



# Homes England

Date: 28 November 2023

Our Ref: RFI4499

Tel: 0300 1234 500

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

[REDACTED]  
By Email Only

Dear [REDACTED]

## **RE: Request for Information – RFI4499**

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:

### **How many loans for funding have been allocated from the Home Builders Fund between October 2022 and the end of September 2023?**

- **Please give the number of grants**
- **The total allocated**
- **The number of homes that will be delivered from these grants**
- **How long each grant took to be approved**
- **Please separate the number and total value of those grants made for homes from those made for infrastructure work.**
- **Please also give information on how long each grant took to be decided, i.,e. either approved or rejected. By this, I mean the time in days between an application being lodged and a letter/email being dispatched to the applicant. Please break this information down into the standard 12 economic regions of the United Kingdom.**

## **Response**

We can advise that the Home Building Fund/Levelling Up Home Building Fund and Home Building Fund Infrastructure Loans delivers support through 'loans' rather than 'grants'. Therefore, the information provided below relates to recoverable loans.





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

**Please separate the number and total value of those grants made for homes from those made for infrastructure work.**

**Please give the number of grants [\*loans]**

We can confirm that between 1 October 2022 and the 30 September 2023, there was a total of 25 loan applications contracted. 1 of these were infrastructure projects and 24 were housing development projects.

**The total allocated**

A total of £191million (m) was allocated. £25m were loans to infrastructure and £166m were to housing development loans.

**The number of homes that will be delivered from these grants [\*loans]**

The loans are anticipated to deliver 3919 units of unlocked housing capacity and 3797 homes.

**How long each grant [\*loans] took to be approved**

Please see attached Annex A which contains a table setting out the number of working days it took from origination to approval for each of the contracted loans.

**Please also give information on how long each grant took to be decided, i.e. either approved or rejected. By this, I mean the time in days between an application being lodged and a letter/email being dispatched to the applicant. Please break this information down into the standard 12 economic regions of the United Kingdom.**

We can confirm that in the period between 1 October 2022 and 30 September 2023, 25 Home Building Fund projects contracted and a further 40 were approved.

## Approved Projects

Please find attached Annex B which contains a table setting out the number of working days it took from origination to approval for each of the approved or projects. Please find attached Annex C for the list of withdrawn projects. Please note that 19 project applications had not provided information on geographic location at the point of withdrawal.





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## Rejected Projects

We can confirm that Homes England does not hold the information detailed in your request. 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 126 projects withdrew during the due diligence process as they were ineligible for funding and a further 135 projects were withdrawn as the prospective borrower ceased communication with us. No projects were formally rejected.

## 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  
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.

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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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



**RFI4499 - Annex A**

Programme	Project Name	Economic Area	Units	Working Days
Levelling Up - Home Building Fund	Port Homes (Seaton Meadows) Limited - Seaton Meadows, Hartlepool	North East, Yorkshire and The Humber	39	77
Levelling Up - Home Building Fund	Sunhill Developments (NW) Ltd - Kilnbank Rd	Midlands	5	45
Levelling Up - Home Building Fund	Bunny Homes - Kilhampton	South West	25	61
Levelling Up - Home Building Fund	Hembury Homes (Devon) Limited - Oakwood Park	South West	13	129
Levelling Up - Home Building Fund	Meadowview Homes Ltd- Highstairs Lane, Stretton.	North East, Yorkshire and The Humber	28	94
Levelling Up - Home Building Fund	Kingswood Homes Estates Ltd (2) Multi Site	National	759	192
Levelling Up - Home Building Fund	Ward Homes Yorkshire Limited - Atwick Road, Hornsea	North East, Yorkshire and The Humber	60	66
Levelling Up - Home Building Fund	Blueoak Estates (Westminster) Limited - Land off Lache Lane, Lache, Chester	North West	21	191
Levelling Up - Home Building Fund	Hollins Homes (Macclesfield) Limited - Hurdsfield Day Care Centre	North West	12	72
Levelling Up - Home Building Fund	Broadfield Rochester Development Limited - Rochester House, Great Baddow	South East	9	63
Levelling Up - Home Building Fund	Havenfort Homes (Leavening) Ltd - Old Sheep Fold, Leavening	North East, Yorkshire and The Humber	8	80
Levelling Up - Home Building Fund	Maden Property Developments (Cornhill Rd) Ltd - Cornhill Rd, Tweedmouth, Phase 2	North East, Yorkshire and The Humber	32	124
Levelling Up - Home Building Fund	Real World Properties (RL83) Limited - The Timber Yard	South West	20	81
Levelling Up - Home Building Fund	Risby Homes Limited - Park Lane, Cottingham	North East, Yorkshire and The Humber	57	79
THBF - Long Term Fund	Catesby Estates - Newark Futures	Midlands	550	124
Levelling Up - Home Building Fund	Stancliffe Homes (Oxcroft) Ltd - Oxcroft Lane	North East, Yorkshire and The Humber	38	20
Levelling Up - Home Building Fund	Zodiac II Ltd, Zodiac House	London	73	127
Levelling Up - Home Building Fund	CLL (Barton1) Limited - The Boars Head, Barton	North West	9	124
Levelling Up - Home Building Fund	Dowles Brook Homes Limited - Site at Kendal Lodge	Midlands	5	365
Levelling Up - Home Building Fund	Hill Farm Developments Kent Ltd - Esquire - Project Demelza	South East	30	86
Levelling Up - Home Building Fund	Harpercrewe (The Steadings) Ltd - Phase 1a	South West	68	497
Levelling Up - Home Building Fund	Gaddes Homes Ltd - Windmill Hill Quarry, Grimethorpe, Barnsley	North East, Yorkshire and The Humber	6	170
Levelling Up - Home Building Fund	Centaur Homes (North) Limited - Alkington	South West	31	121
Levelling Up - Home Building Fund	Redbourne Homes (Creeting) LTD - Creeting	South East	52	180
Levelling Up - Home Building Fund	Newton Development Partners	National	5766	790

