

PART 1 MINUTES
of the Board meeting of the Ebbsfleet Development Corporation (EDC)
held at 13:30 on Wednesday 20 July at
the North Kent Community Centre

Board Members Present:

Michael Cassidy CBE (Chairman)
Cllr John Cubitt (Gravesham Borough Council)
Cllr Mark Dance (Kent County Council)
Cllr Jeremy Kite MBE (Dartford Borough Council)
Bob Lane OBE
David Lock CBE
Paul Spooner

Apologies:

David Holt (Deputy Chairman)
Louise Hardy

In Attendance:

Nick Fenton	EDC Interim Director of Projects
Gerard Whiteman	EDC Finance Director and Interim Accounting Officer
Mark Templeton	EDC Head of Communications
Ruth Collins	DCLG Sponsor Team
Ben Stoneman	DCLG Sponsor Team
Nina Shuttlewood	Board Secretary

PART ONE

Item 1

01.07.16 The Chair opened Part One of the meeting, welcomed members of the public and noted that Part One of the meeting was being live streamed onto the website.

Apologies

02.07.16 The Chair noted that apologies had been received from David Holt and Louise Hardy. The Chair also noted that Katie Perrior had resigned from the Board on appointment as Head of Communications at No 10, Downing Street. The Board acknowledged the contribution Katie had made to the Board and the void her departure would leave, but wished her every success in her new role.

Declarations of interest

03.07.16 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 had an interest. No declarations were made.

Part 1 Minutes of the 20 June 2016 Board Meeting

04.07.16 The Part I minutes were approved.

Board Actions

05.07.16 The Chair confirmed that all actions from previous Board meetings were complete or due to be considered as agenda items, as set out in the Board Action Log.

Item 2 Interim Chief Executive's Report

2(a) Strategic Report (Paper 016/052)

06.07.16 Paul Spooner presented Paper 016/052 which provided a public update on the interim CEO's assessment of the EDC's strategic priorities. He noted that the EDC Performance Dashboard was now presented alongside his paper.

07.07.16 Paul welcomed David George to the meeting. David had been appointed by Kent County Council and the EDC as the Fastrack Project Manager.

08.07.16 Paul provided a short update on Brexit. He confirmed that the EDC would carefully track the impact of the referendum decision on the EDC's programme and aim to deliver at pace. It was too early to assess the full and long term impact but developers involved in the Garden City remained positive, despite the wider uncertainty in the construction industry. Post the referendum decision, the Government had agreed a £900,000 feasibility fund and approved the construction of the Springhead Bridge. The Board noted the work Nikola Floodgate had put in to getting this agreed.

09.07.16 Paul reported that Masterplan Strategic Framework would be progressed over the summer with local community engagement events in September.

10.07.16 The Government had approved both the Corporate and Business plans. The approval of the Corporate Plan meant that Key Performance Indicators (KPIs) were now in place and would be monitored closely. Paul noted that quarterly updates to the Board on the housing markets would commence in September.

11.07.16 Paul provided a short update on recruitment. Julia Gregory had been appointed as Director of Projects and would join the team in October; Nick Fenton would remain in post until then. Five candidates were being interviewed on 3 August for the Programme Manager role; James Richardson would continue to cover this role until October when his secondment was due to expire.

12.06.16 Board members had no comments on the Programme Plan circulated. Paul reported that as well as managing the EDC programme it would be important to manage the interdependencies with a range of external projects that impacted on the Garden City. A Single Integrated Development Programme (SID) was being created with a number of

companies submitting bids to lead the work which would be operational by September. The contract would be awarded shortly.

13.07.16 The Board **NOTED** the update.

Actions:

07.01	Bring quarterly housing market update to the September Board. Action owner: Paul Spooner

2(b) Communications and Engagement Update (Paper 016/053)

14.07.16 Mark Templeton presented Paper 016/053, updating the Board on the EDC’s latest communications activity. He reiterated the point previously made that the Garden City developers remained positive post Brexit and that their message was very much ‘it’s business as usual’. There had been positive press around the approval to build the Springhead Bridge and the EDC had published a number of articles or statements over the past month.

15.07.16 Mark reported that support for the Ebbsfleet Garden City magazine had been so strong that a second edition may now be produced in the autumn rather than next summer as originally planned.

16.07.16 EDC staff and stakeholders, including Land Securities, ARUP and LRCH, were involved in a day-long Masterplanning event at Ebbsfleet Academy with 90 students. The event received positive feedback from those taking part.

17.07.16 Mark reported that the website continued to be well used. 1300 individual users had logged into the site in June with 7,000 pages viewed. The ‘track our performance’ page had been one of the most viewed.

