



Homes  
England

Date: 18/03/2020

Our Ref: RFI2936

Tel: 0300 1234 500

Email: 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 – RFI2936**

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 the following information:*

- 1. The total agreed amount paid (or about to be paid) by Homes England for the purchase of the freehold land known as 'Ifield Golf Club' West of Ifield, Crawley (Land Title Number: WSX324228)*
- 2. The names of the persons (or entities) who were/are in receipt of the total amount/s paid for the purchase of the land known as 'Ifield Golf Club' West of Ifield, Crawley (Land Title Number: WSX324228)*

**Response**

We are able to inform you that we do hold the information that you have requested. However, we rely on section 22, exemption where information is intended for future publication under the FOIA.

The full text of the legislation can be found on the following link and we have quoted section 22 below for ease.

<https://www.legislation.gov.uk/ukpga/2000/36/section/22>

**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 undertakes its work.

Public Interest Test – Factors in favour of non-disclosure

- The acquisition of the land in question is an ongoing transaction. Once the transaction is complete, the information sought will be published on Land Registry. If Homes England were to release this information ahead of the transaction completing, it could put the transaction at risk. The transaction could fail to complete. This would adversely affect the public funds used by Homes England to reach this point in the transaction. It could also damage our relationships with current and future partners if they felt that Homes England would release information in relation to ongoing transactions. This would adversely affect the public purse.

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

**Advice and Assistance**

In compliance with the Section 45 Code of Practice (Paragraph 14) and to offer advice and assistance under section 16 of the Freedom of Information Act 2000, we can advise that once the transaction has taken place the information sought will be available at the Land Registry.

**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 – 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.

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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