



## **REQUEST 19139**

I would like all information in regards to the Fettlers project, specifically:

1. Total expenditure to date (complete breakdown)
2. Budget remaining (provide breakdown for each stage of the total project)
3. Revisions and changes made to the project since planning approval
4. Remaining milestones and timescale for each stage of the project
5. Date of completion for each stage of the project and collectively
6. Who signed the contracts for all parties involved
7. Cost of penalties should milestones be missed and the project over runs
8. Bonus scheme should the project be completed sooner than scheduled
9. Status of any and all health and safety issues and reports including risk assessments
10. Status of any and all environmental concerns
11. Also I request complete details of what package of support has been provided by the council to the Market Traders and the various other businesses that are directly affected by the disruption

## **RESPONSE**

1. Costs to date as reported to Cabinet on 18<sup>th</sup> November 2025 for the Fettlers project is £34.562 million.
2. The total allocated budget for the Fettlers project is £140,236,300, of which circa £105,674,300 remains.
3. Hybrid planning permission for the redevelopment of the former Galleries shopping centre was granted in November 2021. A reserved matters planning application was approved in July 2023 for the multimedia centre. In addition to this, a number of non-material amendments (NMA) have been made to the planning permission. All NMA's are published on the council website and are already in the public domain. Summary of the NMA references approved to date:-
  1. A/23/95242/NMAS
  2. A/23/95647/NMAS
  3. A/23/95827/NMAS
  4. A/24/96770/NMAS

5. A/24/97570/NMAS
6. A/24/98205/NMAS
7. A/25/098502/NMAS
8. A/25/098729/NMAS
9. A/25/098990/NMAS
10. A/25/099038/NMAS
11. A/25/099120/NMAS
12. A/25/099781/VARMAJ

4. The new Market Hall is currently under construction and is expected to open pre-Christmas 2026. The new 'Hampton by Hilton' hotel is also in contract, and this is expected to open Winter 2027, along with the associated basement car park and new public square. The programme for the remaining sections of the development will only be available once those specific contracts are entered into.
5. Please see the response for question 4.
6. Contracts involving the Council have been sealed or signed (as appropriate) by a duly authorised officer of the Council.
7. This information is commercially confidential and thus withheld in reliance on the exemption at Section 43(2) of the FOIA – *Prejudice to commercial interests*. Please see the below explanation for this, reference Question 7.
8. There are no plans for a 'bonus scheme' in relation to the Fettlers redevelopment project.
9. As of 6<sup>th</sup> January 2026, there have been no RIDDOR reportable Incidents. There have been 2 near misses which have been recorded in the site incident book and are recorded in the Client Reports.
10. As of 6<sup>th</sup> January 2026, there have been no environmental concerns.
11. The current Market Hall has remained open throughout the redevelopment of the former Galleries shopping centre, including the demolition phase of the project. This will remain the case until the new Market Hall opens, after which time the current Market Hall will be demolished to allow future phases of the project to come forward at the appropriate stage. Any financial support provided by the Council to market traders is commercially confidential withheld in reliance on the exemption at Section 43(2) of the FOIA – *Prejudice to Commercial Interests* (please see the below explanation, reference Question 11). The Council furthermore appointed Cityheart in 2022 to deliver specialist market support services throughout the period before the new Market Hall opens. Cityheart appointed market specialist PlaceCo Limited to deliver that service. The support has provided business management, marketing, events and promotion expertise. It is aimed at supporting traders throughout the demolition and construction works, including driving footfall before the new market opens. The Council's business support team will also provide support for traders during the transition process. Monthly newsletters are distributed to market traders and businesses immediately surrounding the site boundary to ensure they are kept updated on the development's progress.

**Reference Question 7:**

Request

You requested information relating to contractual documents entered into by the Council, including disclosure of the agreement and its associated commercial and financial terms.

## Information held

The Council confirms that it holds information within the scope of your request. However, for the reasons set out below, the Council has decided to withhold the requested information.

## Exemption relied upon

The Council relies on section 43(2) of the Freedom of Information Act 2000.

### Why section 43(2) is engaged

The requested information contains commercially sensitive information forming part of Development Agreement and Development Funding Agreements, including conditional financial and development terms.

Disclosure of this information would, or would be likely to, prejudice commercial interests in the following ways:

#### ***Undermining negotiating position:***

Releasing detailed pricing, cost breakdowns, or commercial terms would weaken the Council's negotiating position in future procurements or contract renewals, as suppliers would be able to tailor their pricing with knowledge of previous arrangements.

#### ***Providing unfair competitive advantage:***

Disclosure would be likely to enable competitors to gain insight into commercially sensitive methodologies, pricing models, or strategic approaches, allowing them to undercut or replicate those arrangements, to the detriment of the organisation or affected third parties.

#### ***Damaging supplier relationships and market confidence:***

Public release of confidential or sensitive commercial information could deter suppliers from engaging openly with the Council in future, particularly where they rely on assurances of commercial confidentiality, thereby reducing competition and potentially increasing costs to the public purse.

#### ***Harming third-party commercial interests:***

The information includes data supplied by third parties under commercial agreements. Disclosure would be likely to harm their commercial interests by revealing information such as margins, discounts, or business strategies not otherwise available to the market.

#### ***Impact on value for money:***

Taken together, these impacts would make it more difficult for the Council to secure best value in future commercial activity, which would ultimately be detrimental to the effective use of public funds.

These outcomes represent real and significant risks, rather than hypothetical or trivial prejudice.

## Public interest test

The Council has considered the public interest in transparency against the need to protect its commercial negotiating position. On balance, the public interest favours maintaining the exemption.

## Review rights

You may request an internal review within 40 working days or complain to the Information Commissioner's Office.

## **Reference Question 11:**

### Request

You requested information relating to commercial information relating to the Council, including disclosure of the agreement and its associated commercial and financial terms.

### Information held

The Council confirms that it holds information within the scope of your request. However, for the reasons set out below, the Council has decided to withhold the requested information.

### Exemption relied upon

The Council relies on section 43(2) of the Freedom of Information Act 2000.

### Why section 43(2) is engaged

The requested information contains commercially sensitive information including financial terms. Disclosure would be likely to prejudice the commercial interests of both the Council and the counterparty. This includes information on rent levels and other such topics as incentives, rent-free periods, break clauses, review mechanisms, and tenant obligations.

If disclosed, these terms could be used by current or future tenants to benchmark negotiations, undermining the Council's ability to secure best value in future leasing arrangements and weakening its bargaining position.

### Public interest test

The Council has considered the public interest in transparency against the need to protect its commercial negotiating position. On balance, the public interest favours maintaining the exemption.

### Review rights

You may request an internal review within 40 working days or complain to the Information Commissioner's Office.