



**Request**

**S38 Agreements re Rowan Meadows**

I would like to request information that has occurred between Oak Tree Developments and Wigan Council regarding bonds and Section 38 agreements in relation to the Rowan Meadows development

**Response**

Please see attached documents in relation to this request.

The Company Director/Company  
Secretary/Company Clerk  
Oak Tree (Construction Design &  
Management) Limited  
Crown House  
4 High Street  
Tyldesley  
Manchester  
M29 8AL

**Our reference:** RD/LS/JNI/CL45.13/  
**Your reference:** [REDACTED]  
**Please ask for:** [REDACTED]  
**Extension:** [REDACTED]  
**Direct line:** 01942 [REDACTED]  
**Email:** [REDACTED]@wigan.gcsx.gov.uk  
**Date:** 30/09/2015

**Please Quote Our Reference on ALL Correspondence**

Dear Sirs,

**Contravention of Notice under S220 Highways Act 1980**  
**Development Site Rear of [REDACTED] Kenwood Avenue, Leigh**

I am informed that works have commenced on the above development and note that no monies have been deposited or secured in accordance with the notice served under Section 220 Highways Act 1980 ("the notice").

I am instructed that the estimated cost for the works in respect of the above is £117,200.00, as specified in the notice.

**Please note, it is an offence to commence works in or for the purpose of erecting a building before payment of the sum specified in the Section 220 Notice has been secured/deposited with the Council.**

In the event that you wish to cash deposit the said amount with the Council, then please contact me and the payment details shall be provided to you, however should you wish to Bond the monies to the satisfaction of the Council, then the Bond will be required in the Councils standard form of Bond.

Please note that there is a standard fee of £250.00 for the provision of the form of Bond (provided that there are no amendments to it) and the Surety will need to be a provider that is acceptable to the Council.

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Assistant Director Legal - Mrs L. Fisher

Should you wish to secure the monies by Bond, please contact me immediately and I will issue a draft form of Bond for Surety approval.

We therefore advise you to cease building immediately, until the said monies are secured or deposited to the Council's satisfaction. If you do continue to build in contravention of the notice, please be advised that the Council will prosecute for each offence, on each property, per day and every day that work continues.

Therefore it is imperative that you contact us as a matter of urgency.

I must further advise that should the above sum not be secured or deposited to the satisfaction of the Council within 14 days from the date of this letter, I will be compelled to pass the file to the Councils Prosecution/Litigation Section, without further notice to you.

I look forward to hearing from you.

Yours faithfully,

for Assistant Director Legal

Enc.

c.c. The Company Director/Company Secretary/Company Clerk  
Oak Tree (Construction Design & Management) Limited, 22 Walmsley Road, Leigh  
WN7 1YE

**RECORDED DELIVERY**

The Company Director/Company  
Secretary/Company Clerk  
Oak Tree (Construction Design &  
Management) Limited  
22 Walsley Road  
Leigh  
WN7 1YE

**Our reference:** RD/LR/N19/129/N-3420

**Your reference:**

**Please ask for:**

**Extension:**

**Direct line:**

**Email:**

**Date:**

[REDACTED]

[REDACTED]

01942 [REDACTED]

[REDACTED]@wigan.gcsx.gov.uk

30 September 2015

**Please Quote Our Reference on ALL Correspondence**

**IMPORTANT**

Dear Sirs,

**Contravention of Notice under S220 Highways Act 1980**

**Development Site Rear of [REDACTED] Kenwood Avenue, Leigh**

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I am instructed that the estimated cost for the works in respect of the above is £117,200.00, as specified in the notice. I attach a copy for your reference.

**Please note, it is an offence to commence works in or for the purpose of erecting a building before payment of the sum specified in the Section 220 Notice has been secured/deposited with the Council.**

In the event that you wish to cash deposit the said amount with the Council, then please contact me and the payment details shall be provided to you, however should you wish to Bond the monies to the satisfaction of the Council, then the Bond will be required in the Council's standard form of Bond.

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I look forward to hearing from you.

Yours faithfully,

for Assistant Director Legal

Enc.

c.c. Oak Tree (Construction Design & Management) Limited, Crown House, 4 High Street, Tyldesley, Manchester M29 8AL

**From:** [REDACTED]  
**Sent:** 02 December 2025 11:29  
**To:** [REDACTED] oaktree-developments.com; [REDACTED] oaktree-developments.com;  
[REDACTED] oaktree-developments.com; [REDACTED] oaktree-developments.com  
**Cc:** [REDACTED]  
**Subject:** Rowan Meadow, Leigh  
**Attachments:** OD.AB.01 Kenwood Avenue.Leigh - As Built Survey\_S38.pdf

Hi All,

Could you please arrange for someone to contact me from Oaktree Developments to progress the Section 38 agreement for Rowen Meadows, Leigh.

We have had numerous requests from resident to progress, and we are keen to adopt but we require you to assist and provide some further information.

Please contact me asap to progress.

Regards,

[REDACTED]  
Developments  
Wigan Council – Resident Services  
Wigan Council Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ  
Office: 01942 [REDACTED]  
Mobile [REDACTED]  
[www.wigan.gov.uk](http://www.wigan.gov.uk)  
[www.twitter.com/wigancouncil](http://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](http://www.facebook.com/WiganCouncilOnline)

