



Homes
England

The Housing and Regeneration Agency

Date: 5 December 2024

Our Ref: RFI4910

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4910

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:

Please share information including emails, minutes or read-outs of meetings where the findings and/or recommendations set out in the House of Commons Committee for Levelling-Up, Housing and Communities inquiry report into shared ownership affordability were discussed or mentioned.

Please also include any briefing you produced on this topic.

There is no need to include information about future housing schemes or house-building but please include information that is relevant to existing shared owners.

Response

We can inform you that we do hold some of the information that you have requested. Please find enclosed Annex A which contains a copy of some of the information that falls within the scope of your request. However, we rely on the below exemptions to withhold some of the information from disclosure. Please note that we do not hold any meeting minutes.

Section 40 – Personal information

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

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

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





Homes
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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 more of the data protection principles.

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>

Section 36 – Prejudice to effective conduct of public affairs

Section 36(2) of FOIA (so far as applicable to this request) provides that “Information...is exempt information if, in the reasonable opinion of a qualified person, disclosure of the information under this Act-

(b) would, or would be likely to, inhibit—

- i. the free and frank provision of advice, or
- ii. the free and frank exchange of views for the purposes of deliberation”.

To apply this exemption, we have sought the reasonable opinion of the ‘qualified person’. Their reasonable opinion is that disclosure would be likely to inhibit the free and frank provision of advice (section 36(2)(b)(i)) and that disclosure would be likely to inhibit the free and frank exchange of views for the purposes of deliberation (section 36(2)(b)(ii)).

The exemption at section 36(2)(b)(i) and 36(2)(b)(ii) of the Act is qualified. This means that, once the qualified person has given their opinion that the exemption is engaged, Homes England must carry out a public interest test. The purpose of the public interest test is to decide whether the public interest in maintaining the exemption outweighs the public interest in disclosure. If it does not, the information must be released.

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 and Government make decisions.

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- Release of the information may lead to the public being better informed and better able to engage in the implementation of policies or decisions that affect them. An informed and involved public helps to promote good decision-making by public bodies.

Arguments in favour of withholding:

- Homes England needs to be able to exchange views, provide advice and deliberate in a free and frank manner. Disclosure of the information would be likely to inhibit this and therefore impair the quality of internal decision making.
- The information requested contains commercially sensitive conversations between members of Homes England's Shared Ownership team and our counterparts in the Ministry of Housing, Communities and Local Government (MHCLG). There needs to be (and we have to maintain) a free and frank exchange of views. Disclosure may inhibit the free and frank provision of advice/views and thereby impair the quality of decision-making.
- Disclosure may inhibit the ability of officers and third parties (MHCLG) to express themselves openly, honestly and completely. Loss of frankness would have a chilling effect and damage the quality of views and/or advice which could lead to poorer decision making.
- Homes England and Government need a safe space in which to develop ideas and reach decisions. Some of the information has been generated internally and is pertinent to considerations that Ministers and officers may wish to explore. Disclosure may lead to speculation around information when Ministers and officials need an appropriate degree of private space within which to evaluate these considerations.

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 withholding disclosure.

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

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

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

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2nd Floor, St James Boulevard
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Homes England

Date: 5 December 2024

Our Ref: RFI4910

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Information Governance Team

Homes England

The Lumen

2nd Floor

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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

The Lumen
2nd Floor, St James Boulevard
Newcastle upon Tyne
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www.gov.uk/homes-england



s. 40(2)

From: s. 40(2) <info@sharedownershipresources.org>
Sent: 04 October 2023 13:27
To: s. 40(2)
Cc: s. 40(2)@hoa.org.uk; s. 40(2)
Subject: Re: Meeting
Attachments: image001.png

Follow Up Flag: Follow up
Flag Status: Completed

Thanks, s. 40(2) It was great to meet you and s. 40(2)

s. 40(2), but didn't want to postpone our meeting for a second time!). However, I've sent s. 40(2) a link to my written submission to the LUHC Committee inquiry, as it provides a relatively concise summary and explanation of the recommendations in *Shared Ownership: The Consumer Perspective*.

I look forward to ongoing discussions on shared ownership affordability, transition to full home ownership / 'permanent partial ownership', VFM, key information documents and data.

Kind regards,

s. 40(2)

On Tue, 3 Oct 2023 at 17:24, s. 40(2) @homesengland.gov.uk> wrote:

Hello,

It was great to meet you both and thank you for all your input. We've definitely got a few things to take away and consider, and we'll be in touch to update you and get your thoughts regarding affordability (scheduled for late October/early November).

Kind Regards

s. 40(2)



[@HomesEngland](#)

The Housing and Regeneration Agency

s. 40(2)

From: s. 40(2) @levellingup.gov.uk>
Sent: 02 April 2024 11:07
To: s. 40(2)
Cc: s. 40(2)
Subject: RE: Monthly catch up agenda

Follow Up Flag: Follow up
Flag Status: Completed

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Thanks s. 40(2) and s. 40(2)

See you all at midday.

