



Homes  
England

Date: 29 November 2021

Our Ref: RFI3662

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

By Email Only

Information Governance Team  
Homes England  
Windsor House – 6<sup>th</sup> Floor  
50 Victoria Street  
London  
SW1H 0TL

Dear [REDACTED]

**RE: Request for Information – RFI3662**

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

You requested the following information:

*How many loans for funding have been allocated from the Home Builders Fund between October 2020 and the end of September 2021?*

- *Please give the number of grants*
- *The total allocated*
- *The number of homes that will be delivered from these grants*
- *How long each grant took to be approved*
- *Please separate the number and total value of those grants made for homes from those made for infrastructure work.*
- *Please also give information on how long each grant took to be decided, i.e. either approved or rejected. By this, I mean the time in days between an application being lodged and a letter/email being dispatched to the applicant. Please break this information down into the standard 12 economic regions of the United Kingdom.*

**Response**

We can advise that the Home Building Fund delivers support through 'loans' rather than 'grants' as requested. Therefore, the information provided below relates to recoverable loans.

We can confirm that we do hold the requested information in relation to loans provided by the Home Building Fund, we will address each of your points in turn.

***How many loans for funding have been allocated from the Home Builders Fund between October 2020 and the end of September 2021?***

***Please separate the number and total value of those grants [\*loans] made for homes from those made for infrastructure work.***

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***Please give the number of grants*** [\*loans]

We can confirm that between 1 October 2020 and the end of September 2021, there were a total of 90 loan applications contracted. 2 of these were infrastructure projects and 88 were housing development projects.

***The total allocated***

A total of £590.3m was allocated. £106m were loans to infrastructure and £484.3 were to housing development loans.

***The number of homes that will be delivered from these grants*** [\*loans]

These loans are anticipated to deliver 3858 units of unlocked housing capacity and 13,509 homes.

***How long each grant*** [\*loan] ***took to be approved***

Approved Projects

Please find attached Annex A which contains a table setting out the number of working days it took from origination to approval for each of the contracted loans.

***Please also give information on how long each grant*** [\*loan] ***took to be decided, i.,e. either approved or rejected. By this, I mean the time in days between an application being lodged and a letter/email being dispatched to the applicant. Please break this information down into the standard 12 economic regions of the United Kingdom.***

In the period between 1 October 2020 and the end of September 2021, 90 Home Building Fund projects were contracted and a further 26 projects were approved.

Approved Projects

Please find attached Annex B which contains a table setting out the number of working days it took from origination to approval for each of the projects including those that have not yet contracted. Please note that we have not included number of units for one of the projects as they have already been accounted for elsewhere.

Rejected Projects

We are able to confirm that Homes England does not hold this information.

The FOIA does not oblige a public authority to create information to answer a request if the requested information is not held. The duty under section 1(1) is only to provide the recorded information held.

The full text of section 1 in the legislation can be found here:

<https://www.legislation.gov.uk/ukpga/2000/36/section/1>

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. To comply with this duty we are able to confirm that 238 projects withdrew during the due diligence process as they were ineligible for funding and a further 360 projects were withdrawn as the prospective borrower ceased communication with us. No projects were formally rejected.



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### **Right to Appeal**

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 an internal review. You can request an internal review 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 – 6<sup>th</sup> Floor  
Windsor House  
50 Victoria Street  
London  
SW1H 0TL

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

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

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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## Annex A - Contracted Projects

Programme	Units	Economic Area	Working Days to Approval
THBF Infrastructure Loan	3,000	London	730
THBF Infrastructure Loan	858	South East	1520
THBF Housing Development Loan	7	East Midlands	16
THBF Housing Development Loan	10	East Midlands	29
THBF Housing Development Loan	18	East Midlands	36
THBF Housing Development Loan	9	East Midlands	41
THBF Housing Development Loan	31	East Midlands	70
THBF Housing Development Loan	13	East Midlands	85
THBF Housing Development Loan	18	East Midlands	122
THBF Housing Development Loan	8	East Midlands	197
THBF Housing Development Loan	41	East Midlands	263
THBF Housing Development Loan	23	East of England	7
THBF Housing Development Loan	19	East of England	40
THBF Housing Development Loan	255	East of England	46
THBF Housing Development Loan	6	East of England	59
THBF Housing Development Loan	25	East of England	69
THBF Housing Development Loan	17	East of England	111
THBF Housing Development Loan	30	East of England	128
THBF Housing Development Loan	6	East of England	151
THBF Housing Development Loan	12	East of England	412
THBF Housing Development Loan	17	London	28
THBF Housing Development Loan	6	London	86
THBF Housing Development Loan	768	London	222
THBF Housing Development Loan	532	London	268
THBF Housing Development Loan	772	National	1
THBF Housing Development Loan	5,306	National	350
THBF Housing Development Loan	1,710	National	416
THBF Housing Development Loan	1,714	National	431
THBF Housing Development Loan	108	North East	61
THBF Housing Development Loan	92	North East	61
THBF Housing Development Loan	50	North East	314
THBF Housing Development Loan	69	North East	664
THBF Housing Development Loan	8	North West	9
THBF Housing Development Loan	80	North West	15
THBF Housing Development Loan	8	North West	22
THBF Housing Development Loan	34	North West	27
THBF Housing Development Loan	7	North West	35
THBF Housing Development Loan	9	North West	41
THBF Housing Development Loan	44	North West	44
THBF Housing Development Loan	20	North West	61
THBF Housing Development Loan	7	North West	63
THBF Housing Development Loan	34	North West	64
THBF Housing Development Loan	9	North West	66
THBF Housing Development Loan	8	North West	70
THBF Housing Development Loan	7	North West	80
THBF Housing Development Loan	12	North West	91
THBF Housing Development Loan	5	North West	184
THBF Housing Development Loan	17	North West	198

