



Homes
England

The Housing and Regeneration Agency

Date: 27 January 2025

Our Ref: RFI4992

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

[REDACTED]
By Email Only

Dear [REDACTED]

RE: Request for Information – RFI4992

Thank you for your request for information which was processed in accordance with the Environmental Information Regulations 2004 (EIR).

On the 12 December 2024 you requested the following information:

Under the Freedom of Information Act, can you please provide copies of all correspondence relating to your development on the Isle of Sheppey in Swale in Kent in relation to the progress and anticipated completion date.

On the 19 December you subsequently emailed this additional clarification to us:

My request specifically relates to the Queenborough & Rushenden site on the Isle of Sheppey in Swale (Kent)

As I recall, this started circa 2004, when it was announced that some c2100 homes would be built. That reduced to c1100, then further reduced to c900 homes, and has only built c100 of those, yet estimated costs of c£30m.

The purpose of my request is to find out why the delay, as it has put significant pressure on the Local Council, meaning that your non delivery has impacted not only the Local Plan, but has been taken into account by the Planning Inspectorate, with subsequent planning appeals!

So, perhaps you can supply correspondence that would explain why the delivery has “stalled” given that you are responsible for affordable housing that has failed to deliver.

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

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



Date: 27 January 2025

Our Ref: RFI4992

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Response

Please see **Annex A** attached to our response. This contains all the correspondence we have on file concerning this development.

Regulation 13 – Personal Data

We have redacted some information on the grounds that it constitutes third party personal data and therefore engages Regulation 13 of the EIR.

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.

Regulation 13 is an absolute exception 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 exception is engaged.

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

<http://www.legislation.gov.uk/ukxi/2004/3391/regulation/13/made>

In addition to Annex A, we are sending you additional attachments which accompanied the emails. Due to the length and format of some attachments, it was not possible to include them within Annex A in a way that did not affect the accessibility of the information. The file names of the attachments indicate which page numbers in Annex A are relevant.

In order to assist you further, we have been provided the following statement from the Development team involved in this project:

The Queenborough & Rushenden site comprises significant commercial/retail development as well as the residential development of the final parcels of land referred to in your request.

The circa £30m comprises the overall budget which to date has delivered a number of significant commercial/retail/employment benefits on the Isle of Sheppey at Neats Court which include construction of a new supermarket, retail park, distribution centre and jobs and was completed some time ago.





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As part of the wider project, Homes England has completed the acquisition of a number of individually owned parcels of land including the Mill Site and former Klondyke site in order to assemble land for residential development as part of this ambitious project. Following acquisition of these land holdings, Homes England then undertook a programme of significant site works which include demolition of existing buildings, site remediation and land raising in order to provide a developable site.

With regard to the reduction in the number of new homes proposed, the original ambitious proposals comprised a dense development which a significant number of apartments. These proposals were shown to be unviable and did not reflect the need of the local community and have been revised over time to be more market facing and comprise smaller, family houses rather than apartments.

Undertaking a project of this size and complexity in terms of both site and market conditions has resulted in delays which Homes England acknowledges however we remain committed to completing the remaining residential development.

Further details about the project are available online via this link:

<https://swale.gov.uk/planning-and-regeneration/local-plans/queenborough-rushenden-masterplan>

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

The Information Governance Team
Homes England
2nd Floor
The Lumen
St James Boulevard
Newcastle Helix
Newcastle upon Tyne
NE4 5BZ

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

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

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Homes
England

The Housing and Regeneration Agency

Date: 27 January 2025

Our Ref: RFI4992

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

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



MorningReg 13

Reg 13

Hi Reg 13

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means Business

**"A great location with great opportunities,
Swale is the perfect place to live, work and invest"**



Reg 13 [REDACTED]@swale.gov.uk>

Cc: Reg 13 [REDACTED]@homesengland.gov.uk>; Reg 13 [REDACTED]@homesengland.gov.uk>

Subject: Agenda - Q & R Steering Group Meeting

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

In advance of our meeting tomorrow, please see agenda below.

- Introductions
- Purpose of Steering Group Meeting
- Overview of project to date, upcoming works
- Programme
- Frequency of future SG Meetings
- AOB

Regards

Reg 13 [REDACTED]

OFFICIAL

-----Original Appointment-----

From: Reg 13 [REDACTED]@swale.gov.uk>

Sent: 10 January 2024 13:55

To: Reg 13 [REDACTED]

Subject: Q&R Steering Group

When: 18 January 2024 12:00-13:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: Reg 13 [REDACTED]

Passcode: Reg 13 [REDACTED]

[Download Teams](#) | [Join on the web](#)

[Learn More](#) | [Meeting options](#)

From: Reg 13
Sent: 20 February 2024 09:55
To: [REDACTED]
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Reg 13

I'm happy to confirm that the change request paper to extend the milestones for Queenborough & Rushenden Regeneration has now been approved.

I'll now need to work with solicitors to complete a Deed of Variation to formally extend the milestones. I can see from our records that the original Grant Funding Agreement and previous Deeds of Variation were completed by Browne Jacobson, so I'll contact them today to request a quote.

Thanks,
Reg 13

OFFICIAL

From: Reg 13
Sent: Thursday, February 1, 2024 1:46 PM
To: Reg 13 <[REDACTED]@homesengland.gov.uk>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Thank you!

From: Reg 13 <[REDACTED]@homesengland.gov.uk>
Sent: Thursday, February 1, 2024 1:45 PM
To: Reg 13 <[REDACTED]@homesengland.gov.uk>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Reg 13

Please see below

Regards
Reg 13

OFFICIAL

From: Reg 13 <[REDACTED]@homesengland.gov.uk>
Sent: Thursday, February 1, 2024 12:33 PM
To: Reg 13 <[REDACTED]@homesengland.gov.uk>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Reg 13

Thanks for the progress update; it's very helpful and I'll summarise it in my change request paper.

Please could you confirm what the acronyms LPA and DO stand for? Local Planning Authority and Delivery Oversight respectively (DO internal approval process)

Also, please could you confirm if the requested revised milestone dates for these two milestones remain the same as agreed in December or if either of them have been delayed further: Yes

Milestone	Revised date
Local Authority to procure from Homes England (Homes England Land Team) the final agreed delivery strategy for the Site.	30/07/2024
Commencement of procurement of wider project	30/09/2024

Thanks,

Reg 13

OFFICIAL

From: Reg 13 <[REDACTED]@homesengland.gov.uk>
Sent: Thursday, February 1, 2024 12:12 PM
To: Reg 13 <[REDACTED]@homesengland.gov.uk>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Reg 13

We have undertaken some work to understand options for taking the site forward through planning and disposal – specifically the time and cost comparisons/implications of (for example) Homes England submitting an outline application compared with less input from us on planning and the pro's and con's of each approach. Having concluded this, we are going to undertake pre-application engagement with the LA as the other options proved to be extremely costly and time consuming (more than 1 year to obtain outline planning) which would impact on the overall delivery timeframe.

We will be instructing consultants shortly to support us on the pre-app engagement strategy. The aim of this is to agree some high level principles with the LPA and Councillors on proposals for development (such as % of affordable housing) which will then be included in the marketing details at bid stage. This work is expected to take around 6 months. In addition to this, we will be undertaken some soft market testing to understand current market conditions and which developers are active in the market locally.

We will need to secure DO approval for a revised disposal process around autumn time. We expect this will be to sell the site to one developer who will take the site forward though planning (rather than us acting as Master Developer) but can only do this once the 2 elements above are completed as information gathered will form justification for this approach.

I took this site around July time. Hope the above is helpful. Please give me a call if you have any questions.

Regards

Reg 13

OFFICIAL

From: Reg 13 [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Sent: Wednesday, January 31, 2024 9:48 AM
To: Reg 13 [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Subject: FW: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Reg 13 [redacted]

Hope you're well.

Reg 13 [redacted] at Swale Borough Council has confirmed that they are happy with the revised milestones for Queenborough & Rushenden Regeneration.

I'm now finalising the change request paper to extend the milestones. The only thing I still need to add is a summary of the progress on the project since June 2023 (when I last requested to extend the milestones) and the delays or changes that caused the two milestones to be missed.

Please could you send me a brief summary of the progress on the project since you picked it up as Project Manager? E.G the stages of review that have been completed or are ongoing, decisions that have been made, changes that have been agreed, or delays that have occurred. Also, could you confirm which month you became Project Manager on this project?

