



Homes
England

Date: 2 October 2024

Our Ref: RFI4854

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4854

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:

In terms of Homes England-supported projects, I would like:

1. a list of projects where Homes England has written off housebuilders' loans and liabilities. Please state for each case the financial year when Homes England decided to stop pursuing the company, the total amount of loans or liabilities expected, and the amount written off.
2. to know how much Homes England loaned to housebuilders in 2021/22?
3. to know how much Homes England loaned to housebuilders in 2022/23?
4. to know how much Homes England loaned to housebuilders in 2023/24?
5. to know how much Homes England wrote off (debts to include loans and outstanding liabilities) in 2021/22?
6. to know how much Homes England wrote off (debts to include loans and outstanding liabilities) in 2022/23?
7. to know how much Homes England wrote off (debts to include loans and outstanding liabilities) in 2023/24?
8. to know how much Homes England expects to take in due payments from housebuilders in 2024/25?
9. to know how much Homes England expects to take in due payments from housebuilders in 2025/26?

2nd Floor
The Lumen
St James Boulevard, Newcastle Helix
Newcastle upon Tyne, NE4 5BZ

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





Homes
England

Date: 2 October 2024

Our Ref: RFI4854

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Response

We can confirm that we do hold the requested information. We will answer your questions in turn below.

- 1. a list of projects where Homes England has written off housebuilders' loans and liabilities. Please state for each case the financial year when Homes England decided to stop pursuing the company, the total amount of loans or liabilities expected, and the amount written off.**

We can inform you that we do hold the information that you have requested. However, we rely on section 43(2) of the FOIA to withhold the information from disclosure.

Section 43 - Commercial interests

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party.

The information requested relating to written off housebuilder's loans and liabilities engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether or not it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money.

Arguments in favour of withholding:

- It would not be in the public interest to release information which would undermine Homes England's ability to achieve the best value for the public purse. We provide development finance to developers of all sizes, as well as investing in partnerships and joint ventures to increase the pace and scale of our partners' delivery and generate value for public money. To release this information would hinder our ability to negotiate the best possible deal for similar matters in the future as it

2nd Floor
The Lumen
St James Boulevard, Newcastle Helix
Newcastle upon Tyne, NE4 5BZ

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





Homes England

Date: 2 October 2024

Our Ref: RFI4854

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

would undermine confidence in Homes England by the wider industry, which would deter businesses from approaching us with proposals if they felt their sensitive commercial information would be released. Homes England needs to attract the developers who will apply the funding we have provided to deliver the homes that the market needs. Developers would be deterred from working with us and accessing our funding if they thought that their sensitive commercial and financial information would be disclosed. That would not be in the public interest;

- Releasing detailed information would be likely to negatively impact future loan arrangements as potential partners would have a distorted view of the market and how loans operate. This is likely to jeopardise future housing partnerships and impact the delivery of housing, which would not be in the public interest;
- Disclosure is likely to be prejudicial to the commercial interests of both Homes England and third parties involved, who may be adversely effected by the disclosure of their finances. This may have legal ramifications for all parties and as there is reasonable expectation that such information be kept in confidence;
- The release of the information in the detail requested would hamper ongoing work to recover funds. Homes England have a responsibility to protect the public purse and the release of such information is likely to undermine this work. This would not be in the public interest;
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

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

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

2. to know how much Homes England loaned to housebuilders in 2021/22?

We can confirm Homes England provided loan funding of £489.5m to housebuilders in 2021/22.

3. to know how much Homes England loaned to housebuilders in 2022/23?

We can confirm Homes England provided loan funding of £418.6m to housebuilders in 2022/23.

4. to know how much Homes England loaned to housebuilders in 2023/24?

We can confirm Homes England provided loan funding of £277.6m to housebuilders in 2023/24.

2nd Floor
The Lumen
St James Boulevard, Newcastle Helix
Newcastle upon Tyne, NE4 5BZ

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





Homes England

Date: 2 October 2024

Our Ref: RFI4854

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

5. **to know how much Homes England wrote off (debts to include loans and outstanding liabilities) in 2021/22?**
6. **to know how much Homes England wrote off (debts to include loans and outstanding liabilities) in 2022/23?**
7. **to know how much Homes England wrote off (debts to include loans and outstanding liabilities) in 2023/24?**

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.
- (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.

2nd Floor
The Lumen
St James Boulevard, Newcastle Helix
Newcastle upon Tyne, NE4 5BZ

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





Homes England

Date: 2 October 2024

Our Ref: RFI4854

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. In order to comply with this duty we can confirm our accounts are published online here:

<https://www.gov.uk/government/collections/homes-englands-annual-reports-financial-statements>

Please see the section **Parliamentary Accountability and Audit Report** in the above reports for each financial year. The relevant pages you require for each report are as follows:

2021/22	Page 124
2022/23	Page 132
2023/24	Page 162

8. to know how much Homes England expects to take in due payments from housebuilders in 2024/25?

We can confirm that, based on forecasts as at 31 March 2024, Homes England expects to receive £477.2m in loan repayments from housebuilders in 2024/25.

9. to know how much Homes England expects to take in due payments from housebuilders in 2025/26?

We can confirm that, based on forecasts as at 31 March 2024, Homes England expects to receive £564.5m in loan repayments from housebuilders in 2025/26.

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

2nd Floor
The Lumen
St James Boulevard, Newcastle Helix
Newcastle upon Tyne, NE4 5BZ

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





Homes England

Date: 2 October 2024

Our Ref: RFI4854

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Information Governance Team

Homes England

The Lumen

2nd Floor

St James Boulevard

Newcastle Helix

Newcastle upon Tyne

NE4 5BZ

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

2nd Floor
The Lumen
St James Boulevard, Newcastle Helix
Newcastle upon Tyne, NE4 5BZ

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

