



Homes England

The Housing and Regeneration Agency

Date: 7 July 2023

Our Ref: RFI4121

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[Redacted]
By Email Only

Dear [Redacted]

RE: Request for Information – RFI4121

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA). Please accept our sincere apologies for the delay in responding.

You requested the following information:

I wish to make a Freedom of Information Request in respect of the development sites listed below, all in Preston, Lancashire, where I believe your Agency were involved

The information required please is the price paid, and if know by yourselves, details of any S106 agreements relating to the respective sites

We have attempted, unsuccessfully, to obtain this information from Land Registry

Site	Gross Area(Acres)	Developer	No. of Homes	Approx Date	Comment, to assist identification
Plot 15 Cottam Preston	11.12	Barratt Homes	117	May 2021	
Plots 4-7 Cottam Preston	26.93	Barratt Homes	215	Conditional	
Plot 14 Cottam Preston	4.2	Countrywide	68	Feb 2020	100% Affordable Housing
Sites in Preston	30.46 (net) and 8.64 (net)	n/a	n/a	2016	

6th Floor
Windsor House
42 - 50 Victoria Street, Westminster
London, SW1H 0TL

0300 1234 500
@HomesEngland
www.gov.uk/homes-england





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Site K, Cottam Hall	8.75	n/a	115	2015	
Sites 11-13 Cottam Hall	18	n/a	284	2015	We understand that costs of service diversions was £1.128m
Sites 11-13 Cottam Hall	13.5	n/a	119	2015	We believe agreed S278 costs were £410,500

Clarified request:

- a) The information required is in respect of sites 11-13 Cottam Hall
- b) Full disclosure of any S106 Agreement

Response

We can confirm that we do hold some of the requested information. We will address the points of your request below.

The information required please is the price paid

We can confirm that Homes England does hold some of this information. Please see the table below which details the contracted land prices for the specified sites. Please note that we do not hold information for 'Sites in Preston'.

Plot 15 Cottam Preston	£3,210,896
Plots 4-7 Cottam Preston	£6,352,036
Plot 14 Cottam Preston	£1,582,790
Sites in Preston	n/a
Site K, Cottam Hall	£3,251,600 + VAT of £650,320.00
Sites 11-13 Cottam Hall	£8,664,376





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Full disclosure of any S106 Agreement

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>

Section 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. To comply with this duty, we can confirm that the two in scope Section 106 agreements can be found on Preston City Council's planning portal under the following references:

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06/2012/0145

06/2013/0148

The Preston City Council planning portal can be accessed at the link below:

<https://selfservice.preston.gov.uk/service/planning/ApplicationSearch.aspx?cf=Home&Id1=20230124123540d15a6d91a6125177>

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

Information Governance Team
Homes England
Windsor House
6th Floor
42-50 Victoria Street
London
SW1H 0TL
United Kingdom

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

