



Homes  
England

Date: 16 November 2021

Our Ref: RFI3657

Tel: 0300 1234 500

Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

Making homes happen

██████████  
By Email Only

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

Dear ██████████

**RE: Request for Information – RFI3657**

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:

*In November 2018 the Newark & Sherwood District Council (NSDC) Policy and Finance Committee reported on the 'estate regeneration: Yorke Drive Estate & Lincoln Road Playing Fields Proposal'*

*This reported on the masterplan proposals for development using funding from Ministry of Housing Communities & Local Government (MHCLG) Estate Regeneration Programme.*

*In 2017 NSDC had been successful in obtaining MHCLG Estate Regeneration funding of £986,799 to revive that project.*

*At the September 2017 Policy & Finance meeting it was noted that the proposal had been shortlisted as a potential project under Home England Accelerated Construction Programme (ACP). Apparently Homes England, had made an initial funding offer of £2 million under the ACP and discussions were ongoing with Homes England about grant funding to support the project both through the ACP and Affordable Housing Programme.*

*In February 2021, the local newspaper reported that officers had been talking with Homes England since 2017 and there was an assumption it would part-fund the scheme. Homes England and Council Officers worked to ensure the project met its funding criteria. And that the MHCLG had unexpectedly ended its involvement with NSDC and the project to regenerate the Yorke Drive Estate & Lincoln Road Playing Fields.*

- 1) Please explain, listing all of reasons why MHCLG involvement was ended in this NSDC scheme?
- 2) Please include all copies of the letters or emails sent to NSDC regarding the ending of involvement?

**Response**

We can confirm that we do hold some of the requested information. We will address each of your questions in turn.

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**1) Please explain, listing all of reasons why MHCLG involvement was ended in this NSDC scheme?**

As part of Homes England's strategic plan, we are responsible for increasing the number of new homes and provide *additional* affordable housing for sale or rent for those whose needs are not met by the market. We are therefore able to confirm that the NSDC Yorke Drive scheme no longer met Homes England's Affordable Housing Programme criteria. The Yorke Drive scheme's proposal was to undertake selective demolition on the existing estate and redevelop and replace existing council properties for its current residents within the area therefore, there would have been no delivery of additional affordable homes within this scheme.

**2) Please include all copies of the letters or emails sent to NSDC regarding the ending of involvement?**

We can confirm that we do hold the requested information. Please find attached Annex A which contains correspondence sent to NSDC regarding the ending of Homes England's involvement with the scheme.

However, we rely on Section 40 (2) of the FOIA to withhold some of the information from disclosure.

Section 40 – Personal information

We have redacted information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

**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](mailto:infogov@homesengland.gov.uk)

The Information Governance Team  
Homes England – 6<sup>th</sup> Floor  
Windsor House  
50 Victoria Street  
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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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s. 40(2)

**From:** s. 40(2)  
**Sent:** 14 January 2021 13:23  
**To:** s. 40(2) @newark-sherwooddc.gov.uk  
**Cc:** s. 40(2) @newark-sherwooddc.gov.uk; s. 40(2)  
**Subject:** FINAL Yorke Drive project

Hello s. 40(2)

Thank you for the meeting this morning. I said I would give you something in writing following our discussion.

As we agreed at our meeting in December, we went over the proposal again with colleagues here to confirm eligibility within our affordable homes programme. It is therefore with regret that I confirm the position that, in its current form, the Yorke Drive scheme does not comply with the programme parameters and we do not have the ability to grant fund the new affordable replacement Council homes. There is no delivery of any additional affordable homes, following the demolition of existing council properties and the council is obligated to rehouse each tenant in one of the new homes.

Yorke Drive is designated as a regeneration scheme involving the demolition and replacement of existing council properties and current Homes England policy is clear that in these circumstances we can only fund homes which can demonstrate "additionality", and this is clearly not the case here. I am aware that you and colleagues in the council will be disappointed at not able to utilise the Affordable Homes programme resources, but we do commit to continue to work with the council and its partners to deliver more affordable homes across the district.

We also discussed the recent announcement of a "brown field" fund which MHCLG announced before the holiday. This may be the way in which the council could bridge the gap in the funding required for this project. We understand that the £100m fund will be targeted at a number of themes including estate regeneration, and a bid round should be launched shortly. Colleagues here have suggested that it would be worthwhile making contact with ministry officials to discuss your proposal prior to a launch of the bidding round.

I have been advised that the main contact is:

s. 40(2)  
Housing Investment and Diversification  
Ministry of Housing, Communities & Local Government  
Fry Building | 2 Marsham St | London | SW1P 4DF  
s. 40(2) @communities.gov.uk>  
Telephone: s. 40(2)

Best wishes

s. 40(2)

  
Homes  
England  
s. 40(2)

#MakingHomesHappen

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. [Find out more and help make this happen.](#)



Please forward any Freedom of Information Requests to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

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