



# Homes England

Date: 21 November 2023

Our Ref: RFI4534

Tel: 0300 1234 500

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

[REDACTED]  
By Email Only

Dear [REDACTED]

## **RE: Request for Information – RFI4534**

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:

**the "Official copy of register of title" for Talbot House [TY263976] refers to a conveyance dated 30th. March 1988 between Washington Development Corporation and Joseph and Maria McPartlin of the land and other land in this title. I assume this refers to the land now occupied by Talbot House and Wayside. However, I believe this was the land and building sold to Elam Construction in 1969. Could you please clarify at your earliest convenience.**

## **Response**

We can confirm that we do hold the requested information. Please find enclosed Annex A which contains a copy of the conveyance dated 30 March 1988.

## **Discretionary Disclosure**

In our response to your request RFI4216, we disclosed to you a copy of the inventory of the assets of Washington Development Corporation. We withheld some information from disclosure under s40(2) of the FOIA. You have queried the application of s40(2) which has been considered by [REDACTED], during the course of the internal review to RFI4406. Further to that response and as a discretionary disclosure outside of the FOIA, we can confirm that the redacted information relates to a member of staff acting on





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behalf of the Washington Development Corporation Contained within the inventory of the assets of Washington Development Corporation.

Furthermore, we have conducted searches on title numbers TY465161 (Land at Oxclose Road, Washington) and TY157136 (Oak Lodge, Fatfield Road, Washington), which are located in the surrounding area of the land in question, and can confirm that we do not hold any further information to assist you. Any information that we may have held has been destroyed in line with our retention policy.

## **Further Requests for Information**

The role of the Information Governance team at Homes England is to handle requests and correspondence that relate to requests made under the Freedom of Information Act 2000, Environmental Information Regulations 2004, the UK General Data Protection Regulation and the Data Protection Act 2018. Since your request of 26 October 2023, we have received a further 28 emails from you relating to the Washington Development Corporation, 23 of which we were merely blind copied into. As stated to you previously, we will read and record the correspondence you send relating to this matter, but we will not respond unless we consider that you have made a request in accordance with the above-named regulations or acts. As a public authority we must use our limited resources effectively and processing a high volume of correspondence relating to this matter which we have already dealt with inhibits our ability to respond effectively to other requests. Should we continue to receive a high volume of emails from you which are not requests for recorded information, we will be considering issuing a refusal notice to you under s14 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](mailto:infogov@homesengland.gov.uk)

Information Governance Team  
Homes England  
Windsor House  
6<sup>th</sup> Floor

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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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.

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



Dated 30<sup>m</sup> March 1988

WASHINGTON DEVELOPMENT CORPORATION

to

MR. AND MRS. J. MCPARTLIN

*Duplicate*

CONVEYANCE

relating to the freehold property comprising 0.2  
of an acre or thereabouts situate at Oxclose Road  
Columbia Washington in the County of Tyne and Wear

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GEORGE W. MILLS & SON  
SOLICITORS  
THE GALLERIES  
WASHINGTON  
TYNE AND WEAR