It would be really helpful if you could get back to me by next Wednesday, 7th February.

Thanks,
Reg 13 [redacted]

OFFICIAL

From: Reg 13 [redacted] <[\[redacted\]@Swale.gov.uk](mailto:[redacted]@Swale.gov.uk)>
Sent: Monday, January 15, 2024 2:17 PM
To: Reg 13 [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Stacey - so sorry, this dropped off my radar but have now chased planning colleagues and can confirm that we are happy with the revised milestones

Thanks for your patience

Reg 13 [redacted]

Reg 13 [redacted] | **Regeneration, Economic Development and Property, Swale Borough Council**
Swale House, East Street, Sittingbourne, Kent ME10 3HT | T: Reg 13 [redacted] |



OFFICIAL

From: Reg 13 [REDACTED] <[\[REDACTED\]@homesengland.gov.uk](mailto:[REDACTED]@homesengland.gov.uk)>
Sent: 15 January 2024 13:56
To: Reg 13 [REDACTED] <[\[REDACTED\]@Swale.gov.uk](mailto:[REDACTED]@Swale.gov.uk)>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

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Hi Reg 13 [REDACTED]

Please could you get back to me on this by this Friday, 19th January?

If there is anything holding this up, please let me know as soon as possible.

Kind regards,
Reg 13 [REDACTED]

OFFICIAL

From: Reg 13 [REDACTED]
Sent: Tuesday, January 2, 2024 11:50 AM
To: Reg 13 [REDACTED] <[\[REDACTED\]@Swale.gov.uk](mailto:[REDACTED]@Swale.gov.uk)>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Reg 13 [REDACTED]

Hope you're well and had a good Christmas and New Year.

Please could you send me your approval or feedback on the revised milestone dates in the table in the email chain below? I'll then be able to complete the change request paper to extend the milestones.

Kind regards,
Reg 13 [REDACTED]

From: Reg 13 [REDACTED]
Sent: Friday, December 15, 2023 12:04 PM
To: Reg 13 [REDACTED] <[\[REDACTED\]@Swale.gov.uk](mailto:[REDACTED]@Swale.gov.uk)>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Reg 13 [REDACTED]

Thanks for your time on the phone this morning.

I asked my team whether the information you provide in your monitoring returns would need to be released in the event of an FOI request. They explained that Homes England would need to determine which of the information is commercially sensitive, as any commercially sensitive information would be redacted and not released. The majority of the information in the monitoring return is likely to be considered commercially sensitive.

Section 14.2 of the Grant Funding Agreement covers confidential information and FOI requests so you might find it useful.

Please let me know if you have any questions, and in the meantime I'll respond to Reg 13 today with a summary of our discussion.

Thanks,
Reg 13

From: Reg 13 <[redacted]@Swale.gov.uk>
Sent: Thursday, December 14, 2023 2:57 PM
To: Reg 13 <[redacted]@homesengland.gov.uk>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Reg 13 – yes, no problem – shall we say 10am?

Reg 13 | Regeneration, Economic Development and
Property, Swale Borough Council
Swale House, East Street, Sittingbourne, Kent ME10 3HT | T: Reg 13 |



OFFICIAL

From: Reg 13 <[redacted]@homesengland.gov.uk>
Sent: 13 December 2023 17:30
To: Reg 13 <[redacted]@Swale.gov.uk>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Reg 13

Hope you're well.

The Homes England Land team have put forward a milestone extension request for 6 milestones relating to the Queenborough & Rushenden Regeneration project:

Milestone	Current date	Revised date
Local Authority to procure from Homes England (Homes England Land Team) the final agreed delivery strategy for the Site.	31/10/2023	30/07/2024
Commencement of procurement of wider project	30/11/2023	30/09/2024
Completion of the agreement for the development of the Site	30/04/2024	30/07/2025
Reserved Matters Planning Permission achieved for the Wider Project	30/11/2024	30/04/2026
Wider project start date	31/05/2025	30/10/2026

Do you have some time free on Friday morning for a quick call to discuss?

I'm out of the office all day tomorrow but free from 9:30am onwards on Friday.

Kind regards,
Reg 13

OFFICIAL

From: Reg 13
Sent: Thursday, June 1, 2023 10:52 AM
To: Reg 13 <Reg 13@swale.gov.uk>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Reg 13

I'm happy to confirm that the change request to extend the milestones has now been approved, and the milestones have been formally extended to the dates in the table below.

Kind regards,
Reg 13

From: Reg 13
Sent: Friday, May 19, 2023 12:09 PM
To: Reg 13 <Reg 13@swale.gov.uk>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Reg 13

Thanks for sending this over so quickly.

I have forwarded it on to the head of the IGPM team and will let you know if anything further is needed.

Have a great weekend,

Kind regards,
Reg 13

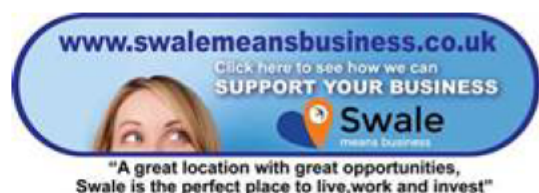
From: Reg 13 <Reg 13@swale.gov.uk>
Sent: Friday, May 19, 2023 11:53 AM
To: Reg 13 <Reg 13@homesengland.gov.uk>
Subject: RE: Milestone extensions - Queenborough & Rushenden Regeneration

Hi Reg 13

As discussed this is an email to confirm that having received the revised Milestone delivery dates from the Homes England Land Team, set out in the table below, Swale Borough Council is happy with these. We would therefore request that the Milestones are adjusted accordingly.

Kind regards

Milestone	Initial date	Revised date
Local Authority to procure from Homes England (Homes England Land Team) the final agreed delivery strategy for the Site.	30/09/2022	31/10/2023
Completion of the agreement for the development of the Site	30/12/2022	30/04/2024
Wider project start date	30/12/2022	31/05/2025
Commencement of procurement of wider project	31/12/2022	30/11/2023
Reserved Matters Planning Permission achieved for the Wider Project	30/06/2023	31/11/2024
Unconditional contract entered into by any Relevant Landowner with a developer or building contractor for the Wider Project	30/06/2023	26/05/2028
990 of residential units commenced (<i>clarified with Reg 13 last week that this means at least 1 unit has commenced - not necessarily all 990</i>)	30/06/2023	31/05/2025
Project completion date	31/03/2034	31/03/2034
Local Authority to have undertaken a scheme reappraisal and submit its proposal to Homes England in accordance with paragraph 4.11 of the Standard Terms & Conditions as to how the monies recovered will be used for further housing delivery (the Further Housing Plan)	30/04/2034	30/04/2034
Local Authority to have gained approval for the Further Housing Plan in accordance with paragraph 4.11 of the Standard Terms & Conditions.	31/05/2034	31/05/2034
End date	31/03/2035	31/03/2035



From: Reg 13
Sent: 21 June 2024 09:22
To: Reg 13
Subject: Q & R update

Hi Reg 13

Hope you are well.

I thought it would be useful to update you on what we have been doing in the background on Q & R over the past few months. I think at the last meeting we were expecting to have commenced work with our planning consultants to review the masterplan and policies given the age of the document. Our consultants however advised that before commencing this work, we should undertake a BNG assessment of the site as well as another site we own which has potential use for mitigation purposes. The survey itself – given the types of habitat included, could not be undertaken until spring. This has now been completed and we are just waiting for the final report before commencing the wider piece of work with our consultant team which I expect will start in the next 2 to 3 weeks.

Reg 13 to show her around the site and discussed the HIF milestone dates in light of the above. Would you be free for a call to discuss these?

We have also recently completed soft market testing with developers on our panel as well as those we know are active in the local area. This has been undertaken in order to inform the marketing and disposal strategy for the site. I am waiting for the report which summaries the interest and issues raised through this exercise.

I will be in touch again in the next few weeks to discuss next steps once our consultant team have got going.

Regards

Reg 13

Reg 13



[@HomesEngland](#)

One Friargate
Coventry
CV1 2GN

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people's lives.

We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



From: Reg 13
Sent: 04 July 2024 11:52
To: Reg 13
Subject: RE: Queenborough & Rushenden - Milestone extensions

Morning Reg 13

Please see below revised dates in red. I had a call with Reg 13 last week as you know where I explained what we have been doing over the past few months why the milestones were moving.

