

I would like to know the details of:

1. All contracts pertaining to the market hall section of the levelling up project in leigh town centre. This includes payments to:
 - a. Any and all contractors and broken down to each entity.
2. Please include payments already made and to be made to consultants and architects.
3. Monies already paid out for services already conducted
4. What payments are due over the period of the project.
5. The total budget for the levelling up bid for Leigh
6. How funds have been divided between the 3 parts of the project
7. What contingencies are in place to mitigate inflation,
 - a. Contingencies in place regarding increases in labour costs
 - b. Contingencies regarding inflation and subsequent increases in material costs.
8. What funds have been set aside to support market traders during relocation
9. What does the package of assistance to market traders include.
10. Is the project still on schedule

Contracts are in place with:

- DAY Architectural Limited (total contract value: £224,766.96 inc. VAT)
- Next Phase (total contract value: £82,352.40 inc. VAT)
- Oyster (Project Management) (estimated: £404,538 inc. VAT)

Payments made to date is commercially sensitive information as it would release phased costs for each supplier to competitors in the marketplace.

See above.

The response to question 1 provides the sum of contract values.

The total amount of government funding awarded under Levelling Up Fund (now named Local Regeneration Fund) is £11,389,554.

The total LUF (now LRF) funding for the three projects are as follows:

- Civic Square & Market Street: £4,847,289
- Shopfront Grant scheme: £1,083,464
- Leigh Market: £5,458,801 (Note: a Council funding contribution of £500,000 brings the market budget to £6m as referenced on the FAQ in the response to Q9 below.

Contingency sums are included in the cost estimates on a project basis based upon the nature and status of each project. The amount of grant funding is fixed at award therefore cost increases have to be addressed through setting appropriate project scope and specification and value engineering to remain within budget.

The funding for the market is an overall total sum encompassing all elements of the scheme, there is no separate sum set aside to support market traders during relocation.

An FAQ document (frequently asked questions) was provided to all traders in June 2026. This addresses support to traders and is attached to this response for reference.

Yes.

Leigh Market Trader Reps and Trader FAQ's (23.06.2025)

About these FAQs

Wigan Council is committed to working collaboratively with Leigh Market Traders in developing the proposals to refurbish the market. The Market Trader Reps will continue to be the primary point of contact to enable this. Wider engagement with all traders and with the community will supplement this at key times in the project (as happened in the engagement sessions in March and April).

At this stage in the project, it is not possible to answer all questions about the scheme, but as the project progresses through technical design stages more detail will be developed and will be shared. Importantly, some of the answers can only be developed through ongoing engagement with Traders Reps and traders. Through these Frequently Asked Questions (FAQ's) we intend to acknowledge the types of questions being asked by traders and provide answers when possible. The FAQs will be updated and shared as the project progresses.

The FAQs are set out in 3 sections: **Decant; Market Refurbishment; and General.**

Decant

1. Why can't the market continue to trade in the Market Hall while the refurbishment is taking place?

The fundamental fabric and infrastructure of the Market Hall building needs investment (roof, heating and ventilation), these elements are essential to the future sustainability of the premises. It is not feasible from health and safety perspective to undertake heavy structural work overhead whilst traders and public are in the building. Furthermore, the noise and dust associated with the refurbishment and the impact of the works on access points and circulation spaces, mean that it would not be possible to maintain a suitable environment for traders and customers. The market will therefore need to close for the duration of the refurbishment.

2. Where will the temporary market be located during the decant period?

Wigan Council has been reviewing options for the temporary market, which is being informed by the information provided by traders about your business's requirements.

The project team has been exploring options for a temporary market, this has been guided by the following principles:

- We commit to working collaboratively with traders to find feasible solutions and seek to minimise disruption to traders during the refurbishment works.
- The temporary location must be within Leigh and as close as possible to the existing market building.

- We will aim to keep as many traders together as possible – we recognise that the market is a collective and critical mass is important to attract footfall and trade.
- Options for temporary market must be within the overall Levelling Up Fund budget and be deliverable with the Levelling Up Fund timescales (with their availability aligning with the refurbishment period)

As you can imagine, this is a complex process as there are few large units within the town centre which have a comparable footprint to the market, and none which are currently vacant. This process has required negotiations with a wide range of stakeholders and balancing various competing factors such as; size of space; when space would be available and for how long; the commercial terms and cost of securing and adapting the space. A number of potential options have been ruled out through the process.

The **Doctors Nook car park** is the preferred option at this stage. This site is within the town centre; it is a short walk from Bradshawgate and the Market Hall; it has good level of visibility (road frontage); it is on a bus route and near to bus stops; the immediate environment will be improved through the landscaping and public realm schemes at Civic Square and Market Street; the site is Council owned and so there is control over timing of availability; it is similar size to the footprint of the existing market.

3. What will the units be like in the temporary market?

The next step is to develop more detailed plans for the structure and trading units within the temporary market. We are working with providers to explore options, and your feedback about your business setups and requirements will inform the specifications.

4. Will the temporary market be secure?

Security will be a priority in the temporary market, and we know that this is of concern to a lot of traders. Ensuring the market is secure will be a fundamental part of the developing plans.

5. What is the timescale for confirming the temporary market location?

The significant complexity of this process had delayed our ability to confirm the timing and location of the temporary market location. We are now moving forward with planning, based on the Doctors Nook car park location, although if a large, suitable unit became available, there may still be time to consider an alternative location.