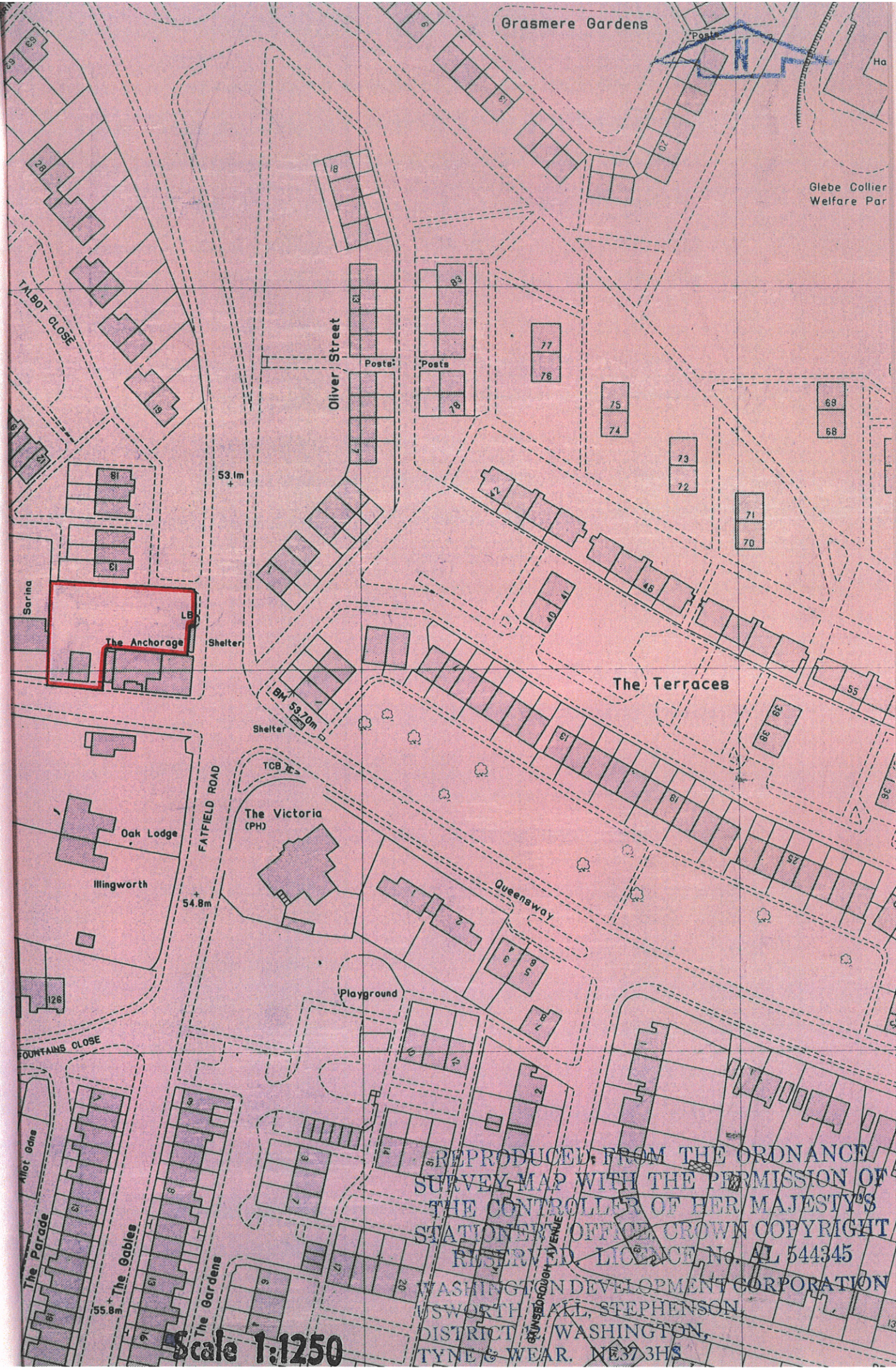
No 50 / 37

THIS CONVEYANCE is made the *Thirtieth* day of  
*March* one thousand nine hundred and eighty-eight  
BETWEEN WASHINGTON DEVELOPMENT CORPORATION of Usworth  
Hall Stephenson District 12 Washington in the County of Tyne and  
Wear (hereinafter called "the Vendor") of the one part and  
JOSEPH McPARTLIN and HELEN MARIA McPARTLIN his wife  
both of 1 Red Roofs Village Lane Washington aforesaid  
(hereinafter called "the Purchasers") of the other part

WHEREAS the Vendor is seised of the property hereinafter  
described (and hereinafter called "the Property") and intended to  
be hereby conveyed for an estate in fee simple in possession  
subject as hereinafter mentioned but otherwise free from  
incumbrances and has agreed with the Purchasers for the sale  
to them of the said property at the price of **NINE THOUSAND  
POUNDS** (£9,000.00)

NOW THIS DEED WITNESSETH as follows :-

1. In pursuance of the said agreement and in consideration of the  
sum of **NINE THOUSAND POUNDS** (£9,000.00) now paid by the  
Purchasers to the Vendor (the receipt whereof the Vendor hereby  
acknowledges) the Vendor as beneficial owner hereby conveys  
unto the Purchasers **ALL THAT** the property comprising 0.2  
of an acre or thereabouts situate at Oxclose Road Columbia  
Washington aforesaid and for the purpose of identification only  
edged red on the plan annexed hereto **EXCEPT AND RESERVED**  
unto the Vendor and all others entitled thereto the right to  
use any existing service pipes sewers drains and cables passing



