

PART I MINUTES
of the Board meeting of the Ebbsfleet Development Corporation (EDC)
held at 13.30 on Wednesday 21 October 2015 at
the North Kent Community Centre

Present:

Michael Cassidy CBE (Chairman)
David Holt (Deputy Chairman)
Robin Cooper (Accounting Officer)
Cllr Mark Dance (Kent County Council)
Cllr Jeremy Kite MBE (Dartford Borough Council) – present until Item 3
Bob Lane OBE
David Lock CBE
Katie Perrior

Apologies:

Cllr John Cubitt (Gravesham Borough Council)
Louise Hardy

In Attendance:

Gerard Whiteman	EDC Finance Director
Steve Pritchard	EDC Director of Land and Regeneration
Nicky Linihan	EDC Interim Chief Planning Officer
Louise Wyman	EDC Strategy Director
Sarah Williamson	DCLG
Jane Sweeney	Board Secretary

The Chair opened the meeting, welcoming Cllr Mark Dance to his first meeting as the nominated Kent County Council Board member, replacing Cllr Paul Carter who had to step down. The Chair also thanked Nicola Linihan, interim Chief Planning Officer for her work in supporting the Corporation, at this her last Board meeting.

The Chair welcomed members of the public to Part I of the meeting.

Item 1

Apologies

01.7.15 Apologies were received from Cllr John Cubitt and Louise Hardy.

Declarations of interest

02.07.15 The Chair reminded Board members to raise any potential conflicts in relation to specific issues under discussion, and of their responsibility not to participate in the discussion or determination of any matter in which they have an interest. No declarations were made.

Part 1 Minutes of the 15 July 2015 Board

03.07.15 The Board approved the Part I items from the draft minutes.

Board Actions

04.07.15 Jane Sweeney confirmed that all the actions from the previous Boards were either complete or due to be taken as agenda items.

Item 2 Communications & Engagement Update (Paper 15 / 052)

05.07.15 Louise Wyman updated the Board on the various working groups. The second meeting of the Landowners and Developers Group took place on 15 Oct with presentations from both Peter Brett Associations on the Infrastructure Study, and the Northfleet Harbour Trust on their plans to reinvigorate the old Northfleet Harbour. Peter Brett are currently undertaken further work to respond to questions raised by the Board in September and will be invited back to the November meeting to report on their findings. The second meeting of the Local Stakeholder Group has also taken place and the next Cross Government Working Group will meet on 29 Oct. Minutes of each group will be shared with the board.

06.07.15 The Board were advised of the work being undertaken to broaden business links and were requested to share any contacts or networks members feel would be useful. Louise Wyman also updated members on the work to broaden the communications across the Black and Minority Ethnic (BME) Communities. Jeremy Kite reminded the Board of the need to ensure that the EDC adopts a wide community approach which encompasses all diversities and doesn't appear to be segregating some communities from others.

07.07.15 Louise Wyman reported on a recent visit to Jeskyns Community Woodland, a former farm which has been opened out by the Forestry Commission into recreational spaces with areas being developed as new wildlife habitats. The visit highlighted the importance of the EDC working closely with places like Jeskyns to ensure that the garden city makes the most of opportunities to connect with areas of natural beauty through walkways and cycle routes.

08.07.15 Louise Wyman updated the Board on the recent visit by the Secretary of State for Communities and Local Government, the Rt Hon Greg Clark on 15 October. The visit took in the Observatory at Eastern Quarry, the Castle Hill development and the International Station, and provided an opportunity for the Secretary of State to formally announce the launch of the Framework Masterplan and AECOM as the successful contractor. The EDC worked with the Department for Communities and Local Government (DCLG) on a joint press release which was followed up in the Trade press, on Twitter and Facebook. Jeremy Kite asked why the Board and local authorities had not been informed in advance of the visit by the Secretary of State. Robin Cooper explained that the visit was planned and delivered by DCLG at very short notice and it would normally fall to DCLG to notify key local partners. In future he would endeavour to ensure invitations are sent to Board members.

09.07.15 Louise Wyman reported on the on-going work to develop the Framework Masterplan. A detailed and successful inception meeting was held on 9 October attended by all three local authorities and Project Boards will take place every two weeks. Louise Wyman was pleased to announce that a date has been set for the first engagement event. This will be on 26th November and Board members were asked to note the date in their diaries.

