



# Homes England

The Housing and Regeneration Agency

Date: 26 September 2023

Our Ref: RFI4468

Tel: 0300 1234 500

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

[REDACTED]  
By Email Only

Dear [REDACTED]

## **RE: Request for Information – RFI4468**

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 understand Homes England value assets to establish the net realisable value.**

**1) I would like to receive an excel file showing the;**

- value of help to buy assets in London per property for 2021-2022 and 2022-2023
- postcode of the property
- and any impairment taken

**2) Does the valuation take into account potential fire safety concerns with the property when Homes England has been informed of this?**

**3) Can you please share Homes England ALVVE (Annual Land Validation and Valuation Exercise) guidance?**

## **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 Help to Buy and Land Development teams who would have the requested information if held.

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

0300 1234 500  
@HomesEngland  
[www.gov.uk/homes-england](http://www.gov.uk/homes-england)





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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.

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 can confirm we are not able to answer the questions relating to Help to Buy because the valuation is a portfolio-level estimate, and we don't seek to estimate individual property valuations. We do this using property-level data but expect that our methodology overvalues some properties and undervalues others. Similarly, we do not know individual arrears and apply percentage overlays which means we can't reasonably answer these questions with the precision requested as the data does not exist.

Furthermore, the ALVVE process only deals with Homes England's Development portfolio (mostly land or historic built assets). Likewise, we do not undertake any ALVVE or other valuation work in London.

## **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)

Information Governance Team  
Homes England  
Windsor House  
6<sup>th</sup> Floor  
42-50 Victoria Street  
London  
SW1H 0TL

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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