Best,

s. 40(2)

OFFICIAL

From: s. 40(2) @homesengland.gov.uk>
Sent: Tuesday, April 2, 2024 11:05 AM
To: s. 40(2) @levellingup.gov.uk>; s. 40(2)
s. 40(2) @london.gov.uk>
Cc: s. 40(2) @homesengland.gov.uk>; s. 40(2)
s. 40(2) @london.gov.uk>; s. 40(2) @homesengland.gov.uk>; s. 40(2)
s. 40(2) @homesengland.gov.uk>
Subject: RE: Monthly catch up agenda

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Morning s. 40(2) / s. 40(2)

Nothing to add to the agenda from our end as well.

Regards

s. 40(2)

s. 40(2)

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From: s. 40(2) <[s.40\(2\)@levellingup.gov.uk](mailto:s.40(2)@levellingup.gov.uk)>
Sent: Tuesday, April 2, 2024 9:13 AM
To: s. 40(2) <[s.40\(2\)@london.gov.uk](mailto:s.40(2)@london.gov.uk)>; s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>
Cc: s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <[s.40\(2\)@london.gov.uk](mailto:s.40(2)@london.gov.uk)>
Subject: Monthly catch up agenda

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Hi All,

Ahead of our catch up at midday, please find a working agenda below. If there's anything else you'd like to discuss, please feel free to add it to the mix.

Best,

s. 40(2)

Agenda:

- Update on HE's changes to their affordability guidance – HE;
- s. 36 [REDACTED]
- Update on DLUHC's response to the LUHC Select Committee report into shared ownership – DLUHC; and
- Proposal around future work on resales - DLUHC.

s. 40(2)

Affordable Housing Regulation & Investment Division
Department for Levelling Up, Housing and Communities (DLUHC)



Department for Levelling Up,
Housing & Communities

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s. 40(2)

From: s. 40(2)
Sent: 11 April 2024 17:32
To: s. 40(2)
Cc: s. 40(2)
Subject: RE: Inside Housing email re: clarification on AHP linked to LUHC Select Ctte report

Thanks s. 40(2) – will re-direct him.

s. 40(2)

s. 40(2)



[@HomesEngland](#)

Windsor House
50 Victoria Street
Westminster
London
SW1H 0TL

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From: s. 40(2) <s. 40(2)@levellingup.gov.uk>
Sent: Thursday, April 11, 2024 4:36 PM

To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Subject: RE: Inside Housing email re: clarification on AHP linked to LUHC Select Ctte report

OFFICIAL

Hi s. 40(2)

Thanks for the heads up. I think this is best directed to our Media Team for a response.

Best,

s. 40(2)

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From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: Thursday, April 11, 2024 4:15 PM
To: s. 40(2) <s. 40(2)@levellingup.gov.uk>
Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Subject: RE: Inside Housing email re: clarification on AHP linked to LUHC Select Ctte report

Hi s. 40(2)

Just to sight you on the media enquiry we have received as below from s. 40(2) @ Inside Housing. I presume a more in-depth article on the LUHC Select Committee report was to be expected at some point.

I am proposing we answer the first question confirming that shared ownership leases from pre-SO AHP 2016 – 21 affordable homes programmes contained the same provisions regarding the responsibility of shared owners for 100% of repairs. This is factual and has been fundamental to the shared ownership product since its beginnings.

On his second question I was not proposing a response of any substance as we cannot provide one. Do you have a standard line that I can use for this about DLUHC preparing a formal response to the report in due course and that the nature and shape of any future AHP is yet to be determined, etc?

Or as this is a media enquiry directly relating to the LUHC Select Committee report is this one that DLUHC's Comms / Media Team should be responding to rather than HE?

Kind regards.

s. 40(2)

s. 40(2)



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From: s. 40(2) <[s.40\(2\)@oceanmedia.co.uk](mailto:s.40(2)@oceanmedia.co.uk)>
Sent: Thursday, April 11, 2024 3:04 PM
To: Media <Media@homesengland.gov.uk>
Subject: RE: clarification on AHP

Hi media team

s. 40(2) from inside Housing. I just wanted to check something for an article I'm working on. Under the 2016-2023 Affordable Homes Programme (AHP), shared owners are required to cover 100% of the costs for repairs.

Was that not the case for earlier iterations of the AHP?

And is that likely to continue given the outcome of this recent inquiry?

<https://www.insidehousing.co.uk/news/shared-ownership-needs-urgent-reform-amid-unbearable-costs-mps-say-85838>

Can you let me know by the end of tomorrow please?

