



Date: 3 July 2025
Our Ref: RFI5260
Tel: 0300 1234 500
Email: infogov@homesengland.gov.uk


By Email Only

Dear 

RE: Request for Information – RFI5260

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 writing to obtain an update on the land known as 'H1' and 'Interface Land' at Chatham Maritime, Kent, under the Freedom of Information Act.

It is my understanding that in April 2020 it was announced that Countryside (now part of the Vistry Group) was successful in securing a bid to develop the above land.

Homes England had entered into an Agreement for Lease to let the land to Countryside, dependent on terms and conditions set out in the lease.

Please confirm the following:

1. Homes England is currently the freehold owner of this land; if so, please provide the relevant HM Land Registry title number(s).
2. Whether Homes England has declared this land surplus to requirements for disposal; if so, please provide the date on which it was declared surplus.
3. The date on which the Agreement of Lease between Countryside and Homes England was originally signed/completed.
4. The date on which the Agreement of Lease between Countryside and Homes England had terminated, or if it has not yet expired, the date on which the Agreement will terminate.
5. The date(s) on which Homes England undertook contract variations with the developer to amend/extend deadlines set out in the original Agreement for Lease.
6. The total expenditure by Homes England to date for feasibility work and initial development plans for this land with Countryside.
7. Whether Homes England is in discussions with the Chatham Maritime Trust to transfer the ownership of this land?

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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Response

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

1. Homes England is currently the freehold owner of this land; if so, please provide the relevant HM Land Registry title number(s).

The title number is K775506. Please note that the application is currently still 'Pending' on the Land Registry.

2. Whether Homes England has declared this land surplus to requirements for disposal; if so, please provide the date on which it was declared surplus.

We can confirm that this piece of land has not been declared surplus.

3. The date on which the Agreement of Lease between Countryside and Homes England was originally signed/completed.

We can confirm that the date the agreement was signed was 31 March 2020.

4. The date on which the Agreement of Lease between Countryside and Homes England had terminated, or if it has not yet expired, the date on which the Agreement will terminate.

We can advise that the agreement expired at the end of April 2025 and the developer has confirmed they were unable to bring forward a development as originally envisaged. The agreement is therefore terminated.

5. The date(s) on which Homes England undertook contract variations with the developer to amend/extend deadlines set out in the original Agreement for Lease.

The dates of the contract variations were 5 October 2021 and then on 18 September 2023.

6. The total expenditure by Homes England to date for feasibility work and initial development plans for this land with Countryside.

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 Development team 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.





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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. To comply with this duty we are able to confirm that the initial development proposals were produced in partnership with Medway Council. Feasibility studies were undertaken by Countryside in preparation for their planning application to the Council which was completed at their own expense. We therefore advise that you contact Countryside Partnerships via the following: Vistry@fticonsulting.com

7. Whether Homes England is in discussions with the Chatham Maritime Trust to transfer the ownership of this land?

We can advise we are not in any discussions with Chatham Maritime Trust in relation to the transfer of ownership of the land.

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request an internal review. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

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

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

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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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