



18 August 2026

Mr Dave Harris  
Chief Planning Officer  
Planning Service  
Medway Council  
Gun Wharf, Dock Road  
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Dear Mr Harris,

**Land At The Former Sturdee Club And Land At Stoke Road , Hoo St Werburgh, ME3 9BJ**

Viability continues to represent a significant challenge across most sites we are currently progressing. This is driven by a range of factors, which developers operating within Medway will be well placed to articulate in greater detail. From a Registered Provider (RP) perspective, key pressures include sustained build cost inflation and the transition toward Future Homes Standards and net zero delivery.

Notwithstanding these challenges, Moat remains active within the area through the acquisition of sites where we are able to deliver 100% affordable housing, supported by grant funding across all homes. In addition, we are pleased to be delivering affordable homes on many, previously stalled sites. In these instances, we have worked collaboratively with Medway and development partners to deliver the affordable provision outside of the Section 106 agreement, thereby enabling the use of grant funding.

Under this approach, Moat and its developer partners can enter into contractual arrangements for delivery, subject to the formal removal of the units from the Section 106 agreement to facilitate grant funding. This mechanism provides some certainty to the Local Planning Authority (LPA) that the affordable housing will be delivered.

A further significant benefit to both the Local Authority and future residents is that grant funding under the Homes England Social and Affordable Homes Programme (SAHP) 2026–2036 is focused on the delivery of Social Rent. This tenure provides materially lower rental levels and is therefore targeted at those in greatest need of affordable housing.

Moat has successfully delivered Social Rented homes across both Medway and Swale areas using this approach and currently has several similar schemes under construction.

Yours sincerely

*Ruth Scott*

Ruth Scott  
Land & New Business Manager