Regards

s. 40(2)

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s. 40(2)

From: Media
Sent: 12 April 2024 09:50
To: s. 40(2)
Subject: RE: Inside Housing email re: clarification on AHP linked to LUHC Select Ctte report

Hi s. 40(2)

Thanks for this I have directed the journalist to DLUHC

Thanks,
s. 40(2)

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From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: Thursday, April 11, 2024 6:03 PM
To: Media <Media@homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; Sharedownership <Sharedownership@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>
Subject: RE: Inside Housing email re: clarification on AHP linked to LUHC Select Ctte report

Hi s. 40(2) / Media Team,

Further to this Inside Housing journalist enquiry the shared ownership lead at DLUHC s. 40(2) has advised that he should be re-directed to DLUHC's Media Team for a response to both elements of his enquiry. His questions are as a result of the LUHC Select Committee report into shared ownership which DLUHC will be formally responding to in due course, so it makes sense for them to deal with all enquiries relating to this.

I have attached s. 40(2) s. 40(2) e-mail confirming that DLUHC's Media Team should deal with this.

Kind regards.

s. 40(2)

s. 40(2)



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From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: Thursday, April 11, 2024 4:34 PM
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; Sharedownership
<Sharedownership@homesengland.gov.uk>
Subject: FW: Inside Housing email re: clarification on AHP linked to LUHC Select Ctte report

Hi s. 40(2)

Please see below. Bearing in mind response from s. 40(2) (below) about the **IH second question** our response will be short/factual i.e., along the line of yes Shared Owners are liable for 100% repairs under 2016-21 as they've always have been....

Regards

s. 40(2)

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From: Media <Media@homesengland.gov.uk>
Sent: Thursday, April 11, 2024 4:29 PM
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Subject: RE: Inside Housing email re: clarification on AHP linked to LUHC Select Ctte report

Hi s. 40(2)

For the second part of the enquiry, we'll direct the journalist to DLUHC to answer the question. In terms of a response, we just need the information in the first instance. Following this we can then decide on a response, i.e. does it need a statement or can we give the journalist a call and basically confirm the info on background.

Thanks,

s. 40(2)

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From: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Sent: Thursday, April 11, 2024 3:53 PM

To: Media <Media@homesengland.gov.uk>; Sharedownership

<Sharedownership@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>

Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; Sharedownership

<Sharedownership@homesengland.gov.uk>

Subject: Inside Housing email re: clarification on AHP linked to LUHC Select Cttee report

Hi Media,

I've forwarded your email to the S/O mailbox.....where we pick up enquiries.

Media – we will require leeway on this deadline from the journalist.....can you do anything about that? Also, what's the approach here.....do we give you a brief line for the response? What's the sign-off process given the subject matter linked to the LUHC Select Cttee report?

Also, the Cttee report is aimed at DLUHC to provide a response to the recommendations.....it has some that name HE and we will be feeding into their response. I think we can comment back to the IH journalist on the arrangements for previous programmes that funded S/O and responsibilities for repairs as that's linked to leases people signed.....but at this point I'd be cautious about answering the **text I've highlighted**.....as the response to the report will come from DLUHC

Hi s. 40(2) – can you pick this up.....keep to the facts.....and sign s. 40(2) at DLUHC that this has come in.
Thanks

Regards

s. 40(2)

OFFICIAL

From: Media <Media@homesengland.gov.uk>

Sent: Thursday, April 11, 2024 3:29 PM

To: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Subject: FW: clarification on AHP

Hi s. 40(2)

We have received the below media enquiry, is this something you can provide some clarity on?

Thanks,

s. 40(2)

s. 40(2)

From: s. 40(2)
Sent: 15 April 2024 19:37
To: s. 40(2)
Cc: s. 40(2)
Subject: LUHC SO inquiry responses
Attachments: s. 36

Hello,

Please see attached which we've shared with DLUHC.

Kind Regards

s. 40(2)

s. 40(2)



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s. 40(2)

From: s. 40(2) <s. 40(2)@levellingup.gov.uk>
Sent: 16 April 2024 08:53
To: s. 40(2)
Cc: s. 40(2); s. 40(2); s. 40(2)
Subject: RE: LUHC responses

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Hi s. 40(2)

Thanks for sending this through and for all the work that's gone into it.

I'll give it a thorough read this morning and then adapt our response accordingly. Let's also discuss in more detail when we catch up on Thursday. I'd be particularly interested to discuss some of the solutions you've proposed.

Best,

s. 40(2)

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From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: Monday, April 15, 2024 7:36 PM
To: s. 40(2) <s. 40(2)@levellingup.gov.uk>
Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>
Subject: LUHC responses

Hello,

Please see our thoughts attached. Happy to discuss if it's useful. Let us know if you want us to review your draft when it's done.

Kind Regards

s. 40(2)

s. 40(2)



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s. 40(2)

From: s. 40(2)
Sent: 18 April 2024 15:13
To: s. 40(2) levellingup.gov.uk
Cc: s. 40(2) s. 40(2) s. 40(2)
Subject: FW: Update to NSG Members

Hi s. 40(2)

As mentioned in our meeting please see the below from the NSG.

