



Homes
England

Date: 28 May 2021

Our Ref: RFI3457

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 – RFI3457

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

- 1. How many buildings have you built/ designed/ consulted on in the last 10 years (per year, 2011-2020)?*
- 2. Of these buildings how many included renewable technology (e.g., Photovoltaic panels) (in type/ amount and capacity in kW/h if relevant)?*
- 3. Of the buildings how many have incorporated measures/ design features to impact on health and wellbeing, and what were these features (number of and feature)?*
- 4. Of the buildings how many have included measures/ design features which are considered 'biophilic', (e.g., wooden cladding, green roofs, blue roofs, living walls).*
- 5. Does your organisation have a specific policy/ requirement for Biophilic design?*

Response

We are able to inform you that we do hold the information that you have requested. However, to comply with your request would exceed the appropriate limit for the cost of compliance. We therefore rely on section 12, exemption where the cost of compliance exceeds the appropriate limit under the FOIA.

The full text of the legislation can be found on the following link and we have quoted section 12 below for ease.

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

Section 12 - Exemption where cost of compliance exceeds appropriate limit

(1) Section 1(1) does not oblige a public authority to comply with a request for information if the authority estimates that the cost of complying with the request would exceed the appropriate limit.

(2) Subsection (1) does not exempt the public authority from its obligation to comply with paragraph (a) of section 1(1) unless the estimated cost of complying with that paragraph alone would exceed the appropriate limit.

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(3) In subsections (1) and (2) “the appropriate limit” means such amount as may be prescribed, and different amounts may be prescribed in relation to different cases.

(4) The Minister for the Cabinet Office may by regulations provide that, in such circumstances as may be prescribed, where two or more requests for information are made to a public authority:

(a) by one person, or

(b) by different persons who appear to the public authority to be acting in concert or in pursuance of a campaign, the estimated cost of complying with any of the requests is to be taken to be the estimated total cost of complying with all of them.

(5) The Minister for the Cabinet Office may by regulations make provision for the purposes of this section as to the costs to be estimated and as to the manner in which they are to be estimated.

We have considered the current wording of your request and in its current scope we have determined that to establish where all elements of the information is held, to locate the information, retrieving the information and extracting the information would exceed the appropriate limit in terms of timeframes.

Under the terms of the Act we are not obliged to provide any information compiled in the course of our searches prior to concluding section 12 is engaged.

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, you may wish to consider narrowing the scope of your request.

Regarding Q1:

It may be useful for you to know how Homes England undertakes its work and therefore understand how we are involved in housing acceleration. Homes England primarily provide funding to councils, developers and other applicants to support their housebuilding. Homes England also acquire and dispose of land to partners to support development. Therefore, Homes England do not ourselves “build” or “design” homes. Further information on our activities can be found on our website: [About us - Homes England - GOV.UK \(www.gov.uk\)](http://www.gov.uk).

If we interpret “consulted” as being involved in supporting applicants/partners in funding and planning applications that go on to deliver housing, we could potentially hold information that falls in the scope of your request. However, this information would span several different Homes England teams, hard copy files, electronic files, and information held in a number of internal systems. To investigate all places information could be held in relation to “consulted” on, given the broad potential interpretation of “consulted” in relation to our activities, would exceed the cost limit.

Regarding Q2-5:

Regarding questions 2-5 raised, we can confirm that Homes England has been involved in supporting schemes where there has been use of renewable technology including photovoltaic installations, green roofs, and biodiversity measures such as SUDs. However, the information is not stored or collated centrally and therefore we would have to



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locate, retrieve and extract any information related to any biophilic measures manually from every scheme Homes England has been involved in.

Your request could be refined by stipulating a specific scheme related to the use of renewable technology whereby biophilic design techniques might be used.

Further information on the funding schemes that Homes England administer is available on the following link:

[Funding programmes to support housing-led developments - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Please note that due to the broad scope of your request we cannot confirm that any further request would not also exceed the section 12 cost limit at this time.

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. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

The Information Governance Team
Homes England – 6th Floor
Windsor House
50 Victoria Street
London
SW1H 0TL

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) 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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