



Homes  
England

Date: 27/01/2020

Our Ref: RFI2896

Tel: 0300 1234 500

Email: foi@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 – RFI2896**

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

*I would like to make a freedom of information request. We are building a deposit replacement service that will help make deposits more affordable for tenants.*

*We are doing this by creating an insurance product that can replace a security deposit. Instead of tenants having to pay a large upfront sum, they pay very small monthly fee.*

*The data we are looking to collect to price our product is as follows*

*The idea data set would include records for each let with the following information*

1. *Duration of let (months)*
2. *Number of tenants (Num)*
3. *Postcode*
4. *Rent (£)*
5. *Deposit (£)*
6. *All tenants passed referencing? (Y/N)*
7. *Months of unpaid rent at end of tenancy (EOT)*
8. *Amount of deposit return at EOT (£)*
9. *Reason for deposit being withheld (text)*
10. *Deposit withholding disputed by tenant? (Y/N)*
11. *Resorted to 3rd party arbitration? (Y/N)*

*This data should be held by the Deposit Protection Scheme which you authorise. Ideally we would get this data in an excel sheet.*

*If this data is partial available then that would also be of interest to us.*

*If this data is not available can you think of any similar data that we can use?*

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### **Response**

I am 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 Affordable Housing 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 that the Deposit Protection Service is authorised by the Ministry of Housing, Communities and Local Government. Therefore, they may hold information in relation to your request. Their details are as follows:

[mhclgcorrespondence@communities.gov.uk](mailto:mhclgcorrespondence@communities.gov.uk)

Knowledge & Information Access Team

Ministry of Housing, Communities and Local Government

2nd floor NW, Fry Building

2 Marsham Street

London

SW1P 4DF

United Kingdom

### **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 – 6<sup>th</sup> Floor

Windsor House

50 Victoria Street

London

SW1H 0TL

Or by email to [infogov@homesengland.gov.uk](mailto:infogov@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.



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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

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