Whilst they voice dismay at the recent 'disappointing' press coverage, and whilst it sounds like you may get some sort of collated response from them further to the LUHC report, the rest of the tone of it seems quite positive. They recognise the validity of some of the points raised, are positive about the steps being taken to address a number of them, and are encouraging further discussion between them and the SOC to collectively address them.

Kind regards

s. 40(2)

s. 40(2)



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The Housing and Regeneration Agency

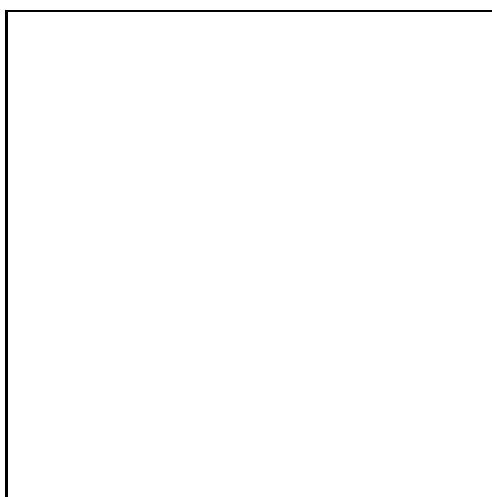
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From: The NSG <admin@thensg.co.uk>
Sent: Thursday, April 18, 2024 2:38 PM
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Subject: Update to NSG Members



Dear Members

We wanted to reach out to you all following the recent turbulent weeks in the world of shared ownership.

Like us I'm sure many of you have felt disappointed with some of the recent media coverage of shared ownership. There has across various platforms been some misrepresentation of leasehold issues as specific shared ownership issues which is frustrating. However there have also been some upsetting stories about shared ownership highlighting issues which do need to be addressed.

The report from the Levelling Up, Housing and Communities Committee following their Shared Ownership Inquiry has really bought these issues forward. Recommendations from the report include (but are not limited to);

- proportionate liability for the costs of repairs & maintenance

- Homes England to assess how fit for purpose their eligibility & affordability calculator is
- giving shared owners the same rights to lease extensions as other leaseholders
- updating the regulators tenant satisfaction measures to include shared owner views
- a reform of OPSO rent charges

Having spoken to some members on this we are proposing to send a response to LUHC on their report. For clarity, responses have not been invited, however if members would like to contribute to a response please email your views to admin@thensg.co.uk we'll collate responses and share the combined response with those who have contributed.

Whilst not all issues can be looked at and resolved immediately it's very positive that there are proactive steps being taken to improve shared ownership. More importantly for our members it's really positive that the NSG is involved in these steps.

As you'll all know Homes England are soon to release the revised eligibility & affordability guidance. Members feedback to Homes England through our monthly conversations with them has been really valuable to this process. Next week we have our April conversation with Homes England; book here to join that conversation and hear the latest update <https://thensg.co.uk/events/the-nsg-conversation-with-homes-england-2/>

We see the formation of the Shared Ownership Council (SOC) as a really positive step for our sector. The aim of SOC is to drive for a shared ownership sector that is focussed on progress. We're delighted to be very much involved with SOC with both s. 40(2) and a number of NSG members sitting on the wider working group which is currently meeting weekly. Both s. 40(2) are also part of the small Senior Advisory Group of Experts (SAGE) which reports directly into the SOC Board. The work being undertaken is bringing the sector closer to having a voluntary code of good practice, and create a set of resources to support industry adoption of this code.

We believe we can achieve the greatest impact to help improve shared ownership and respond to the issues being highlighted by channelling our efforts into supporting the proactive steps highlighted above. We'll continue to engage with Homes England and SOC and give you the opportunity to feed your views to both. We look forward to seeing many of you at the Homes England conversation next week. We also have a number of SOC meetings over the coming weeks so if you would like us to raise your views at these please do email us at admin@thensg.co.uk

Thanks

s. 40(2)

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s. 40(2)

From: s. 40(2) <s. 40(2)@levellingup.gov.uk>

Sent: 23 May 2024 12:32

To: s. 40(2) s. 40(2) s. 40(2) s. 40(2) s. 40(2) s. 40(2)

Subject: RE: Publication of shared ownership select committee response

OFFICIAL

Hi All,

Just to say that our response to the S/C has now been published: [Shared ownership: government response to the Select Committee report - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/shared-ownership-select-committee-report).

I suspect outside interest will be low (for obvious reasons), but again if you do receive any enquiries, feel free to refer them to the Department.