10.07.15 Louise Wyman noted that approval for the communications and engagement budget is still with DCLG to approve.

11.07.15 The Chair asked the EDC to ensure that a communication channel is opened with Teal Energy Ltd who had previously submitted an application for the construction of a renewable energy facility within the EDC's boundary. Stephen Pritchard reassured the Board that contact with Teal had been made and engagement was on-going. The Board was also reminded of the on-going discussions with Transport for London on the potential extension of Crossrail through Bexley and onto Ebbsfleet.

12.07.15 The Board were each presented with a copy of the EDC's Update and Progress Brochure, a four page document produced to support the recent Spending Review submission. The publication although presented in Part 1 of the Board is not a public document. David Holt reminded the Board of the confusion that can arise when matters which are not public are included in Part 1 of the proceedings.

13.07.15 There was a short discussion on the role of the Board and how the corporation operates. The Chair confirmed that the Board is responsible for setting the overall strategic direction within resources available. Cllr Kite left the Board Meeting during Item 3 as he was called away to attend to another matter.

14.07.15 The Board **NOTED** the progress made.

Actions:

07-01	Board members to be sent copies of the minutes from each of the working groups (Louise Wyman).
07-02	Board members to share business networks and contacts (Louise Wyman)
07-03	Board members and key partners to be kept informed of high profile visits (Louise Wyman)

Item 3 Crowdfunding Proposals (Paper 15 / 053)

15.07.15 Louise Wyman presented a paper on the potential use of crowdfunding to support local community projects, and explained that as a digital platform Government approval of funding would be required. If the Board are content to proceed, a business case seeking approval would be prepared by the corporate office and submitted to the Department.

16.07.15 Katie Perrior expressed her disappointment at the additional layers of bureaucracy required. Sarah Williamson reminded the Board that the controls in place are part of the Cabinet Office spending controls and apply to all Government departments and bodies.

17.07.15 The Board were reminded of the support that crowdfunding is now securing from local authorities across the country and the Mayor of London, not only in terms of establishing platforms to support community projects but also in terms of match funding. Bob Lane asked that the Corporation should seek approval from Government to not only set up the crowdfunding platform but also for the ability to match fund projects which meet the EDC's themes and criteria. The Chair asked to see a copy of the policy which specifies the need for Government approval.

18.07.15 The Board **AGREED** the proposal to seek funding to establish a digital crowdfunding platform and the ability to match fund specific projects.

Actions:

07-04	A copy of the Government Spending Controls to be sent to the Chair. (Louise Wyman).
07-05	Corporate Team to draft and submit a business case to Government for funding to establish a Crowdfunding platform and ability to match fund projects which meet the EDCs criteria (Gerard Whiteman)

Item 4 Finance and Operations Report (Paper 15 / 054)

19.07.15 Gerard Whiteman presented the Board with the latest Financial Report and Forecast noting the reduction in the core budget to £2.6m from the previous estimate of £2.9m, and the increase in the spend requiring Government approval. Members were advised that a payroll solution has now been identified with the Department but IT issues continue to remain a problem, hampering the EDCs ability to function as effectively as it should be able to considering the time it has now been established.

20.07.15 The Chair noted the level of detail in the financial report and the subsequent demonstration of transparency adopted by the Corporation.

21.07.15 David Lock requested clarity on the risk noted in the cover paper that some activities requiring business cases may not proceed and asked whether this was an issue due to the EDC not taking action, or due to Government not granted approval. Gerard Whiteman advised that the issue was down to both parties not taking the necessary action at pace.

22.07.15 Sarah Williamson highlighted the importance of keeping the Department up to date on forthcoming business cases to help effectively manage the process of seeking approval.

23.07.15 The Board **APPROVED** the report.

Item 5 Responses to Written Questions from Members of the Public

24.07.15 Robin Cooper summarised the responses to questions submitted by the public. A copy of the questions and responses are published at the end of these minutes.

The Chair declared PART ONE of the meeting closed with the remainder of the meeting to operate as PART TWO due to matters of commercial sensitivity.

Items 6 – 12 / Sections 25.07.15 to 49.07.15 were dealt with as Part II items.

Chairman's signature:

Michael Cassidy

18 November 2015

Public Questions

Public Questions

EDC Board 21 Oct 2015

The following questions and responses can also be found on the Corporation's website at www.ebbsfleetdc.org.uk.

September Board

At the 16th September Board, EDC were awaiting information from KCC on the size of the STIP fund. DBC & GBC also 'bank' agreed STIP contributions.

- a. How much STIP money does KCC hold and what is the maximum expected?
- b. How much have DBC and GBC and what is the maximum expected?
- c. How much will be available to EDC and Highways England?

