



Homes
England

Date: 1 November 2022

Our Ref: RFI4084

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 [REDACTED]

RE: Request for Information – RFI4084

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 loans for funding have been allocated from the Home Builders Fund between October 2021 and the end of September 2022?

- *Please give the number of grants*
- *The total allocated*
- *The number of homes that will be delivered from these grants*
- *How long each grant took to be approved*
- *Please separate the number and total value of those grants made for homes from those made for infrastructure work.*
- *Please also give information on how long each grant took to be decided, i.,e. either approved or rejected. By this, I mean the time in days between an application being lodged and a letter/email being dispatched to the applicant. Please break this information down into the standard 12 economic regions of the United Kingdom.*

Response

We can advise that the Home Building Fund delivers supports through 'loans' rather than 'grants' as requested. Therefore, the information provided below relates to recoverable loans. (Please note the information also includes the Levelling Up Home Building Fund and Home Building Fund Infrastructure Loans which are the predecessor funds for the Home Building Fund for housing development and infrastructure works.)

We can confirm that we do hold the requested information in relation to loans provided by the Home Building Fund, we will address each of your points in turn.

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Please separate the number and total value of those grants [*loans] made for homes from those made for infrastructure work.

Please give the number of grants [*loans]

We can confirm that between 1 October 2021 and the 30 September 2022, there were a total of 55 loan applications contracted. 6 of these were infrastructure projects and 49 were housing development projects.

The total allocated

A total of £546.1 was allocated. £203m were loans to infrastructure and £343.1m were to housing development loans.

The number of homes that will be delivered from these grants[*loans]

These loans are anticipated to deliver 7691 units of unlocked housing capacity and 8939 homes.

How long each grant [*loans] took to be approved

Please find attached Annex A which contains a table setting out the number of working days it took from origination to approval for each of the contracted loans.

Please note that the homes for one of the housing development loans in the South East have been attributed elsewhere so have been reduced to zero.

Please also give information on how long each grant took to be decided, i.e. either approved or rejected. By this, I mean the time in days between an application being lodged and a letter/email being dispatched to the applicant.

Please break this information down into the standard 12 economic regions of the United Kingdom.

We can confirm that between the 1 October 2021 and 30 September 2022, 55 Home Building Fund projects contracted and a further 19 projects were approved.

Approved Projects

Please find attached Annex B which contains a table setting out the number of working days it took from origination to approval for each of the projects.

Rejected Projects

We are able to confirm that Homes England does not hold this information.

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 177 projects withdrew during the due diligence process as they were ineligible for funding and a further 396 projects were withdrawn as the prospective borrower ceased communication with us. No projects were formally rejected.



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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
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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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RFI4084 - Annex A

Programme	Units	Economic Area	Working Days
HBF Infrastructure Loans	438	East Midlands	657
Levelling Up - Housing Development Loan	64	East Midlands	336
Levelling Up - Housing Development Loan	10	East Midlands	211
Levelling Up - Housing Development Loan	13	East Midlands	36
Levelling Up - Housing Development Loan	63	East Midlands	83
Levelling Up - Housing Development Loan	16	East Midlands	94
THBF - Housing Development Loan	10	East Midlands	26
HBF Infrastructure Loans	975	East Midlands	121
HBF Infrastructure Loans	975	East Midlands	121
Levelling Up - Housing Development Loan	247	East of England	124
HBF Infrastructure Loans	1,530	East of England	68
THBF - Housing Development Loan	5	East of England	89
THBF - Housing Development Loan	23	East of England	10
THBF - Housing Development Loan	49	East of England	41
Levelling Up - Housing Development Loan	5	London	87
Levelling Up - Housing Development Loan	14	London	330
HBF Infrastructure Loans	3,135	London	96
Levelling Up - Housing Development Loan	4,000	National	512
Levelling Up - Housing Development Loan	1,159	National	140
Levelling Up - Housing Development Loan	475	National	107
THBF - Housing Development Loan	693	National	209
Levelling Up - Housing Development Loan	189	North West	71
Levelling Up - Housing Development Loan	20	North West	104
Levelling Up - Housing Development Loan	29	North West	109
Levelling Up - Housing Development Loan	5	North West	36
Levelling Up - Housing Development Loan	178	North West	338
Levelling Up - Housing Development Loan	10	North West	26
Levelling Up - Housing Development Loan	26	North West	124
Levelling Up - Housing Development Loan	7	North West	69
THBF - Housing Development Loan	18	North West	61
THBF - Housing Development Loan	39	North West	80
THBF - Housing Development Loan	16	North West	252
THBF - Housing Development Loan	5	North West	59
Levelling Up - Housing Development Loan	15	South East	58
Levelling Up - Housing Development Loan	15	South East	96
Levelling Up - Housing Development Loan	11	South East	107
Levelling Up - Housing Development Loan	9	South East	67
Levelling Up - Housing Development Loan	8	South East	32
THBF - Housing Development Loan	-	South East	81
THBF - Housing Development Loan	598	South East	308
Levelling Up - Housing Development Loan	11	South West	46
THBF - Housing Development Loan	90	South West	106
Levelling Up - Housing Development Loan	9	West Midlands	426
THBF - Housing Development Loan	52	West Midlands	69
THBF - Housing Development Loan	495	West Midlands	69
Levelling Up - Housing Development Loan	24	Yorkshire and The Humber	474
THBF - Infrastructure Loan	638	Yorkshire and The Humber	76
Levelling Up - Housing Development Loan	55	Yorkshire and The Humber	54
Levelling Up - Housing Development Loan	8	Yorkshire and The Humber	27
Levelling Up - Housing Development Loan	65	Yorkshire and The Humber	74
Levelling Up - Housing Development Loan	8	Yorkshire and The Humber	74
Levelling Up - Housing Development Loan	5	Yorkshire and The Humber	526
THBF - Housing Development Loan	30	Yorkshire and The Humber	70
THBF - Housing Development Loan	19	Yorkshire and The Humber	105
THBF - Housing Development Loan	24	Yorkshire and The Humber	96

RFI4084 - Annex B

Programme	Units	Economic Area	Working Days
HBF Infrastructure Loans	1,937	East Midlands	527
Levelling Up - Housing Development Loan	19	East Midlands	426
THBF - Housing Development Loan	778	East of England	658
Levelling Up - Housing Development Loan	9	East of England	63
Levelling Up - Housing Development Loan	429	London	582
Levelling Up - Housing Development Loan	73	London	127
Levelling Up - Housing Development Loan	5,767	National	790
Levelling Up - Housing Development Loan	8	North West	169
Levelling Up - Housing Development Loan	9	North West	124
Levelling Up - Housing Development Loan	12	North West	83
Levelling Up - Housing Development Loan	30	South East	86
Levelling Up - Housing Development Loan	31	South West	121
Levelling Up - Housing Development Loan	23	South West	105
Levelling Up - Housing Development Loan	68	South West	497
THBF - Infrastructure Loan	2,300	West Midlands	409
Levelling Up - Housing Development Loan	5	West Midlands	365
Levelling Up - Housing Development Loan	5	Yorkshire and The Humber	170
Levelling Up - Housing Development Loan	56	Yorkshire and The Humber	79
Levelling Up - Housing Development Loan	5	Yorkshire and The Humber	31