Can you give me a quick call to discuss these before you go back to Reg 13

Thanks

Reg 13

From: Reg 13 @homesengland.gov.uk>
Sent: Monday, July 1, 2024 2:10 PM
To: Reg 13 @homesengland.gov.uk>
Subject: RE: Queenborough & Rushenden - Milestone extensions

Hi Reg 13

Hope you had a good weekend.

I'm just following up on the below – did you discuss the milestone delays with Swale Borough Council and do you have revised dates for the milestones listed below?

Thanks,

Reg 13

OFFICIAL

From: Reg 13
Sent: Wednesday, June 12, 2024 11:42 AM
To: Reg 13 @homesengland.gov.uk>
Subject: Queenborough & Rushenden - Milestone extensions

Hi Reg 13

Thank you for taking the time to show Reg 13 and I around the Queenborough & Rushenden site yesterday. It was really helpful to see the site in its current state, in the context of the local area.

It was also useful to hear the updates on the market testing and the potential changes to the planned delivery strategy for the site.

The Deed of Variation to extend several of the project milestones (internally approved in February 2024) is currently with Swale Borough Council for their review. If further milestone extensions are now required, it

would be best to get them approved internally before the DOV is sealed, so that I can ask the solicitors to amend the current DOV. This will mean we only have to go through the DOV process (and pay the solicitors' fees) once rather than twice.

The milestone extensions approved in February 2024 are listed in the table below. Please could you add revised dates for any of these milestones that now need to be extended further, with some commentary to explain the reasons for the extensions?

Milestone	Current date	Revised date	Comments
Local Authority to procure from Homes England (Homes England Land Team) and to provide to Homes England (Homes England HIF team) the final agreed delivery strategy for the Site.	30/07/2024	Jan 2025	
Commencement of procurement of Wider Project	30/09/2024	May 2025	
Completion of the agreement for the development of the Site	30/07/2025	July 2026	Refers to Conditional Agreement
Reserved Matters Planning Permission achieved for the Wider Project	30/04/2026	July 2027	
Wider project start date	30/10/2026	March 2028	
990 of residential units commenced	30/10/2026		

The project milestones in the table below were not extended in February 2024, but if any of them need to be extended now, please could you add the revised dates and comments?

Milestone	Current date	Revised date	Comments
Unconditional contract entered into by any Relevant Landowner with a developer or building contractor for the Wider Project	26/05/2028		
Project Completion date	31/03/2034		
Local Authority to have undertaken a scheme reappraisal and submit its proposal to Homes England in accordance with paragraph 4.11 of the Standard Terms & Conditions as to how the monies recovered will be used for further housing delivery (the Further Housing Plan)	30/04/2034		
Local Authority to have gained approval for the Further Housing Plan in accordance with paragraph 4.11 of the Standard Terms & Conditions	31/05/2034		
End date	31/03/2035		

If possible, please could you get back to me with the revised dates and comments by **Friday 21st June?**

I won't mention anything to Swale Borough Council about holding off on progressing the DOV yet – I'll wait until you've had the chance to speak to them first. However I will ask our solicitors to pause their work on the DOV until the further milestone extensions have been agreed.

Let me know if you'd like to discuss in a call – I'm on leave tomorrow and Friday but will be back on Monday 17th.

Thanks,
Reg 13

Reg 13



Homes
England

[@HomesEngland](#)

Windsor House
42-50 Victoria Street
London
SW1H 0TL

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people's lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



From: [REDACTED]
Sent: 02 October 2024 15:59
To: [REDACTED]
Subject: Q&R programme
Attachments: QR_Project Programme v3 02.10.24 (002).xlsx

Hi [REDACTED]

Have had a quick go at updating the schedule, will need the one from WSP to formalise but based on a 3 week programme for the social infrastructure works.

Thanks,

[REDACTED]

[REDACTED]



From: Reg 13
Sent: 21 October 2024 10:24
To: Reg 13
Cc: Reg 13
Subject: RE: October monitoring return - Queenborough and Rushenden Regeneration

Hi Reg 13

A deputy S151 officer can provide sign-off if the S151 officer has previously granted them authority. We would need a letter on file confirming this, signed by both the S151 officer and the deputy S151 officer. Then, if the S151 officer is on leave/absent when a monitoring return is due, the deputy S151 officer can sign it off instead.

Kind regards,

Reg 13

OFFICIAL

From: Reg 13 @Swale.gov.uk>
Sent: 21 October 2024 10:04
To: Reg 13 @homesengland.gov.uk>
Cc: Reg 13 @Swale.gov.uk>; Reg 13 @homesengland.gov.uk>
Subject: RE: October monitoring return - Queenborough and Rushenden Regeneration

Hi Reg 13 – I will chase. Could you check whether the deputy s151 officer can sign, for future submissions? I recall that there was a whole process around signatories some time back when we made a similar query to Reg 13

Reg 13 | **Regeneration, Economic Development and Property, Swale Borough Council**
Swale House, East Street, Sittingbourne, Kent ME10 3HT | T: Reg 13 |



OFFICIAL

From: Reg 13 @homesengland.gov.uk>
Sent: Monday, October 21, 2024 9:24 AM
To: Reg 13 @Swale.gov.uk>
Cc: Reg 13 @Swale.gov.uk>; Reg 13 @homesengland.gov.uk>
Subject: RE: October monitoring return - Queenborough and Rushenden Regeneration

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Reg 13

Please could you follow up with your S151 officer on the monitoring return for Queenborough and Rushenden Regeneration and submit it today?

It was due on Monday 14th so is now a week overdue.

Kind regards,

Reg 13

OFFICIAL

From: Reg 13

Sent: 15 October 2024 15:06

To: Reg 13 <[redacted]@Swale.gov.uk>

Cc: Reg 13 <[redacted]@Swale.gov.uk>; Reg 13 <[redacted]@homesengland.gov.uk>

Subject: RE: October monitoring return - Queenborough and Rushenden Regeneration

Hi Reg 13

Thank you for letting me know. Hopefully she will be able to sign it off soon.

Kind regards,

Reg 13

From: Reg 13 <[redacted]@Swale.gov.uk>

Sent: 15 October 2024 14:09

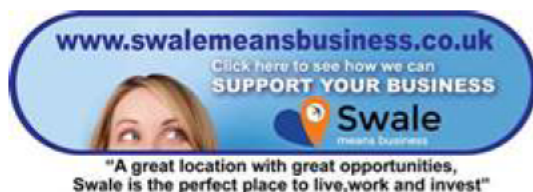
To: Reg 13 <[redacted]@homesengland.gov.uk>

Cc: Reg 13 <[redacted]@Swale.gov.uk>; Reg 13 <[redacted]@homesengland.gov.uk>

Subject: RE: October monitoring return - Queenborough and Rushenden Regeneration

Hi Reg 13, just letting you know its with our s151 and for comfort provided her with the background to our recent discussions

Reg 13 | Regeneration, Economic Development and
Property, Swale Borough Council
Swale House, East Street, Sittingbourne, Kent ME10 3HT | T: Reg 13



OFFICIAL

From: Reg 13 [REDACTED]@homesengland.gov.uk>
Sent: Tuesday, October 15, 2024 10:09 AM
To: Reg 13 [REDACTED]@Swale.gov.uk>
Cc: Reg 13 [REDACTED]@Swale.gov.uk>; Reg 13 [REDACTED]@homesengland.gov.uk>
Subject: RE: October monitoring return - Queenborough and Rushenden Regeneration

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Reg 13

Please could you submit the final version of your October monitoring return, with S151 sign-off? This was due yesterday so I'd like to review it today if possible.

On the 'final return submission' page, please select 'false' to any relevant statements to reflect the current status of the project, e.g 'There are no changes required to contractual milestones'.

I have checked Reg 13 [REDACTED] calendar and she's currently still on annual leave. She returns on 22nd October so I have set up a call with her on the 23rd to discuss the milestone extensions.

Kind regards,

Reg 13

OFFICIAL

From: Reg 13 [REDACTED]
Sent: 11 October 2024 15:20
To: Reg 13 [REDACTED]@Swale.gov.uk>
Cc: Reg 13 [REDACTED]@Swale.gov.uk>; Reg 13 [REDACTED]@homesengland.gov.uk>
Subject: RE: October monitoring return - Queenborough and Rushenden Regeneration

Hi Reg 13

Thank you for submitting your draft monitoring return – I have reviewed and approved it now, so that you can submit the final version. As discussed, the monitoring returns are a point-in-time snapshot of the progress of the project and estimates/forecasts for future delivery, rather than any final agreement regarding the future of the project.

