



Homes
England

The Housing and Regeneration Agency

Date: 11 July 2023

Our Ref: RFI4401

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4401

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:

- 1. 17 days later we were advised that despite their best efforts to secure the funding 162 owners would have to share a cost of £540,000 not covered by the fund. What date between 6 April and 23 April were Peel advised of the £540,000 shortfall?**
- 2. On 10 May 2021 [REDACTED] and [REDACTED] advised that there was no change in the funding decision from your office and that we were still responsible to pay the £540,000 shortfall.**
- 3. On 10 May 2021 we advised [REDACTED] and [REDACTED] that we would challenge the shortfall and wanted documentary evidence of the shortfall.**
- 4. On 14 May 2021 [REDACTED] and [REDACTED] advised us of the “great news that there was lots of email correspondence with your office and an appeal filed challenging the £540,000 shortfall and that the appeal was upheld”. They refuse to share any of the appeal correspondence with us. This appeal took place sometime between 10 May 2021 and 14 May 2021 so under the freedom of information act we are requesting the Correspondence in which you advised Peel of the successful appeal.**
- 5. [REDACTED] and [REDACTED] also advised that one of our fellow leaseholders wrote Homes England an email on 30 April 2021 asking that you reverse the decision to not fund the £540,000 and that this leaseholder letter was instrumental in the appeal being successful. [REDACTED] and [REDACTED] refuse to forward us a copy of the lease**

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

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

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holder letter. Again under the freedom of information act please forward us a copy of the lease holder letter written to your office deleting all personal details of the lease holder that wrote the letter.

6. On 30 March 2022 an email from this email address was sent to Homes England requesting that Homes England please consider funding the fire alarm, the waking watch, fire doors, and other expenses and we asked that it be forwarded to the chairperson. Was our 30 March 2022 email forwarded to the chairperson? If yes, please send us a copy of the email we sent and what was the response from the chairperson as we never received a response?

Response

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

What date between 6 April and 23 April were Peel advised of the £540,000 short fall?

Peel was advised of the funding decision on 6 April 2021 and advised that all the works were eligible. The funding allocation decision was not altered.

This appeal took place sometime between 10 May 2021 and 14 May 2021 so under the freedom of information act we are requesting the Correspondence in which you advised Peel of the successful appeal.

We can confirm that we do not hold this information, this is because there was no appeal made.

Again under the freedom of information act please forward us a copy of the lease holder letter written to your office deleting all personal details of the lease holder that wrote the letter.

Please find enclosed with this response as Annex A, a copy of the communication that was received on 30 April 2021.

Some information within Annex A has been redacted as it contains the personal information of third parties. Therefore, we rely on Section 40 (2) of the FOIA to withhold this information from disclosure.

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Section 40 – Personal information

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

Was our 30 March 2022 email forwarded to the chairperson? If yes, please send us a copy of the email we sent and what was the response from the chairperson as we never received a response?

We can confirm that we did not forward the correspondence received on 30 March 2022 to Homes England's Chairperson. We can also confirm that the correspondence we received from you dated 30 March 2022 but was not received until 31 March 2022, addressed to [REDACTED] and Homes England's Chairperson, was not forwarded to Homes England's Chairperson.

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





Homes England

Date: 11 July 2023

Our Ref: RFI4401

Tel: 0300 1234 500

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/>

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

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s. 40(2)

Princes Dock Apartments
1 William Jessop Way
Liverpool L3 1DZ

30 April 2021

Email:

s. 40(2)

Mr Peter Freeman
Chairman
Homes England
50 Victoria Street
London SW1 0TL

Dear Mr Freeman

**Funding Allocation – Shortfall
ACM & Non ACM Cladding Works – Princes Dock Apartments, Liverpool**

I am a leaseholder living in the above high rise block of apartments. I am writing to request that Homes England fully fund the works relating to the replacement of the ACM and Non ACM cladding to our building.

We have been informed by our building owner/managing agent that the bids for funding for the replacement works has been approved, but with a shortfall of £540,000.

It is my understanding that the planned works are all essential and necessary to ensure that the current ACM and Non ACM cladding is replaced by a safe alternative. I therefore cannot understand why the works are not funded in full.

If a change in policy or Board approval is needed to fix this anomaly, I would request that you arrange this and support the necessary changes, as soon as possible.

As things stand, I together with the other leaseholders in our building are faced with meeting the cost of this shortfall. This is in addition to other charges amounting to over £400,000, relating to other fire prevention works and measures designed to make our building safe. (These are not eligible for any form of funding).

Your valuable help in fixing this anomaly and securing the £540,000 funding shortfall, would go some way to alleviating the significant financial burden which I and other leaseholders are facing in our building.

I look forward to hearing from you.

Yours sincerely

s. 40(2)