



Homes  
England

Date: 29 April 2022

Our Ref: RFI3799

Tel: 0300 1234 500

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

Making homes happen

[REDACTED]

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

Dear [REDACTED]

**RE: Request for Information – RFI3799**

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:

*The Land Registry title WSX324228 shows that £26,335,000 was paid for the land by the Ifield Golf Club Ltd register at Companies House appears to show that they only received £15.2 million.*

*I should, therefore, like to request*

- (1) A full explanation of this discrepancy and*
- (2) Details of any payments made by Homes England to third parties in relation to the purchase of Ifield Golf Club.*

We asked for clarification regarding your request as follows:

To help us clarify your request please could you confirm in relation to point 2 in your request where you refer to 'payments' to third parties; are you seeking information in relation to a breakdown of the purchase price of £26,335,000 and whether this was paid to anyone other than Ifield Golf Club. Or rather, are you asking for details of all payments made to third parties that have facilitated the purchase, for example Legal costs, surveys, marketing, agent fees etc.

You clarified this point as follows:

*What I am requesting is a full breakdown of any expenditure that can account for the discrepancy between what Ifield Golf Club Ltd received for the sale of the course and what Homes England paid for it. I am assuming this will include all the types of payments you have listed in your reply.*

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### **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 responsible project team who would have the requested information if held.

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 are able to confirm that Homes England holds no recorded information in relation to another party's accounting at Companies House. Though not subject to the FOIA, we suggest you contact Ifield Golf Club directly regarding this as they may be prepared to respond to your query.

We can further confirm that in relation to payments to third parties for the purchase of Ifield Golf Club there is also no information held as Homes England paid the total sum of £26,335,000 directly to Ifield Golf Club.

### **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  
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.



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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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