Thank you also for your call this morning. I will pick up with Reg 13 [REDACTED] next week to discuss the milestone extensions.

Kind regards,

Reg 13

From: Reg 13 [REDACTED]@Swale.gov.uk>
Sent: Thursday, October 10, 2024 9:51 AM
To: Reg 13 [REDACTED]@homesengland.gov.uk>
Cc: Reg 13 [REDACTED]@Swale.gov.uk>; Reg 13 [REDACTED]@homesengland.gov.uk>
Subject: RE: October monitoring return - Queenborough and Rushenden Regeneration

Hi Reg 13

Apologies – I can do this, but need to register a significant concern. The outcome element of the return (housing delivery) I understand remains a moving target in terms of speed of delivery, with Homes England's position shifting.

I would not want any final, signed monitoring report to be viewed as the Council's acknowledgment of any proposed programme of delivery as this is now a potential point of divergence between the Council and Homes England. The final position on this has significant, potential real world consequences in respect of the Council's position as planning authority. A meeting involving your colleagues, officers and Members is currently being arranged for next month.

These circumstances compromise our ability to enter into a deed of variation and completion of the form at this stage could only be seen as a pragmatic approach to maintain the monitoring process against the grant, whilst this discussion takes place. It may be that the setting out of the housing delivery in a return may not accord with your colleagues current position in bringing the development forward.

Could you advise whether the suggested pragmatism is acceptable or whether monitoring returns could be held over for a period of time?

Very happy to discuss and/or meet with yourself, Reg 13 or any other Homes England colleagues as necessary.

Thanks very much

Reg 13

Reg 13 | **Regeneration, Economic Development and Property, Swale Borough Council**
Swale House, East Street, Sittingbourne, Kent ME10 3HT | T: Reg 13 |



OFFICIAL

From: Reg 13 <[redacted]@homesengland.gov.uk>
Sent: Wednesday, October 9, 2024 2:52 PM
To: Reg 13 <[redacted]@Swale.gov.uk>
Subject: RE: October monitoring return - Queenborough and Rushenden Regeneration

Hi Reg 13

I'm just following up on the below. Please could you submit your draft monitoring return by tomorrow, 10th October?

Kind regards,
Reg 13

OFFICIAL

From: Reg 13
Sent: Wednesday, October 2, 2024 11:17 AM
To: Reg 13 @Swale.gov.uk
Subject: October monitoring return - Queenborough and Rushenden Regeneration

Hi Reg 13

The deadline for your next quarterly monitoring return for Queenborough and Rushenden Regeneration to be completed is Monday 14th October. This is the deadline for the final version, signed by the S151 officer. Therefore, please could you aim to upload the first draft by Wednesday 9th October? This will give us a few days to review, make any amendments needed, and submit and review the final version by the deadline.

Many thanks,
Reg 13

Reg 13



[@HomesEngland](#)

7th Floor
10 South Colonnade,
Canary Wharf,
E14 4PU

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people's lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

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Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is One Friargate, Coventry, CV1 2GN. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

From: Reg 13
Sent: 23 October 2024 16:27
To: [REDACTED]
Subject: RE: Queenborough & Rushenden - Milestone extensions
Attachments: 230711 Swale Borough Council - Milestone extension letter.pdf

Hi Reg 13

Thank you for your time in our call earlier.

Below I have amended the milestone table to show the current contractual date (from the July 2023 milestone extension letter), the date approved by Homes England in February 2024, and the revised date you provided in July 2024:

Milestone	Contractual date (July 2023)	Date approved by HE HIF team (February 2024)	Revised date provided by HE Land team (July 2024)
Local Authority to procure from Homes England (Homes England Land Team) and to provide to Homes England (Homes England HIF team) the final agreed delivery strategy for the Site.	31/10/2023	30/07/2024	February 2025
Commencement of procurement of Wider Project	30/11/2023	30/09/2024	May 2025
Completion of the agreement for the development of the Site	30/04/2024	30/07/2025	July 2026
Reserved Matters Planning Permission achieved for the Wider Project	31/11/2024	30/04/2026	July 2027
Wider Project start date	31/05/2025	30/10/2026	January 2028
990 of residential units commenced	31/05/2025	30/10/2026	January 2028

Please could you now provide revised dates for any milestones that will need to be extended beyond the dates you provided in July 2024?

Please could you also provide revised dates for any of the below milestones that will need to be extended:

Milestone	Contractual date (July 2023 or earlier)	Date approved by HE HIF team (February 2024)	Revised date provided by HE Land team (July 2024)
Unconditional contract entered into by any Relevant Landowner with a developer or building contractor for the Wider Project	26/05/2028	No change	No change
Project Completion date	31/03/2034	No change	No change

Local Authority to have undertaken a scheme reappraisal and submit its proposal to Homes England in accordance with paragraph 4.11 of the Standard Terms & Conditions as to how the monies recovered will be used for further housing delivery (the Further Housing Plan)	30/04/2034	No change	No change
Local Authority to have gained approval for the Further Housing Plan in accordance with paragraph 4.11 of the Standard Terms & Conditions	31/05/2034	No change	No change
End Date	31/03/2035	No change	No change

As discussed, we will be sending a Reservation of Rights letter to Swale Borough Council regarding the breached milestones. This will refer to the contractual dates for the first 3 milestones in the first table above. This is because we have been unable to progress the Deed of Variation to extend these breached milestones. The Deed of Variation has been on hold due to the uncertainty over the revised milestone dates and the lack of confirmation or feedback on the revised dates from SBC since my request for confirmation/feedback in July 2024.

The Reservation of Rights letter has not yet been drafted by our solicitors, but I expect it to include a request for SBC to provide a Remediation Plan which sets out their proposals to remedy the breached milestones. In practice this should include a request to extend the milestones and should state the requested revised milestone dates. There will likely be a timeframe for SBC to provide the Remediation Plan (TBC – likely to be 10 or 20 working days).

Hopefully this makes sense but please let me know if you have any questions or would like me to clarify anything.

Happy to have another call to discuss if that would be helpful.

Thanks,
Reg 13

OFFICIAL

From: Reg 13
Sent: 18 July 2024 15:23
To: Reg 13 @homesengland.gov.uk>
Subject: RE: Queenborough & Rushenden - Milestone extensions

Thanks Reg 13

I've shared the revised milestone dates with Reg 13 now and have asked him to either confirm his agreement or send me his feedback.

Reg 13

From: Reg 13 @homesengland.gov.uk>
Sent: Thursday, July 18, 2024 10:46 AM

To: Reg 13 [REDACTED]@homesengland.gov.uk>
Subject: RE: Queenborough & Rushenden - Milestone extensions

Hi Reg 13, yes please go ahead.

Regards
Reg 13 [REDACTED]

OFFICIAL

From: Reg 13 [REDACTED]@homesengland.gov.uk>
Sent: Thursday, July 18, 2024 10:42 AM
To: Reg 13 [REDACTED]@homesengland.gov.uk>
Subject: RE: Queenborough & Rushenden - Milestone extensions

Hi Reg 13 [REDACTED]

Thanks for sending me the revised milestone dates and your comments.

Are you happy for me to share the dates with Reg 13 [REDACTED] at Swale Borough Council?

Thanks,
Reg 13 [REDACTED]

OFFICIAL

From: Reg 13 [REDACTED]@homesengland.gov.uk>
Sent: Wednesday, July 17, 2024 10:28 AM
To: Reg 13 [REDACTED]@homesengland.gov.uk>
Subject: Queenborough & Rushenden - Milestone extensions

Morning Reg 13 [REDACTED]

Following our call yesterday, please see table below which I have updated with comments.

Happy to have a call to chat through – specifically my comments in red.