Grasmere Gardens

Glebe Collier Welfare Par

TALBOT CLOSE

Oliver Street

The Terraces

FATFIELD ROAD

Queensway

FOUNTAINS CLOSE

The Parade  
The Gables  
The Gardens

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. CROWN COPYRIGHT RESERVED. LICENCE No. AL 544345  
WASHINGTON DEVELOPMENT CORPORATION  
USWORTH, ALL STEPHENSON DISTRICT, WASHINGTON, TYNE & WEAR. NE37 3HS

Scale 1:1250

on over and under the Property hereby conveyed and to enter upon the Property for the purposes of constructing installing repairing relaying and maintaining any such services subject to the person or persons exercising such rights and making good any damage occasioned by such entry to the reasonable satisfaction of the Purchasers **TO HOLD** the same unto the Purchasers in fee simple as joint tenants upon trust for sale **SUBJECT** to the covenants and conditions contained mentioned or referred to in a Conveyance dated the thirty-first day of March one thousand nine hundred and sixty-seven and made between Northern Industrial Improvement Trust Limited of the one part and the Vendor of the other part so far as the same relate to the Property hereby conveyed and are still subsisting and capable of taking effect

2. The Purchasers declare that they are joint tenants in equity and that the trustees for sale of the Property hereby conveyed shall have powers to deal with it equal to those of a sole beneficial owner but so that these extended powers shall be exerciseable only during the period of eighty years from the date hereof

3. With the object and intent of affording to the Vendor a full and sufficient indemnity but not further or otherwise the Purchasers hereby jointly and severally covenant with the Vendor that they will at all times hereafter observe and perform the said covenants and conditions so far as aforesaid and will save harmless and keep indemnified the Vendor and its successors and assigns from and against all proceedings costs claims and demands in respect of any future breach or non observance thereof

4. The Vendor hereby acknowledges the right of the Purchasers to production and delivery of copies of the deeds and documents specified in the Schedule hereto and hereby undertakes for the safe custody thereof

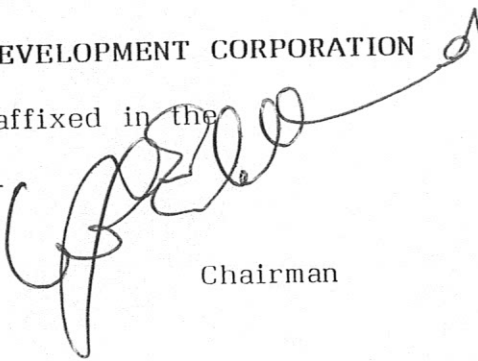
5. **IT IS HEREBY CERTIFIED** that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds **THIRTY THOUSAND POUNDS**

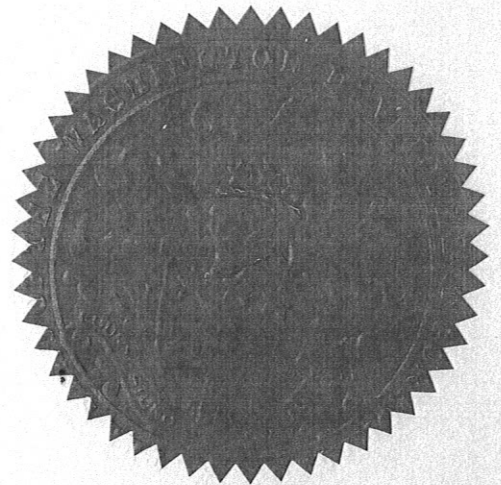
**IN WITNESS** whereof the Vendor has caused its common seal to be hereunto affixed and the Purchasers have hereunto set their hands and seals the day and year first hereinbefore written

**THE SCHEDULE** hereinbefore referred to

31 March 1967	the before recited Conveyance of this date
31 March 1967	ACKNOWLEDGEMENT FOR PRODUCTION by Northern Industrial Improvement Trust Limited
8 May 1970	ACKNOWLEDGEMENT FOR PRODUCTION by Northern Industrial Improvement Trust Limited

**THE COMMON SEAL** of  
**WASHINGTON DEVELOPMENT CORPORATION**  
was hereunto affixed in the  
presence of :-

  
Chairman



13503



SIGNED SEALED AND DELIVERED

by the said JOSEPH McPARTLIN

in the presence of :-

J. Gardner  
Clerk with George W.  
Mills & Son  
Solicitors  
The Galleries  
Washington,  
Tyne & Wear.

SIGNED SEALED AND DELIVERED

by the said HELEN MARIA McPARTLIN

in the presence of :-

J. Gardner  
As above.

*J. McPartlin*

*H. M. McPartlin*