



Homes
England

Date: 21 February 2025

Our Ref: RFI4931

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4931

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 Lease referred to in my previous correspondence (attached again for your info) on page 59 details the format of a Sales Report for each property sold. This report should be submitted by the developers solicitors upon the sale of a plot/property. The information which I require under the Freedom of Information Act should be in this form.

This is a follow up request to RFI4749.

Response

We can confirm that we do hold the requested information. Please see enclosed with this response Annex A which contains a copy of the Sales Report. However, we rely on Section 40 (2) of the FOIA to withhold the information from disclosure.

Section 40 – Personal information

We have redacted information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or

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

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more of the data protection principles. Please note, release of information under the FOIA is considered to be 'to the world at large' as Homes England publishes all responses to requests for information on our disclosure log.

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged

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

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

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
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.

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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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SALES REPORT**Estate: Kingslea, The Weald Cottam****Plot:** s. 40(2)**Postal address:** s. 40(2)**Full Name(s) of Purchaser:** s. 40(2)**Developer: Morris Homes (North) Limited****Building Lease: the Building Lease dated 31 July 2018 relating to the Estate and made between (1) Homes & Communities Agency (2) Morris Homes (North) Limited and (3) Morris Homes Limited**

As solicitors for and on behalf of the Developer we certify as follows:

- (a) that a transfer of the above plot in the agreed form without amendment was completed on 28th April 2023 to the Purchaser;
- (b) that the consideration paid by the Purchase for the transfer (which for the avoidance of doubt does not include ground rent, rent charge and/or service charge) was £355,750.00

We confirm that there was no borrowing by the Purchaser and therefore a CML Disclosure of Incentives Form was not required

We enclose a cheque payable to the Landlord calculated as follows

	Disposal Value	£355,750.00	
Less	Base Value	£391,011.17	
	OVERAGE TOTAL	£ nil	
	The Landlord's Percentage	[%]	
	The Landlord's Payment	£	
PLUS	Plot Value	£	
PLUS	Value Added Tax	£	
	Total due to the Landlord	£	

Capitalised terms in this Report have the same meaning as in the Building Lease

s. 40(2)

Signed

Developer's Solicitor

Date 28.04.2023