Regards
Reg 13 [REDACTED]

Milestone	Current date	Revised date	Comments
Local Authority to procure from Homes England (Homes England Land Team) and to provide to Homes England (Homes England HIF team) the final agreed delivery strategy for the Site.	30/07/2024	Feb 2025	The land team have instructed consultants to undertake a review of the masterplan and planning policies given the age of the document as part of the pre-application discussions with the

			LA. This review was to commence Feb 24 however it was necessary to complete a BNG assessment of the site before this began. The BNG assessment was time sensitive and had to be undertaken in spring. This has now been completed with the report expected by the end of July. The feedback from the LA and some guiding principles will form part of the future site marketing details.
Commencement of procurement of Wider Project	30/09/2024	May 2025	Milestone reforecast to reflect delay in commencement of planning policy/masterplan review as noted above.
Completion of the agreement for the development of the Site	30/07/2025	July 2026	Refers to Conditional Agreement with developer for the whole site which will be completed after procurement.
Reserved Matters Planning Permission achieved for the Wider Project	30/04/2026	July 2027	Reflects 12 month period usually allowed for the developer to secure planning after entering into a Conditional Agreement. After securing the RM consent the developer will need to meet any other conditions and then the first phase will go unconditional (for the purpose of this forecast assumed this will take 3 months).
Wider project start date	30/10/2026	Jan 2028	Commencement of wider site infrastructure/pre-commencement works
990 of residential units commenced	30/10/2026	Jan 2028	This milestone as always been the same as 'Wider project start date'

The project milestones in the table below were not extended in February 2024, but if any of them need to be extended now, please could you add the revised dates and comments?

Milestone	Current date	Revised date	Comments
Unconditional contract entered into by any Relevant Landowner with a developer or building contractor for the Wider Project	26/05/2028		
Project Completion date	31/03/2034		
Local Authority to have undertaken a scheme reappraisal and submit its proposal to Homes England in accordance with paragraph 4.11 of the Standard Terms & Conditions as to how the monies recovered will be used for further housing delivery (the Further Housing Plan)	30/04/2034		
Local Authority to have gained approval for the Further Housing Plan in accordance with paragraph 4.11 of the Standard Terms & Conditions	31/05/2034		
End date	31/03/2035		

If possible, please could you get back to me with the revised dates and comments by **Friday 21st June?**

I won't mention anything to Swale Borough Council about holding off on progressing the DOV yet – I'll wait until you've had the chance to speak to them first. However I will ask our solicitors to pause their work on the DOV until the further milestone extensions have been agreed.

Let me know if you'd like to discuss in a call – I'm on leave tomorrow and Friday but will be back on Monday 17th.

Thanks,
Reg 13

Reg 13



Homes
England

[@HomesEngland](#)

Windsor House
42-50 Victoria Street
London
SW1H 0TL

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people's lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



OFFICIAL

From: Reg 13
Sent: 24 October 2024 09:31
To: Reg 13
Subject: HIF project milestones

Morning Reg 13

Hope you're well.

Would you be free to have a call about the HIF project milestones? I was speaking to Reg 13 yesterday and thought it might be useful if we had a call.

Thanks

Reg 13

Reg 13



[@HomesEngland](#)

One Friargate
Coventry
CV1 2GN

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[REDACTED]

From: Reg 13
Sent: 14 January 2025 10:54
To: Reg 13
Subject: FW: Q & R update
Attachments: Design Challenges.pdf; Q & R DRAFT MASTERPLAN.pdf; Q & R Site Constraints.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Reg 13

Please see below and attached as discussed.

Regards
Reg 13

OFFICIAL

From: Reg 13
Sent: 06 November 2024 13:31
To: Reg 13
[REDACTED]
Cc: Reg 13
Subject: Q & R update

Good afternoon,

In advance of our site visit tomorrow, I thought it would be useful to provide you with an update on the work undertaken to review the Q & R Masterplan to date and summary of some key points for discussion.

Over the past few months, our consultants have commenced a review the masterplan given the age of the document in order to reflect current and upcoming policy changes together with changes in the developable area since the 2010 masterplan and 2015 addendum following site remediation and land raising, together with other site constraints

We have also undertaken soft market testing with national housebuilders active in the south east as well as local housebuilders active on the island in order to gauge their interest in developing the site in future and any early observations they have about proposals.

As you know, the 2015 addendum envisaged the site delivering upto 1180 homes with densities across the site ranging between 60 and 100 dwellings per hectare which are much higher than surrounding existing development in either Queenborough or Rushenden, which range between 30 and 45 and assumed a large proportion of flats on the site. Feedback from developers was that the market for flats in this location was very limited and that they considered smaller family houses to be more reflective of local need and current market conditions which I believe also reflects the SHMA.

As mentioned above, we have undertaken significant site remediation and land raising works over the past few years in order to achieve a development platform above the flood zone. There are still some works to complete

on the Mill and Klondyke sites which we envisage the future developer will complete however, we do know that the developable area is reduced which also impacts on housing numbers. Considering this, together with feedback from developers in respect of flatted development in particular, we expect housing numbers to be significantly below those in 2015.

I have attached a number of plans which our consultants have prepared taking into account the above as well as other considerations such as BNG requirements which have also been introduced since 2015. The attached draft masterplan assumes densities of between 35 and 40 dwellings per hectare which would deliver between 424 and 484 homes, it does not include any flats. We have however asked them to go back and consider the inclusion of some flats in order to increase the overall number however I would expect a relatively modest increase in the overall number, potentially upto around 550.

The plan 'Design Challenges' shows the outline of the development platform following land raising which overlays the 2015 plan to show the reduced area.

We appreciate that the reduction in housing numbers will be disappointing but I'd like to assure you that we are very keen to deliver a well designed scheme which reflects the needs of the local community as well as being market facing. I'm also keen to stress that we are still working on proposals and do expect some further tweaks and changes but we look forward to a first discussion tomorrow.

Regards

Reg 13

Reg 13



[@HomesEngland](#)

One Friargate
Coventry
CV1 2GN

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Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



From: Reg 13
Sent: 14 November 2024 14:15
To: [REDACTED]
Subject: RE: Queenborough & Rushenden - Milestone extensions

Hi Reg 13

Thank you for sending me the revised milestone dates, following our call yesterday. I will need to send these on to Swale Borough Council and wait for them to confirm that they're happy for me to request milestone extensions to these dates.

As discussed, if I don't hear back from Reg 13 by the end of next week, we'll need to send the milestone dates to another contact at SBC who is working on the project, to avoid any further delay in extending the milestones and progressing the Deed of Variation.

Many thanks,
Reg 13

OFFICIAL

From: Reg 13 @homesengland.gov.uk>
Sent: 14 November 2024 08:11
To: Reg 13 @homesengland.gov.uk>
Subject: RE: Queenborough & Rushenden - Milestone extensions

Morning Reg 13

Please see below revised dates in red – have only slipped these by a couple of months.

Regards
Reg 13

Milestone	Contractual date (July 2023)	Date approved by HE HIF team (February 2024)	Revised date provided by HE Land team (July 2024)
Local Authority to procure from Homes England (Homes England Land Team) and to provide to Homes England (Homes England HIF team) the final agreed delivery strategy for the Site.	31/10/2023	30/07/2024	April 2025
Commencement of procurement of Wider Project	30/11/2023	30/09/2024	July 2025
Completion of the agreement for the development of the Site	30/04/2024	30/07/2025	Sept 2026

Reserved Matters Planning Permission achieved for the Wider Project	31/11/2024	30/04/2026	Sept 2027
Wider Project start date	31/05/2025	30/10/2026	March 2028
990 of residential units commenced	31/05/2025	30/10/2026	March 2028

Please could you now provide revised dates for any milestones that will need to be extended beyond the dates you provided in July 2024?

Please could you also provide revised dates for any of the below milestones that will need to be extended:

Milestone	Contractual date (July 2023 or earlier)	Date approved by HE HIF team (February 2024)	Revised date provided by HE Land team (July 2024)
Unconditional contract entered into by any Relevant Landowner with a developer or building contractor for the Wider Project	26/05/2028	No change	No change
Project Completion date	31/03/2034	No change	No change
Local Authority to have undertaken a scheme reappraisal and submit its proposal to Homes England in accordance with paragraph 4.11 of the Standard Terms & Conditions as to how the monies recovered will be used for further housing delivery (the Further Housing Plan)	30/04/2034	No change	No change
Local Authority to have gained approval for the Further Housing Plan in accordance with paragraph 4.11 of the Standard Terms & Conditions	31/05/2034	No change	No change
End Date	31/03/2035	No change	No change

As discussed, we will be sending a Reservation of Rights letter to Swale Borough Council regarding the breached milestones. This will refer to the contractual dates for the first 3 milestones in the first table above. This is because we have been unable to progress the Deed of Variation to extend these breached milestones. The Deed of Variation has been on hold due to the uncertainty over the revised milestone dates and the lack of confirmation or feedback on the revised dates from SBC since my request for confirmation/feedback in July 2024.

