



By Email Only

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

Dear [REDACTED]

RE: Request for Information – RFI3471

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

Please can you provide me with a list of all costs incurred to date by Homes England (and in the previous incarnation as the Homes and Communities Agency) associated with the proposed Chalgrove Airfield development in South Oxfordshire.

If possible, please provide a breakdown of where these costs were incurred.

This should include, but not be limited to Research/Survey costs Enquiry by Design & consultation costs Consultant fees Legal fees Documents, newsletters, letters Social Media costs, including website management and maintenance (unless included in Consultant fees) Ancillary costs (travel/accommodation (e.g. for public consultations, meetings etc), administrative costs) Land purchase costs/fees/taxes Planning application fees Any other relevant costs associated with the development

Response

We are able to inform you that we do hold the information that you have requested.

Since the site was acquired by Homes England in 2016, the following costs have been incurred on the Chalgrove Airfield project up to 26 May 2021.

We can advise that these are actual, incurred costs, not estimates. Furthermore, the land acquisition costs, together with any uplift on the market value of assets, would be recovered upon any sale of the land.

1. Due diligence, site acquisition and holding costs	£224,021.16
2. Capital Fees and Consultancy Costs	£4,288,751.22
3. Off-Site Highways Fees	£503,216
4. Legal Costs	£337,513.50
5. Pre-Application and Application Fee Costs	£233,823.61
6. Land Acquisition including SDLT	£5,763,875
Total	£11,351,200.50



Homes
England

Making homes happen

Date: 18 June 2021

Our Ref: RFI3471

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

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
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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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