



Homes
England

Date: 22 March 2023

Our Ref: RFI4249

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 – RFI4249

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 note from RFI4132 on your website that there have been 42 cases of B2 rated buildings which have had Help to Buy valuations accepted. I would like some further information about this. Please can you tell me:

- *How many redemption requests have been submitted on properties with a B2 rating?*
- *Of those submitted, how many valuations have been declined or refuted by Homes England?*
- *For the B2 rated properties, please can you tell me the average time from the redemption request being submitted to the valuation being accepted and the maximum time from the redemption request being submitted to the valuation being accepted?*

Response

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

- ***How many redemption requests have been submitted on properties with a B2 rating?***

The ESW1 form which categorised buildings as B1 or B2 came into use in December 2019. Our records show that since this date there have been 110 redemption requests submitted where the property has a B2 rating.

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- ***Of those submitted, how many valuations have been declined or refuted by Homes England?***

We can inform you that we do hold the information that you have requested. However, to comply with your request would exceed the appropriate limit for the cost of compliance. We therefore rely on section 12, exemption where the cost of compliance exceeds the appropriate limit under the FOIA.

The full text of the legislation can be found on the following link and we have quoted section 12 below for ease.

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

Section 12 - Exemption where cost of compliance exceeds appropriate limit

(1) Section 1(1) does not oblige a public authority to comply with a request for information if the authority estimates that the cost of complying with the request would exceed the appropriate limit.

(2) Subsection (1) does not exempt the public authority from its obligation to comply with paragraph (a) of section 1(1) unless the estimated cost of complying with that paragraph alone would exceed the appropriate limit.

(3) In subsections (1) and (2) "the appropriate limit" means such amount as may be prescribed, and different amounts may be prescribed in relation to different cases.

(4) The Minister for the Cabinet Office may by regulations provide that, in such circumstances as may be prescribed, where two or more requests for information are made to a public authority:

(a) by one person, or

(b) by different persons who appear to the public authority to be acting in concert or in pursuance of a campaign, the estimated cost of complying with any of the requests is to be taken to be the estimated total cost of complying with all of them.

(5) The Minister for the Cabinet Office may by regulations make provision for the purposes of this section as to the costs to be estimated and as to the manner in which they are to be estimated.

We have considered the current wording of your request and in its current scope we have determined that to establish where all elements of the information is held, to locate the information, retrieving the information and extracting the information would exceed the appropriate limit in terms of timeframes.

Under the terms of the Act we are not obliged to provide any information compiled in the course of our searches prior to concluding section 12 is engaged.

Advice and Assistance

In compliance with the Section 45 Code of Practice (Paragraph 2.10) and to offer advice and assistance under section 16 of the Freedom of Information Act 2000, we can advise that this information is not collated or recorded alongside our tracker of redemption requests received and rated B2. To collate the information would require an individual review of the 110 accounts identified to see if the valuation submitted had been



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declined or refuted. This would have to be extracted, collated and reviewed to ensure accuracy and would exceed 18 hours of staff time.

We can advise that you may wish to consider narrowing the scope of this part of your request, however due to the broad scope of your request we cannot confirm that any further request would not also exceed the section 12 cost limit at this time.

- ***For the B2 rated properties, please can you tell me the average time from the redemption request being submitted to the valuation being accepted and the maximum time from the redemption request being submitted to the valuation being accepted?***

We note your request is for the date the valuation was accepted. Homes England's process for redemption is that the valuation is deemed accepted as the date the loan is redeemed.

Therefore, the information held is from the date the redemption request was submitted to Homes England and the date the loan was redeemed.

The average time between the redemption request submission and loan redemption is: 13.5 weeks.

The longest time between the redemption request submission and loan redemption was: 1 year 2 months.

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.



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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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