The Reservation of Rights letter has not yet been drafted by our solicitors, but I expect it to include a request for SBC to provide a Remediation Plan which sets out their proposals to remedy the breached milestones. In practice this should include a request to extend the milestones and should state the requested revised milestone dates. There will likely be a timeframe for SBC to provide the Remediation Plan (TBC – likely to be 10 or 20 working days).

Hopefully this makes sense but please let me know if you have any questions or would like me to clarify anything.

Happy to have another call to discuss if that would be helpful.

Thanks,
Reg 13

OFFICIAL

From: Reg 13
Sent: 18 July 2024 15:23
To: Reg 13 <Reg 13@homesengland.gov.uk>
Subject: RE: Queenborough & Rushenden - Milestone extensions

Thanks Reg 13,

I've shared the revised milestone dates with Reg 13 now and have asked him to either confirm his agreement or send me his feedback.

Reg 13

From: Reg 13 <Reg 13@homesengland.gov.uk>
Sent: Thursday, July 18, 2024 10:46 AM
To: Reg 13 <Reg 13@homesengland.gov.uk>
Subject: RE: Queenborough & Rushenden - Milestone extensions

Hi Reg 13 yes please go ahead.

Regards
Reg 13

OFFICIAL

From: Reg 13 <Reg 13@homesengland.gov.uk>
Sent: Thursday, July 18, 2024 10:42 AM
To: Reg 13 <Reg 13@homesengland.gov.uk>
Subject: RE: Queenborough & Rushenden - Milestone extensions

Hi Reg 13

Thanks for sending me the revised milestone dates and your comments.

Are you happy for me to share the dates with Reg 13 at Swale Borough Council?

Thanks,
Reg 13

OFFICIAL

From: Reg 13 [REDACTED]@homesengland.gov.uk>
Sent: Wednesday, July 17, 2024 10:28 AM
To: Reg 13 [REDACTED]@homesengland.gov.uk>
Subject: Queenborough & Rushenden - Milestone extensions

Morning Reg 13

Following our call yesterday, please see table below which I have updated with comments.

Happy to have a call to chat through – specifically my comments in red.

Regards

Reg 13

Milestone	Current date	Revised date	Comments
Local Authority to procure from Homes England (Homes England Land Team) and to provide to Homes England (Homes England HIF team) the final agreed delivery strategy for the Site.	30/07/2024	Feb 2025	The land team have instructed consultants to undertake a review of the masterplan and planning policies given the age of the document as part of the pre-application discussions with the LA. This review was to commence Feb 24 however it was necessary to complete a BNG assessment of the site before this began. The BNG assessment was time sensitive and had to be undertaken in spring. This has now been completed with the report expected by the end of July. The feedback from the LA and some guiding principles will form part of the future site marketing details.
Commencement of procurement of Wider Project	30/09/2024	May 2025	Milestone reforecast to reflect delay in commencement of planning policy/masterplan review as noted above.
Completion of the agreement for the development of the Site	30/07/2025	July 2026	Refers to Conditional Agreement with developer for the whole site which will be completed after procurement.
Reserved Matters Planning Permission achieved for the Wider Project	30/04/2026	July 2027	Reflects 12 month period usually allowed for the developer to secure planning after entering into a Conditional Agreement. After securing the RM consent the developer will need to meet any other conditions and then the first phase will go unconditional (for the purpose of this forecast assumed this will take 3 months).
Wider project start date	30/10/2026	Jan 2028	Commencement of wider site infrastructure/pre-commencement works
990 of residential units commenced	30/10/2026	Jan 2028	This milestone as always been the same as 'Wider project start date'

The project milestones in the table below were not extended in February 2024, but if any of them need to be extended now, please could you add the revised dates and comments?

Milestone	Current date	Revised date	Comments
Unconditional contract entered into by any Relevant Landowner with a developer or building contractor for the Wider Project	26/05/2028		
Project Completion date	31/03/2034		
Local Authority to have undertaken a scheme reappraisal and submit its proposal to Homes England in accordance with paragraph 4.11 of the Standard Terms & Conditions as to how the monies recovered will be used for further housing delivery (the Further Housing Plan)	30/04/2034		
Local Authority to have gained approval for the Further Housing Plan in accordance with paragraph 4.11 of the Standard Terms & Conditions	31/05/2034		
End date	31/03/2035		

If possible, please could you get back to me with the revised dates and comments by **Friday 21st June?**

I won't mention anything to Swale Borough Council about holding off on progressing the DOV yet – I'll wait until you've had the chance to speak to them first. However I will ask our solicitors to pause their work on the DOV until the further milestone extensions have been agreed.

Let me know if you'd like to discuss in a call – I'm on leave tomorrow and Friday but will be back on Monday 17th.

Thanks,
Reg 13

Reg 13

[Redacted signature block]



[@HomesEngland](#)

Windsor House
42-50 Victoria Street
London
SW1H 0TL

The Housing and Regeneration Agency

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Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



OFFICIAL

From: Reg 13
Sent: 21 November 2024 09:22
To: [REDACTED]
Subject: FW: Reservation of Rights Letter and Milestone Extensions - Queenborough and Rushenden

Hi Reg 13

FYI – To discuss in our call at 10am today.

Reg 13

OFFICIAL

From: Reg 13 [REDACTED]@Swale.gov.uk>
Sent: 21 November 2024 09:13
To: Reg 13 [REDACTED]@homesengland.gov.uk>
Cc: Reg 13 [REDACTED]Swale.gov.uk>; Reg 13 [REDACTED]@swale.gov.uk>
Subject: RE: Reservation of Rights Letter and Milestone Extensions - Queenborough and Rushenden

Hi Reg 13 – apologies for the delayed response - I have been away from the office unexpectedly.

It may be that it will be best to talk, but we have an ongoing issue regarding Member concerns about the circumstances that are necessitating the changes to milestones and how this relates back to the GDA in place. Essentially, having completed the actual works on time and to budget on our part, it is the ongoing failure to bring the site and housing forward, by Homes England that (under the terms the GDA) are placing the Council at potential and ongoing financial risk.

We think Members need to see this acknowledged and remedied prior to them being happy.

My Director spoke to Reg 13 yesterday and I understand she will be looking to have a discussion with you but our sense is that this may need to result in a high level discussion and hopefully agreement, to try and bring about a resolution.

Reg 13

Reg 13 [REDACTED] | Regeneration, Economic Development and
Property, Swale Borough Council
Swale House, East Street, Sittingbourne, Kent ME10 3HT | T: Reg 13 [REDACTED] |



OFFICIAL

From: Reg 13 [REDACTED] <[REDACTED]@homesengland.gov.uk>
Sent: Friday, November 15, 2024 2:38 PM
To: Reg 13 [REDACTED] <[REDACTED]@Swale.gov.uk>
Subject: Reservation of Rights Letter and Milestone Extensions - Queenborough and Rushenden
Importance: High

Hi Reg 13

Please see the attached Reservation of Rights letter regarding the missed milestones for the Queenborough and Rushenden Regeneration HIF MVF project.

The Homes England Land team have now proposed revised milestone dates for 6 of the project milestones – please see the table below.

Please could you complete the following **by Friday 22nd November**:

- A) Sign, date, and return the attached letter
- B) Either confirm your agreement with the milestone dates in the column '*Revised date provided by HE Land team (November 2024)*' below, or provide alternative milestone dates alongside justification for the alternative dates

Milestone	Contractual date (July 2023)	Date approved by HE HIF team (February 2024)	Revised date provided by HE Land team (November 2024)
Local Authority to procure from Homes England (Homes England Land Team) and to provide to Homes England (Homes England HIF team) the final agreed delivery strategy for the Site.	31/10/2023	30/07/2024	30/04/2025
Commencement of procurement of Wider Project	30/11/2023	30/09/2024	31/07/2025
Completion of the agreement for the development of the Site	30/04/2024	30/07/2025	30/09/2026
Reserved Matters Planning Permission achieved for the Wider Project	31/11/2024	30/04/2026	30/09/2027
Wider Project start date	31/05/2025	30/10/2026	31/03/2028
990 of residential units commenced	31/05/2025	30/10/2026	31/03/2028

If you have any questions, please let me know as soon as possible.

