



**Information bulletin from the
Legal and Property Services Department**

July 2006

There follows some items from the Department's workload which may be of interest to Members:-

Conveyancing

The following properties have been sold at auction –

1 Chester Street Leigh
126 Leigh Road Atherton
Former Police Post at Bag Lane Atherton

The letting of shops at 36/38 Mesnes Street Wigan has been completed

Voluntary registration at the Land Registry of the Council's landholdings has been completed in respect of

Haigh Hall

Housing Estates at New Meadows and Oaklands Lowton

Exchanged contracts for the sale of the former Atherton Baths

During May/June – 50 Right to Buy properties have been sold.

Common Law

Prosecutions

A number of successful Benefit Fraud, Fly-tipping and School Attendance prosecutions have been completed.

One mother received a four month prison sentence for failing to ensure the regular attendance of her child at school. She had a number of previous convictions in respect of similar offences, including a suspended prison sentence that she had breached. The four month sentence was reduced to 28 days on appeal.

Byelaws

On 1st June the Council introduced a registration requirement in respect of semi permanent skin colouring and cosmetic piercing business and premises. On the

same date the byelaws adopted by the Council in relation to the cleanliness and hygiene of premises, practitioners and equipment used in connection with such businesses came into operation. This is in accordance with the powers given to Local Authorities under Section 120 and Schedule 6 of the Local Government Act 2003.

Travellers

There has been one unauthorised encampment of travellers on land at Mosley Common. Having experienced some difficulty in determining the ownership of the land, proceedings were commenced in the Magistrates Court using the powers available under S77 of the Criminal Justice and Public Order Act 1994. Travellers were served with a Notice of Direction to leave the site, which they complied with.

Traffic Orders

Work is progressing on a number of permanent traffic orders throughout the Borough.

A number of temporary orders have also been made to enable sewer works and carriageway resurfacing works to be carried out.

Trees

Orders protecting trees at various sites throughout the Borough have been made including:-

Soughers Lane Ashton
Booths Brow Road Standish
Brookland Drive Hindley
Miles Lane/Forest Fold Shevington
Boundary Street and Warrington Lane Wigan
Priory Avenue Leigh
Milton Grove Wigan

Contracts

Work is progressing on a number of schemes including:-

Carriageway Surface Dressing
Footway Slurry Sealing
Golborne Surestart Centre

Ombudsman

10 complaints are currently being investigated by the Ombudsman. 2 are being dealt with under the Council's own Complaints Procedure. The Ombudsman has notified us of 2 complaints which she does not intend to pursue because they (a) fall

outside her jurisdiction (b) local settlements have been reached or (c) the Ombudsman is satisfied with the Council's response and decided that no further investigation is necessary.

ASSET MANAGEMENT SERVICE

Local Authority Carbon Management Programme (LACMP)

The Council has embarked on a fast track programme run by the Carbon Trust intended to identify various measures to reduce the amount of carbon dioxide (a major greenhouse gas) emitted into the atmosphere from Council buildings and other facilities.

Whilst the purpose of the Carbon Trust's programme is to reduce our impact on climate change, there is also a significant incentive for the Council in the prospect of major savings on fuel costs. Our energy bill is currently £2.57m a year and other authorities engaged in previous phases of this programme have typically achieved savings within the region of 10% p.a.

The LACMP proposal was reported to Cabinet on 1st June 2006 and Councillor David Molyneux was nominated as the Member Sponsor for Wigan's project which is scheduled to run until the end of the current Municipal year and will culminate in a Carbon Management Strategy and Implementation Plan.