



Homes  
England

Date: 26 April 2021

Our Ref: RFI3419

Tel: 0300 1234 500

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

Making homes happen

██████████  
By Email Only

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

Dear ██████████

**RE: Request for Information – RFI3419**

Thank you for your recent email, which was processed under the Freedom of Information Act 2000 (FOIA). You requested the following information:

I would like to make the following FOI request. Please could you provide:

- Details on how many and what proportion of households in shared ownership properties staircased to full ownership in each of the last five years for which data is available.
- Information on the average number of years it has taken those households who have staircased to 100% ownership under Shared Ownership to do so, for each of the last five years for which data is available.
- Information on the average deposit paid, cumulatively, for Shared Ownership households reaching full ownership, for each of the last five years for which data is available.

**Response**

We are able to confirm that Homes England does not hold the information detailed in your request. This is because there is no legal or business reason for Homes England to do so.

In order to conclude that the information is not held, we have searched with our Shared Ownership team who would have the requested information if held.

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>

**Advice and Assistance**

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 advise as follows:

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Homes England provides funding for the provision of affordable housing across a range of tenures, including shared ownership. Once funding has been provided and an affordable housing scheme is completed (and the grant paid by Homes England) then, in effect, our interest in the property ends. The only exception is where grant needs to be repaid or recycled on a relevant grant recovery event occurring. With regard to shared ownership, on completion responsibility for the initial sale of the home and any subsequent resale or staircasing transactions lies with the shared ownership landlord. Homes England does not collect any post-sale monitoring information for shared ownership homes once the homes have been completed and grant paid. Therefore we do not collect and hold any information relating to staircasing transactions, either to outright ownership or below that.

With regard to the number and proportion of households in shared ownership homes that staircase to full ownership then the most comprehensive source is likely to be the [Regulator of Social Housing's Statistical Data Returns](#). This is a separate organisation to Homes England so any queries on the data should be directed to the [Regulator of Social Housing](#) (RSH).

With regard to the other questions regarding the average time taken to purchase outright and average deposits then we are not aware of any published source of this data other than research that may have been carried out by representative organisations such as the [National Housing Federation](#), or carried out by individual shared ownership providers.

### **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/>



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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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