Kind regards,
Reg 13 [REDACTED]

Reg 13 [REDACTED]

[REDACTED]

[@HomesEngland](#)

7th Floor
10 South Colonnade,
Canary Wharf,
E14 4PU

The Housing and Regeneration Agency

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Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



From: Reg 13
Sent: 28 November 2024 10:52
To: Reg 13
Cc: Reg 13
Subject: HIF agreement

Hi Reg 13

Just to let you know that I had a call with Reg 13 from the HIF team to discuss the concerns you raised last week when we spoke. They understand the Council's concerns about being on the hook for delivery and are going to give some thought as to how these might be addressed. Apparently we have some other schemes with similar issues so I'm hopeful we can find a forward. Will be in touch once I've heard back from them.

Regards
Reg 13

Reg 13



[@HomesEngland](#)

One Friargate
Coventry
CV1 2GN

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people's lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



[REDACTED]

From: Reg 13
Sent: 17 December 2024 13:10
To: Reg 13
Subject: RE: Q & R

Hi Reg 13

Thanks very much for your reply. I think it would be worth us drafting a note to send to Swale first outlining this to make sure they are comfortable and that any queries are resolved before you take your paper.

Happy to have a chat. Am on leave this afternoon but around the rest of the week.

Regards
Reg 13

From: Reg 13 [REDACTED]@homesengland.gov.uk>
Sent: 13 December 2024 11:59
To: Reg 13 [REDACTED]@homesengland.gov.uk>; Reg 13 [REDACTED]@homesengland.gov.uk>
Subject: RE: Q & R

Hi Reg 13

Apologies for the delay in getting back to you.

I will need to draft a change request paper to request that a breach of any of the Wider Project Milestones will not require the LA to repay the grant funding to Homes England. Instead, the LA will be subject to a 'reasonable endeavour obligation' regarding the housing delivery. Once the paper is approved internally, the draft Deed of Variation can be amended accordingly and shared with the LA.

This is a model that we have used on other HIF projects where the LA does not have control over the housing delivery.

I'll keep you updated as the paper progresses and will let you know if I need any information from you while drafting it, but please let me know if you have any questions in the meantime.

Thanks,
Reg 13

OFFICIAL

From: Reg 13 [REDACTED]@homesengland.gov.uk>
Sent: 11 December 2024 10:13
To: Reg 13 [REDACTED]@homesengland.gov.uk>; Reg 13 [REDACTED]@homesengland.gov.uk>
Subject: Q & R

Morning Reg 13

Just wondered if you'd had any thoughts following our call on how we might address the concerns of Swale in the DOV?

Thanks

Reg 13

Reg 13



[@HomesEngland](#)

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CV1 2GN

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OFFICIAL

	Weeks	w/c 8 Jul	w/c 15 Jul	w/c 22 Jul	w/c 29 Jul	w/c 5 Aug	w/c 12 Aug	w/c 19 Aug	w/c 26 Aug	w/c 2 Sep	w/c 9 Sep	w/c 16 Sep	w/c 23 Sep	w/c 30 Sep	w/c 7 Oct	w/c 14 Oct	w/c 21 Oct	w/c 28 Oct	w/c 4 Nov	w/c 11 Nov	w/c 18 Nov	w/c 25 Nov	w/c 2 Dec	w/c 9 Dec	w/c 16 Dec	w/c 23rd Dec	w/c 30th Dec	w/c 6th Jan	w/c 13th Jan
Project Stage	Actions																												
Stage 1: Project On-boarding/ Familiarisation	Inception meeting with Homes England																												
	Lead contact identified																												
	Site Visit																												
	Review of project documents/policy information available to date																												
	Review and analysis of existing planning submissions/permissions to date																												
	Receipt of technical pack from Campbell Reith																												
Stage 2: High-Level Masterplan Review	Opportunities and Constraints plan prepared, using available documentation including Campbell Reith technical constraint plan																												
	Provide planning analysis to ensure the revised masterplan is compliant with existing/emerging policies																												
	Undertake a review of the design principles to establish the approach to refreshing the masterplan																												
	Prepare high-level masterplan refresh																												
	Homes England/ CampbellReith Review																												
	One set of revised drawings issued																												
Stage 3: Pre-Application	Social Infrastruture review																												
	Prepare Pre-Application																												
	CampbellReith Bespoke ES Scoping Report																												
	Submit Pre-Application																												
	Pre-Application Meeting with SBC																												
	Attendance at EIA scoping meeting as necessary																												
Stage 4: Post Pre-Application	SBC issue pre-application response																												
	Meeting feedback and analysis																												
	Review Pre-Application advice from Council and seek clarifications as necessary																												
Completion	Advise on next steps																												
	Feedback and analysis meeting with Homes England																												

Key dates



Homes
England

The Housing and Regeneration Agency

Reg 13

Swale Borough Council
Swale House,
East Street
Sittingbourne
Kent
ME10 3HT

Our Ref: 29737

Date: 11 July 2023

Email: Reg 13 @homesengland.gov.uk

Dear Reg 13

Housing Infrastructure Fund (MVF) Grant (the "Grant") to Swale Borough Council (the "Council") for the delivery of the Queenborough & Rushenden scheme (the "Project")

Under Schedule 3 of the agreement for the Grant entered into between Homes England and the Council on 9 October 2019 (the "Agreement"), the Council agreed to meet a series of milestones in delivering of the Project.

Homes England note that milestones have not been fulfilled by the Council by the specified date. Homes England has the right to treat these instances as an Event of Default on the basis of standard condition 7.2.2 of Schedule 2 of the Agreement.

On this occasion, Homes England has determined that it shall extend the milestones, with effect from the date of this letter, so that the milestones at Schedule 3 of the Agreement are revised as follows:

Milestone Description	New approved date
Local Authority to procure from Homes England (Homes England Land Team) the final agreed delivery strategy for the Site.	31/10/23
Commencement of procurement of Wider Project	30/11/23
Completion of the agreement for the development of the Site	30/04/24
Reserved Matters Planning Permission achieved for the Wider Project	31/11/24
Wider project start date	31/05/25
990 of residential units commenced	31/05/25
Unconditional contract entered into by any Relevant Landowner with a developer or building contractor for the Wider Project	26/05/28

For the avoidance of doubt, Homes England does not waive any of its rights under the Agreement. Nothing in this correspondence should be regarded to waive any condition or right within the funding agreement or constitute confirmation that a requirement has been fulfilled, unless expressly stated otherwise.

Yours faithfully

Reg 13

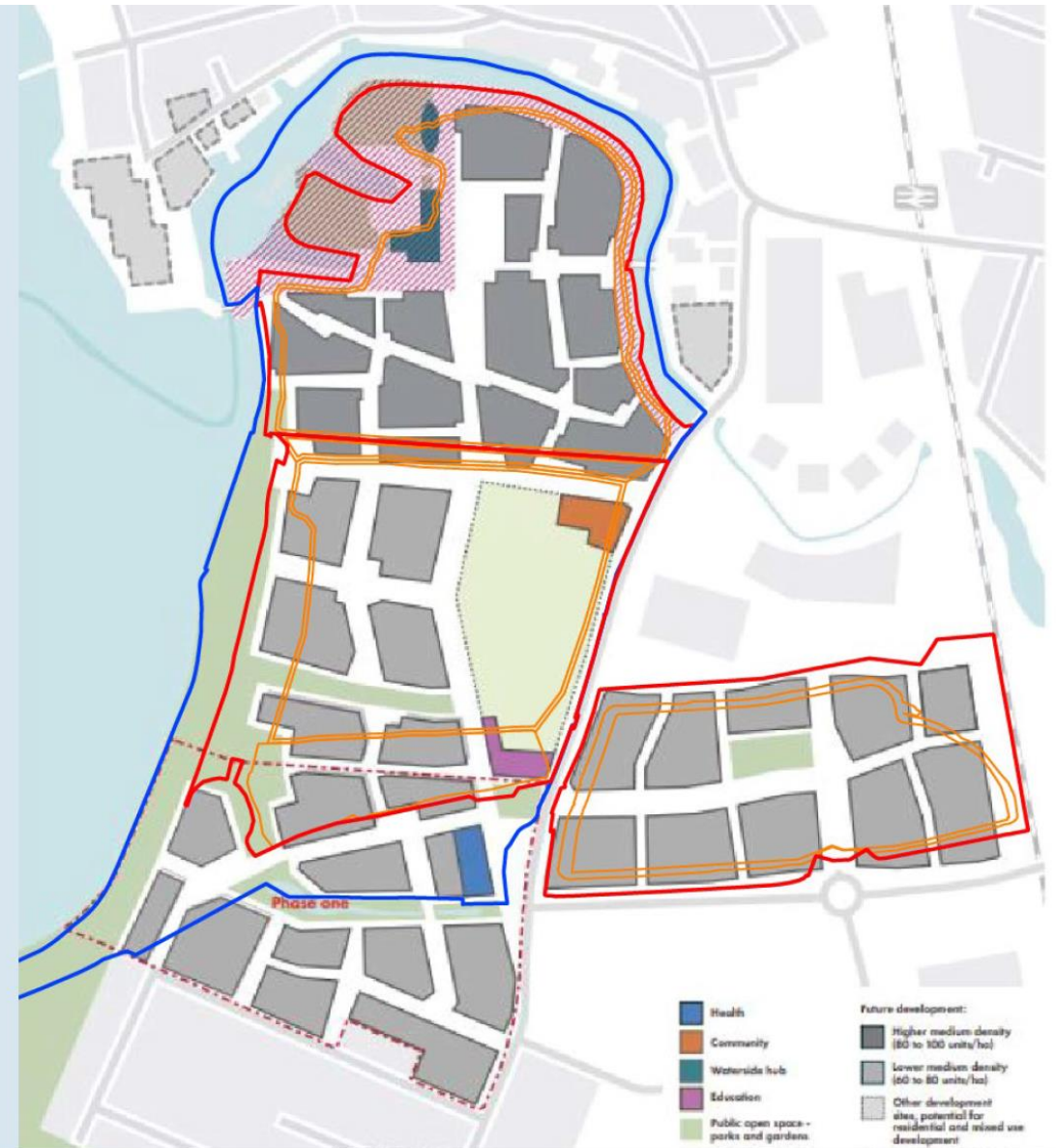
Homes and Communities Agency (trading as Homes England)