Best,

s. 40(2)

OFFICIAL

From: s. 40(2)

Sent: Wednesday, May 22, 2024 1:18 PM

To: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@london.gov.uk>; s. 40(2) <s. 40(2)@london.gov.uk>

Subject: Publication of shared ownership select committee response

Hi All,

As a heads up, it looks as though we'll be publishing our response to the S/C's shared ownership report tomorrow, slightly ahead of schedule. I'll forward you the link once it's been published. If, on the off chance, you get press enquiries about it, feel free to refer them to our Press Team.

Best,

s. 40(2)

s. 40(2)

From: s. 40(2) <s. 40(2)@levellingup.gov.uk>
Sent: 07 May 2024 09:44
To: s. 40(2); s. 40(2)
Cc: s. 40(2); s. 40(2); s. 40(2); s. 40(2)
Subject: RE: Tuesday's monthly catch

Follow Up Flag: Follow up
Flag Status: Completed

OFFICIAL

Hi All,

Based on your suggestions. please find the agenda for our catch up later this afternoon below.

Best,

s. 40(2)

Agenda:

1. LUHC Committee recommendations - All
2. Affordability guidance update – HE
3. Building safety update, including valuations guidance - DLUHC
4. Prospective resales project – All.

OFFICIAL

From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: Friday, May 3, 2024 1:04 PM
To: s. 40(2)@london.gov.uk; s. 40(2) <s. 40(2)@levellingup.gov.uk>
Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@london.gov.uk>
Subject: RE: Tuesday's monthly catch

OFFICIAL

Morning s. 40(2); s. 40(2)

From our end, and as a follow-up to the meeting in April, we will provide on update on the Affordability guidance work.

Also, we've spoken at previous meetings about working together on (i) Valuations (including Resales) and (ii) updates to KIDs.....with (i) being the priority. Suggest we keep them on the agenda.

Have a good weekend.

Regards

s. 40(2)

s. 40(2)

s. 40(2)



[@HomesEngland](#)

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SW1H 0TL

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OFFICIAL

From: s. 40(2) [@london.gov.uk](#)

Sent: Thursday, May 2, 2024 11:22 AM

To: s. 40(2) <s. 40(2) [levellingup.gov.uk](#)>; s. 40(2)

<s. 40(2) [homesengland.gov.uk](#)>; s. 40(2)

<s. 40(2) [homesengland.gov.uk](#)>; s. 40(2) <s. 40(2) [homesengland.gov.uk](#)>; s. 40(2)

<s. 40(2) [homesengland.gov.uk](#)>; s. 40(2) <s. 40(2) [london.gov.uk](#)>

Subject: RE: Tuesday's monthly catch

Hi s. 40(2)

Only a couple of things to add from our side. It would be good to discuss the LUHC committee recommendations, and welcome any further updates the Department or HE have on the changes to the affordability guidance.

Best wishes,

s. 40(2)

GREATER LONDON AUTHORITY

City Hall, Kamal Chumchie Way, London E16 1ZE

s. 40(2)

london.gov.uk

s. 40(2) [@london.gov.uk](mailto:s.40(2)@london.gov.uk)

Pronouns: s. 40(2)

OFFICIAL

From: s. 40(2) <s. 40(2) [levellingup.gov.uk](mailto:s.40(2)@levellingup.gov.uk)>

Sent: 02 May 2024 08:41

To: s. 40(2) <s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2)

<s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2)

<s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <s. 40(2) [london.gov.uk](mailto:s.40(2)@london.gov.uk)>; s. 40(2)

s. 40(2) [@london.gov.uk](mailto:s.40(2)@london.gov.uk)>

Subject: Tuesday's monthly catch

OFFICIAL

Hi Everyone,

We have our monthly catch up on Tuesday, so if you have anything you'd like added to the agenda, please let me know.

Best,

s. 40(2)

s. 40(2)

s. 40(2)



Department for Levelling Up,
Housing & Communities

OFFICIAL

s. 40(2)

From: s. 40(2)
Sent: 23 May 2024 13:39
To: Media
Cc: s. 40(2) s. 40(2) s. 40(2) Government Relations
Subject: DLUHC response to the LUHC Select Report on its enquiry into S/O - published

Follow Up Flag: Follow up
Flag Status: Completed

Hi Media Team/Govt Relations,
Fyi, DLUHC has now been published: [Shared ownership: government response to the Select Committee report - GOV.UK \(www.gov.uk\)](#)

Regards

s. 40(2)

s. 40(2)
s. 40(2)



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OFFICIAL

From: s. 40(2)
Sent: Wednesday, May 22, 2024 2:49 PM
To: Media <Media@homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; Government Relations <governmentrelations@homesengland.gov.uk>
Subject: DLUHC response to the LUHC Select Report on its enquiry into S/O will be published tomorrow

Hi Media team,

Fyi, we've received advance notice from our Shared Ownership lead at DLUHC (s. 40(2)) that their response to the [LUHC Select Report](#) on its enquiry into S/O will be published tomorrow. DLUHC publication is ahead of the Select Cttee deadline on 28/5.