18.07.16 Discussions continued regarding a marketing suite at Ebbsfleet International station. The EDC was working with Locate in Kent and private sector partners on a collaborative marketing plan to help promote Ebbsfleet as a place to live, work and invest to both residential and commercial markets. A further update would be provided in Part II of the meeting given discussions remained commercially sensitive.

19.07.16 Mark reported that the EDC had almost 60,000 views on social media (Facebook and Twitter). He also noted that 180 people had watched the live streaming of the June Board meeting; a full update on the live streaming trial would be provided at the September Board.

20.05.16 The Board **NOTED** the update.

Actions:

07.02	Report on the effectiveness of live streaming the Board meetings to the September Board. Action owner: Mark Templeton
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Item 3 Chief Planning Officer's Report

Planning and Housing Delivery Programme (Paper 016/054)

21.07.16 In Tracey Coleman's absence, Paul Spooner presented paper 016/054 which provided an update on planning and housing delivery across the EDC area. Included with the paper was the EDC's regular planning and housing performance dashboard.

22.07.16 Paul reported that development continued on Castle Hill phase 1 with further completions reported this month. Detailed planning permission was now in place for Phase 2 (295 dwellings), Phase 3a (154 dwellings) and Phase 3b (112 dwellings). Ground works had started on Phases 2 & 3b and foundations were in for 31 units within Phase 2.

23.07.16 Paul provided a short update on each of the other projects:

a) Eastern Quarry – work continued to review the approved Environmental Statement and S106 with a view to amending the site wide masterplan and to ensure that the development of the remaining two villages was deliverable. Discussions were underway with Henley Camland and Kent County Council regarding the education campus

b) Ebbsfleet Green – Redrow expected the show home to be open within the next couple of weeks. They had started to submit a number of applications which would allow for the change in a series of parameter plans. A revised plan for the pub/hotel/Redrow office was expected to be submitted within the next weeks and would be considered by the September Planning Committee

c) Springhead Park – Countryside Properties continued their work on Phase 2a for 123 units. A working group had been established to work with the Education Funding Agency on the primary school. Discussions were underway to transfer the site from Kent County Council

d) Northfleet Embankment East – A number of working groups had been established to deal with the site specific issues. The scheme was expected to be submitted in December 2016

e) Northfleet Embankment West - was progressing well. A scoping note had been agreed which outlined further work to be done; it would be taken to the November Planning Committee.

24.07.16 The Board noted the Planning Committee forward look and the volume of cases that it would consider.

25.07.16 David Locke reported that Redrow planned to locate their regional office at Ebbsfleet Green.

26.07.16 The Board **NOTED** the update.

Item 4 Finance Director's Report

Finance and Operations Report (Paper 016/055)

27.07.16 Gerard Whiteman presented Paper 016/055 that provided an update on the EDC budget, workforce, and other operational issues for the month of June 2016. Gerard reported an anticipated underspend on employee salary costs this year due to a number of staff recruited to permanent posts commencing employment later than planned.

28.07.16 The EDC Annual Report and Accounts were laid in Parliament on 19th July. They were available on the EDC website.

29.07.16 Bob Lane noted that there was little margin of error for the forecast project spend given the volume that is proposed to occur in March 2017. Gerard reported that the EDC projects team were working hard to get things in place and projects approved to enable the expenditure to happen before the financial year end. He was optimistic that the spend targets could be achieved, however if project activity did not proceed as planned then any underspend/slippage would be discussed with DCLG. The EDC forecast project expenditure and project activity is being closely monitored.

30.07.16 The Eye Care Policy (annex a) was agreed.

31.07.16 The Board **NOTED** Gerard's update.

Item 5 Responses to Written Questions from Members of the Public

32.07.16 Paul Spooner 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 the public part of the meeting closed, thanking those members of the public present for their attendance. He declared that Part Two of the meeting concerning matters solely of commercial or personal confidentiality and for which the public was excluded would commence.

Public Questions and EDC Response

EDC Board 20 July 2016

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

Relating to Item 2a: Interim Chief Executive's Strategic Report

1. The Chairman is recently quoted as saying, "I hope to augment the £310 million from the Treasury for the next five years with additional sources of funding ..." Is it too soon to say how Brexit may impact this?

Response

We are carefully tracking the impact of the referendum decision on the EDC's programme and our aim to deliver at pace. The government has reaffirmed its commitment to the EDC and our investment programme.

2. Can you update on the following Board matters that have 'gone quiet': -
- Appointment of CEO? The Interim seems to be doing an excellent job!

Response:

We will start the process for recruiting a permanent CEO in the Autumn.

