



Homes
England

Date: 11 September 2020

Our Ref: RFI3088

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

[REDACTED]
By Email Only

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

Dear [REDACTED]

RE: Request for Information – RFI3088

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

[REDACTED] *am studying the impact on Wandsworth, in London, by the Help to Buy scheme, in terms of number and sales price of properties sold since the scheme launched in 2013.*

*I located the data published online July 2020 (<https://www.gov.uk/government/statistics/help-to-buy-equity-loan-scheme-statistics-data-to-31-march-2020>) and was hoping to cross reference this with the government statistical data published here (<https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads>) for **Wandsworth**, either using postcode or transaction id. I appreciate that detailed postcode might be sensitive but if the data was abridged to show only the first 3 or 4 digits of the postcode e.g. SW12 or SW8, I would be able to make a reasonable approximation. When I emailed the governmental agency which published the Help to Buy information, they told me to contact Homes England directly to request this detail.*

We wrote to you to clarify whether you wanted this information for Wandsworth Local Authority area or Wandsworth town and you advised that the information you are seeking is for Wandsworth Local Authority area.

Response

We can confirm that we do hold the requested information.

Number of Sales

The number of sales via postcode (first three or four digits) for the Wandsworth Local Authority area is enclosed as Annex A.

Sale price of properties

To release the sale price of individual properties within each postcode area engages S40(2) of the FOIA.

To release the information could lead to identification of individual customer data as the purchase price could be cross-referenced with publicly available information.

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Section 40(2) exempts personal information from disclosure if that information relates to someone other than the applicant and if disclosure would breach one or more of the data protection principles in Article 5(1) of the General Data Protection Regulations and section 34(1) of the Data Protection Act 2018.

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>

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA and as such we have provided an average purchase price per postcode in Annex A.

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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Number of Completions and Average Purchase Price within the Local Authority area of Wandsworth
Period: Q1 2013/14 - Q4 2019/20

Postcode District	Number of Completions	Average Purchase Price
SW11	148	£557,777
SW12	31	£561,048
SW15	106	£577,896
SW17	62	£496,479
SW18	326	£483,869
SW8	18	£557,839
Grand Total	691	£520,644