



Homes  
England

Making homes happen

Date: 24 January 2023

Our Ref: RFI4192

Tel: 0300 1234 500

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

████████████████████  
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 – RFI4192**

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:

*Further to recent correspondence, Sunderland City Council [SCC] have claimed it owns the land sold by Washington Development Corporation to a private developer in 1983. SCC have had this land registered in the name of SCC with HMLR, by FR1 application in 2007. HMLR have created title number TY465161 based on the application by SCC. SCC claim HMLR would not have registered the land without evidence of the ownership thereof. Despite several requests to both SCC and HMLR for sight of the alleged evidence, nothing has been forthcoming. I believe this has been an error on the part of HMLR based on a false application by SCC. Have you anything in your records that would me prove this?*

*We moved into Oak Lodge late 1984. Just before this, some neighbours were becoming upset with vehicles parking in the road, and were thinking of approaching the Council to make the road pedestrians only as they had done with Fountains Close. This must have been brought up at Council meetings as shortly after the road was sold to a private developer, again probably subject to a Council meeting. Do you hold any record of Council meetings?*

The above request follows our response to RFI4101:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1117245/RFI4101 - Washington Development Corporation Files.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1117245/RFI4101_-_Washington_Development_Corporation_Files.pdf)

**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 Records Management 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.

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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 we do not hold any further information that falls within the scope of your request relating to the sale of land to Sunderland City Council from Washington Development Corporation. We advise that any further requests relating to this land should be submitted to Sunderland City Council via the below link as they have ownership of the land in question (confirmed on the Land Registry under Title Number TY465161).

<https://www.sunderland.gov.uk/freedom-information>

Further, in relation to the second part of your request, we can confirm that we also do not hold any files relating to council meetings dating back to 1984.

### **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/>



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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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