



Homes
England

The Housing and Regeneration Agency

Date: 27 October 2023

Our Ref: RFI4500

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

██████████
By Email Only

Dear ██████████

RE: Request for Information – RFI4500

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:

Please send me the latest report by the Secretary of State for Levelling-up Michael Gove MP and Fiona MacGregor RSH on the financial status of the social housing company the Poplar Harca Ltd which has asked tenants if can merge with Tower Hamlets Community Housing (THCH), which manages around 3,200 homes, is exploring a tie-up with 10,000-home Poplar Harca. A decision by the groups' boards is due by the autumn.

Three months ago, THCH was downgraded for its governance and financial viability, to non-complaint grades of G3/V3.

The Regulator of Social Housing found THCH was “unable to meet the costs of its day-to-day operating activities and repair liabilities” and was looking at a covenant waiver from its funder.

THCH had failed to identify the “full accounting implications of the Building Safety Act”, while it faced a “substantial programme of fire remediation work”, the regulator said.

<https://www.insidehousing.co.uk/news/east-london-social-landlords-in-merger-talks-82127>

Who is responsible for seeing that private social housing companies do not obtain a monopoly in one area? I

The Poplar Harca Ltd after the 3 East India Estates transfer in 2007, has control of over 7 estates in Poplar with 9 000 properties and now another 3,000 will join from the THCH

<https://www.gov.uk/government/publications/regulatory-judgement-poplar-harca-limited--2/current-regulatory-judgement-poplar-housing-and-regeneration-community-association-limited-24-november-2021>

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Windsor House
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Do you have an update of this Regulator Judgement?

Instead of building new social housing to rent at 20% of tenants incomes, the Poplar Harca Ltd are building social housing to half buy and half rent. Is this lawful?

What is the definition of Social Housing . Tenants should be able to come and go as their lives and jobs dictate paying 20% of their salaries on the rent, as in Moscow and Minsk.

It will be impossible for tenants to find a buyer to buy their half ownership in their flats, as mortgages are impossible for this type of property. They will be stuck in an area they no longer work in and will have to commute or go on the benefits.

Who do I complain to about the Poplar Harca Ltd having an illegal manopoly of Social Housing in Poplar and Bow Tower Hamlets.

Here is my personal video recording to my MP Apsana Begum, made available to my MP Felicity Buchan and Apsana Begum Member of Parliament for Poplar and Limehouse Constituency.

[Redacted]

Please watch as I have included alarming information to pass on to the authorities.

Who is responsible for overseeing the stock transfer of all the social housing flats from the London Borough of Tower Hamlets TMO East of Burdett Rd to private social housing companies?

What are the requirements. How is it started. Should an existing tenants society in the estate representing all the tenants, have to make an inquiry before the stock transfer process can start?

[Redacted]





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The Poplar Harca Ltd had agreed to buy my flat along with the other 30 leaseholders. We have a contract to purchase my flat. I had previously been offered £400,000 . But I knew they had to pay my asking price. So they instead of naking me and better offer, stole it.

Who can make them pay my asking price and have them criminally charged?

The Secretary of State for Levelling-up Michael Gove

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 Assets team and our Affordable Homes team who would have the requested information if held.

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 are able to confirm that Homes England do not manage property in the London area.

We advise that you seek the information you are looking for from the Greater London Assembly. You can find published information on their website and you can submit a Freedom of Information request via the following link:

[Freedom of information | London City Hall](#)

In addition to the Greater London Assembly, you could also try the Regulator of Social Housing via the following link (scroll to the bottom to submit an FOI):

[Regulator of Social Housing - GOV.UK \(www.gov.uk\)](#)

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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.





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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

