

Date: 28/11/19
Our Ref: RFI2845
Your Ref: FOI Request – Management Fees - DN520111
Tel: 0300 1234 500
Email: foi@homesengland.gov.uk



Homes
England

[REDACTED]
By Email Only

Windsor House
Homes England – 6th Floor
50 Victoria Street
London
SW1H 0TL

Dear [REDACTED]

RE: Request for Information – RFI2845

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

For clarification, you requested the following information:

The property I require information on is known as Zone E, The Vision, Chapel Street, Plymouth, PL1 4GH

You own (or used to own) the freehold interest of title number DN520111 in Plymouth, prior to it being sold to a developer. You contracted an estate management company to collect an estate rent charge, community service charge and management fees for the management of the whole estate under title number DN520111. The managing agent that was nominated by Homes England is Devonport Property Management Company Limited (06510295)

Please could you provide a full breakdown of all the estate service charge fees paid to this company, and the expenditure for the past 5 years, as well as management and maintenance fees, total service charge collected by the management company on your behalf and sinking fund if there is one. Please also provide a breakdown of the service charges paid per zone (I understand the area is split in multiple zones being Zone A, B,C each paying different estate service charges)

Response

I can 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 Accelerated Delivery - South West 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>

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 the responsibility to collect service charge was with Redrow under the building lease to construct the development. Redrow have employed Fell Reynolds to collect the service charges. Redrow have confirmed that for Zone E:

- Redrow constructed under the building lease.

OFFICIAL

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- Homes England (formally the Homes and Communities Agency) transferred the freehold of land in this title to Redrow on 19 November 2015.
- Redrow transferred the land to Portobello Developments PLC 20 July 2018.

The land (Zone E) has been transferred to Portobello carrying over the restrictions which ensure collection of the ground rents by Fell Reynolds and Portobello entered relevant deeds of covenant.

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 by writing to;

The Information Access Team
Homes England – 6th Floor
Windsor House
50 Victoria Street
London
SW1H 0TL

Or by email to foi@homesengland.gov.uk

You may also complain to the Information Commissioner 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,
Information Access Team
For Homes England