



Homes  
England

Date: 6 May 2025

Our Ref: RFI5092

Tel: 0300 1234 500

Email: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

[REDACTED]  
By Email Only

Dear Sir/Madam

**RE: Request for Information – RFI5092**

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:

**I am conducting research into the affordable housing development landscape in Hertfordshire to inform an upcoming housing sector project focused on improving data and operational transparency.**

**Under the Freedom of Information Act 2000, I would be grateful if you could provide:**

- 1. A list of registered providers and housing developers currently involved in affordable housing schemes in Hertfordshire.**
- 2. The number of providers with active development pipelines (e.g., funding allocations, planning permissions granted, or schemes underway).**
- 3. Any public data or reports you hold that detail affordable housing delivery and development activity within the region.**

**Response**

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

- 1. A list of registered providers and housing developers currently involved in affordable housing schemes in Hertfordshire.**

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

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## 2. The number of providers with active development pipelines (e.g., funding allocations, planning permissions granted, or schemes underway).

Please see table below which contains a list of providers who are involved in the Affordable Homes Programme and have delivered affordable housing in Hertfordshire in the last 5 years. A 'Y' indicator in the 'Active Programme' column signifies where the provider is still delivering a programme of affordable housing.

| Lead Organisation Name                          | Active Programme |
|---|------------------|
| Accent Housing Limited                          | Y                |
| Aldwyck Housing Group Limited                   |                  |
| Amplius Living                                  | Y                |
| Anchor Hanover Goup                             | Y                |
| B3 Living Limited                               | Y                |
| Clarion Housing Group Limited                   |                  |
| Dacorum Borough Council                         | Y                |
| English Rural Housing Association Limited       |                  |
| Grand Union Housing Group Limited               |                  |
| Hastoe Housing Association Limited              |                  |
| Hightown Housing Association Limited            | Y                |
| Home Group Limited                              | Y                |
| Housing 21                                      |                  |
| LEGAL & GENERAL AFFORDABLE HOMES LTD            |                  |
| Metropolitan Housing Trust Limited              |                  |
| Octavia Housing                                 |                  |
| One YMCA  | Y                |
| Paradigm Housing Group Limited                  | Y                |
| Sanctuary Housing Association                   |                  |
| Settle Group                                    |                  |
| Sovereign Housing Association Limited           |                  |
| Sovereign Network Homes                         | Y                |
| Sparrow Shared Ownership Limited                |                  |
| St Albans City and District Council             |                  |
| Stevenage Borough Council                       | Y                |
| The Industrial Dwellings Society (1885) Limited |                  |
| The Swaythling Housing Society Limited          |                  |
| Watford Community Housing Trust                 | Y                |





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**3. Any public data or reports you hold that detail affordable housing delivery and development activity within the region.**

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.

Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. We can advise that public data and reports that detail affordable housing delivery and development activity within the Hertfordshire region can be found in our published transparency data via our gov.uk site via the links below.

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The two main reports to consider in the link below are listed as follows:

- **Funding by Homes England minimum geography** – This shows grant and unit data allocated to minimum geographies, which in Hertfordshire's case, is at the county level.
- **Schemes confirmed by Homes England** – list of schemes approved by minimum geography (see above) and local authority level.

<https://www.gov.uk/government/publications/affordable-homes-programme-2021-to-2026-summary>

For a list of starts and completions by Local Authority, please see against each document "Housing Statistics Month Year Tables, spreadsheet" Table 2 via the below link:

<https://www.gov.uk/government/collections/housing-statistics>

### **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](mailto:infogov@homesengland.gov.uk)

Information Governance Team  
Homes England  
The Lumen  
2<sup>nd</sup> 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.

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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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