6. What will the rental levels be during the decant?

Once the temporary plan is more detailed and the operating costs are understood, we will be able to set the rental levels. The intention is to offer incentives during the decant period to make the temporary market as vibrant and viable as possible, until it is possible to return to the refurbished Market Hall.

7. Who will be responsible for moving stock, fixtures and fittings out of the market?

Ultimately, this will be your responsibility as a tenant, however, we have heard and understood feedback from traders and will explore providing labour support for specialist equipment, fixtures and fittings.

Market Refurbishment

1. What are the plans for the market post-refurbishment?

You have all had the opportunity to see and provide feedback for emerging concepts for the internal layouts following the redevelopment. This feedback, as well as the outcomes of the public consultation, are now being used to update those concepts, taking into account the wide range of opinions presented.

The emerging direction is likely to be a hybrid (between Options 1 and Options 3 as they were presented), incorporating some flexible events space, but retaining the ability to create trading units if there is sufficient demand.

The plans are based on retaining the same trading footprint as is required in the current market, upgrading the facilities, improving the trading units and making the fundamental infrastructure repairs the building needs.

2. What is the budget for the redevelopment, and will it be enough?

The budget envelope for the market project is currently £6 million. At every stage of the design, cost consultants will provide pricing, including maintaining contingencies, ensuring we are operating to budget.

3. Why are the units going to be changed?

Options are being explored to upgrade the units and make them suitable for modern trading needs. We want your stalls to retain their individuality and personality, however feedback from the public survey, and from wider stakeholders, is that the market looks 'tired', 'run-down' or 'dreary'. By addressing aesthetic improvements across the stalls and market floor, this refurbishment aims to attract more people into the market and create attractive, versatile spaces for traders.

4. What will the process be for unit allocations, and can I be guaranteed to return to my current pitch?

A more detailed allocations and letting plan will be developed in the coming months, but it will prioritise all of you as existing stallholders.

We cannot guarantee that each trader will return to the same trading pitch, but details are being collected regarding your preferences. When there is a final design, we will work with you to ensure your preferences are considered.

5. What will the rents be following the redevelopment, and will they be significantly higher than my rent now?

Once the designs are finalised, an exercise will be undertaken to understand what the unit rents will be for each pitch (usually based on a £ per square foot basis). You will be provided with this information as soon as it is available.

The purpose of the redevelopment is not to dramatically increase rents, but the market will need to operate without making losses and requiring public subsidy. It will be this, rather than the capital costs which have gone into the market, that will inform the rental levels.

6. Who will pay for fitting out the units following the redevelopment?

This is another consideration that is being incorporated into the capital and financial planning for the market. There are a number of different models which have been implemented in market redevelopments around the country, and we are looking at what will be most suitable for Leigh Market.

We understand the investment you have all made in your businesses, and the expectation is not that traders will be expected to bear the full cost of fitting out their units following the redevelopment.

General

1. What is the timeline for the project?

We originally said that January 2026 would be earliest date traders would need to decant to allow the refurbishment to take place. The timeframe had been driven by government timescale for spend LUF funding (which was end March 2026). We now have greater flexibility on timeframe from government into 2027.

We are therefore extending the lead-in time to allow more time to work collaboratively with traders on both the detail of the refurbishment and the arrangements for temporary relocation whilst the refurbishment work takes place.

This means the earliest that construction could begin is **November 2026**. We recognise that this is in the pre-Christmas trading period, and so a delayed start date of **January 2027** is likely to be the preference. A construction period of approximately 6-8 months is currently estimated (this will be confirmed as the technical design phases progress).

Now that there is a preferred option for the temporary market at Doctors Nook car park, the detail of that will be worked up in parallel to the technical design of the market hall.

There will be ongoing engagement on both the temporary market arrangements and the design of the market hall refurbishment via regular Traders Reps meetings. Emma from the project team will also continue to be on-site at the market regularly. Structured engagement will coincide with key milestones in the design process, the next being at the end of RIBA stage 3 in the early autumn 2025. We remain committed to working with traders to ensure that their views are taken into account in all elements of the project.

2. Is there a fixed date that more information will be available?

Now we have a preferred option for the temporary market location, planning can begin in more detail. We intend to maintain regular communication with traders through the regular Trader Reps meetings and updates to all traders. Also Emma Forbes from the team will be at the market regularly to keep in touch and answer any questions.

3. Will traders be entitled to compensation?

There is no legal entitlement to compensation for the redevelopment of the market, however, we are exploring options for packages to support traders, especially through the decant and relocation process.

Our aim is to ensure as many of you as possible are able to join us on this journey and resume trading in the market following the redevelopment, and we understand support will be needed to do that.

4. What is the marketing plan to ensure customers know the market has not stopped trading?

We are aware of rumours that had been circulating, particularly on social media, that the market is closed. The project team will be preparing a marketing plan for the decant to minimise disruption and customer confusion, and our comms team will continue to promote the market throughout 2025 and 2026.

In the meantime, you as traders are the market's biggest advocates. Please reassure your customers, and you will have information in plenty of time around the decant to ensure your customers know where to find you. Please avoid spreading negativity or misinformation, as this will only cause problems for the market now and will put off customers.