



Homes
England

The Housing and Regeneration Agency

Date: 17 November 2023

Our Ref: RFI4521

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4521

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. Can you please confirm how much funding Homes England and/or Homes and Communities Agency (HCA) have provided to Inland Homes since 2010, in all its forms of company names or subsidiaries, including but not limited to (please list any that are not referenced below):

- **BASILDON DEVELOPMENTS LIMITED Company number 12369952**
- **INLAND HOMES PLC Company number 05482990**
- **INLAND LIMITED Company number 05482989**
- **INLAND HOMES DEVELOPMENTS LIMITED Company number 07951139**
- **INLAND HOMES (ESSEX) LIMITED Company number 07893390**
- **INLAND HOMES 2013 LIMITED Company number 08775582**
- **INLAND HOMES LAND DEVELOPMENT Company number 12369803**

2. Can you please confirm if Homes England/HCA provided Inland Homes or any related company as per above question number 1, (please reference the company name and add any not listed) any funding to become leaseholders, undertake options, purchase companies and/or properties in Gardiners Lane South and Gardiners Close, Basildon, for example Dunroamin, Dunroamin the bungalow, Basildon Lodge, Basildon Sports and Leisure (formerly Marconies/Selex), Basildon Rugby Club, Basildon football club, Basildon Rifle and Pistol Club, Pine Lodge, Pinehurst and/or Homes England's/HCA's land and properties not listed.

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

0300 1234 500
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3. On what date did Homes England/HCA give authorisation for leaseholders at the Gardiners Lane South area to sign options with Inland Homes (or any of its related companies as per question 1).
4. With the recent news in the construction press that Inland Homes has filed for administration, how does this affect the development agreement for Gardiners Lane South and the future development of the area. Please include what obligations Inland Homes/Basildon Developments Limited are/were responsible for and how those obligations will now be honoured.
5. Is the development/sale of land agreement dated 26th March 2020
 - a. A single agreement for the whole site, or multiple agreements per land parcel title and/or phase.
 - b. transferable in whole or per phase or land title? If so, who can it transfer to, for example only a party that takes over Inland Homes/Basildon Developments Limited or other- please state.

Response

We have considered your above request, the history of past FOIA requests made to us by you or by other individuals who we believe are acting together with you and have concluded that a response to your request is refused under section 14(1) of the FOIA. Section 14(1) is designed to protect public authorities by allowing them to refuse vexatious requests which are requests that have the potential to cause a disproportionate or unjustified level of disruption, irritation or distress.

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

<https://www.legislation.gov.uk/ukpga/2000/36/section/14>

There is no obligation in FOIA on Homes England to detail the tests applied to determine that Section 14(1) applies to your request. However as part of our duty under section 16 FOIA to provide advice and assistance, we can confirm that we have considered the Information Commissioner's Office (ICO) [guidance](#) for public authorities on the test to be applied when considering if a request is vexatious.

Homes England recognises the importance of public access to information. However, section 14(1) allows us to also consider the context and history when assessing the proportionate impact of disruption on the organisation.

We have received 21 requests in relation to this site from you, and other individuals we believe are acting together with you, over a period of more than four years. This includes requests made outside of the FOIA regime, such as Data Subject Access Requests (DSARs) and frequent correspondence between yourself and





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other individuals we believe are acting together, and Homes England's site Project Team and our Legal department. These requests total approximately 159 questions asked in relation to this site and the DSARs were a clear example of attempts to gain information about Inland Homes, Basildon Development Corporation and Homes England's connection to this site.

We have considered the history of dealings with Homes England from you and those who we believe are acting in concert with you, and we consider that the impact and disruption on resources is not proportionate to the purpose and wider public value in the release of the requested information.

We have determined that your requests for information are weighed towards a 'personal' rather than 'public' interest and that FOIA is not the appropriate route for pursuing your enquiries. Given the history of requests made, we do not consider that any further response(s) issued would result in the matter being closed to your satisfaction.

Under section 14(1) there is no requirement to carry out a public interest test or to confirm or deny whether the requested information is held.

Once the first section 14(1) refusal notice has been issued, we will not continue to acknowledge or respond to further requests of the same nature. Please take this as the first refusal notice. However, should a reasonable interval elapse before a new request is received from you that is substantially different in nature, we will process said request under the FOIA.

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

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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

