



Homes
England

Date: 10 November 2020

Our Ref: RFI3177

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 – RFI3177

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

You requested the following information:

I would like to ask for all applications for funding and correspondence made by Jigsaw Homes and The Heaton Group or anyone else in relation to a proposed development at St Peters Church Bryn Rd wn4 0aa.

Could you also include any communications in relation to this proposed development from Wigan Council. Could I please have these electronics. I would like to see all plans submitted by anyone to Homes England for this site.

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 held. We do however rely on Section 40 of the FOIA to withhold the information from disclosure.

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 identification and would breach one or more of the data protection principles.

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 and release would breach one or more of the data protection principles, then the exemption is engaged.

We have also redacted and are withholding some information on the grounds that the information is exempt as it constitutes personal data of which you (the requestor) is the data subject which therefore engages Section 40(1) of the FOIA.

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Disclosures of information under FOIA are considered to be given to the wider public, and therefore to disclose your personal data in this way would breach your own rights under data protection law.

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

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

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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SAY NO TO THE ST PETERS CHURCH DEVELOPMENT

DEAR NEIGHBOUR

On behalf of residents of Bryn, I am asking for your support to stop the planned development of 28 units to be used as a halfway house for individuals with the most complex needs. The majority of these individuals are addicted to drugs like Heroin, Crack Cocaine and spice from the boroughs Night Shelters and hostels.

Wigan Council have instructed a developer to buy the plot in order to move these individuals from the town centre into the Bryn Ward. This will be run by a private company with no 24hr security. Residents and Councillors of Bryn have had no knowledge or input into this.

The proposed site is situated between two primary schools and used by high school children catching the bus. Across the road on Bryn Rec, we have a girls football team. Not to mention the church hut next door used by children daily. Last year the night shelters in Wigan had stabbings, overdoses and a police presence daily. As you can imagine the mess, including discarded drug paraphernalia and spent syringes and needles was horrific.

These people need help. However, why they are addicted to these drugs, which causes them to need a hit every hour or two, crime always goes up in the local area in order to feed their habits. Bryn cannot cope with more crime, with police resources already stretched. The planned service provision for these tenants is between 4 weeks and 12 weeks meaning, that Bryn would have over 150 individuals a year utilising this proposed development

Unless Wigan Council builds this many units a year, the homeless problem will continue as there will not be any permanent accommodation once they are moved out of the new proposed development. This means that the only outcome is for a private company to make millions at our expense. In some cases, charging 800 pound per week in housing benefits from your tax money. This facility should be run by the Council directly in an area away from houses, schools and businesses.

Our businesses at Bryn cross are already struggling and with a presence of crime and drugs will make this situation worse. Wigan Council are once again turning their back on our community. Bryn has had it's fair share of developments and this development will only add to the traffic that has already become a nightmare.

If you feel like I do please join our Face Book page STOP BRYN ST PETERS DEVELOPMENT and sign the online petition. We are also out, door knocking with a paper petition If you can help and would like to get in touch, please call s. 40(1)

Please send your objections to s. 40(2) @wigan.gov.uk and s. 40(2) @jigsawhomes.org.uk

PRINTED AND PUBLISHED BY s. 40(1)

Police Services Report

671101

From: s. 40(2)
To: s. 40(2)
Cc: s. 40(2)
Subject: FW: Bryn
Date: 23 July 2020 17:45:00
Attachments: [image001.png](#)
[scan.pdf](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)

s. 40(2)

Good to chat earlier

In confidence this is the email s. 40(2) sent me regarding the difficult time they are having with their proposed Wigan scheme. It doesn't have a Homes England allocation so is not something we are particularly sighted on, but I think it demonstrates why he is keen to ensure there is local political buy in for any schemes which they might propose under NSAP in Preston or any other area.

s. 40(2)



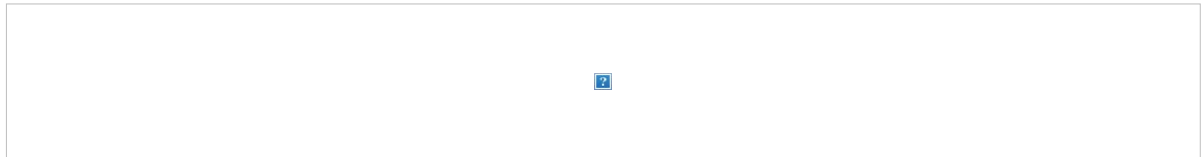
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[#WeAreHomesEngland](#)

[#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: s. 40(2) @jigsawhomes.org.uk
Sent: 23 July 2020 14:51
To: s. 40(2) @homesengland.gov.uk
Subject: Bryn

Despite considerable efforts to ensure that we provide suitable online public consultation of the pending planning submission (yet to be validated) and direct discussions with the local councillors, disappointingly the public reaction has been extremely negative toward this scheme and the proposed use / type of homeless person that may live there (i.e. drug users) (attached leaflet)

s. 40(1) Despite our discussions with Councillor whom originally provided their full support, he has used his public Facebook page [https://www.facebook.com/s. 40\(1\) /](https://www.facebook.com/s.40(1)/) and an online petition https://www.change.org/p/wigan-council-stop-the-proposed-development-at-the-site-of-st-peters-church-bryn?recruiter=1115655178&utm_campaign=signature_receipt&utm_medium=twitter&utm_source=share_petition

https://www.wigantoday.net/news/politics/council/furious-residents-hold-protest-against-controversial-new-homes-plan-2918005?fbclid=IwAR2CE3lFR9zpVABwhD9lfpC37KYVjvX-YfhizUSeO7Bb_gFPUS-N3C-e71o

<https://www.wigantoday.net/news/uk-news/protest-bid-halt-controversial-new-homes-plan-2916858>

Kind regards,

s. 40(2)

Jigsaw Homes Group
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56 King Street
Leigh
WN7 4LJ

s. 40(2)

s. 40(2)

s. 40(2)

www.jigsawhomes.org.uk

@jigsawHG

Creating homes. Building lives.

Please note **Friday** is now my non working day



Please do not print this email unless you really need to.



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Limited, New Charter Homes Limited and New Charter Building Company Limited.

For a full list Group members and for organisation details, see www.jigsawhomes.org.uk/group-members/

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