

COMMERCIALLY SENSITIVE

REDACTED Report to Community Committee – 26th January 2026

Proposed Purchase of Land from Southern Housing – Community Benefit and Local Concerns

1. Background

Southern Housing has confirmed it is prepared to sell the land to Faversham Town Council for REDACTED (excluding costs and fees), significantly below its usual minimum transaction value of REDACTED, in recognition that the purchaser is a local authority. The sale would be subject to a standard contract REDACTED.

In recent months, local residents have expressed concerns about anti-social behaviour linked to vacant garages on the site, these have now been removed.

2. Offer Terms and Overage

The principal terms offered by Southern Housing are:

- **Purchase price:** REDACTED
- **Overage clause:** REDACTED
- **Next steps:** If the Council wishes to proceed, contact Southern Housing's disposal team to progress the matter

REDACTED

3. Benefits of Purchasing the Land

3.1 Community Benefit and Future Use

Ownership creates options for:

- Community-led projects or green space improvements
- Enhanced public realm and environmental stewardship
- Managed access and maintenance to deter misuse

These align with the Council's strategic objectives and community expectations around safer, well-maintained neighbourhoods.

3.2 Value for Money

REDACTED, this is an exceptionally cost-effective opportunity to secure a community asset — especially given Southern Housing's usual minimum disposal threshold of REDACTED. This represents good stewardship of public funds.

4. Financial and Legal Considerations

The purchase price and associated transaction costs should be identified in the Council's budget or reserves. Legal review of the contract of sale and supplemental overage deed will ensure the Council's interests are protected.

Ongoing maintenance and management costs will be proportionate to the agreed use of the land.

5. Recommendation

That the Community Committee:

1. Notes the offer from Southern Housing to sell the land for REDACTED
2. Agrees in principle that acquiring the land would support community safety and benefit;
3. Recommendation that officers contact Southern Housing's disposal team to progress the transaction, subject to legal and financial due diligence;
4. Recommendation that Full Council agrees to proceed with the purchase.