



# Homes England

The Housing and Regeneration Agency

Date: 14 September 2023

Our Ref: RFI4320

Tel: 0300 1234 500

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

[REDACTED]  
By Email Only

Dear [REDACTED]

## **RE: Request for Information – RFI4320**

Thank you for your request for information which was processed in accordance with the Environmental Information Regulations 2004 (EIR).

You requested the following information:

- 1. Do Homes England own or manage any land in the Blashaw area of Penwortham? Sub questions follow if the answer is yes:**
  - a. Please provide a map showing the extent of land ownership.**
  - b. Please explain the circumstances by which the land was acquired.**
  - c. Please explain the purpose for acquiring the land.**
  - d. When was the land acquired?**
  - e. Please outline any timescales which any prospective development is expected to be undertaken.**
  - f. If no development is currently planned, for what purpose is the land held?**
  - g. How much has Homes England spent on maintaining the land in the last ten years?**
  - h. Is the land sub-let? If so, to whom?**
  - i. For what reason are the public denied access or right of way?**
- 2. The signs are very negative. When walking I try to be respectful of any land which I am walking across, but there is a complete absence of 'positive' signs to point where the permitted footpaths are. Do you have any plans to make the permitted paths clearer? I appreciate that a number of the signs in the area appear to have been put up by local farmers, and HE doesn't have sole responsibility for this failing, but as a government agency, it has to my mind, has some responsibility to set a good example.**
- 3. If HE does not own or manage land in the area, are you aware that there are signs as shown in the attached picture installed in the area, and are you content that this is appropriate?**

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

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@HomesEngland  
[www.gov.uk/homes-england](http://www.gov.uk/homes-england)





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## **Response**

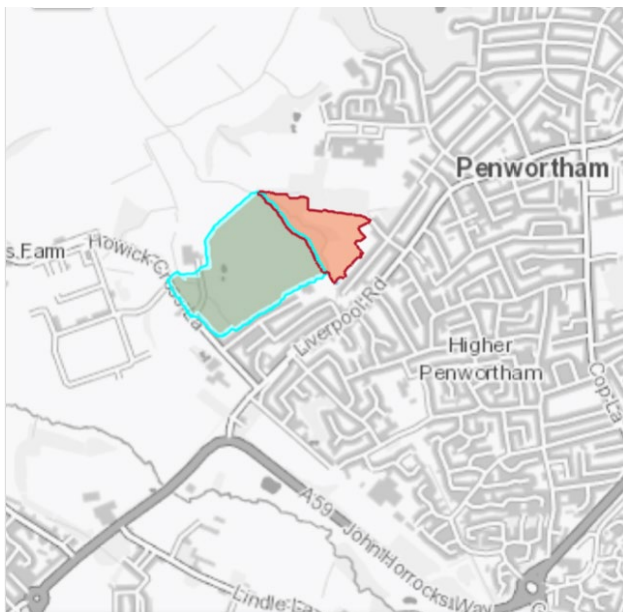
We can confirm that we do hold some of the requested information. We will address each of your questions in turn.

### **1. Do Homes England own or manage any land in the Blashaw area of Penwortham?**

We can confirm that we do own and manage the land in Blashaw. The land is registered under title number LA641746 and further information can be found on the Land Registry.

#### **a. Please provide a map showing the extent of land ownership.**

Please see map below highlighting the land that Homes England owns. This is approximately 18.7 hectares of land.



#### **b. Please explain the circumstances by which the land was acquired.**





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We can confirm that the Homes and Communities Agency (trading as Homes England) is the statutory successor in title to the Commission for the New Towns (CNT). All assets, liabilities and interests were transferred from CNT to Homes England.

**c. Please explain the purpose for acquiring the land.**

We can confirm that ownership has effectively been inherited by Homes England as opposed to a targeted acquisition.

**d. When was the land acquired?**

As mentioned in our responses above, the land asset transferred to Homes and Communities Agency upon the decommissioning of the CNT, rather than a targeted acquisition with effect from December 2008.