## RFI4499 - Annex B

Programme	Economic Area	Units	Working Days
Levelling Up - Home Building Fund	Yorkshire and The Humber	6	15
Levelling Up - Home Building Fund	East of England	12	47
Levelling Up - Home Building Fund	Yorkshire and The Humber	8	12
Levelling Up - Home Building Fund	East Midlands	462	56
Levelling Up - Home Building Fund	North West	11	82
Levelling Up - Home Building Fund	Yorkshire and The Humber	21	86
Levelling Up - Home Building Fund	Yorkshire and The Humber	30	49
Levelling Up - Home Building Fund	Yorkshire and The Humber	13	126
Levelling Up - Home Building Fund	North West	46	69
Levelling Up - Home Building Fund	West Midlands	67	119
Levelling Up - Home Building Fund	London	8	88
Levelling Up - Home Building Fund	North East	84	50
Levelling Up - Home Building Fund	Yorkshire and The Humber	50	50
Levelling Up - Home Building Fund	Yorkshire and The Humber	8	54
Levelling Up - Home Building Fund	South East	34	287
Levelling Up - Home Building Fund	Yorkshire and The Humber	50	41
Levelling Up - Home Building Fund	North East	39	77
Levelling Up - Home Building Fund	West Midlands	5	45
Levelling Up - Home Building Fund	South West	25	61
Levelling Up - Home Building Fund	South West	13	129
Levelling Up - Home Building Fund	West Midlands	34	31
Levelling Up - Home Building Fund	East Midlands	28	94
Levelling Up - Home Building Fund	National	3327	39
Levelling Up - Home Building Fund	North West	6	473
Levelling Up - Home Building Fund	National	759	192
Levelling Up - Home Building Fund	Yorkshire and The Humber	60	66
Levelling Up - Home Building Fund	North West	21	191
Levelling Up - Home Building Fund	South East	20	60
Levelling Up - Home Building Fund	North West	12	72
Levelling Up - Home Building Fund	Yorkshire and The Humber	8	80
Levelling Up - Home Building Fund	North East	32	124
Levelling Up - Home Building Fund	North East	12	324
Levelling Up - Home Building Fund	South West	20	81
THBF - Long Term Fund	East Midlands	550	124
Levelling Up - Home Building Fund	East of England	22	455
Levelling Up - Home Building Fund	National	9500	415
Levelling Up - Home Building Fund	London	3473	340
Levelling Up - Home Building Fund	North West	31	239
Levelling Up - Home Building Fund	Yorkshire and The Humber	72	572
Levelling Up - Home Building Fund	North West	18	845