As s. 40(2) email say's (see below) if we get any press enquiries (as some of recommendations in the report refer to Homes England) they can be redirected to the DLUHC Press team.

Hi Govt Relations – sighting you about this publication, following s. 40(2) initial email on 28 March (attached) as they're on AL.

Fyi, s. 40(2)/my team have shared our thoughts on the recommendations relevant to Homes England to help s. 40(2) draft the DLUHC response before publication.

Regards

s. 40(2)

s. 40(2)
s. 40(2)



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From: s. 40(2) <s. 40(2) [levellingup.gov.uk](mailto:s.40(2)@levellingup.gov.uk)>
Sent: Wednesday, May 22, 2024 1:18 PM
To: s. 40(2) <s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>;
s. 40(2) <s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <s. 40(2) [london.gov.uk](mailto:s.40(2)@london.gov.uk)>; s. 40(2) <s. 40(2) [@london.gov.uk](mailto:s.40(2)@london.gov.uk)>
Subject: Publication of shared ownership select committee response

OFFICIAL

Hi All,

As a heads up, it looks as though we'll be publishing our response to the S/C's shared ownership report tomorrow, slightly ahead of schedule. I'll forward you the link once it's been published. If, on the off chance, you get press enquiries about it, feel free to refer them to our Press Team.

Best,

s. 40(2)

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s. 40(2)

From: s. 40(2)
Sent: 24 May 2024 11:51
To: s. 40(2); s. 40(2); s. 40(2)
Cc: s. 40(2); s. 40(2); Sharedownership
Subject: RE: Future Homes England conversations - dates and CFG, Ch 1, Shared Ownership - Affordability guidance section 6 - Update

Follow Up Flag: Follow up
Flag Status: Completed

Hi s. 40(2)

New website looks good!

We're now in a period of pre-election sensitivity which restricts some of the external engagement that is appropriate for us to have. As the affordability guidance is part of our BAU work this shouldn't interfere with our session next week, but until the election is complete we need to ensure that anything pertaining to the election, future government, or future policy isn't discussed on the calls. This includes the LUHC committee response from DLUHC which we'll now need to move to our July/August session. Please can you let members know this in your intro to the call. I'm sure there'll be enough to talk about with affordability anyway!

Kind Regards

s. 40(2)

s. 40(2)



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From: s. 40(2) @castcan.co.uk>
Sent: Tuesday, May 21, 2024 8:30 AM
To: s. 40(2) <s. 40(2) homesengland.gov.uk>; s. 40(2) @castcan.co.uk>
Cc: s. 40(2) <s. 40(2) homesengland.gov.uk>; s. 40(2) <s. 40(2) homesengland.gov.uk>;
s. 40(2) <s. 40(2) homesengland.gov.uk>; Sharedownership
<Sharedownership@homesengland.gov.uk>
Subject: Re: Future Homes England conversations - dates and CFG, Ch 1, Shared Ownership - Affordability guidance section 6 - Update

Morning s. 40(2) -

Thanks for your email. Just to let you know we are about to launch our new NSG website with the additional feature of a member's area. This will enable registered members to book events , view past events and engage with the site.

To improve our engagement with members rather than relying on WA groups is one of the key features we've built into the site is a member's forum which addresses key topics and subjects from within the sector for members to engage with by responding or raising questions.

We've already uploaded your latest update onto the forum so when members logon later this week it's ready to go. Point being is we will use this to feed the session on the 30th - you will be able to access it too when you logon.

Hope that helps.

Thanks

s. 40(2)

s. 40(2)
Managing Director,
Cast

s. 40(2) @castcan.co.uk

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From: s. 40(2) <s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>
Sent: Tuesday, May 21, 2024 8:05:38 AM
To: s. 40(2) [@castcan.co.uk](mailto:s.40(2)@castcan.co.uk)
Cc: s. 40(2) <s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; s. 40(2) <s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>;
s. 40(2) <s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>; Sharedownership
<Sharedownership@homesengland.gov.uk>; s. 40(2) [@castcan.co.uk](mailto:s.40(2)@castcan.co.uk)>
Subject: RE: Future Homes England conversations - dates and CFG, Ch 1, Shared Ownership - Affordability guidance section 6 - Update

Morning s. 40(2) (and s. 40(2)

Thanks for confirming the dates. As the questions come in for 30 May please pass them to us instead of compiling them into one batch. Much appreciated.

