



lowton east neighbourhood development forum < lendf99@gmail.com >

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**(no subject)**

3 messages

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**lowton east neighbourhood development forum** < lendf99@gmail.com >

Fri, Dec 13, 2013 at 5:19 PM

To: Donna.hall@wigan.gov.uk

Cc: foirequest@wigan.gov.uk, Jan Johnston <janjohnston86@hotmail.co.uk>, Irene Thomson <irene.thomson@btopenworld.com>

Sale of Lowton Civic Hall known as the Rose centre

Originally we wrote to you in April 2011 seeking information regarding the sale of the above property to the preferred bidder i.e. 8th Wonder of Wigan. The directors of this company being Gary Tyrer, Kerry Tyrer and Darren Rose. We have followed this original request on many occasions and are still awaiting answers to our information requests which are very factual based.

We are very concerned that you have failed to provide the necessary information despite Sharon Crippen your FOI officer at the time stating she would keep checking this sale.

Originally all bidders were informed at Consultation meetings that all sales had to be completed by 1 st April 2011 and all responsibility for internal and external repairing leases would become under the ownership of the new buyers.

All sorts of covenants were promised on these sales to protect the integrity of the land, buildings for future generations and also to protect the fabric of the buildings and adjoining lands, should the buyers fail to operate business on these premises as covered within these covenants.

Having visited the Hall on several occasions, it is very obvious that little or no maintenance has been carried out on the premises, especially internally. It is dirty and requires redecoration. Mencap has just held their usual annual concert and yet there was no Christmas tree and no decorations. I presume they like others past regulars users will not be booking again.

It is now getting on for 33 months since these people were declared the preferred bidders and yet to date no sale has been completed. Originally we met with 8th wonder and their plans for this building sounded exciting and would have formed the heart of community life especially regarding the youth and sports facilities.

Why has this sale not been cancelled and the buildings offered for sale to other interested parties. The Lowton east neighbourhood development forum are still interested in acquiring this property.

How much has 8th Wonder paid monthly for the use of this building.

What covenants were included in the lease or licence under which they took occupation.

What protection is included for the Council should this company default on its ownership or the property falls into disrepair.

Under these times of severe austerity, what safeguards have been included to get the best price for this and other leisure properties.

Who valued the properties and were they members of the Royal Institute of chartered surveyors.

Who carried out the surveys and can you please provide copies of the valuation and how the selling price was calculated.

What safeguards was included in the sale to acquire the best price for the combined properties as £240,000 for all the four properties plus 2 terraced houses on the Monaco site seemed incredibly cheap and not offering the expected revenue for the Council and subsequent rate payers of the Borough.

How was the decision made that 8th Wonder was the preferred bidder, as when we met with them, they said they were toy manufacturers operating from a small industrial unit in Wigan though Darren Rose, the man with the necessary revenue was a property developer.

If the Hall closes and ceases to trade, does the ownership pass back to the Council under one of the covenants which was to be included in the sale.

If the land is sold for development, then the Council would raise a very large sum of money from interested building companies wanted to put housing developments within the area of Lowton.

We are requesting that this sale is cancelled and completion is delayed until CEO, Donna Hall has checked out this information and has given her permission for this sale to proceed, as Wigan is failing in its duty to the ratepayers and residents by not providing this building for the benefit of the community or alternatively not gaining the maximum financial remuneration for the ratepayers and the Borough of Wigan.

We look forward to receiving this information under the rules and regulations of the Freedom of Information

**LENDF**

[www.lendf.co.uk](http://www.lendf.co.uk)

**Lowton East**

**Neighbourhood Development Forum**

Tue, Dec 17, 2013 at 11:23  
AM

To: s.normington@wigan.gov.uk

Mr Normington

I am sending you a copy of our FOI request and ask that you investigate the so called sale of Lowton Civic Hall to 8Th Wonder. We were told 3 years ago that they were going to purchase 4 of Wigan councils public hall for £250000. This equates to £80000 for Lowton Civic Hall.

Three years down the line the Hall is in a state of disrepair and we are concerned that if they do eventually complete the sale, they will demolish it and try for housing on the site. We were given assurances that covenants would be in place to make sure this could not happen and that the Hall would always be classed as a public facility.

At the time of disposal we would have taken it over to run for our community, but we weren't given the chance.

We consider the sale outrageous and would love the opportunity to get the community involved in running this facility.

Ed Thwaite Chairman

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**Neighbourhood Development Forum**

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**lowton east neighbourhood development forum** <lendf99@gmail.com>

Tue, Dec 17, 2013 at 7:45  
PM

To: "Burnham, Andy" <andy.burnham.mp@parliament.uk>

Can you get involved with this please.

Ed Thwaite Chairman

**LENDF**  
**[www.lendf.co.uk](http://www.lendf.co.uk)**  
**Lowton East**  
**Neighbourhood Development Forum**

----- Forwarded message -----

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Date: Fri, Dec 13, 2013 at 5:19 PM

Subject:

To: Donna.hall@wigan.gov.uk

Cc: foirequest@wigan.gov.uk, Jan Johnston <janjohnston86@hotmail.co.uk>, Irene Thomson

[<irene.thomson@btopenworld.com>](mailto:irene.thomson@btopenworld.com)

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