

Ebbsfleet Development Corporation

Board Meeting Part One			
Date of meeting :	21/04/2015	Agenda item :	15/011
Title of paper	Premises Update and Issues		
Presented by	Nick Dawe, Interim Finance Director		
Sub-committee	Not applicable		

1. Introduction

The Corporation will need to house its operational staff, provide public meeting and ancillary space ideally by the 21st April 2015.

The headcount of the Corporation will rise from the current level of six, to up to twenty in May and through to 32 by September.

The Corporation also needs to establish a visible and accessible presence in the heart of the development area as soon as practical.

Currently there is a dearth of served office accommodation within the Ebbsfleet area and the lead-in time to; plan, prepare the site, fabricate and install a modular office building is in the order of six months.

2. Initial Location

DCLG colleagues have trawled the local property market and have identified high quality served office space at North Kent Police Station.

North Kent Police Station lies off the Dartford – Gravesend Road, is on the boundary of the EDC area and is an approximate 30 minute walk from Ebbsfleet International Station. North Kent Police Station was designed to serve Ebbsfleet Garden City alongside the existing conurbations.

The space available to the Corporation at the North Kent Police Station is a separate office area of open plan design with one ancillary office. The accommodation is of good quality and within the building ancillary space is available, including meeting and training rooms, a canteen and copious staff and visitor parking.

The fully inclusive lease charge is in the order of £100,000 for six months.

Telephony and IT connectivity to the site is already good and can be supplemented by a direct DCLG network link at a cost of £10,000 for twelve months.

There are no other options available that can house a significant number of staff.

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The option of East Kent Police Station makes good use of the existing public estate and although technically outside the Corporation's area, is immediately adjacent to it.

DCLG approves of the initial use of North Kent Police Station by the Corporation.