



Homes
England

Date: 2 November 2020

Our Ref: RFI3148

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 – RFI3148

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

How many grants for funding have been allocated from the Home Builders Fund between October 2019 and the end of September 2020?

- *Please give the number of grants*
- *The total allocated*
- *The number of homes that will be delivered from these grants*
- *How long each grant took to be approved*
- *Please separate the number and total value of those grants made for homes from those made for infrastructure work.*
- *Please also give information on how long each grant took to be decided, i.,e. either approved or rejected. By this, I mean the time in days between an application being lodged and a letter/email being dispatched to the applicant. Please break this information down into the standard 12 economic regions of the United Kingdom.*

Response

We can advise that the Home Building Fund delivers support through loans rather than 'grants' as requested. The information provided relates to recoverable loans.

We can confirm that we do hold the requested information in relation to loans provided by the Home Building Fund, we will address each of your points in turn.

How many grants [*loans] for funding have been allocated from the Home Builders Fund between October 2019 and the end of September 2020?

Please separate the number and total value of those grants[*loans] made for homes from those made for infrastructure work.

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- ***Please give the number of grants*** [*loans]

Between the 1 October 2019 and 30 September 2020 a total of 66 loan applications contracted. 6 of these were infrastructure projects and 60 were housing development projects.

- ***The total allocated***

A total of £699.3m was allocated. £421.3m was loans to infrastructure and £278.1m was to housing development loans.

- ***The number of homes that will be delivered from these grants*** [*loans]

These loans are anticipated to deliver 38,402 units of unlocked housing capacity and 3,338 homes.

- ***How long each grant*** [*loan] ***took to be approved***

Approved Projects – contracted

The attached Annex A contains a table setting out the number of working days it took from origination to approval for each of the contracted projects.

- ***Please also give information on how long each grant*** [*loan] ***took to be decided, i.,e. either approved or rejected. By this, I mean the time in days between an application being lodged and a letter/email being dispatched to the applicant. Please break this information down into the standard 12 economic regions of the United Kingdom.***

In the period between the 1 October 2019 and the 30 September 2020, 66 Home Building Fund projects contracted and a further 59 projects were approved.

Approved Projects – including those not yet contracted

The attached Annex B contains a table setting out the number of working days it took from origination to approval for each of the projects including those that have not yet contracted.

Rejected Projects

I am able to confirm that Homes England does not hold this information.

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>

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 170 projects withdrew during the due diligence process as they were ineligible for funding and a further 238 projects were withdrawn as the prospective borrower ceased communication with us. No projects were formally rejected.



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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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Annex A - Contracted Projects

| Programme | Units | Economic Area | Working Days to Approval |
|-------------------------------|-------|-----------------|--------------------------|
| THBF Infrastructure Loan | 3000 | East Midlands | 265 |
| THBF Infrastructure Loan | 6500 | East of England | 92 |
| THBF Infrastructure Loan | 11642 | London | 1,402 |
| THBF Infrastructure Loan | 7867 | London | 697 |
| THBF Infrastructure Loan | 6393 | London | 883 |
| THBF Infrastructure Loan | 3000 | National | 255 |
| THBF Housing Development Loan | 32 | East Midlands | 108 |
| THBF Housing Development Loan | 78 | East Midlands | 301 |
| THBF Housing Development Loan | 9 | East Midlands | 42 |
| THBF Housing Development Loan | 44 | East Midlands | 61 |
| THBF Housing Development Loan | 10 | East Midlands | 483 |
| THBF Housing Development Loan | 19 | East Midlands | 23 |
| THBF Housing Development Loan | 486 | East of England | 21 |
| THBF Housing Development Loan | 6 | East of England | 76 |
| THBF Housing Development Loan | 18 | East of England | 11 |
| THBF Housing Development Loan | 6 | London | 28 |
| THBF Housing Development Loan | 17 | London | 18 |
| THBF Housing Development Loan | 280 | National | 156 |
| THBF Housing Development Loan | 69 | National | 85 |
| THBF Housing Development Loan | 248 | National | 121 |
| THBF Housing Development Loan | 8 | North East | 42 |
| THBF Housing Development Loan | 128 | North East | 136 |
| THBF Housing Development Loan | 21 | North East | 98 |
| THBF Housing Development Loan | 22 | North East | 227 |

