	Frodsham Library	Library
	Helsby Library	Library
	Lion Salt Works	Other
	Northwich Library	Library
	Northwich Memorial Hall	Civic Building

	Northwich Salt Museum	Other
	Rudheath Leisure Centre	Leisure Facility
	Helsby Sports Club	Leisure Facility
	The Lymes	Other
	Weaverham Branch Library	Library
Resources	1 The Arcade	Admin Building
	Castle Park	Admin Building
	Orchard House	Admin Building
	Site of Weaver Hall	Vacant Operational
	The Beacons Radio Mast	Other
	Watling Street	Admin Building

Appendix 2

Northwich and Rural North Stakeholders' Portfolio

Stakeholder Portfolio

Stakeholder	Name	Address / Postcode	Location
Fire	Northwich Fire and Rescue	Braddon Close CW9 5EP	Northwich
Fire	Frodsham Fire and Rescue	Ship Street	Frodsham
Police	Cheshire Police Authority	Chesterway CW9 5EP	Northwich
Police	Cheshire Police Authority	Sip Street WA6 7NW	Frodsham
Ambulance	North West Ambulance Service	Kenmare Bank CW9 8BN	Northwich
Higher Education	Mid Cheshire College	Hartford Campus, Chester Road CW8 1LJ	Northwich
Higher Education	Sir John Deane's College	Monarch Drive CWP 8AF	Northwich
Commerce	Courts Service	CW9 5ES	Northwich
Office of Government and Commerce	Ministry of Justice	CW9 5ES	Northwich
Office of Government and Commerce	HM Revenue and Customs	CW9 5JT	Northwich
Office of Government and Commerce	Forestry Commission	CW8 2JD	Delamere
Office of Government and Commerce	Department for Health	CW9 7TN	Northwich
Office of Government and Commerce	Department for Health	CW9 7TW	Northwich
Office of Government and Commerce	Department for Work and Pensions	CW9 5EY	Northwich
Office of Government and Commerce	Department for Environment	CW9 8NG	Northwich
Office of Government and Commerce	Department for Transport	CW8 4BU	Northwich
MEDICAL CENTRES			
PCT Eastern Division	Watling Medical Practice	CW9 5EX	Northwich
PCT Eastern Division	Danebridge Medical Centre	CW9 5HR	Northwich
PCT Eastern Division	Witton Street Surgery	CW9 5QT	Northwich
PCT Eastern Division	Firdale Medical Centre	CW8 4AZ	Northwich
PCT Eastern Division	Kingsmead Medical Centre	CW9 8UW	Northwich
PCT Eastern Division	Middlewich Road Surgery	CW9 7DB	Northwich
PCT Eastern Division	Oakwood Medical Centre	CW8 4LF	Barnton
PCT Eastern Division	Weaverham Surgery	CW8 3HY	Weaverham
PCT Western Division	Helsby Health Centre	WA6 OBW	Helsby

	Stakeholder	Location
Schools Other	Witton Church Walk C Of E Primary School	Church Walk Northwich Cheshire CW9 5QQ
	St Lukes Roman Catholic Primary School	The Willows Frodsham Cheshire WA6 7QP
	St Wilfrids R C Primary School	Greenbank Lane Northwich Cheshire CW8 1JW
	Crowton Christ Church Church Of England Primary School	Kingsley Road Crowton Northwich Cheshire CW8 2RW
	Lower Peover Church Of England Primary School	The Cobbles Nether Peover Northwich Cheshire WA16 9PZ
	St Bedes Roman Catholic Primary School	St Bedes Roman Catholic Primary School Keepers Lane Weaverham Northwich Cheshire CW8 3BY
	Antrobus Church Of England Controlled School	School Lane Antrobus Northwich Cheshire CW9 6LB
	Kingsley Saint Johns Church Of England Primary School	Hollow Lane Kingsley Frodsham Cheshire WA6 8EF
	Norley Church Of England Primary School	Norley Church Of England Cp School Hough Lane Norley Northwich Cheshire WA6 8JZ
	St Nicholas R C High School Greenbank	Lane Northwich Cheshire CW8 1JW

Link Up Faith Sector Audit 2010

Faith Building Assets by Area Partnership Board

Faith Groups	Postcode	Buildings available for community use	Spare capacity
Northwich & Rural North			
St Paul's Helsby	WA6 9AB	✓	✓
Little Leigh Baptist church	CW8 4RG	✓	✓
Salvation Army, Northwich	CW9 5PL	✓	✓
Holy Trininty, Northwich	CW8 1ED	✓	✓
Main St, Community church, Frodsham	WA6 7DF	consider	✓
St Mary's Weaverham	CW8 3NJ	✓	✓
Castle Methodist Church	CW8 1HT	✓	x
King's church Frodsham	WA6 6XR	✓	✓
Norley Methodist Church	WA6 8JT	✓	✓
Frodsham Methodist	WA6 6BA	✓	✓
Northwich Methodist	CW9 5LP	✓	✓
Pickmere Methodist	WA16 0TR	✓	x
St Mary & All Saints Great Budworth	CW9 6HH	consider	
St John's & Christ Church	CW8 4AG	✓	✓

Stakeholder/Pharmacies	Address / Postcode	Location
Northwich		
The Co-Operative Pharmacy	Drillfield Road, Northwich, Cheshire	CW9 5HN
Boots Uk Limited	39-45 Witton Street, Northwich, Cheshire	CW9 5DH
The Co-Operative Pharmacy	34-36 Witton Street, Northwich, Cheshire	CW9 5AH
Instore Pharmacy	Tesco Superstore, Manchester Road, Northwich, Cheshire	CW9 5LY
Hoggs Chemist	Firdale Medical Centre, Firdale Road, Winnington, Northwich, Cheshire	CW8 4AZ
Leftwich Pharmacy	65-67 Clifton Drive, Northwich, Cheshire	CW9 8BQ
The Co-Operative Pharmacy	Unit 3a Kingsmead Square, Kingsmead, Northwich, Cheshire	CW9 8UW
Lloydspharmacy	66 Middlewich Road, Rudheath, Northwich, Cheshire	CW9 7DA
The Co-Operative Pharmacy	Broadway, Barnton	CW8 4LF
Barnton Pharmacy	76 Runcorn Road, Barnton, Northwich, Cheshire	CW8 4EY
Rowlands Pharmacy	299 Chester Road, Hartford, Northwich, Cheshire	CW8 1QL
The Co-Operative Pharmacy	1 Church Street, Davenham, Northwich, Cheshire	CW9 8NE
Lloydspharmacy	7 Lime Avenue, Weaverham, Cheshire	CW8 3DE
Lloydspharmacy	7-9 Northwich Road, Weaverham, Cheshire	CW8 3EU
Eastfield Pharmacy	Unit 3, 469 Manchester Rd, Lostock Gralam, Northwich, Cheshire	CW9 7QB
Rowlands Pharmacy	16 Fir Lane, Sandiway, Northwich, Cheshire	CW8 2NT

PLAN SHOWING STAKEHOLDER LOCATIONS

