



Date: 8 July 2025

Our Ref: RFI4243

Tel: 0300 1234 500

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

By Email Only

Dear [REDACTED]

**RE: Request for Information – RFI4243**

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:

- **All email correspondence, both internal and external, referring to Tahir Mohsan from 2016 to 2021.**
- **All email correspondence, both internal and external, referring to Ribble Property Developments Limited from 2016 to 2021.**
- **All email correspondence, both internal and external, referring to Ribble Land from 2016 to 2021.**
- **All information pertaining to the procurement process behind the £744,642 given by Homes England to Ribble Property Developments Limited since 2016. We are particularly interested in what this money was earmarked for, and whether anyone else bid for these contracts?**
- **All information on the follow-up checks Homes England has done to ensure that work by Ribble Property Developments Limited on affordable housing paid for by Homes England is progressing properly.**

On 15 March 2023, we contacted you explaining our Affordable Housing team have confirmed that Homes England does not hold a record of affordable housing funding having been given to Ribble Property Developments. We also confirmed our procurements and contracting team have no record of a procurement or contract with Ribble Property Developments for the amount detailed in your request.

We advised our Help to Buy (HTB) team had confirmed that Ribble Property Developments Limited were contracted with Homes England as a developer providing homes within the HTB scheme at that time. Therefore, we required clarification on whether you were seeking information on Homes England and Ribble Property Developments in relation to the HTB scheme if not affordable housing funding.





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On 17 March 2023 you provided a spreadsheet, explaining "Ribble Property Developments Limited have received £744,642 since 2016 all from Homes England. Almost all of these invoices are labelled as "Help To Buy Additions" apart from one for £33,990 which is labelled as "Capital Grant to RPs. Daily IMS payment". The first payment we have on record was in 2017 and the most recent was in 2021."

### **Response**

We would firstly like to apologise for the long delay in providing this response to you and for not having kept you sufficiently informed as to the progress of your request. Our handling of your request has fallen outside the time for compliance as set out in the FOIA and below the standards we strive to provide.

We recognise now that the information you have requested may no longer relevant to you, however we have endeavoured to provide you with a response which follows below.

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

### **All email correspondence, both internal and external, referring to Tahir Mohsan from 2016 to 2021.**

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 Investments and Help to Buy teams 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>

### **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 we have no record of any contact with Tahir Mohsan.

### **All email correspondence, both internal and external, referring to Ribble Property Developments Limited from 2016 to 2021.**





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Please see Annex A for information held. Please be advised that some information in this Annex is redacted as it is out of scope of your request and does not relate to Ribble Property Developments Limited.

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 and email addresses 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>

**All email correspondence, both internal and external, referring to Ribble Land from 2016 to 2021.**

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 Investments and Help to Buy teams 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>

### 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 we have no record of any correspondence referring to Ribble Land.





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**All information pertaining to the procurement process behind the £744,642 given by Homes England to Ribble Property Developments Limited since 2016. We are particularly interested in what this money was earmarked for, and whether anyone else bid for these contracts?**

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 Investments and Help to Buy teams 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>

### 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 Ribble Property Developments Limited delivered schemes between 2014 and 2021 as part of our Help to Buy programme. The £744,642 relates to Help to Buy equity loan funding and as such does not follow a competitive bidding process, meaning there is no information held related to the procurement process. Please be advised that the Help to Buy equity loan scheme has now closed. You can find further information about the Help to Buy scheme on this website:

<https://www.gov.uk/government/publications/help-to-buy-equity-loan-buyers-guide>

Please see Annex B which contains the spreadsheet you provided as part of your request, with supplementary information held by Homes England on these entries. Please be advised the Capital RP Grant label is incorrect. It should instead display Help to Buy Additions. This was correctly coded in our finance system, so there was no impact from this error.

**All information on the follow-up checks Homes England has done to ensure that work by Ribble Property Developments Limited on affordable housing paid for by Homes England is progressing properly.**

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 Investments and Help to Buy teams who would have the requested information if held.





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The full text of section 1 in the legislation can be found here:

<https://www.legislation.gov.uk/ukpga/2000/36/section/1>

### Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. As explained in our clarification letter, the Help to Buy equity loan programme is not an affordable housing product. As such, no monies were provided to Ribble Property Developments Limited for affordable housing and subsequently no follow up checks related to the delivery of affordable housing were completed.

However, as part of the onboarding process for Help to Buy, developers were issued with Participation Guidance to outline the scheme expectations. All versions held are contained in Annex C, pages 1 to 114.

Developers were required to sign a Funding Administration Agreement to be eligible to sell their property to a borrower using the Help to Buy equity loan programme. All versions held are contained in Annex C, pages 115 to 187.

### 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

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St James Boulevard

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Newcastle upon Tyne

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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

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St James Boulevard, Newcastle Helix  
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