Regards

s. 40(2)

s. 40(2)
s. 40(2)



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From: s. 40(2) @castcan.co.uk>
Sent: Monday, May 20, 2024 12:22 PM
To: s. 40(2) @castcan.co.uk>; s. 40(2) <s. 40(2) homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2) homesengland.gov.uk>; s. 40(2) <s. 40(2) homesengland.gov.uk>;
s. 40(2) <s. 40(2) homesengland.gov.uk>; Sharedownership
<Sharedownership@homesengland.gov.uk>
Subject: Re: Future Homes England conversations - dates and CFG, Ch 1, Shared Ownership - Affordability
guidance section 6 - Update

Hi s. 40(2)

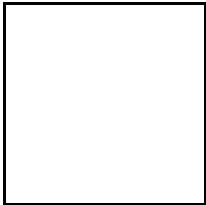
Great to see the new guidance released.

To confirm on dates;
30th May @ 10am – that’s fine, I cannot make that but s. 40(2) will run the meeting
13th June @ 11:30 – fine
17th July @ 11:30 – fine
22nd Aug @ 10:30 – fine
19th Sept @ 10 – fine
I’ll send placeholder calendar invites to you all.

We’ll be contacting members regarding the 30th May meeting early this week and will be prompting for questions in
advance.

Thanks

s. 40(2)



s. 40(2)
Group Consultancy Director,
Cast

☐ s. 40(2)

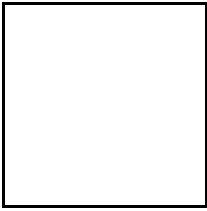
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From: s. 40(2) @castcan.co.uk>

Date: Friday, 17 May 2024 at 17:11

To: s. 40(2) <s. 40(2) homesengland.gov.uk>, s. 40(2) @castcan.co.uk>

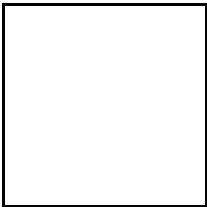
Cc: s. 40(2) <s. 40(2) homesengland.gov.uk>, s. 40(2) <s. 40(2) homesengland.gov.uk>, Sharedownership <Sharedownership@homesengland.gov.uk>

Subject: Re: Future Homes England conversations - dates and CFG, Ch 1, Shared Ownership - Affordability guidance section 6 - Update

Hi s. 40(2) – that sounds a good idea i.e. May date, let me check and confirm with s. 40(2) on Monday but all good my end!

Have a great weekend

s. 40(2)



From: s. 40(2) <s. 40(2) homesengland.gov.uk>

Date: Friday, 17 May 2024 at 16:47

To: s. 40(2) @castcan.co.uk>, s. 40(2) @castcan.co.uk>

Cc: s. 40(2) <s. 40(2) homesengland.gov.uk>, s. 40(2) <s. 40(2) homesengland.gov.uk>, s. 40(2) <s. 40(2) homesengland.gov.uk>, Sharedownership <Sharedownership@homesengland.gov.uk>

Subject: Future Homes England conversations - dates and CFG, Ch 1, Shared Ownership - Affordability guidance section 6 - Update

Hi s. 40(2) / s. 40(2)

Thanks for the attached email concerning CFG publication and your positive comment about the summary included with the email we sent out.

Regarding suggested meeting dates, with regards to May.....we can do Thursday 30 May at 10am (with a 9.45am pre-call with you both). s. 40(2) will be at this HE Conversation. Does that work for you? As we have a hot topic to cover it would be really helpful to encourage members to submit questions in advance. I know you do ask.....but please emphasise this message to help the conversation on the day. It's a tough

gig answering numerous questions on the spot. Having advance sight will help the preparation at our end and (hopefully) achieve a better two-way conversation on the day.

Regarding future dates, I'm still firming-up things at my end....and will pick this up next week. However, this is my provisional suggestion for the time-being:

- Weds 19 June – we can't do this but looking at 13 June at 11.30 instead
- Weds 17 July – can't do 10am but looking at 11.30 am instead
- Thurs 22 Aug – date looks ok but for the start time looking at 10.30am instead (agree about not advertising a meeting in August for the time being)
- Thurs 19th September at 10am – your date/time look ok.

Before I do some more work on diaries at this end, thought I'd check with you first. Please let me know what you think. Catch-up with you next week.

Have a good weekend.

Regards

s. 40(2)

s. 40(2)

s. 40(2)



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OFFICIAL

From: s. 40(2) <[REDACTED]@castcan.co.uk>
Sent: Thursday, May 16, 2024 12:16 PM
To: s. 40(2) <[REDACTED]@castcan.co.uk>; s. 40(2) <[REDACTED]@castcan.co.uk>
Cc: s. 40(2) <[REDACTED]@castcan.co.uk>; s. 40(2) <[REDACTED]@castcan.co.uk>; s. 40(2) <[REDACTED]@castcan.co.uk>; s. 40(2) <[REDACTED]@castcan.co.uk>
Subject: Re: Future Homes England conversations - dates and CFG, Ch 1, Shared Ownership - Affordability guidance section 6 - Update

Thanks [REDACTED] – that's great news about updated guidance and thanks for the heads up. We will of course keep it confidential until its released.

Catch up soon on the next webinars planned.