Programme	Reference	Reason for Withdrawal	Days to Withdr	Economic Region
THBF Infrastructure Loan	003925/1	Borrower Ceased Communication	1016	0
THBF Infrastructure Loan	004466/1	Borrower Ceased Communication	1018	0
Levelling Up - Housing Development Loan	007664/1	Borrower Ceased Communication	167	0
Levelling Up - Housing Development Loan	007720/1	Borrower Ceased Communication	219	West Midlands
Levelling Up - Housing Development Loan	007729/1	Borrower Ceased Communication	215	East Midlands
Levelling Up - Housing Development Loan	007778/1	Borrower Ceased Communication	152	South West
Levelling Up - Housing Development Loan	007818/1	Borrower Ceased Communication	265	Yorkshire and The Humber
Levelling Up - Housing Development Loan	007831/1	Borrower Ceased Communication	162	West Midlands
Levelling Up - Housing Development Loan	007872/1	Borrower Ceased Communication	77	North West
Levelling Up - Housing Development Loan	007884/1	Borrower Ceased Communication	185	South West
Levelling Up - Housing Development Loan	007930/1	Borrower Ceased Communication	130	South East
Levelling Up - Housing Development Loan	007935/1	Borrower Ceased Communication	171	London
Levelling Up - Housing Development Loan	007946/1	Borrower Ceased Communication	121	East of England
Levelling Up - Housing Development Loan	007959/1	Borrower Ceased Communication	115	East of England
Levelling Up - Housing Development Loan	007961/1	Borrower Ceased Communication	196	Yorkshire and The Humber
Levelling Up - Housing Development Loan	007998/1	Borrower Ceased Communication	165	East of England
Levelling Up - Housing Development Loan	008050/1	Borrower Ceased Communication	126	East of England
Levelling Up - Housing Development Loan	008068/1	Borrower Ceased Communication	114	East of England
Levelling Up - Housing Development Loan	008070/1	Borrower Ceased Communication	20	South West
Levelling Up - Housing Development Loan	008077/1	Borrower Ceased Communication	52	South West
Levelling Up - Housing Development Loan	008082/1	Borrower Ceased Communication	3	0
Levelling Up - Housing Development Loan	008098/1	Borrower Ceased Communication	177	South East
Levelling Up - Housing Development Loan	008103/1	Borrower Ceased Communication	99	East of England
Levelling Up - Housing Development Loan	008106/1	Borrower Ceased Communication	98	East of England
Levelling Up - Housing Development Loan	008120/1	Borrower Ceased Communication	176	South West
Levelling Up - Housing Development Loan	008141/1	Borrower Ceased Communication	94	East Midlands
Levelling Up - Housing Development Loan	008145/1	Borrower Ceased Communication	172	0
Levelling Up - Housing Development Loan	008149/1	Borrower Ceased Communication	92	East of England
Levelling Up - Housing Development Loan	008150/1	Borrower Ceased Communication	153	0
Levelling Up - Housing Development Loan	008206/1	Borrower Ceased Communication	157	London
Levelling Up - Housing Development Loan	008232/1	Borrower Ceased Communication	7	South East
Levelling Up - Housing Development Loan	008247/1	Borrower Ceased Communication	58	East of England
Levelling Up - Housing Development Loan	008249/1	Borrower Ceased Communication	97	South East
Levelling Up - Housing Development Loan	008262/1	Borrower Ceased Communication	53	East of England
Levelling Up - Housing Development Loan	008310/1	Borrower Ceased Communication	133	London
Levelling Up - Housing Development Loan	008343/1	Borrower Ceased Communication	128	East of England
Levelling Up - Housing Development Loan	008353/1	Borrower Ceased Communication	11	East Midlands
Levelling Up - Housing Development Loan	008368/1	Borrower Ceased Communication	22	North West
Levelling Up - Housing Development Loan	008404/1	Borrower Ceased Communication	33	East Midlands
Levelling Up - Housing Development Loan	008405/1	Borrower Ceased Communication	16	South East
Levelling Up - Housing Development Loan	008412/1	Borrower Ceased Communication	12	East of England
Levelling Up - Housing Development Loan	008436/1	Borrower Ceased Communication	94	East of England
Levelling Up - Housing Development Loan	008462/1	Borrower Ceased Communication	13	West Midlands
Levelling Up - Housing Development Loan	008482/1	Borrower Ceased Communication	67	North West
Levelling Up - Housing Development Loan	008550/1	Borrower Ceased Communication	37	East Midlands
THBF Housing Development Loan	000331/1	Borrower Ceased Communication	1683	0
THBF Housing Development Loan	000895/1	Borrower Ceased Communication	1652	North East
THBF Housing Development Loan	002294/1	Borrower Ceased Communication	1449	0
THBF Housing Development Loan	003085/1	Borrower Ceased Communication	1344	East Midlands
THBF Housing Development Loan	004495/1	Borrower Ceased Communication	1074	0
THBF Housing Development Loan	005343/1	Borrower Ceased Communication	624	London
THBF Housing Development Loan	005354/1	Borrower Ceased Communication	623	East of England
THBF Housing Development Loan	005374/1	Borrower Ceased Communication	647	London
THBF Housing Development Loan	005644/1	Borrower Ceased Communication	807	East of England

