



Homes
England

Date: 9 June 2022

Our Ref: RFI3871

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 ██████████

RE: Request for Information – RFI3871

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:

- *How many homes are owned by for-profit registered providers, and in which local authorities? (Please provide a breakdown of numbers by local authority)*
- *How many of these units are owned by Sage Housing, and in which local authorities? (Please provide a breakdown of numbers by local authority)*
- *Have all of these been acquired under s.106? If not, how many of them have been acquired in this way?*
- *What is the value of s.106 funding that has been spent with Sage Housing?*
- *How much in total has Sage Housing received in government grants? Please break this figure down by year.*

Response

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

- *How many homes are owned by for-profit registered providers, and in which local authorities? (Please provide a breakdown of numbers by local authority)*
- &
- *Have all of these been acquired under s.106? If not, how many of them have been acquired in this way?*

Please see the attached Annex A which sets out the number of homes owned by for-profit registered providers by local authority. The table also details whether these properties have been acquired under S106.

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- How many of these units are owned by Sage Housing, and in which local authorities? (Please provide a breakdown of numbers by local authority)

&

- Have all of these been acquired under s.106? If not, how many of them have been acquired in this way?

Please see the attached Annex B which sets out the number of homes owned by Sage Housing by local authority. The table also details whether these properties have been acquired under S106.

- What is the value of s.106 funding that has been spent with Sage Housing?

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 provider management and provider reporting teams 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 does not capture a monetary value against S106 sites. You may wish to contact the relevant local authority who may collect this information.

- How much in total has Sage Housing received in government grants? Please break this figure down by year.

Please see the attached Annex C which sets out the funding issued (loan or grant) to Sage housing by year and scheme.

For the year 2021/2022 this information is exempt from disclosure under the following exemption:

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 some 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.

Data for 2021 to 2022 will form part of the 'Housing Statistics' National Statistics publication routinely published and cannot be provided until the data has been formally approved and officially published.

We are 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



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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. Although the information requested is not intended for publication in the exact form requested, to provide the information would constitute an 'indication' of the statistics due to be published in the 'Housing Statistics' National Statistics publication as they form part of a subset of published data.

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.

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/>

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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RFI3871 – Annex A

For-Profit Registered Providers

Location LA Name	Combined S106 Agreement (Y/N)	No of Units
Stratford-on-Avon	N	24
Doncaster	N	27
Stroud	N	12
Wiltshire	N	6
Bedford	N	20
Cambridge	N	11
Central Bedfordshire	N	5
Cheshire East	N	14
Dacorum	N	14
East Hampshire	N	4
Ipswich	N	9
Maidstone	N	21
Milton Keynes	N	37
Newcastle-under-Lyme	N	29
North East Derbyshire	N	21
Peterborough	N	20
Rother	N	12
Rushcliffe	Y	11
South Cambridgeshire	N	16
South Norfolk	N	10
Stroud	N	27
Swale	N	14
Test Valley	N	17
Tunbridge Wells	N	36
Wealden	N	6
Wiltshire	N	4
Wokingham	N	29
Luton	N	3
Rochdale	N	4
Rochdale	N	15
Barnsley	N	3

RFI3871 – Annex A

For-Profit Registered Providers

Doncaster	N	3
Rochdale	N	74
Somerset West and Taunton	N	1
Havant	Y	35
Rushmoor	Y	80
Winchester	Y	66
Sunderland	N	6
Stockton-on-Tees	N	20
Stockton-on-Tees	N	9
County Durham	N	12
Darlington	N	19
East Riding of Yorkshire	Y	21
North Tyneside	N	4
Northumberland	N	14
Northumberland	Y	8
Stockton-on-Tees	N	94
Stockton-on-Tees	Y	12
Sunderland	N	4
Southampton	N	24
Southampton	Y	2
Welwyn Hatfield	N	15
Wokingham	N	4
Wokingham	N	73
Isle of Wight	N	75
Isle of Wight	N	102
Rushmoor	N	58
Central Bedfordshire	Y	23
Cornwall	Y	31
East Hertfordshire	N	21
East Hertfordshire	Y	22
Maldon	Y	20
North Warwickshire	Y	8
South Hams	N	32
South Kesteven	Y	14

RFI3871 – Annex A
For-Profit Registered Providers

Thurrock	N	60
Vale of White Horse	Y	52
Wealden	Y	21
West Suffolk	Y	13
Wolverhampton	Y	12
TOTAL		1,645

RFI3871 – Annex B
Sage Housing

Location LA Name	Combined S106 Agreement (Y/N)	No of Units
Stratford-on-Avon	N	24
Doncaster	N	27
Stroud	N	12
Wiltshire	N	6
Bedford	N	20
Cambridge	N	11
Central Bedfordshire	N	5
Cheshire East	N	14
Dacorum	N	14
East Hampshire	N	4
Ipswich	N	9
Maidstone	N	21
Milton Keynes	N	37
Newcastle-under-Lyme	N	29
North East Derbyshire	N	21
Peterborough	N	20
Rother	N	12
Rushcliffe	Y	11
South Cambridgeshire	N	16
South Norfolk	N	10
Stroud	N	27
Swale	N	14
Test Valley	N	17
Tunbridge Wells	N	36
Wealden	N	6
Wiltshire	N	4
Wokingham	N	29
TOTAL		456

RFI3871- Annex C

Sage funding by year

Programme	2019/2020	2020/2021
Right To Buy	284,625	1,263,375
Shared Ownership and Affordable Homes Programme	7,104,965	6,155,830
TOTAL	7,389,590	7,419,205