



Homes
England

Date: 7 August 2020

Our Ref: RFI3016

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 – RFI3016

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA).

You requested the following information:

I understand West Devon Borough Council made an application to your organisation on 5/4/19 under ref CHF/REV/001809 for funding for affordable housing in the WD area, specifically for Lamerton.

I wish to see a copy of the application and the terms applicable to the grant.

I make this request under the Freedom of Information Act

You further clarified this request on 12 June 2020:

I would like to see the application, and the assessment of the application that resulting in no funding being granted and / or the terms of the refusal of the November application (CHF/REV/001809)

Response

We can confirm that we do hold some information that falls within the scope of your request. Please find enclosed to this response Annex A which contains the information that Homes England holds.

Please note that some information contained within Annex A is being withheld from disclosure, detailed below are the exemptions relied upon to withhold the information.

Section 40 – Personal information

We have redacted and are withholding information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

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Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

Section 43 - Commercial interests

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party. Some of the information requested contained within an internal email exchange engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of another party. Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of any potential future bid made by the third party for affordable housing within the area concerned.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money.

Arguments in favour of withholding

- Release of the information could lead to lobbying that could impact the impartiality of the decision maker (or give rise to concerns on the part of others that impartiality could be adversely affected). It is essential that decision makers must make decisions based on the information provided via the bidding process and also be seen to do so.
- Any decision based on incomplete information could lead to poorer outcomes which would not be an effective use of public money.
- The consequences of releasing information could damage our relationships with partners and put potential future funding allocations at risk. This would not be in the public interest as this could put potential homes in jeopardy.
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>



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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 confirm that the Community Housing Fund (CHF) application was received by Homes England on the 7th November 2019. The applicant then provided a verbal update to Homes England advising that their project was on hold. The CHF revenue fund then closed at the end of November 2019.

Information within Annex A shows that Homes England then received correspondence from the applicant advising that they then wished to proceed with the application. However, we can advise that at this stage the CHF revenue fund had been closed and the funding allocated to other applicants. Therefore, the application was marked as “rejected” on our systems.

As part of our FOIA duty to consult with third parties on the information proposed to be released under FOIA, Homes England contacted West Devon Borough Council to inform them of this request. They have advised that they plan to re submit an application when the new Homes England programme is released in the Autumn 2020.

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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Community Housing Fund - enquiry CHF/REV/001809

Contact details	Name	S40(2)
	Email address	S40(2)@swdevon.gov.uk
	Telephone number	S40(2)
	Correspondence address	South Hams District Council Follaton Totnes TQ9 5NE
	Job title	Senior Case Manager
	On behalf of?	No

Organisation details	Organisation type	Local Authority
	Local authority name	West Devon
	Not for profit organisation?	
	Registered body corporate?	
	Company registration number	
	Date of registration	
	Registered office address	Kilworthy Park Drake Road Tavistock PL19 0BZ
	Website address	www.westdevon.gov.uk

Funding	Type of funding	Revenue
	Revenue grant?	Yes

Revenue grant to LAs	Proposal name	Lamerton Community Housing Scheme 1
	Total revenue cost of the proposed activity	£197,867
	Revenue funding amount	£150,000
	Community group incubation and capacity-building	£0
	Local enablers appointment/training	£0
	Project support consultancy	£0
	Technical support (no local enabler)	£0
	Local Authority resources	£150,000
	Other	£0

Name	Location
Lamerton Parish Council	Lamerton

Bring forward community-led housing

Lamerton wants to be known by people at all stages of their lives as one of the best and safest neighbourhoods of West Devon to live, due to its strong community spirit, village atmosphere and natural environment.
The Neighbourhood plan group