Annex A - Contracted Projects

THBF Housing Development Loan	16	North West	273
THBF Housing Development Loan	7	North West	357
THBF Housing Development Loan	9	South East	5
THBF Housing Development Loan	400	South East	15
THBF Housing Development Loan	12	South East	16
THBF Housing Development Loan	14	South East	37
THBF Housing Development Loan	5	South East	75
THBF Housing Development Loan	10	South East	81
THBF Housing Development Loan	44	South West	18
THBF Housing Development Loan	10	South West	20
THBF Housing Development Loan	63	South West	38
THBF Housing Development Loan	5	South West	42
THBF Housing Development Loan	8	South West	73
THBF Housing Development Loan	8	South West	74
THBF Housing Development Loan	23	South West	127
THBF Housing Development Loan	9	West Midlands	14
THBF Housing Development Loan	44	West Midlands	35
THBF Housing Development Loan	14	West Midlands	36
THBF Housing Development Loan	72	West Midlands	96
THBF Housing Development Loan	37	West Midlands	187
THBF Housing Development Loan	24	West Midlands	246
THBF Housing Development Loan	80	West Midlands	280
THBF Housing Development Loan	22	Yorkshire and The Humber	21
THBF Housing Development Loan	8	Yorkshire and The Humber	27
THBF Housing Development Loan	9	Yorkshire and The Humber	37
THBF Housing Development Loan	60	Yorkshire and The Humber	38
THBF Housing Development Loan	31	Yorkshire and The Humber	63
THBF Housing Development Loan	19	Yorkshire and The Humber	63
THBF Housing Development Loan	5	Yorkshire and The Humber	76
THBF Housing Development Loan	40	Yorkshire and The Humber	78
THBF Housing Development Loan	60	Yorkshire and The Humber	111
THBF Housing Development Loan	7	Yorkshire and The Humber	117
THBF Housing Development Loan	5	Yorkshire and The Humber	122
THBF Housing Development Loan	5	Yorkshire and The Humber	131
THBF Housing Development Loan	119	Yorkshire and The Humber	156
THBF Housing Development Loan	29	Yorkshire and The Humber	189
THBF Housing Development Loan	13	Yorkshire and The Humber	207
THBF Housing Development Loan	20	Yorkshire and The Humber	217
THBF Housing Development Loan	5	Yorkshire and The Humber	232
THBF Housing Development Loan	26	Yorkshire and The Humber	245
THBF Housing Development Loan	14	Yorkshire and The Humber	335
THBF Housing Development Loan	97	Yorkshire and The Humber	368

Annex B - Approved Projects

Programme	Status	Units	Economic Area	Working Days to Approval
THBF - Long Term Fund	Approved	300	North West	134
THBF - Long Term Fund	Approved	438	East Midlands	657
THBF - Housing Development Loan	Approved	13	East Midlands	36
THBF - Housing Development Loan	Approved	63	East Midlands	83
THBF - Housing Development Loan	Approved	10	East Midlands	211
THBF - Housing Development Loan	Approved	23	East of England	10
THBF - Housing Development Loan	Approved	5	East of England	89
THBF - Housing Development Loan	Approved	61	East of England	96
THBF - Housing Development Loan	Approved	247	East of England	124
THBF - Housing Development Loan	Approved	7	East of England	476
THBF - Housing Development Loan	Approved	9	London	122
THBF - Housing Development Loan	Approved	14	London	330
THBF - Housing Development Loan	Approved	1,081	National	140
THBF - Housing Development Loan	Approved	5	North West	36
THBF - Housing Development Loan	Approved	24	North West	41
THBF - Housing Development Loan	Approved	189	North West	71
THBF - Housing Development Loan	Approved	20	North West	104
THBF - Housing Development Loan	Approved	29	North West	109
THBF - Housing Development Loan	Approved	16	North West	252
THBF - Housing Development Loan	Approved	28	South East	62
THBF - Housing Development Loan	Approved	-	South East	81
THBF - Housing Development Loan	Approved	15	South East	96
THBF - Housing Development Loan	Approved	50	South East	128
THBF - Housing Development Loan	Approved	65	South West	97
THBF - Housing Development Loan	Approved	90	South West	106
THBF - Housing Development Loan	Approved	24	Yorkshire and The Humber	96