



# Homes England

Date: 22 May 2025

Our Ref: RFI5097

Tel: 0300 1234 500

Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

[REDACTED]  
By Email Only

Dear [REDACTED]

## **RE: Request for Information – RFI5097**

Thank you for your request for information which was processed under the Freedom of Information Act 2000 (FOIA).

You requested the following information:

1. **A complete copy of the tender documents prepared and/or issued by Homes England for the tender “Sheffield Catalyst Sites – Furnace Hill and Neepsend Development Opportunity” (Reference: DN739377). This includes all documents related to the tender notice published on the GOV.UK website, which indicated a closing date for tenders of 9 December 2024 and an estimated dispatch date for invitations to tender or to participate of 20 January 2025.**
2. **Copies of any subsequent correspondence issued by Homes England to tenderers or prospective tenderers following the tender notice, including but not limited to updates, clarifications, or additional information provided to participants.**
3. **Any documents referring to or relating to Cornish Works that have been issued to tenderers or prospective tenderers as part of the tender process, including any plans, assessments, or proposals involving the site.**
4. **Copies of any documents provided to tenderers or prospective tenderers that refer to the ownership of Cornish Works, including but not limited to:**
  - **Any statements, representations, or correspondence regarding the current ownership status of Cornish Works.**
  - **Any plans, proposals, or intentions by Homes England to acquire Cornish Works, including details of potential acquisition strategies, negotiations, or offers.**

2<sup>nd</sup> Floor  
The Lumen  
St James Boulevard, Newcastle Helix  
Newcastle upon Tyne, NE4 5BZ

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[www.gov.uk/homes-england](http://www.gov.uk/homes-england)





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## Response

We can confirm that we do hold some of the requested information. Please find attached the followings documents that interrelate to your questions.

- 1. A complete copy of the tender documents prepared and/or issued by Homes England for the tender “Sheffield Catalyst Sites – Furnace Hill and Neepsend Development Opportunity” (Reference: DN739377). This includes all documents related to the tender notice published on the GOV.UK website, which indicated a closing date for tenders of 9 December 2024 and an estimated dispatch date for invitations to tender or to participate of 20 January 2025.**

We can confirm that we do hold the requested information. Please find enclosed within Annex A the followings documents:

- Development Framework Neepsend Extract
- Development Framework
- Neepsend Capacity Study
- Heritage Report
- Sheffield Sites Structure Paper
- Sheffield ITPD Vol 1 Lot 2 Neepsend
- Sheffield ITPD Vol 2 Lot 2 Neepsend
- ITPD Appendix A
- ITPD Appendix B
- ITPD Appendix C
- Pre-Application Advice
- Selection Questionnaire
- Project Description Notice
- Commercial Principles

Please be advised we are withholding a technical due diligence report relating to the technical delivery of the work and costs. We have considered whether or not it is possible to separate the commercially sensitive information from non-commercially sensitive information, but consider that the commercial information represents a golden thread throughout the document making the entire document commercially sensitive.

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## Section 43 - Commercial interests

Information contained within the technical report engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.

Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of Homes England.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether or not it is in the wider public interest for the information to be disclosed.

## Arguments in favour of disclosure:

- Homes England acknowledges that there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money; and
- Homes England acknowledges that there is an interest in the terms of the funding it delivers and the arrangements between the organisation and our partners.

## Arguments in favour of withholding:

- The withheld information relates to a technical report which contains information about financial costs and risks relating to the advertised tender opportunity. This information is part of current, ongoing commercial negotiations, its release at this time would be likely to disadvantage the commercial position of Homes England and its partners. This would be likely to negatively impact ongoing discussions and future commercial activities and negotiations.
- Disclosure of financial information and risk at this stage of the work would be likely to put future developments at risk, inflate prices, and damage Homes England's reputation as a reliable partner. This would deter developers from working with the Agency on its future delivery of its strategic objectives, which would not be in the public interest.
- Releasing sensitive commercial information would be likely to lead to a loss of candour in discussions about technical risk in the development of land, resulting in poorer decision-making. It is important that decision-makers are provided with sufficient information and are afforded a suitable 'safe space' to hold discussions about commercial activity and the achievement of our





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strategic objectives. This would directly affect the spending of public money so far and decision-making related to significant works.

- The release of commercially sensitive information at this time would be likely to prejudice the effective operation of the project and other programmes, which would not be in the public interest
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

**2. Copies of any subsequent correspondence issued by Homes England to tenderers or prospective tenderers following the tender notice, including but not limited to updates, clarifications, or additional information provided to participants.**

We can confirm that we do hold the requested information. Please find enclosed in Annex B the followings documents:

- Lot 1 - ITPD Clarification Log v1
- Lot 2 - ITPD Clarification Log v1
- Clarification Tracker

**3. Any documents referring to or relating to Cornish Works that have been issued to tenderers or prospective tenderers as part of the tender process, including any plans, assessments, or proposals involving the site.**

We can confirm that we do hold the requested information. Please be advised that all the documents that relate to Question 3 are the same as those provided for Question 1 above, and are contained within Annex A.

**4. Copies of any documents provided to tenderers or prospective tenderers that refer to the ownership of Cornish Works, including but not limited to:**

- Any statements, representations, or correspondence regarding the current ownership status of Cornish Works.





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- **Any plans, proposals, or intentions by Homes England to acquire Cornish Works, including details of potential acquisition strategies, negotiations, or offers.**

We can confirm that we do hold the requested information. We hold information relating to the ownership of Cornish Works that was provided to tenderers and prospective tenderers. Please find enclosed in Annex C the followings documents:

- Red Flag Summaries
- Information Memorandum

## **Right to make Representations**

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request a reconsideration of our response (Internal Review). You can make this representation by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

The Information Governance Team  
Homes England  
2<sup>nd</sup> Floor  
The Lumen  
St James Boulevard  
Newcastle Helix  
Newcastle upon Tyne  
NE4 5BZ

Your request for reconsideration must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response (Reg 11(2)). Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for reconsideration will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

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You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link <https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

**The Information Governance Team**  
For Homes England

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