



Date: 14 December 2021

Our Ref: RFI3684

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

By Email Only

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

Dear [REDACTED]

RE: Request for Information – RFI3684

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 can you tell me:

- *The amount of money Homes England has spent in total on purchasing land intended for development (or for resale and development) annually during the financial years 2019/20, 2020/21 and 2021/22 (to date)*
- *The number of plots owned by Homes England at the end of the financial years 2019/20, 2020/21 and 2021/22 (to date).*

Response

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

The amount of money Homes England has spent in total on purchasing land intended for development (or for resale and development) annually during the financial years 2019/20, 2020/21 and 2021/22 (to date)

The table below shows the amount of money Homes England has spent in total on purchasing land intended for development. These figures reflect the departmental expenditure limit (DEL) capital expenditure on acquisition activity recorded for each financial year as requested. They include expenditure from all development budgets (Land Assembly Fund and Single Land Programme). We can advise that some of the money was spent on either new projects and stand-alone acquisitions, later phases of existing projects and also smaller fragments of land required for purposes such as access. These figures exclude Stamp Duty Land Tax.

Financial Years	Capital DEL expenditure
2019/20	£189m
2020/21	£169m
2021/22 (as at 1 November 2021)	£21m



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The number of plots owned by Homes England at the end of the financial years 2019/20, 2020/21 and 2021/22 (to date).

We have interpreted this to mean the “number of remaining homes (housing completions) forecast on land where the freehold is owned by Homes England, and where the land is not already under an unconditional contract (e.g. building lease) with another party. We can advise that as projects would have been at various stages of delivery cycle, forecasted data would have been subject to change, particularly where planning consent for development has not yet been secured. Therefore, we are unable to provide more exact figures than the below.

Financial Years	No of remaining homes forecast on land owned freehold by Homes England
2019/20	68k
2020/21	72k
2021/22 (as at 1 November 2021)	65k

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/>



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Making homes happen

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

OFFICIAL