Annex A - Contracted Projects

| | | | |
|-------------------------------|-----|------------|-----|
| THBF Housing Development Loan | 11 | North East | 38 |
| THBF Housing Development Loan | 16 | North East | 261 |
| THBF Housing Development Loan | 9 | North West | 433 |
| THBF Housing Development Loan | 6 | North West | 298 |
| THBF Housing Development Loan | 38 | North West | 23 |
| THBF Housing Development Loan | 9 | North West | 60 |
| THBF Housing Development Loan | 217 | North West | 200 |
| THBF Housing Development Loan | 116 | North West | 200 |
| THBF Housing Development Loan | 62 | North West | 71 |
| THBF Housing Development Loan | 60 | North West | 62 |
| THBF Housing Development Loan | 15 | North West | 291 |
| THBF Housing Development Loan | 6 | North West | 53 |
| THBF Housing Development Loan | 12 | North West | 45 |
| THBF Housing Development Loan | 7 | North West | 33 |
| THBF Housing Development Loan | 13 | North West | 23 |
| THBF Housing Development Loan | 55 | North West | 11 |
| THBF Housing Development Loan | 12 | South East | 87 |
| THBF Housing Development Loan | 86 | South East | 394 |
| THBF Housing Development Loan | 14 | South East | 48 |
| THBF Housing Development Loan | 0 | South East | 24 |
| THBF Housing Development Loan | 44 | South East | 41 |
| THBF Housing Development Loan | 37 | South West | 32 |
| THBF Housing Development Loan | 44 | South West | 131 |
| THBF Housing Development Loan | 203 | South West | 15 |
| THBF Housing Development Loan | 8 | South West | 92 |

Annex A - Contracted Projects

| | | | |
|-------------------------------|-----|--------------------------|-----|
| THBF Housing Development Loan | 33 | South West | 85 |
| THBF Housing Development Loan | 124 | South West | 53 |
| THBF Housing Development Loan | 14 | West Midlands | 63 |
| THBF Housing Development Loan | 20 | West Midlands | 209 |
| THBF Housing Development Loan | 78 | West Midlands | 200 |
| THBF Housing Development Loan | 8 | West Midlands | 93 |
| THBF Housing Development Loan | 9 | West Midlands | 333 |
| THBF Housing Development Loan | 200 | West Midlands | 139 |
| THBF Housing Development Loan | 98 | Yorkshire and The Humber | 32 |
| THBF Housing Development Loan | 22 | Yorkshire and The Humber | 56 |
| THBF Housing Development Loan | 40 | Yorkshire and The Humber | 51 |
| THBF Housing Development Loan | 17 | Yorkshire and The Humber | 173 |
| THBF Housing Development Loan | 33 | Yorkshire and The Humber | 43 |
| THBF Housing Development Loan | 17 | Yorkshire and The Humber | 425 |
| THBF Housing Development Loan | 5 | Yorkshire and The Humber | 63 |
| THBF Housing Development Loan | 10 | Yorkshire and The Humber | 173 |
| THBF Housing Development Loan | 9 | Yorkshire and The Humber | 42 |