Summary of Funding for Kent Thameside Strategic Transport Programme (STIP)

Funding Received	£13,000,000	HCA Grant
	£1,727,800	Developer Contributions
Expenditure to 20 th October 2015	£1,093,000	Excludes £271,300 expenditure funded from KCC revenue sources
Interest	£535,200	
Balance as of 1st April 2015	£14,170,000	
Funding Held by Dartford BC	£831,500	Developer Contributions
Funding Secured but not Received ⁽¹⁾⁽²⁾	£33,809,300	Secured through s106 Agreements
Local Growth Fund Allocations ⁽³⁾	£5,200,000	
	£4,200,000	
Total Expected Funding	£58,210,800	
Notes:	<ol style="list-style-type: none"> 1. Funding Secured includes £24.7m contribution from Eastern Quarry. 2. The level and timing of contributions that will materialise from the Funding Secured but not Received will depend on the progress of development and indexation. 3. Funding is subject to the approval of a business case for each scheme. 	

Finance & Operations

In the Finance and Operations report to the 16th September Board (Paper 044) there was provision for "Contingent Use of Forecast Underspend" for "Paramount Proposal EDC Costs (15/16)" of £100,000? Please explain.

This was an estimated amount to cover any potential EDC activity resulting from the Paramount proposal.

Has the provision of £250,000 for “Community Infrastructure Micro Projects” been approved? If so, what is the procedure and ‘window’ for bids?

At the last Board meeting, EDC proposed pump priming community infrastructure projects within and around the EDC area. There were concerns raised regarding the ability to achieve this aim within the current financial year. Work continues with DCLG on refining the proposal. A business case submission for some specific project investment in 15/16 is being progressed.

On 21st September LRCH announced they had deferred, for a second time, the submission of the Paramount Development Consent Order application until “Mid-2016”. What effect does this have on Ebbsfleet Garden City? For example, on completion of the Site Wide Strategic Highway Modelling.

Paramount London has put back its planning application submission date, and its eventual opening date. How does this affect EDC plans, and what are the views of the EDC on this unexpected delay?

In many ways the delay is helpful to the Ebbsfleet Development Corporation as it lets us progress our wider Master-planning work ahead of London Resort Company Holding’s National Strategic Infrastructure Programme application.

A2 Bean & Ebbsfleet Junctions: Highways England

Our information is that Highways England (HE) will be presenting some traffic scenarios to Local Authorities at the end of October 2015. HE won’t share information with us until after this. Please explain EDC involvement.

The EDC is attending a Highways England stakeholder meeting on 26th October 2015, at which we will be given an update on the latest timetable for Bean and Ebbsfleet Junction Improvement proposals.

Planning Applications

The Dartford Planning Portal shows 27 Applications in the Garden City: -

**9 REM Reserved Matters Applications, all “Awaiting Decision”
16 CDNA Conditions Submissions of which only 2 are “Decided”
2 ECFUL Applications, both “Decided”.**

Can you provide a progress report on Planning Applications within the Ebbsfleet Garden City Boundary, under the transitional arrangements with KCC, DBC and GBC? Are any coming before an EDC Planning Meeting open to the Public?

All EDC planning applications are included within the weekly lists of the three local planning authorities of Dartford, Gravesham and Kent County Council. The decisions made by the Ebbsfleet Development Corporation (EDC) under the Chief Planning Officer’s delegated powers are reported for information to the EDC’s Planning Committee. The first meeting of

the EDC Planning Committee will be taking place on 21 October 2015 starting at 6:30pm at Ebbsfleet Academy. These meetings are open to the public and the agenda and officer reports are available to view on the EDC's website. The delegated decisions report is Item 5 on the agenda for 21 October Planning Committee meeting.

Land Securities

Land Securities has announced that it is selling a huge chunk on the Eastern Quarry site (interestingly it has also just pulled out of a development planned for the Hoo peninsula). Reports say Savills is advising, and the asking price is around £40m. How will this affect the garden city development, and what is the EDC's views?

Although we have seen the media reports we are not involved in any discussions. This is a matter for Land Securities. We will however continue to work with the current and any future owners to ensure that the development potential for the site is optimised.

There are strong rumours Land Securities was asking for more funding, and did not want to carry out any infrastructure work. In answer to our questions last time round we were told LS were making no such demands, and EDC was working with LS. Would you clarify this, please?

Land Securities have made no demands on the EDC for funding and, as already stated, we are not involved in any current discussions around the future of their holdings.