



## **REQUEST 19201**

1. Could you please advise me how much money has been allocated for the current refurbishment and what this is being spent on?
2. I note that prior to 2021 Haigh Hall was in private ownership, when did this occur?
3. What income did the council receive under this arrangement?
4. What benefit was the council entitled to receive under such an arrangement e.g. development of the Hall and was this delivered?
5. Could you please supply me with a copy of the committee reports that detail the above information?

## **RESPONSE**

1. The restoration of Haigh Hall is being funded by £20m Levelling Up funding underpinned by a commitment of approximately £25m capital investment from Wigan Council. This is in addition to approximately £5.5m from the National Lottery Heritage Fund for other projects on site including the restoration of the Bothy Yard and Working Buildings, Plantation Gates and Lodge Houses, ornamental pond, development of a Woodland Hub and a comet play trail. The works on the hall itself have included external fabric repairs (roof works including repairs to the three glass domes, repairs/replacing of the chimney pots, cleaning of the external stonework, drainage works, window repairs/replacements, replacement of iron works and rotten timbers). The interiors of the hall will include extensive gallery spaces, a café/restaurant, rooftop bar and terrace, 11 bedrooms, event spaces and an education suite.
- 2-4. The details of the lease with the hotelier which is provided covers the queries outlined in questions 2-4. The lease was terminated on 22 November 2019 following the service of a Break Notice by the Council, and the former tenants vacated Haigh Hall in June 2021. Published court judgements can be found here [Wigan Borough Council v Scullindale Global Ltd & Ors \[2021\] EWHC 3852 \(Ch\) \(02 June 2021\)](#) and [Wigan Borough Council v Scullindale Global Ltd & Ors \[2021\] EWHC 779 \(Ch\) \(01 April 2021\)](#).
5. In relation to q1-4 there have been a number of Committee Reports.  
Reports that are open to the public can be found here:
  - [Haigh Hall Update \(Confident Council Scrutiny Committee - 11th September 2023\)](#)
  - [Haigh Hall Update \(Confident Council Scrutiny Committee - 11th November 2024\)](#)

- [Haigh Hall Transformation Project Update \(Progress with Unity Scrutiny Committee - 27th January 2026\)](#)

A number of reports that went to Cabinet regarding the lease and subsequent litigation were exempt from publication to the press and public under Sched 12 Paras 3 and 5 of the Local Government Act 1972. Para 3 applied because the reports related to the financial/business affairs of the authority or persons and Para 5 applied because the reports contained legally privileged information. The Freedom of information Act does not override the provisions of the Local Government Act. The Council has considered whether s42 and s43 of the FOIA apply to these reports and believes that as the reports still retain legally privileged information s42 applies and in respect of s43 commercial information is within the reports. Whilst the public interest in such matters has been considered it is not believed that the public interest outweighs the need to protect the confidentiality of legal advice and the commercial interests of the company.