Annex B - Approved Projects

| Status | Programme | Units | Economic Area | Working Days to Approval |
|----------|-------------------------------|-------|-----------------|--------------------------|
| Approved | THBF Housing Development Loan | 32 | East Midlands | 108 |
| Approved | THBF Housing Development Loan | 78 | East Midlands | 301 |
| Approved | THBF Housing Development Loan | 9 | East Midlands | 42 |
| Approved | THBF Infrastructure Loan | 3000 | East Midlands | 265 |
| Approved | THBF Housing Development Loan | 44 | East Midlands | 61 |
| Approved | THBF Housing Development Loan | 10 | East Midlands | 483 |
| Approved | THBF Housing Development Loan | 19 | East Midlands | 23 |
| Approved | THBF Infrastructure Loan | 6500 | East of England | 92 |
| Approved | THBF Housing Development Loan | 486 | East of England | 21 |
| Approved | THBF Housing Development Loan | 6 | East of England | 76 |
| Approved | THBF Housing Development Loan | 18 | East of England | 11 |
| Approved | THBF Infrastructure Loan | 11642 | London | 1,402 |
| Approved | THBF Infrastructure Loan | 7867 | London | 697 |
| Approved | THBF Infrastructure Loan | 6393 | London | 883 |
| Approved | THBF Housing Development Loan | 6 | London | 28 |
| Approved | THBF Housing Development Loan | 17 | London | 18 |
| Approved | THBF Infrastructure Loan | 3000 | National | 255 |
| Approved | THBF Housing Development Loan | 280 | National | 156 |
| Approved | THBF Housing Development Loan | 69 | National | 85 |
| Approved | THBF Housing Development Loan | 248 | National | 121 |
| Approved | THBF Housing Development Loan | 8 | North East | 42 |
| Approved | THBF Housing Development Loan | 128 | North East | 136 |
| Approved | THBF Housing Development Loan | 21 | North East | 98 |
| Approved | THBF Housing Development Loan | 22 | North East | 227 |
| Approved | THBF Housing Development Loan | 11 | North East | 38 |
| Approved | THBF Housing Development Loan | 16 | North East | 261 |
| Approved | THBF Housing Development Loan | 9 | North West | 433 |
| Approved | THBF Housing Development Loan | 6 | North West | 298 |
| Approved | THBF Housing Development Loan | 38 | North West | 23 |
| Approved | THBF Housing Development Loan | 9 | North West | 60 |
| Approved | THBF Housing Development Loan | 217 | North West | 200 |
| Approved | THBF Housing Development Loan | 116 | North West | 200 |
| Approved | THBF Housing Development Loan | 62 | North West | 71 |
| Approved | THBF Housing Development Loan | 60 | North West | 62 |
| Approved | THBF Housing Development Loan | 15 | North West | 291 |
| Approved | THBF Housing Development Loan | 6 | North West | 53 |
| Approved | THBF Housing Development Loan | 12 | North West | 45 |
| Approved | THBF Housing Development Loan | 7 | North West | 33 |
| Approved | THBF Housing Development Loan | 13 | North West | 23 |
| Approved | THBF Housing Development Loan | 55 | North West | 11 |
| Approved | THBF Housing Development Loan | 12 | South East | 87 |
| Approved | THBF Housing Development Loan | 86 | South East | 394 |
| Approved | THBF Housing Development Loan | 14 | South East | 48 |
| Approved | THBF Housing Development Loan | 0 | South East | 24 |

| | | | |
|----------|-------------------------------|----------------------|-------|
| Approved | THBF Housing Development Loan | 44 South East | 41 |
| Approved | THBF Housing Development Loan | 37 South West | 32 |
| Approved | THBF Housing Development Loan | 44 South West | 131 |
| Approved | THBF Housing Development Loan | 203 South West | 15 |
| Approved | THBF Housing Development Loan | 8 South West | 92 |
| Approved | THBF Housing Development Loan | 33 South West | 85 |
| Approved | THBF Housing Development Loan | 124 South West | 53 |
| Approved | THBF Housing Development Loan | 14 West Midlands | 63 |
| Approved | THBF Housing Development Loan | 20 West Midlands | 209 |
| Approved | THBF Housing Development Loan | 78 West Midlands | 200 |
| Approved | THBF Housing Development Loan | 8 West Midlands | 93 |
| Approved | THBF Housing Development Loan | 9 West Midlands | 333 |
| Approved | THBF Housing Development Loan | 200 West Midlands | 139 |
| Approved | THBF Housing Development Loan | 98 Yorkshire and The | 32 |
| Approved | THBF Housing Development Loan | 22 Yorkshire and The | 56 |
| Approved | THBF Housing Development Loan | 40 Yorkshire and The | 51 |
| Approved | THBF Housing Development Loan | 17 Yorkshire and The | 173 |
| Approved | THBF Housing Development Loan | 33 Yorkshire and The | 43 |
| Approved | THBF Housing Development Loan | 17 Yorkshire and The | 425 |
| Approved | THBF Housing Development Loan | 5 Yorkshire and The | 63 |
| Approved | THBF Housing Development Loan | 10 Yorkshire and The | 173 |
| Approved | THBF Housing Development Loan | 9 Yorkshire and The | 42 |
| Approved | THBF Infrastruture Loan | 3000 London | 748 |
| Approved | THBF Infrastruture Loan | 858 South East | 1,561 |
| Approved | THBF Housing Development Loan | 5 Yorkshire and The | 131 |
| Approved | THBF Housing Development Loan | 72 West Midlands | 97 |
| Approved | THBF Housing Development Loan | 8 South West | 73 |
| Approved | THBF Housing Development Loan | 26 Yorkshire and The | 246 |
| Approved | THBF Housing Development Loan | 8 North West | 41 |
| Approved | THBF Housing Development Loan | 18 North West | 61 |
| Approved | THBF Housing Development Loan | 5 North West | 189 |
| Approved | THBF Housing Development Loan | 255 East of England | 46 |
| Approved | THBF Housing Development Loan | 5 South West | 42 |
| Approved | THBF Housing Development Loan | 81 North West | 15 |
| Approved | THBF Housing Development Loan | 52 East of England | 183 |
| Approved | THBF Housing Development Loan | 12 East of England | 421 |
| Approved | THBF Housing Development Loan | 44 North West | 44 |
| Approved | THBF Housing Development Loan | 5 South East | 75 |
| Approved | THBF Housing Development Loan | 12 North West | 52 |
| Approved | THBF Housing Development Loan | 19 East of England | 40 |
| Approved | THBF Housing Development Loan | 15 South East | 58 |
| Approved | THBF Housing Development Loan | 23 East of England | 7 |
| Approved | THBF Housing Development Loan | 6 East of England | 59 |
| Approved | THBF Housing Development Loan | 8 Yorkshire and The | 27 |
| Approved | THBF Housing Development Loan | 14 Yorkshire and The | 337 |
| Approved | THBF Housing Development Loan | 566 National | 90 |
| Approved | THBF Housing Development Loan | 17 London | 28 |
| Approved | THBF Housing Development Loan | 80 West Midlands | 281 |
| Approved | THBF Housing Development Loan | 19 Yorkshire and The | 63 |
| Approved | THBF Housing Development Loan | 44 South West | 18 |
| Approved | THBF Housing Development Loan | 9 West Midlands | 14 |