has been very active in the village, using a Housing needs survey which was sent to 314 households and 89 survey forms were returned, and numerous public open days to gather feedback on what is required. Housing Requirements were established by considering: Trends in the population of the Parish, household size and residents' age; Information from 2016 Housing Needs survey; The views of the residents who attended the consultations in January 2016 and August 2017; Considering the views of estate agents and developers; The views of owners and interested developers of potential sites; The indicative number of 20 new homes initially proposed within the Joint Local Plan (2014-2034) in 2017 as a sustainable village. The parish council has been very supportive and are involved in ongoing conversations, feedback and village open days as the scheme goes through concept design work. This will ensure the detailed design will match the requirements in Lamerton, and obtain village support. It is important to support a diverse and vibrant community with a balance of age groups but this is currently a problem in Lamerton due to the lack of housing which is affordable for first time buyers. Help is needed to allow local families to move out of expensive rental accommodation and into a home of their own with long term security and affordable rents. Encouraging younger couples to stay or return to the village would in turn lead to a requirement for school places and therefore help to safeguard the long-term future of the village school. Maintaining school numbers would ensure the village continues to thrive as a community and provide continued public and family support for the many and varied activities which take place throughout the year. WDBC are working in partnership with Lamerton Parish Council to bring forward a scheme of 17 homes. These will consist of 2 X 3 Bed semi's for sale on the open market to help cross subsidise the 15 affordable shared ownership and rental properties. There will be 3 X 3 Bed at 55% Open Market Value (£167,200) and 4 X 2 Bed at 55% Open Market Value (£134,750) which are truly affordable to intermediate housing needs people within the community. This has been strongly supported by the parish council. There will also be 1 X 3 bed rental property for affordable rent (Approx £700 month), 2 X 3 bed rental properties for social rent (£663 month) 3 X 2 Bed rental properties for social rent (£555 Month) and 1 X 1 bed rental property for social rent (£420 month). There is also 1 X 3 Bed for the landowner. These will be built to technical housing standard sizes, and high design to ensure that they are affordable to live in regarding fuel/energy bills. (Design of Scheme attached).

Drawdown 2018/2019	£0
Drawdown 2019/2020	£150,000
Local Authority funding	Amount: £47,867 (Secured)
Other funding	Amount: £0

Supporting information

The project will be delivered by West Devon Borough Council in collaboration with Lamerton Parish council. The work will be undertaken by a principle contractor overseen by an appointed project management team to ensure its delivery is both cost effective and timely. Once completed the intention is the rental properties will be managed by West Devon Borough Council. Representatives from the Parish council and WDBC will decide on the allocations for these properties. Development and design is currently underway and being financed by the Community Housing Fund that was allocated to West Devon Borough Council (£250,000) However due to the other schemes being

progressed alongside Lamerton the remaining pot is insufficient to develop this affordable rented scheme through to planning. Success of this application is essential to enable pre- planning work to continue, and delivery of a much needed affordable rented housing scheme.
The designs will utilise simple, vernacular forms with natural building materials. The houses will feature simple, pitched, slate-roofs and will be arranged in courtyard layouts to reflect traditional rural buildings. Sensitive use of Devon banks and native planting / hedgerows will soften the appearance of the development and reduce visual impact. Provision of sustainable drainage and strengthening existing wildlife habitats will be integral to the scheme. The internal arrangements of the houses will be flexible and adaptable, to allow future alterations reasonably easily. All houses will be fully accessible and benefit from allocated parking, large private gardens and will be within walking distance of local amenities including the village hall, recreation field, children's play park, local school, local church.

It is intended that construction will be financed by West Devon Borough Council Public Works Loan Board loan on which a detailed plan has been presented to members.

File	Description
SHDC Framework - Bid Workbook - Lamerton Combined Proposal v.1.pdf	Arcadis Framework Bid
SHDC_2019_01_09_materiality__building_form_precedent_images.pdf	Images of house design materiality
Arcadis_2_Lamerton_2019_03_08_Presentation_proposed_3D_site_DDS_DRAFT.pdf	Lamerton - New Site Layout 17 Homes

History

Submitted date

05/04/2019

S40(2)

Not in Scope

From: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

Sent: 16 June 2020 15:04

To: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

Cc: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

Subject: FW: Grant applications

Last correspondence with S4 [redacted] about Lamerton. You will notice the date when it was clearly too late to progress the application.

s. 43

S40(2)



Tel S40(2) [redacted]

Mobile S40(2) [redacted]

2 Rivergate

Temple Quay

Bristol BS16EH

[@HomesEngland](#)

#MakingHomesHappen

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. [Find out more and help make this happen.](#)



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From: S40(2) [redacted] <[\[redacted\]@swdevon.gov.uk](mailto:[redacted]@swdevon.gov.uk)>

Sent: 13 December 2019 14:31

To: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

Subject: Grant applications

Hi S40(2) [redacted]

I hope you are well. [redacted] Not in scope [redacted]

I have a couple of other points:

- Lamerton is now back on so we will be keen to finalise the grant arrangements to progress this project
- Not in scope [redacted]

Kind regards

S4
[redacted]