Thanks,

[REDACTED]

thensg.

www.thensg.co.uk



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From: s. 40(2) <[REDACTED]@castcan.co.uk>
Date: Thursday, 16 May 2024 at 11:47
To: s. 40(2) <[REDACTED]@castcan.co.uk>; s. 40(2) <[REDACTED]@castcan.co.uk>

Cc: s. 40(2) <s. 40(2) homesengland.gov.uk>, s. 40(2) <s. 40(2) homesengland.gov.uk>, s. 40(2) <s. 40(2) homesengland.gov.uk>
Subject: Future Homes England conversations - dates and CFG, Ch 1, Shared Ownership - Affordability guidance section 6 - Update
Morning s. 40(2) / s. 40(2)

Thanks for the suggested dates. I will come back to you soon regarding thoughts on these as at the moment we're focussing on the updated guidance, which is the reason for messaging you now.

Fyi, this is an in-confidence message to say we're aiming to publish the updated S/O Affordability guidance in the Capital Funding Guide (CFG) tomorrow - Friday 17 May.

Assuming all goes to plan and the tech (i.e., CFG publisher tool) is kind to us, after we publish an email will be sent to all our Investment Partners to flag this has happened. We will also message you (and other stakeholders) so you're sighted regarding this communication to our partners.

Thanks for your cooperation regards keeping this news confidential until after we publish. As I said at the beginning of this email, I'll be back in touch regarding future conversation dates.

Regards

s. 40(2)

s. 40(2)
s. 40(2)



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From: s. 40(2) @castcan.co.uk>
Sent: Monday, May 13, 2024 2:08 PM
To: s. 40(2) <s. 40(2) homesengland.gov.uk>; s. 40(2) @castcan.co.uk>
Subject: Re: Future Homes England conversations - dates

Hi s. 40(2)

s. 40(2)

It would be great to get the dates planned in now so thanks for suggesting. We’ve hesitated in planning the May meet as we’re really conscious that members are waiting for the release of the new affordability guidance. Our hope was to organise the May meeting to ensure that it was post this happening – is there any update on this?

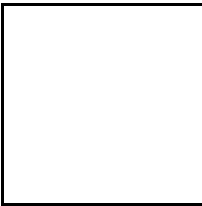
- Proposed dates for Jun – Sept;
- Weds 19th June @ 10am
- Weds 17th July @ 10am
- Thurs 22nd August @ 10am
- Thurs 19th September @ 10am

Please could you both let me know if they work for you?

We think it’s worth keeping the August date in for now, we won’t publicise it yet and can always decide to drop that one nearer the time.

Thanks

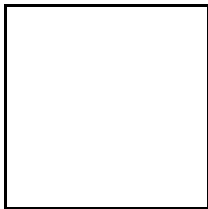
s. 40(2)



s. 40(2)

Cast

- ☐ s. 40(2)
- ☐ @castcan.co.uk
- ☐ castcan.co.uk
- ☐ Studio 29 | 46 The Calls | Leeds | LS2 7EY
- ☐ ☐ ☐



OFFICIAL

From: s. 40(2) <s. 40(2) homesengland.gov.uk>

Date: Friday, 3 May 2024 at 14:15

To: s. 40(2) @castcan.co.uk, s. 40(2) @castcan.co.uk

Subject: Future Homes England conversations - dates

Hi s. 40(2) s. 40(2)

I hope all is well at your end.

My reason for messaging you is I'm trying to plan ahead, a novel practice for me! With this in mind, it would be helpful to have the dates for our future calls with the NSG for May to Sept. Out of interest do you think there will be a meeting in August as that's a popular month for AL.

Have a good Bank Holiday weekend.

Regards

s. 40(2)

s. 40(2)

s. 40(2)



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OFFICIAL

From: s. 40(2) <[REDACTED]@castcan.co.uk>
Sent: Wednesday, April 24, 2024 3:22 PM
To: s. 40(2) <[REDACTED]<s. 40(2) [REDACTED]@homesengland.gov.uk>; s. 40(2) [REDACTED]@castcan.co.uk>
Cc: s. 40(2) [REDACTED]<s. 40(2) [REDACTED]@homesengland.gov.uk>; s. 40(2) [REDACTED]<s. 40(2) [REDACTED]@homesengland.gov.uk>; s. 40(2) [REDACTED]<s. 40(2) [REDACTED]@homesengland.gov.uk>
Subject: Re: Next Homes England conversation - 25th April

Hi [REDACTED]

Thanks for the email below, that's really helpful and not a problem to address your position in connection to LUHC report. As always I will encourage people to put forward questions in advance or engage after your opening. Last session was excellent, with a lot of engagement so I am comfortable that members are now understanding the format of the meetings.

Thanks in advance to you all for your ongoing support and time. Look forward to seeing you at 9.45am.

[REDACTED]

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