



██████████
By Email Only

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

Dear ██████████

RE: Request for Information – RFI3562

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

You requested the following information:

- 1) *An up to date figure/estimate (as of August 1 2021) of the number of Help to Buy homes affected by dangerous ACM cladding or non-compliant insulation/balcony decking in buildings over 18m*
- 2) *a figure for the number of homes with live accounts that are affected, and across how many buildings?*
- 3) *How many homes affected have now redeemed their loans?*
- 4) *How many of the redeemed loans did Homes England receive less than the equity loan originally lent?*
- 5) *What is the total figure for the amount of money Homes England lost for all of the redeemed loans where it received less than the original equity loan when added together?*

Response

We can confirm that we do hold the requested information, however some of it is exempt from disclosure in accordance with Section 44 FOIA.

- 1) ***An up to date figure/estimate (as of August 1 2021) of the number of Help to Buy homes affected by dangerous ACM cladding or non-compliant insulation/balcony decking in buildings over 18m***
&
- 2) ***a figure for the number of homes with live accounts that are affected, and across how many buildings?***

Section 44 – Prohibitions on Disclosure

Section 44 (1)(a) FOIA exempts information from disclosure if its disclosure is prohibited by other legislation.

In this case, release of the information you are seeking is prohibited by the Statistics and Registration Services (SRS) Act 2007 and the Pre-release Access to Official Statistics Order 2008.



Date: 10 September 2021

Our Ref: RF13562

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Regarding questions 1 and 2, the information you have requested is an up to date figure of information previously published in the National Audit Office (NAO) report – Investigation into remediating dangerous cladding on high-rise buildings ([Investigation into remediating dangerous cladding on high-rise buildings \(nao.org.uk\)](https://www.nao.org.uk)) (page 42) on 19 June 2020. Updated versions of these figures will form part of the next NAO report to be published regarding the scheme, which is expected within the next quarter. Therefore, the information will form part of a yet unpublished NAO report and cannot be provided until the data has been formally approved and officially published.

We are also required to consider your request in a manner compliant with the Pre-release Access to Official Statistics Order 2008 further to sections 11 and 13 of the SRS Act 2007. These sections require producers of official statistics to ensure that no indication of the substance of a statistical report is made public or given to the media or any other party not recorded as eligible for access prior to publication.

Therefore, to disclose the information at this date would cause Homes England to violate the provisions of section 13 of the SRS Act and the Pre-Release Access Order to Official Statistics 2008 and as such engages the exemption under section 44(1)(a) of the FOIA.

Section 44 is an absolute exemption which means that we do not have to consider the public interest in disclosure.

3) How many homes affected have now redeemed their loans?

We can confirm that there have been 171 properties fully redeemed.

4) How many of the redeemed loans did Homes England receive less than the equity loan originally lent?

We can confirm that of the 171 equity loans fully redeemed, there were 36 equity loans redeemed where less was received than the equity loan originally lent.

5) What is the total figure for the amount of money Homes England lost for all of the redeemed loans where it received less than the original equity loan when added together?

For the 36 equity loans redeemed where less was received than the equity loan originally lent, the total amount lost was £476,410.89.

For the remaining 135 loans disposed where the amount received was equal to or more than the amount of the equity loan originally lent, gains of £1,011,215.63 were realised.

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



Homes
England

Making homes happen

Date: 10 September 2021

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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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