



Homes
England

Date: 4 August 2021

Our Ref: RFI3521

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 – RFI3521

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've been looking at the Housing Statistics publication as was wondering if you have information on the number of housing starts that are carried out by small and medium sized home builders as opposed to large companies?

As One of the aims of the 2017 Housing White paper was:

"Backing small and medium-sized builders to grow, including through the Home Building Fund"

I was looking to see if there has been information from either the Home Building Fund or general Housing Statistics publication that would provide some evidence/insight around this?

We asked for clarification regarding what kind of "information" you were seeking, a specific time period for the information and a definition of "small/medium vs large" companies which you provided the following:

To clarify the request for information. I'd seen the details produced on [Housing Statistics 1 April 2020 to 31 March 2021 - GOV.UK \(www.gov.uk\)](#), however there wasn't anything that gave information on the size of companies. The information request looks to understand the number of homes that:

- 1. Started on site*
- 2. Were completed*
- 3. During financial years 2017/18; 2018/19; 2019/20; 2020/21*
- 4. And broken down by size of company, to identify volume being built by small and medium sized home building companies.*

Believe the definitions of large, medium and small sized home building companies relate to the number of homes that they build each year.

My understanding is that:

- Large = more than 100 homes per year*
- Small/Medium = less than 100 homes per year*

OFFICIAL



Date: 4 August 2021

Our Ref: RFI3521

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Response

We can confirm that we do hold the requested information. Please find enclosed Annex A which shows the number of starts and completions against size of company during the financial years of 2017/18; 2018/19; 2019/20 and 2020/21.

Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. To comply with this duty, we can advise that the definition for "size" that Homes England has agreed with the Ministry of Housing, Communities and Local Government (MHCLG) is that Low Medium Volume Builder (LMVB) is defined as a company which produces fewer than 2000 units per year, the company not being a subsidiary of a parent company that amounts to more than 2000 units per year in the United Kingdom. Any further information we on Housing Statistics is readily available at the following link: <https://www.gov.uk/government/collections/housing-statistics>

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

Starts

	Non SME/LMBV	SME/LMVB	Total
2017/18	847	7,709	8,556
2018/19	2,003	8,002	10,005
2019/20	609	8,209	8,818
2020/21	205	4,395	4,600
Total	3664	28,315	31,979

Completions

	Non SME	SME	Total
2017/18	615	1,374	1,989
2018/19	763	4,057	4,820
2019/20	824	5,931	6,755
2020/21	635	7,046	7,681
Total	2,837	18,408	21,245