



Homes
England

Date: 16/03/2020

Our Ref: RFI2919

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

██████████
By Email Only

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

Dear ██████████

RE: Request for Information – RFI2919

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

Please provide information regarding the following:-

- 1) how much did Homes England pay for the plots of land it owns at the Daedelus airfield in gosport*
- 2) how much did Homes England sell the released land it has sold at Daedelus and who bought it?*
- 3) what value does Homes England believe can be accrued from the land still to sell at Daedelus?*
- 4) have homes England actively engaged with gosport council in regard to the available land at Daedelus?*
- 5) how many homes England staff are travelling to Cannes on business in March and will you identify them?*
- 6) how many of these staff are expensed by the public purse to attend Cannes?*
- 7) how many of the attending staff have declared sponsorship to attend Cannes this year?*
- 8) how many homes England staff travelled to Cannes last year? How many expensed? How many sponsored?*
- 9) what procedures are in place at homes England to prevent illegal activities by its staff? Who is responsible at homes England for compliance?*

Response

We can confirm that we do hold some of the requested information. We will address each of your questions in turn.

1) how much did Homes England pay for the plots of land it owns at the Daedelus airfield in gosport

The majority of Homes England land at Daedalus was transferred from South East England Development Agency under a Statutory Transfer and no money was paid. Homes England also retains a small element of much larger airfield land that Homes England separately acquired from the Maritime and Coastguard Agency (the Transferor was Secretary of State for Communities and Local Government). That wider acquisition was £1,520,000.

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2) how much did Homes England sell the released land it has sold at Daedalus and who bought it?

From our records the sales of land at Daedalus by Homes England are:

- a. Seacrest Gardens acquired by Barratt £4,950,000
- b. Daedalus Park acquired by Tidebank £1,443,696
- c. Marine Parade plots acquired by Fareham Borough Council £425,000
- d. Land at Manor Road acquired by Gosport Borough Council £1 as part of the S106 Agreement
- e. Innovation Centre acquired by Fareham Borough Council £300,000
- f. CEMAST acquired by Fareham Borough Council £630,000
- g. Airfield and Hangers East and Hangars West acquired by Fareham Borough Council £1
- h. Dunning Hangar acquired by MonsterCAM £1,250,000

Further information regarding these sales may be available at Land Registry.

3) what value does Homes England believe can be accrued from the land still to sell at Daedalus?

Homes England's current assessment of the land remaining within its ownership is that it has no value based on the current planning position – the cost to develop it would exceed the values generated.

4) have homes England actively engaged with gosport council in regard to the available land at Daedalus?

Homes England is actively engaged with Gosport Borough Council. Gosport Borough Council spent two years working up plans to purchase the site. Homes England shared all information with Gosport Borough Council and did not pursue other options while Gosport Borough Council actively sought to purchase the site. Homes England continues to work closely with Gosport Borough Council to find the best way to deliver development of the site.

5) how many homes England staff are travelling to Cannes on business in March and will you identify them?

As has been reported in the press, the MIPIM Conference in Cannes has been postponed by the organisers due to the global Coronavirus outbreak. The event is now scheduled to take place on 2 -5 June 2020.

There are 16 delegates proposed to attend from Homes England at MIPIM Cannes this year.

Full details of our delegation will be published on gov.uk in due course. Due to the evolving circumstances, the current page has been taken down whilst updates are still ongoing. Furthermore, due to the uncertainty surrounding possible further postponements or cancellation, we cannot confirm a specific date for publication, though if the conference goes ahead in June this will be in May and if the conference is postponed further, the delegation will be published approximately one month in advance of the event.

Section 22 - Information intended for future publication.

(1) Information is exempt information if:

- (a) the information is held by the public authority with a view to its publication, by the authority or any other person, at some future date (whether determined or not),
- (b) the information was already held with a view to such publication at the time when the request for information was made, and
- (c) it is reasonable in all the circumstances that the information should be withheld from disclosure until the date referred to in paragraph (a).

(2) The duty to confirm or deny does not arise if, or to the extent that, compliance with section 1(1)(a) would involve the disclosure of any information (whether or not already recorded) which falls within subsection (1).



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Section 22 is a qualified exemption. This means that in order to withhold information under this exemption, we must consider the public interest in disclosure.

Public Interest Test – Factors in favour of disclosure

- Homes England is compliant with the government agenda of transparency and recognises the benefit of publishing the information, particularly when it concerns how Homes England engages with the wider housing sector.

Public Interest Test – Factors in favour of non-disclosure

- The delegation of Homes England staff attending Cannes is subject to change, particularly as the event has been postponed. Releasing information relating to proposed attendees in advance of the event would result in misleading information being in the public domain. This would adversely affect the public perception of Homes England as it could result in incorrect information being circulated. Homes England aims to be a transparent organisation who engages with the public, however the potential detriment in releasing information that is subject to significant change outweighs the benefit in releasing this information ahead of schedule.

Therefore after careful consideration we have concluded that at this time, the balance of the public interest favours the non-disclosure.

6) how many of these staff are expensed by the public purse to attend Cannes?

All of the staff attending MIPIM will be expensed.

7) how many of the attending staff have declared sponsorship to attend Cannes this year?

No Homes England staff have sponsorship to attend.

8) how many homes England staff travelled to Cannes last year? How many expensed? How many sponsored?

The 2019 delegation is consistent with our attendance this year (16 delegates); all delegates were expensed and none were sponsored.

The publication of the 2019 event is available here: <https://www.gov.uk/government/publications/homes-england-at-mipim-cannes-2019-partners-in-place>

9) what procedures are in place at homes England to prevent illegal activities by its staff? Who is responsible at homes England for compliance?

Homes England staff are subject to various policies and procedures. Those relevant to this part of your request are detailed below:

- Disciplinary and Grievance Procedure - Homes England has guidance for employees on “Standards of Conduct” and “General Conduct”
- Whistleblowing Policy
- Anti-bribery and Corruption Policy
- Anti-Fraud Policy
- Security Manual
- Market Abuse Regulation

The responsibility for compliance varies according to the appropriate department within Homes England.



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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 by writing to;

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

Or by email to 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.

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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