| | | | |
|----------|-------------------------------|----------------------|--------|
| Approved | THBF Housing Development Loan | 6 East of England | 151 |
| Approved | THBF Housing Development Loan | 6 London | 86 |
| Approved | THBF Housing Development Loan | 852 National | 1 |
| Approved | THBF Housing Development Loan | 34 North West | 64 |
| Approved | THBF Housing Development Loan | 118 North East | 251 |
| Approved | THBF Housing Development Loan | 8 East Midlands | 198 |
| Approved | THBF Housing Development Loan | 6 North West | 124 |
| Approved | THBF Housing Development Loan | 108 North East | 61 |
| Approved | THBF Housing Development Loan | 8 Yorkshire and The | 58 |
| Approved | THBF Housing Development Loan | 97 Yorkshire and The | 373 |
| Approved | THBF Housing Development Loan | 17 West Midlands | 611 |
| Approved | THBF Housing Development Loan | 8 South East | 148 |
| Approved | THBF Housing Development Loan | 38 North West | 105 |
| Approved | THBF Housing Development Loan | 10 South East | 81 |
| Approved | THBF Housing Development Loan | 400 South East | 15 |
| Approved | THBF Housing Development Loan | 18 East Midlands | 123 |
| Approved | THBF Housing Development Loan | 10 East Midlands | 26 |
| Approved | THBF Housing Development Loan | 14 Yorkshire and The | 212 |
| Approved | THBF Housing Development Loan | 55 South East | 53 |
| Approved | THBF Housing Development Loan | 14 West Midlands | 31,463 |
| Approved | THBF Housing Development Loan | 9 South East | 5 |
| Approved | THBF Housing Development Loan | 7 East Midlands | 16 |
| Approved | THBF Housing Development Loan | 69 North East | 682 |
| Approved | THBF Housing Development Loan | 21 South West | 63 |
| Approved | THBF Housing Development Loan | 37 South West | 51 |
| Approved | THBF Housing Development Loan | 10 East Midlands | 27 |
| Approved | THBF Housing Development Loan | 7 East Midlands | 27 |
| Approved | THBF Housing Development Loan | 7 East Midlands | 27 |
| Approved | THBF Housing Development Loan | 15 East Midlands | 5 |
| Approved | THBF Housing Development Loan | 92 North East | 61 |