Key Design Challenges

- Spatial implications of the land raising – reduced area
- Lessons learned from Phase 1
- Spatial implications of sustainable drainage requirements
- Increased emphasis on preference for on-site delivery of BNG
- Adjusted to more closely match local need and character
- Increased emphasis on the importance of natural connections – in line with BfHL principles

wsp





- KEY
- Land ownership boundary
 - Site boundary
 - Potential net developable area for residential (12.1 ha – potential capacity for 424 – 484 homes at net density of 35 to 40 dwellings per hectare)
 - Primary street frontage to achieve placemaking potential – indicative area for mixed use on ground floor for commercial or community use
 - Potential school building
 - Potential primary school site (2.1 ha)
 - Landmark
 - Potential public realm
 - Existing swale
 - Buffer/ screening to industrial site
 - Green corridors
 - Park
 - Areas with potential for BNG enhancement
 - Vehicular gateway
 - Pedestrian access to site
 - Indicative alignment of spine street
 - Potential internal connections
 - Public Right of Way

REV	DATE	FIRST DRAFT	Drawn	Checked	Approved
-	06/09/2024				Reg 13

SCALE 1:4000 @ A3

PURPOSE OF ISSUE: Draft

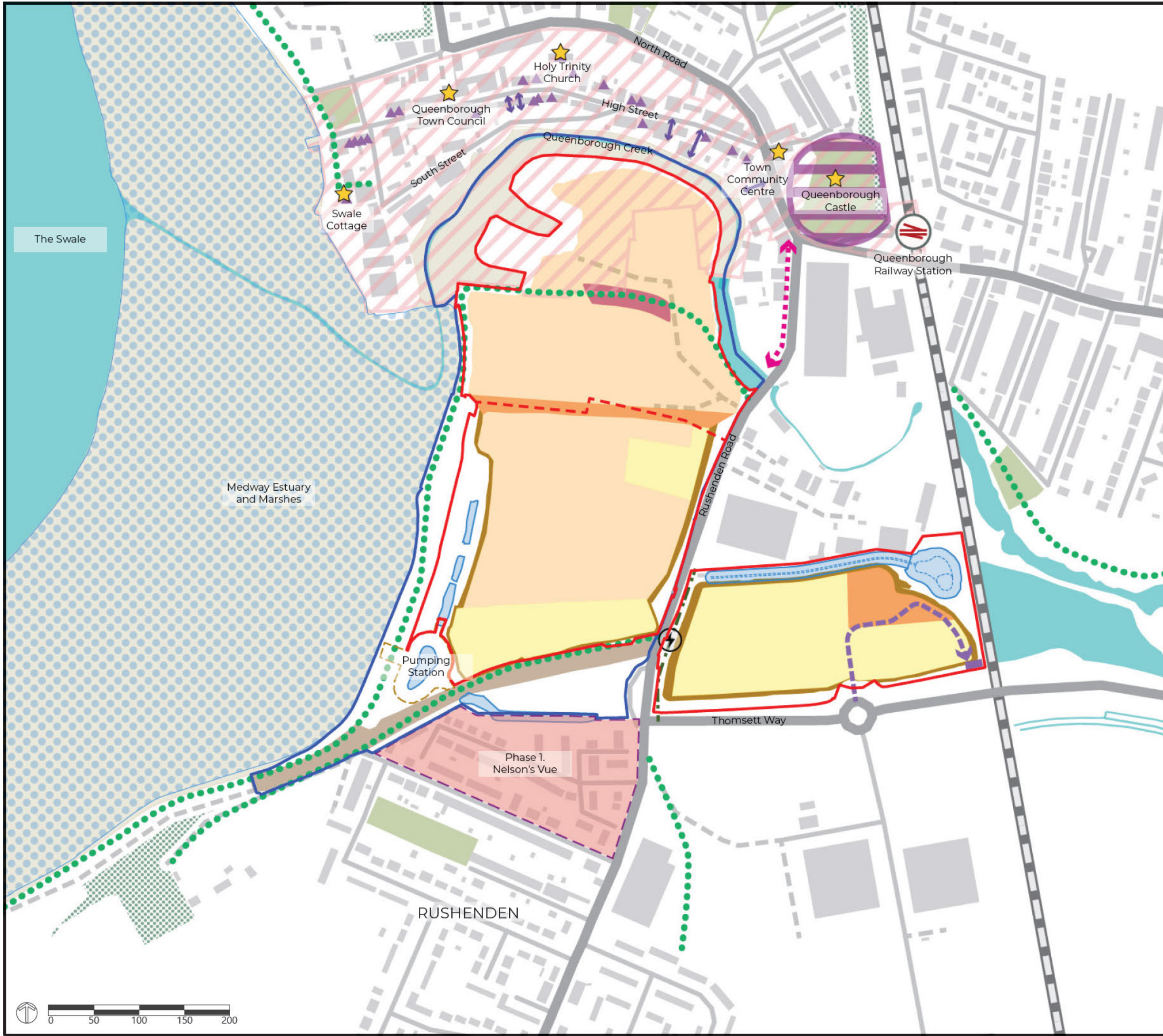
PROJECT TITLE:
Queenborough & Rushenden Regeneration

DRAWING TITLE:
Concept Masterplan

CLIENT:
Homes England

WSP HOUSE
70 CHANCERY LANE
LONDON
WC2A 1AF
TEL: (020) 7314 5000

wsp



- KEY
- Land ownership boundary
 - Site boundary
 - Recently built Phase 1 - Nelson's Vue
 - Developable land - ready for development
 - Developable land - raised and pending surcharge removal
 - Developable land - pending being raised and surcharged
 - Developable land - requiring remediation and raising
 - Existing slopes around raised areas
 - Gas governor - 5 metre easement
 - UKPN Substation retained
 - KCC area for bridge maintenance
 - Right to access to KCC area
 - Pumping station buffer
 - Poor quality pedestrian connection
 - Public Right of Way
 - Conservation area
 - Listed building
 - Landmarks
 - Local views
 - Scheduled monument
 - Medway Estuary and Marshes (SSSI - SPA - Ramsar site)
 - Existing swales
 - Peel Port Land ownership

REV	DATE	FIRST ISSUE	Drawn	Checked	Approved
-	06/09/2024		Reg 13		

SCALE 1:4000 @ A3

PURPOSE OF ISSUE: Draft

PROJECT TITLE:
Queenborough & Rushenden Regeneration

DRAWING TITLE:
Constraints Plan

CLIENT:
Homes England

WSP HOUSE
70 CHANCERY LANE
LONDON
WC2A 1AF
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