



Date: 30 May 2025

Our Ref: RFI5136

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

By Email Only

Dear [REDACTED]

RE: Request for Information – RFI5136

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'm writing to request information under the Freedom of Information Act in relation to the Kitchener Barracks development in Chatham, Kent. The developer J G Chatham Limited, responsible for delivering Kitchener Barracks, entered administration in September 2024.

Please may you respond to the following:

- 1. Can you confirm that Homes England's total lending to J G Chatham Limited, in respect of Kitchener Barracks, amounts to £28,502,888?**
- 2. Was Homes England's lending to J G Chatham publicly, taxpayer-funded? If not, how was the lending funded?**
- 3. Has Homes England recovered any amount of the £28,502,888 from J G Chatham Limited to date?**
- 4. Is the abovementioned lending arrangement separate to the THBF (Short Term Fund) grant of £7,638,070 contracted to J G Chatham Limited in 2016?**

Response

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

1. Can you confirm that Homes England's total lending to J G Chatham Limited, in respect of Kitchener Barracks, amounts to £28,502,888?

We can confirm that this is the amount that Homes England as secured creditor was owed at the date of the appointment of administrators.

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

0300 1234 500
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2. Was Homes England's lending to J G Chatham publicly, taxpayer-funded? If not, how was the lending funded?

We can confirm that the lending was funded through The Home Building Fund – Short Term programme.

3. Has Homes England recovered any amount of the £28,502,888 from J G Chatham Limited to date?

We are able to confirm that Homes England have not recovered any funds to date.

4. Is the abovementioned lending arrangement separate to the THBF (Short Term Fund) grant of £7,638,070 contracted to J G Chatham Limited in 2016?

We can confirm that the abovementioned lending arrangement is separate to THBF grant. We can advise that Homes England registered a charge (debenture) dated 1 July 2016 which was satisfied in full on 26 February 2018.

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.

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.

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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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