

Edward Thwaite

FOI Civic Hall  
Reply

**From:** jan johnston [janjohnston86@hotmail.co.uk]  
**Sent:** 26 October 2012 17:15  
**To:** eddie thwaite; Jackie & Ronald Roberts  
**Subject:** Fwd: FOI 3960

Sent from my iPad

Begin forwarded message:

**From:** <[R.Wood@wigan.gcsx.gov.uk](mailto:R.Wood@wigan.gcsx.gov.uk)>  
**Date:** 24 October 2012 13:13:11 BST  
**To:** <[janjohnston86@hotmail.co.uk](mailto:janjohnston86@hotmail.co.uk)>  
**Subject:** FOI 3960

Dear Madam,

I am writing to respond to your freedom of information request. This request has been handled under the Freedom of Information Act 2000.

Your request and our response in red is detailed below.

**Lowton Civic Hall has been occupied under licence, pending the completion of the sale of the Hall. The detailed terms of the transfer remain commercially sensitive pending their final agreement, however, they do contain provisions designed to secure the Council's interest in the long term value of the property. This being the case, a number of the questions asked relating to lease terms are not applicable, and, in addition, a number of the questions are not requests for information but are, rather, requests for responses to hypothetical situations. That said, we have tried to answer your questions as follows:-**

How long is the lease for and when did it start? **There is no lease in place, occupation by licence commenced on 1st June 2011 pending sale.**

What are the review dates in this contract? **Not applicable.**

Are there any rent reviews planned? **Not applicable**

Who paid for the contracts to be drawn up by solicitors? **The transaction has yet to be completed.**

Can I have a copy of the lease? **Not applicable**

Is the lease a full internal and external repairing lease regarding all systems? **Not applicable**

What is the annual rental of the Building and how is this amount paid? **There is no lease in place.**

What are the rates on the building? **£12,938.50 (2012/13)**

Who applied and was granted permission for a phone mast to be erected on the premises? **Vodafone**

What is the revenue from this mast and to whom is it paid? **Need to look into this matter**

07/11/2012

**further and may need to contact Vodafone**

What happens if the tenants decide to discontinue with their lease of the Civic Hall and decide to vacate the building? **There is no lease in place, nor does the request relate to information held.**

Would the council be offering a similar lease to new tenants? **There is no lease in place, nor does the request relate to information held.**

Would the council offer these premises for use by the community? **This request does not relate to information held.**

Why has the playing fields not been included in this lease? **There is no lease in place, however, I would note only the hall is being sold**

I understand that East Leigh Football Club have a lease on the playing fields for a short period, will this period be extended for a much longer term? **They do not have a lease**

If you are unhappy with any aspect of this response, an independent senior officer will review this decision. Please let me know if you would like to arrange this.

You can also complain to the Information Commissioner, who is the regulator for Freedom of Information. His website is [www.informationcommissioner.gov.uk](http://www.informationcommissioner.gov.uk) and his helpline number is 0303 1231113.

His staff may ask you to exhaust our internal complaints procedure if you choose to complain to his office now.

If you need any further information please do not hesitate in contacting me.

Yours faithfully,

**Rita Wood**  
**Legal Practice Officer**  
 Wigan Council  
 Resources Directorate - Legal and Risk  
 Town Hall, Library Street, Wigan WN1 1YN  
 01942 828072 (Internal Ext. 3072)  
[r.wood@wigan.gov.uk](mailto:r.wood@wigan.gov.uk)  
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Please note that I only work Mondays, Wednesdays and Fridays

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