

Ebbsfleet Development Corporation

Board Meeting Part One

Date of meeting :	15 March 2017	Paper Number:	EDC 017/11
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Title of paper	Strategic Priorities Update
Presented by	Paul Spooner, Interim Chief Executive
Sub-committee	Not applicable

Purpose of Paper and Executive Summary	
To provide the Board with an update on the interim Chief Executive's assessment of the EDC's strategic priorities.	
EDC business plan and KPIs	The EDC's strategic priorities are geared to enable the business plan and KPIs to be achieved
Recommendation	FOR INFORMATION The Board is asked to DISCUSS and NOTE the performance and progress
Annexes	None
Delegation	Not applicable

Financial impact	Not applicable
Legal impact	There are no legal implications associated with this paper
Stakeholder impact	Not applicable
Sponsor impact	DCLG have been engaged in agreeing the strategic priorities and further details will be contained in the Corporate Plan and Business Plan.

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1. Progress and Performance

- 1.1 Last month we reported on our progress in delivering the housing targets for the Garden City this year and over the first period of our corporate plan. In respect of the latter these figures have now been verified with our developers who confirm that their planned development should generate over 4,300 completions by March 2021. This level of performance is subject to continuing market demand, the progress of planning applications, and the EDC's commitment to deliver essential infrastructure. To achieve the target of 5,100 homes set out in the corporate plan and agreed with government the EDC is seeking to facilitate at least 800 homes on other housing sites. We will report at a future Board on specific proposals to achieve this.
- 1.2 This year we will deliver 600 starts in the Garden City area, and 300 completions. The first phase of new affordable homes (25) is under construction and the second phase is before Planning Committee next month. Since moving to freehold sales (rather than leasehold) at the turn of the year Persimmon has achieved 42 reservations on its development at Castle Hill. The revised master plan and Section 73 application for the 'balancing area' of Eastern Quarry (up to 4,600 homes) which has been the subject of significant work over the last few months by our Planning team, is now expected to be submitted by the time of the Board meeting.
- 1.3 We are expecting the final approval to the business case for our phased investment in electricity provision to create the full capacity requirement for the Garden City area. Our joint project with UKPN will then progress to the planning and design stage in April. We have received agreement with the HCA and DCLG on the terms of our acquisition of the land for the new Northfleet employment project. This will require a revision to our business case which is set out in our Investment report in Part Two. We have submitted our outline planning application to develop 22,500m² of new industrial and commercial business space on this site. Once determined, this will enable us to make a start on our Enterprise Zone which is formally launched in April.
- 1.4 As discussed at our last Board meeting, we have prepared an initial print run of the Implementation Framework for Board and Planning Committee members, and for general use. We will charge the cost of production to anybody ordering a printed copy.

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1.5 We await formal confirmation from the NHS that our Healthy New Towns programme can be extended into next year but the indications are that the programme will receive two more years funding (if not at the level bid for). Our partnership with the NHS in Kent and Kings College University Hospital on the proposed medical centre of excellence which incorporates a new delivery model for primary care is being developed with funding from the HNT.

1.6 In our Part Two reports we include our proposals for the first phase of investment in signage and wayfinding to encourage more walking and cycling in the Garden City. If the business case is approved we will be able to implement these improvements in 2017/18.

2 Lower Thames Crossing

2.1 The decision on the Lower Thames Crossing is expected from the Secretary of State shortly. This will confirm the preferred option and the programme for delivery. The programme is expected to propose an NSIP (Nationally Significant Infrastructure Project) application in early 2019 and assuming this is determined in 2020, the Highways England project team are suggesting the new crossing can be completed by 2025. It is estimated by Highways England that the Lower Thames Crossing will represent a £4.3bn construction project. It therefore has the potential to create significant business and employment opportunities in the North Kent area including Ebbsfleet. We have offered to host an event on the project and the opportunities this investment presents for businesses, including supply chains, once the decision to proceed is made.

3 LRCH

3.1 The new LRCH project group (mentioned last time) is meeting with our Planning team this month to discuss their proposed master plan for the major resort. We understand that their aim is now to submit their DCO application in November 2017. We will report further details at the next Board meeting.

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4 Thames Estuary Commission

4.1 With Lord Heseltine's departure from the Thames Estuary Commission we understand that the Commission's work will continue and will report directly to the Treasury. A new Chairman will be announced shortly. In view of this information and the importance of the Commission's support for Ebbsfleet Garden City and major related transport infrastructure, we will continue to engage fully with the secretariat.

5 Staffing

5.1 We say goodbye to Nina Shuttlewood who is to return to DCLG at the end of March to take up a new role within the department. We thank Nina for all her work and wish her well in the future.

5.2 I am pleased to report that Nicola Coppen (our project manager covering utilities) has won the Kent Woman in Construction award for 2017.