



Homes  
England

Date: 11 August 2022

Our Ref: RFI3985

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 – RFI3985**

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:

*I'd like to ask some questions about the 'First Home Scheme'.*

*The amount of houses the government has claimed will be put forth under this scheme doesn't seem to reflect reality at all.*

*Could you please advise me as to which developers are taking part and how many houses are expected to be put on the market and when?*

**Response**

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

***Could you please advise me as to which developers are taking part***

We can inform you that we do hold the information that you have requested. However, we rely on section 21, exemption where information is available to the applicant elsewhere.

The full text of the legislation can be found on the following link and we have quoted section 21 below for ease.

<https://www.legislation.gov.uk/ukpga/2000/36/section/21>

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21 - Information accessible to applicant by other means.

(1) Information which is reasonably accessible to the applicant otherwise than under section 1 is exempt information.

(2) For the purposes of subsection (1)—

- (a) information may be reasonably accessible to the applicant even though it is accessible only on payment, and
- (b) information is to be taken to be reasonably accessible to the applicant if it is information which the public authority or any other person is obliged by or under any enactment to communicate (otherwise than by making the information available for inspection) to members of the public on request, whether free of charge or on payment.

(3) For the purposes of subsection (1), information which is held by a public authority and does not fall within subsection (2)(b) is not to be regarded as reasonably accessible to the applicant merely because the information is available from the public authority itself on request, unless the information is made available in accordance with the authority's publication scheme and any payment required is specified in, or determined in accordance with, the scheme.

**Advice and Assistance**

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. We can confirm that Homes England is responsible for the grant funded First Homes Early Delivery Programme which applies to all regions in England excluding London. A procurement for the grant funded Early Delivery Programme was undertaken in 2021 which resulted in contract awards being made to 32 developers. As such we can advise that Homes England publish contract opportunities on 'Pro Contract' and should you wish to create an account, details in relation to our frameworks and developers can be found directly on Pro Contract via the following link: [Contract details \(due-north.com\)](https://www.procontract.com)

***how many houses are expected to be put on the market and when?***

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 First Homes 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>



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#### 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 we do not hold any recorded information relating to *when* these houses will be expected to be put on the market. We can advise that following contract awards, developers are required to agree to planning agreements with local authorities with the First Homes clauses. Once completed, developers will be marketing their First Homes sites on their websites, at their sales offices and via their usual marketing platforms. However, we can confirm that some of the developers listed on Pro Contract have completed this stage, and therefore there are an estimated 290 First Homes houses for sale.

#### 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.

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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