

Date received:	2 <sup>nd</sup> May 2025
Date responded:	30 <sup>th</sup> May 2025
Subject:	Willaston External Refurbishments – Tender

Question:

**"A copy of the tender document for current and ongoing refurbishment of Willaston estate and all correspondence with appointed builders relating to building compounds."**

Response:

Whilst the Council aims to provide information wherever possible, your request for the tender document for the current and ongoing refurbishment of the Willaston Estate has been classified as exempt under Section 30(2)(b) of the Freedom of Information Act 2015 – *Economy and Commercial Interests*.

Section 30 of the Freedom of Information Act 2015 is a qualified exemption and requires us to carry out a public interest test.

### **Public Interest Test**

Whilst the Council recognises that there is a public interest in transparency, the release of the full tender documentation is not justified as it would likely prejudice the commercial interests of the contractor, compromise procurement integrity and breach confidentiality.

The Council is withholding the requested tender documents on the following grounds:

1. *Commercial sensitivity* – the documents contain information that could prejudice the commercial interests of the successful tenderer, including pricing structures, methodologies and proprietary processes. Disclosure of such information could undermine future competitive tender processes.
2. *Confidential information* – some content was provided on a confidential basis by a third party during the tender process. Disclosure would be contrary to their reasonable expectations and may breach confidentiality obligations.

Whilst we are unable to provide the full tender documents, we have provided a general overview of their contents to assist.

The Council can confirm that the Willaston External Refurbishment project was procured as a ten-year capital housing scheme incorporating two five-year frameworks.

1. First five-year framework – phases 2 through to 10;
2. Second five-year framework – phases 11 through to 20.

The first five-year framework reached completion in May 2022 and has externally refurbished 386 housing units. The second five-year framework will consist of up to 344 housing units which will complete the external refurbishments on the Willaston Estate.

At a meeting of the Housing and Property Committee held on Tuesday 28<sup>th</sup> June 2022, Tooms Bros (1994) Limited was appointed as the principal contractor for the second five-year external refurbishment framework. This was ratified by the Council on 13<sup>th</sup> July 2022. The Chief Executive was accordingly authorised to petition for borrowing powers in the sum of £5,190,606.15 for combined phases 11 and 12 of the Willaston External refurbishment framework.

Phase 11 is nearing completion and the remaining properties in phase 12 are scheduled for completion in December 2025.

The second part of your request for all correspondence with appointed builders relating to building compounds has been classified as exempt under Section 20 of the Freedom of Information Act 2015 – *Information accessible to applicant by other means*. This is an absolute exemption and does not require us to carry out a public interest test. The information you are seeking can be found here: [FOI Response Appendix Willaston External Refurbishment Site Compound](#).