THBF Housing Development Loan	005940/1	Borrower Ceased Communication	714	0
THBF Housing Development Loan	007067/1	Borrower Ceased Communication	533	West Midlands
THBF Housing Development Loan	007374/1	Borrower Ceased Communication	443	North West
THBF Housing Development Loan	007447/1	Borrower Ceased Communication	416	0
THBF Housing Development Loan	007597/1	Borrower Ceased Communication	359	Yorkshire and The Humber
Levelling Up - Housing Development Loan	007677/1	Borrower Ceased Communication	206	North West
Levelling Up - Housing Development Loan	007685/1	Borrower Ceased Communication	332	Yorkshire and The Humber
Levelling Up - Housing Development Loan	007710/1	Borrower Ceased Communication	153	North East
Levelling Up - Housing Development Loan	007893/1	Borrower Ceased Communication	99	North West
Levelling Up - Housing Development Loan	007894/1	Borrower Ceased Communication	229	0
Levelling Up - Housing Development Loan	007991/1	Borrower Ceased Communication	180	Yorkshire and The Humber
Levelling Up - Housing Development Loan	008025/1	Borrower Ceased Communication	50	Yorkshire and The Humber
Levelling Up - Housing Development Loan	008047/1	Borrower Ceased Communication	139	Yorkshire and The Humber
Levelling Up - Housing Development Loan	008085/1	Borrower Ceased Communication	119	Yorkshire and The Humber
Levelling Up - Housing Development Loan	008722/1	Borrower Ceased Communication	18	Yorkshire and The Humber
THBF Housing Development Loan	005376/1	Borrower Ceased Communication	619	London
THBF Housing Development Loan	005516/1	Borrower Ceased Communication	751	North West
Levelling Up - Housing Development Loan	007804/1	Borrower Ceased Communication	102	South West
Levelling Up - Housing Development Loan	007841/1	Borrower Ceased Communication	177	North East
Levelling Up - Housing Development Loan	007887/1	Borrower Ceased Communication	184	North West
Levelling Up - Housing Development Loan	007889/1	Borrower Ceased Communication	232	North West
Levelling Up - Housing Development Loan	007906/1	Borrower Ceased Communication	149	Yorkshire and The Humber
Levelling Up - Housing Development Loan	007960/1	Borrower Ceased Communication	37	0
Levelling Up - Housing Development Loan	007964/1	Borrower Ceased Communication	127	East Midlands
Levelling Up - Housing Development Loan	007971/1	Borrower Ceased Communication	101	Yorkshire and The Humber
Levelling Up - Housing Development Loan	007974/1	Borrower Ceased Communication	33	London
Levelling Up - Housing Development Loan	007977/1	Borrower Ceased Communication	30	East of England
Levelling Up - Housing Development Loan	007980/1	Borrower Ceased Communication	25	East of England
Levelling Up - Housing Development Loan	007985/1	Borrower Ceased Communication	104	North East
Levelling Up - Housing Development Loan	007988/1	Borrower Ceased Communication	112	West Midlands
Levelling Up - Housing Development Loan	007990/1	Borrower Ceased Communication	20	London
Levelling Up - Housing Development Loan	008002/1	Borrower Ceased Communication	68	Yorkshire and The Humber
Levelling Up - Housing Development Loan	008014/1	Borrower Ceased Communication	95	West Midlands
Levelling Up - Housing Development Loan	008022/1	Borrower Ceased Communication	158	North West
Levelling Up - Housing Development Loan	008028/1	Borrower Ceased Communication	85	West Midlands
Levelling Up - Housing Development Loan	008033/1	Borrower Ceased Communication	42	West Midlands
Levelling Up - Housing Development Loan	008034/1	Borrower Ceased Communication	147	North West
Levelling Up - Housing Development Loan	008054/1	Borrower Ceased Communication	137	London
Levelling Up - Housing Development Loan	008057/1	Borrower Ceased Communication	45	West Midlands
Levelling Up - Housing Development Loan	008059/1	Borrower Ceased Communication	59	0
Levelling Up - Housing Development Loan	008062/1	Borrower Ceased Communication	61	0
Levelling Up - Housing Development Loan	008063/1	Borrower Ceased Communication	84	North East
Levelling Up - Housing Development Loan	008066/1	Borrower Ceased Communication	35	East Midlands
Levelling Up - Housing Development Loan	008092/1	Borrower Ceased Communication	113	West Midlands
Levelling Up - Housing Development Loan	008118/1	Borrower Ceased Communication	23	East Midlands
Levelling Up - Housing Development Loan	008124/1	Borrower Ceased Communication	49	East Midlands
Levelling Up - Housing Development Loan	008155/1	Borrower Ceased Communication	168	South East
Levelling Up - Housing Development Loan	008159/1	Borrower Ceased Communication	32	West Midlands
Levelling Up - Housing Development Loan	008164/1	Borrower Ceased Communication	155	0
Levelling Up - Housing Development Loan	008172/1	Borrower Ceased Communication	42	West Midlands
Levelling Up - Housing Development Loan	008173/1	Borrower Ceased Communication	52	South West
Levelling Up - Housing Development Loan	008186/1	Borrower Ceased Communication	67	London
Levelling Up - Housing Development Loan	008197/1	Borrower Ceased Communication	51	South East
Levelling Up - Housing Development Loan	008198/1	Borrower Ceased Communication	54	North East
Levelling Up - Housing Development Loan	008214/1	Borrower Ceased Communication	22	Yorkshire and The Humber
Levelling Up - Housing Development Loan	008216/1	Borrower Ceased Communication	18	East Midlands



