

Homes England deal with Keepmoat Homes sees work begin on 598 new homes at Northfleet Embankment

- Keepmoat Homes will build 598 homes over six years, after striking a deal with Homes England for the land.
- The development will also include a primary school, open space and other amenities.
- The site forms part of Ebbsfleet Garden City.

Almost 600 new homes are on the way as work begins on site at Northfleet Embankment, following a deal between government housing accelerator Homes England and developer Keepmoat Homes.

Keepmoat Homes will purchase the 11.6 hectare site from Homes England for the residential development, which alongside 598 homes will include a new primary school, local amenities, open space and a Fastrack bus connection. 224 of the homes will be affordable.

Homes England has undertaken extensive remediation work to prepare the land for development and after working with key stakeholders Gravesham Borough Council and Ebbsfleet Development Corporation, planning permission was granted last year.

This important milestone sees work on the new homes now beginning on site, with the first homes expected to be complete by May 2020. The rest of the development is expected to be complete by 2025. As part of the deal, Keepmoat Homes has agreed to build the homes at an accelerated rate of over 100 units per year.

Stephen Kinsella, Executive Director for Land at Homes England, said:

“Getting homes built on public land is at the heart of our mission so we’re delighted to see Northfleet Embankment now start on site.

“This was a complex site and the joint efforts of partners will now be rewarded with a high-quality development to meet the housing needs of local people.”

Tim Beale, Chief Executive of Keepmoat Homes said:

“As Homes England’s largest delivery partner, we’ve worked together to deliver over 11,000 quality new homes across the country as part of consecutive Delivery Partner Panels since 2009.

“We are delighted to have completed this new deal with Homes England and are looking forward to starting on site at this transformational development in Northfleet, where we will create a thriving new community on the banks of the

River Thames that is only 20 minutes from central London via Ebbsfleet International station.”

Housing Minister Kit Malthouse MP said:

“Not only does this deal deliver hundreds of much-needed homes, but it’s another step towards building a vibrant garden community on London’s doorstep.

“With a new school, transport links and green open spaces, it will be a place to live, learn, work and play for generations to come.

“This new deal is all part of our ambition to deliver 15,000 new homes in Ebbsfleet as we build more, better, faster.”

Cllr Jenny Wallace Cabinet Member for Housing Services, Gravesham Borough Council said:

“We are pleased that work is to begin on this key site. Gravesham urgently needs more homes, especially affordable homes. It is really important to us to be able to assist people that have grown up in Gravesham to be able continue to live here as a part of our community, as well as improve and regenerate the area.”

Ian Piper, Chief Executive of Ebbsfleet Development Corporation, said:

“This new development by Keepmoat will transform this important waterfront area and make a great contribution to Ebbsfleet Garden City, by bringing new homes and community facilities to Northfleet.”

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