



Homes
England

Date: 12 October 2021

Our Ref: RFI3622

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

By Email Only

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

Dear [REDACTED]

RE: Request for Information – RFI3622

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:

*Please will you provide any information available on the 2008 sale of the **Ground Rent Rights (HM Land Registry title EGL530057) for Adelaide Wharf, Queensbridge Road, Hackney, from First Base (Adelaide Wharf) Land Limited (often simply referred to as First Base, the CEO being Mr Elliot Lipton), to Adelaide Wharf LLP (Mr Gregory Rack and Mr Paul Godfrey).***

In particular I would ideally like to know:

- Any information of whether the sale was encouraged or demanded by either English Partnerships / Urban Regeneration Agency, or the HCA? This may have related to the "London-Wide Initiative (LWI)" affordable housing scheme, which was set up by English Partnerships.*
- Any details on the involvement Boris Johnson, in his then-capacities as the the Mayor of London and/or chair of the London HCA Board, had in influencing or negotiating this sale, as suggested in his answer to question 2011/2314 in Mayor's Question Time in July 2011 (full text of the Q&A is reproduced below for your reference).*
- Any information on how Mr Rack and Mr Godfrey found-out about the opportunity to buy the ground rent rights.*

Note that according to title EGL530057, the sale was recorded on 10th December 2008, following a transfer dated 28th November 2008. I understand that, between these two dates, the powers of English Partnerships were passed to its successor, the HCA. Please, therefore, will you search the archives of both agencies.

Response

We can confirm that Homes England does not hold the information detailed in your request.

To conclude that the information is not held, we have searched with our Records team who would have the requested information if held.

OFFICIAL



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The FOIA does not oblige a public authority to create information to answer a request if the requested information is not held. The duty under section 1(1) is only to provide the recorded information held.

The full text of section 1 in the legislation can be found here:

<https://www.legislation.gov.uk/ukpga/2000/36/section/1>

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 confirm that the project and all the files concerning the Adelaide Wharf site was transferred to the Greater London Authority (GLA) in 2012. We therefore advise that you submit a new Freedom of Information request to the GLA via the below link:

[Freedom of information | London City Hall](#)

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

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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/>



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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