



Homes England

Date: 2 May 2024

Our Ref: RFI4703

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4703

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:

Clapham House Ltd (CHL) would have applied to make one of their developments, Colwell House (an office-to-residential conversion, also referred to as Clapham House), eligible for Help-to-Buy equity loans. I believe CHL did this, though it may have been done by companies CHL shares directors with, either Landmark Properties or Lipman Properties. Their application would have been made at some point between August 2020 and July 2022.

- 1. On what date did CHL submit their initial application to Homes England (HE) to enable prospective leaseholders buying flats in Colwell House to apply for Help-to-Buy equity loans?**
- 2. On what date did HE grant this eligibility to CHL?**
- 3. How many storeys tall did CHL say the building was? For context, CHL converted the ground, first, second and third floors along with the basement, but did not do any work to the fourth floor (Flats 1-8 376 Clapham Road).**
- 4. Did HE request an EWS1 form as part of CHL's application? If so, will you please send the one that CHL sent to HE or the document(s) that CHL sent to HE in place of an EWS1 form?**
- 5. Did CHL make HE aware of Buildtech's external facade report (dated October 2020) which showed Colwell House to have aluminium panels bonded to extruded polystyrene, causing Buildtech to advise the replacement of this combustible product?**
- 6. Did CHL make HE aware that the building had an EWS1 rating at any point? An EWS1 was produced for the building on 29 June 2022 by Tennyson Suite.28.**





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Response

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

1. On what date did CHL submit their initial application to Homes England (HE) to enable prospective leaseholders buying flats in Colwell House to apply for Help-to-Buy equity loans?

We can confirm that CHL submitted their initial application on 4 May 2021.

2. On what date did HE grant this eligibility to CHL?

We can confirm that confirmation of contract was granted on 17 June 2021.

3. How many storeys tall did CHL say the building was? For context, CHL converted the ground, first, second and third floors along with the basement, but did not do any work to the fourth floor (Flats 1-8 376 Clapham Road).

4. Did HE request an EWS1 form as part of CHL's application? If so, will you please send the one that CHL sent to HE or the document(s) that CHL sent to HE in place of an EWS1 form?

5. Did CHL make HE aware of Buildtech's external facade report (dated October 2020) which showed Colwell House to have aluminium panels bonded to extruded polystyrene, causing Buildtech to advise the replacement of this combustible product?

6. Did CHL make HE aware that the building had an EWS1 rating at any point? An EWS1 was produced for the building on 29 June 2022 by Tennyson Suite.28.

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 Help to Buy 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>





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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 did not require specific building details when getting developers into contract, just the proposed number of units and total Equity Loan Funding required as per the Policy.

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.

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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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