**e. Please outline any timescales which any prospective development is expected to be undertaken.**

Regulation 12(4)(a) – Information not held

Under regulation 12(4)(a) of the EIR, Homes England may refuse to disclose information if the requested information is not held by that public authority. We can confirm that we do not hold the requested information and have carried out searches with the Development team to confirm.

Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 9(1) of the EIR. To comply with this duty, we can confirm that there is currently no formal strategy for the site and no timescales known for development of the site at this time.

**f. If no development is currently planned, for what purpose is the land held?**

We can confirm that the land is held as surplus.

**g. How much has Homes England spent on maintaining the land in the last ten years?**

Regulation 12(4)(a) – Information not held





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Under regulation 12(4)(a) of the EIR, Homes England may refuse to disclose information if the requested information is not held by that public authority. We can confirm that we do not hold the requested information and have carried out searches with the Development team to confirm.

## Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 9(1) of the EIR. To comply with this duty, we can confirm the estate management is held under a multi asset portfolio and so we do not hold data on the maintenance of this specific site. However, generally management of this site has been limited to vegetation clearance and boundary control.

### **h. Is the land sub-let? If so, to whom?**

We can confirm that part of this land is sub-let and we have a Farm Business Tenancy in place for the land at Howick Hall.

## Regulation 13 – Personal Data

We are withholding information concerning the name of the party to whom we are in agreement with on the grounds that it constitutes third party personal data and therefore engages Regulation 13 of the EIR.

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.

Regulation 13 is an absolute exception 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 exception is engaged.

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

<http://www.legislation.gov.uk/uksi/2004/3391/regulation/13/made>

### **i. For what reason are the public denied access or right of way?**





# Homes England

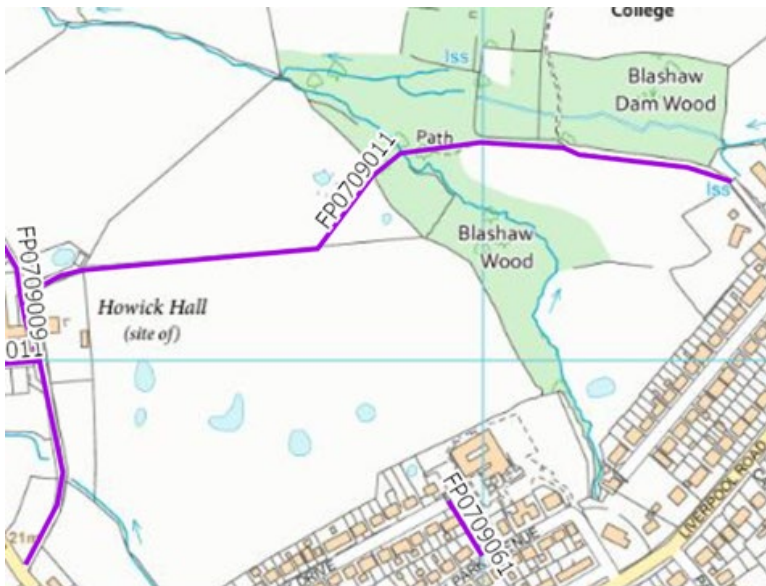
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As detailed above, some of the land is privately let on a Farm Business Tenancy. The remaining land is not formal open space however, the public may access the land as shown by public right of way coloured purple in the plan below.



## 2. Do you have any plans to make the permitted paths clearer?

### Regulation 12(4)(a) – Information not held

Under regulation 12(4)(a) of the EIR, Homes England may refuse to disclose information if the requested information is not held by that public authority. We can confirm that we do not hold the requested information and have carried out searches with the Development team to confirm.

### Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 9(1) of the EIR. To comply with this duty, we can confirm that we do not have any current plans to make the paths clearer, but we thank you for your comments and for bringing this to our attention and we will look to review the signage.





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**3. If HE does not own or manage land in the area, are you aware that there are signs as shown in the attached picture installed in the area, and are you content that this is appropriate?**

As above, Homes England does own/manage land in the area and can certainly review the signage.

### Right to make Representations

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 a reconsideration of our response (Internal Review). You can make this representation 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  
42-50 Victoria Street  
London  
SW1H 0TL

Your request for reconsideration must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response (Reg 11(2)). Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for reconsideration 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

