

Date received:	8 th May 2025
Date responded:	10 th June 2025
Subject:	Willaston External Refurbishment Project

Question:

"Please kindly provide the following information:

- 1. Proposed contract Scope, Start and Completion Date for the recently tendered phase of the Willaston refurbishment project.**
- 2. Proposed contract Scope, Start and Completion Date for any further future phases of the Willaston refurbishment project.**
- 3. Masterplan drawing showing past, present and planned future phases of the Willaston refurbishment project.**
- 4. Recorded information including but not limited to minutes of meetings, reports and other written communications between Douglas City Council, the Contractor, the design consultants and Planning Department including reference to the use and size of the existing recreational field as a construction compound as demarcated on the attached plan."**

Response:

In response to part 1 of your request, the Council confirms that the proposed scope of work to refurbish the dwellings included in the next phase of the Willaston External Refurbishment project (phases 13 and 14) is set out below. The project is out for tender and therefore an actual start and completion date cannot be determined at this time, however, the anticipated start time as per appendix 1, is September 2025, finishing February 2027.

Proposed Works to the 72 dwellings

Management scope: -

- Principal contractor is responsible for the full management of third-party contractors entering its sites to ensure all work is conducted as necessary and in accordance with programmes.

Properties scope:

- Full external refurbishment of the external walls and roof elements
- Repairs internally to rectify damage due to damp ingress, Including Rising damp where discovered.
- Replacement of through lintels to lounge windows and other areas should their condition require replacement.
- Updated detailing for damp proof courses/window reveals, including replacement of finishes in extended areas if required (to match finishes).
- Maintenance works to gardens including clearance, seeding / turfing as required.

- Reinstatement of satellite TV points in bedrooms where existing / required.
- Replacement doors to external stores – house types E
- Removal of asbestos
- Testing of water supply for evidence of lead contamination
- Replacement of lead water service supply pipes where required.
- Relocation of incoming MUA electricity meter, supply cable and consumer unit and associated work to meter tails where required.
- Test of electrical installation of each property prior to handover
- Remedial works to electrical faults identified.
- Mechanical extract fans to bathroom ceilings, including replacement / upgrade where found to be inadequate / non-compliant.
- External lights to front and rear elevations
- Electric running costs for properties in void periods
- Replacement windows
- Replacement paths and fences – Fences to be instructed on a house by house basis as required.
- Remedial works to damp chimney breasts including rising damp where discovered.
- Provision for full room redecoration where existing wallpaper/paint cannot be exactly matched
- Provision for replacement of missing or inadequate roof space insulation quilt
- "Envirovent" Positive Input Ventilation units.
- Site Sign Board replacement
- Relocation of site compound (subject to planning permission), and the provision of new compound facility
- Making good existing site compounds when vacated.

Additional provision of items for inclusion and / or consideration in the reporting process where costs are incurred, such as decant property work, removals, postal redirection are included in the funding petition.

Variations since the second framework Stage D1/I1 Report

- Site Sign Board replacement
- Relocation of site compound (subject to planning permission), and the provision of new compound facility
- Making good of the existing site compound when vacated.

In response to part 2 of your request, please refer to appendix 1, construction programme bar chart, which details the proposed start dates for future phases of the Willaston External Refurbishment project. The plotted colours represent the phase number listed on the left-hand side of the chart.

In response to part 3 of your request, please refer to appendix 2, overall plan showing the overall phasing of the Willaston External Refurbishment project.

Part 4 of your request for recorded information including but not limited to minutes of meetings, reports and other written communications between Douglas City Council, the Contractor, the design consultants and Planning Department including reference to the use and size of the existing recreational field as a construction compound as demarcated on the attached plan 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.](#)