- EDC 'Permanent' Office location?

Response:

The lease at the North Kent Police Station has been extended. Work continues to identify a permanent location within the Garden City.

- Crowd Funding?

Response:

There are no plans to take this forward.

- NAO Audit outcome?

Response: The Accounts were signed off with an unqualified opinion on 7th July.

Relating to Item 2b: Communications

3. Issue 1 of Ebbsfleet Garden City magazine includes an aerial view from "... a masterplan soon to be published ..." Is it from the AECOM study?

Response

No, it is not from the AECOM Study.

4. What is the programme for the Summer 2016 Master Plan consultation?

Response

We intend to run a series of events for the Implementation Framework, each one focusing on one of our four Strategic Development Areas, starting in late September.

Each event will be co-hosted by EDC and our respective development partners, to feed into a final draft of the document for sign-off by Board in October.

Relating to Item 3: Chief Planning Officer's Report

5. The Planning Committee has not met in Public since 16th March. Another meeting is not scheduled before 17th August 2016. That will be 5 months without publishing a list of applications decided under delegated powers. How many applications have been decided since the March meeting and of those how many were approved?

Response

There have been 14 applications decided under delegated powers between 5 March 2016 and 18 July 2016:

- 7 approved subject to conditions
- 5 approved
- 1 no objections raised
- 1 Environment Impact Assessment not required

6. What 'in-private' presentations have the Planning Committee attended?

None

Relating to Item 4: Finance Director's Report

7. How much of the £12m Springhead Park <-> Ebbsfleet Station Link Bridge cost comes from the £39.1m EDC 2016/17 capital budget?

Response

A maximum of £1.5 million of the Year 1 funding is for Springhead Bridge, as part of the planned £11.9 in investment, which has been approved by the government.

8. What other items of infrastructure spend are forecast in 2016/17?

Response

An update is given in the Finance Director's report.

Relating to Swanscombe Peninsula

Background: PMG, representing the many businesses that occupy the 40 acres of the Northfleet Industrial Estates on the Swanscombe Peninsula, invite members of the Board to visit the estates for a briefing and tour of the estates so that they fully understand the impact any development will have if it is to include these estates.

Questions:

9) Will the Board agree to such a visit in the near future?

10) If PMG's offer for the Board to visit the estates is declined, PMG requests that it is given the opportunity to present to the Board at a future meeting so that all members are fully conversant with the issues facing the estates, landowners, businesses and the 2,500 direct employees.

Response:

The Board would be willing to receive a written statement from the businesses on the Northfleet Industrial Estate which will then be considered.

Background: PMG was disturbed to hear at a recent meeting with the Interim Chief Executive that there is to be no 'without Paramount' masterplan scheme for the peninsula. It means there are no alternative plans in the event that the London Paramount project fails which would present major issues in the future about how to access the peninsula unless alternative and affordable plans have been explored and laid out in the masterplan.

Question

11) Will the Board insist that a 'without London Paramount' masterplan is presented for public consultation and how does EDC intend to gain and fund any access to the peninsula in such circumstances?

Response

The EDC understand that LRCH will undertake public consultation on their master plan proposals early in 2017. The EDC will not be funding any proposed access to the peninsula.

Background: PMG has been working with EDC's Interim Chief Executive, and hope to maintain a close and active working relationship with EDC moving forward. PMG does not

object to either Ebbsfleet Garden City or London Paramount but hopes that the Board will give the Interim Chief Executive total support to try to encourage LRCH to amend its red line boundary so that the 40 acres of Northfleet Industrial Estates are retained as a vital employment hub in North Kent. Furthermore, if LRCH insists that it needs to acquire the estates, it is requested that EDC use its position to encourage LRCH and its London Paramount partners such as Lafarge to look at a potential land-swap so that any impact on the Estates' businesses is minimised, and can be managed moving forward.

Questions

12) Will the Board support PMG's request that LRCH either amends its redline boundary or it, and its London Paramount partners, seek to offer a fair and reasonable landswap with PMG in the event that London Paramount is given planning permission, so that those businesses affected by any development can make plans for the future to protect their businesses and retain jobs on or nearby the peninsular?

Response

Whilst LRCH (the developer of the planned London Paramount Park) may have given an indication of the land they are likely to need for their project, the red-line boundary for the project will only be finalised by LRCH once their application for consent has been made to the Secretary of State. No application has so far been made.

We understand that LRCH are proposing to conduct another round of consultations for their proposals in September [?], and would suggest that you continue to discuss your concerns with them.

The Secretary of State will decide whether the proposed red line set out in the application is appropriate when he takes the decision on whether or not to grant consent for the project.