## RFI4499 - Annex C

Levelling Up - Housing Development Loan	008223/1	Borrower Ceased Communication	40	0
Levelling Up - Housing Development Loan	008229/1	Borrower Ceased Communication	49	South West
Levelling Up - Housing Development Loan	008236/1	Borrower Ceased Communication	15	London
Levelling Up - Housing Development Loan	008237/1	Borrower Ceased Communication	37	West Midlands
Levelling Up - Housing Development Loan	008295/1	Borrower Ceased Communication	13	East Midlands
Levelling Up - Housing Development Loan	008339/1	Borrower Ceased Communication	10	East Midlands
Levelling Up - Housing Development Loan	008355/1	Borrower Ceased Communication	15	West Midlands
Levelling Up - Housing Development Loan	008357/1	Borrower Ceased Communication	3	West Midlands
Levelling Up - Housing Development Loan	008364/1	Borrower Ceased Communication	9	0
Levelling Up - Housing Development Loan	008367/1	Borrower Ceased Communication	44	West Midlands
Levelling Up - Housing Development Loan	008381/1	Borrower Ceased Communication	26	Yorkshire and The Humber
Levelling Up - Housing Development Loan	008389/1	Borrower Ceased Communication	37	East Midlands
Levelling Up - Housing Development Loan	008396/1	Borrower Ceased Communication	34	East Midlands
Levelling Up - Housing Development Loan	008411/1	Borrower Ceased Communication	28	North West
Levelling Up - Housing Development Loan	008425/1	Borrower Ceased Communication	50	West Midlands
Levelling Up - Housing Development Loan	008434/1	Borrower Ceased Communication	20	West Midlands
Levelling Up - Housing Development Loan	008483/1	Borrower Ceased Communication	82	East of England
Levelling Up - Housing Development Loan	008497/1	Borrower Ceased Communication	88	London
Levelling Up - Housing Development Loan	008581/1	Borrower Ceased Communication	42	London
Levelling Up - Housing Development Loan	008583/1	Borrower Ceased Communication	42	East of England
Levelling Up - Housing Development Loan	008599/1	Borrower Ceased Communication	37	London
Levelling Up - Housing Development Loan	008622/1	Borrower Ceased Communication	3	North West
Levelling Up - Housing Development Loan	008623/1	Borrower Ceased Communication	32	Yorkshire and The Humber
THBF Housing Development Loan	008693/1	Borrower Ceased Communication	25	London