



Homes England

Date: 23 February 2024

Our Ref: RFI4618

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4618

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 Woodlands, Phase 3, Lightmoor Village, Telford, Shropshire

Please send a list of plot numbers which are to be released via a rent to buy scheme with the wrekin housing trust. I require a comprehensive list of all rent to buy plots.

Please provide full details (and plot numbers) of any other affordable homes schemes at this site.

If no plot numbers held please confirm amounts of each type of house agreed as rent to buy or another affordable scheme.

Please provide a copy of the section 106 agreement for this site if applicable to the agreement.

Response

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





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Please send a list of plot numbers which are to be released via a rent to buy scheme with the wrekin housing trust. I require a comprehensive list of all rent to buy plots.

We can confirm that there are 35 units of Rent to Buy plots at the Woodlands, Lightmoor which is split into 3 phases. The Woodlands Phase 3 includes 5 units owned by the Wrekin Housing Group Ltd. These units together with an additional 30 units making up Phases 1 and 2 are not Affordable Housing Units as defined in the Section 106 Agreement.

The plot numbers for Phase 3 are as follows:

160, 161, 162, 166, 167.

Please provide full details (and plot numbers) of any other affordable homes schemes at this site.

We can confirm that there are 2 additional affordable homes schemes at this site.

Bournville Village Trust with 50 units under the social housing scheme, the plot numbers are as follows:

3, 4, 11, 12, 26, 27, 28, 29, 43, 44, 45, 46, 64, 65, 72, 73, 74, 77, 78, 91, 92, 100, 101, 102, 114, 127, 128, 129, 142, 143, 144, 145, 158, 159, 163, 164, 165, 168, 169, 170, 171, 172, 173, 176, 177, 178, 188, 189, 195, 197.

Green Square Accord with 2 units within the development which will be delivered for shared ownership.

The plot numbers are 194 and 196.

Please provide a copy of the section 106 agreement for this site if applicable to the agreement.

We can inform you that we do hold the information that you have requested. However, we rely on section 21, exemption where information is available to the applicant elsewhere.

The full text of the legislation can be found on the following link and we have quoted section 21 below for ease.

<https://www.legislation.gov.uk/ukpga/2000/36/section/21>

Section 21 - Information accessible to applicant by other means.

(1) Information which is reasonably accessible to the applicant otherwise than under section 1 is exempt information.





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(2) For the purposes of subsection (1)—

(a) information may be reasonably accessible to the applicant even though it is accessible only on payment, and

(b) information is to be taken to be reasonably accessible to the applicant if it is information which the public authority or any other person is obliged by or under any enactment to communicate (otherwise than by making the information available for inspection) to members of the public on request, whether free of charge or on payment.

(3) For the purposes of subsection (1), information which is held by a public authority and does not fall within subsection (2)(b) is not to be regarded as reasonably accessible to the applicant merely because the information is available from the public authority itself on request, unless the information is made available in accordance with the authority's publication scheme and any payment required is specified in, or determined in accordance with, the scheme.

Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. We can confirm that there is a global Section 106 for the whole of the Lightmoor Site (except in Horeshay). This can be obtained from Telford and Wrekin Council's planning portal under the planning application reference W2007/0456 in the 'Documents' tab under document type 'S106'. For ease, the link to the planning portal is below.

<https://secure.telford.gov.uk/planning/search-reference.aspx>

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

0300 1234 500
@HomesEngland
www.gov.uk/homes-england





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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

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