

Ebbfleet Development Corporation

Board Meeting Part One
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Date of meeting :	21 June 2017	Paper Number:	EDC 017/039
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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 At our monthly meeting with Garden City developers at the end of May we reviewed their forecast starts and completions for 2017/18 and their overall programmes until 2021. Each developer confirmed the detail of their programmes and we remain on target to deliver 520 completions in 2017/18. Forecast total completions on existing sites for 2021 are 4,548. At the end of May 2017, 615 homes had been built in the Garden City. DCLG Housing Director Isobel Stephen attended this monthly meeting and heard first hand of the developer's confidence that with the planned investment in infrastructure, including highway improvements, Ebbsfleet will remain a competitive and attractive location for home buyers into the future.
- 1.2 As part of our Investment Programme we are making progress with Dartford, Gravesham and Kent County Councils on identifying and developing plans for additional new housing on other sites. Details of how the first phase of these sites may be delivered, through the EDC playing both an enabling and an investing role, will be reported to July Board. These sites have been assessed to provide the balance of additional homes needed to deliver our 5,100 completed new homes by 2021.
- 1.3 Achieving our agreed housing targets (including ensuring local resilience in the event of a national housing market downturn) is dependent upon the timely delivery of the core infrastructure which the EDC is seeking to provide. Following a formal approval from government we have now contracted with UKPN to ensure the phased forward funding of electricity provisions to support the Garden City's comprehensive development. We are also progressing work on options for enhancing waste water treatment facilities and are seeking the government's support for our major investment in highways improvements. Work on the tripartite final agreement with landowners to enable the Springhead Bridge project to proceed is in hand. KCC has now agreed to adopt the bridge and we are seeking government's formal approval to the dowry, which is contained within the approved project budget provision.

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- 1.4 In the Garden City, work on Castle Hill developments, Ebbsfleet Green and Springhead Park continues at pace. In Castle Hill, Cherry Orchard, the Garden City's first primary school, is on schedule to be ready in August. The contractor is now completing external cladding and site works. The Leigh Academy has recruited its teaching staff and the school is phasing its opening as places are taken up by local residents. Adjoining the new school will be the new village square, which the developer is now completing. Our planning team have registered the detailed planning application for the local neighbourhood centre development to complete the village centre. These developments are planned to support the 1,500 homes being built in Castle Hill.
- 1.5 At Ebbsfleet Green the Garden City's first hotel, restaurant and public house is nearing completion with further phases of housing development under construction. The Springhead Park development has the next phase of development including both new townhouses and apartments nearing completion and we are working with the Education Funding Agency and the Free School Trust on the detailed design of the planned new Hope primary school.
- 1.6 Plans are being made for a Board visit to the new Cherry Orchard School in Castle Hill and to see the progress of the developments here and at Ebbsfleet Green and Springhead Park.
- 1.7 We agreed at the last Board meeting to scope the potential for improving the area of the Bean Triangle and we are now working with Dartford Borough Council and Bean Residents Group and local businesses on this. Through our Green Corridors programme we have met with residents to consider the opportunity for enhancing local footpaths, and connections with Eastern Quarry as an early phase of this study.
- 1.8 Our planning and design teams continue to work with the local plan making authorities, the highways authority and Highways Agency on the emerging plans for the new resort theme park. We will report further at our July Board meeting.
- 1.9 The EDC is partnering with Ebbsfleet Academy on their annual open day on June 21st when students and staff will participate in workshops with members of our team on the planning, design and development of the Garden City.

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2 Staffing Matters

- 2.1 I am pleased to report that James Richardson has been appointed as Policy and Performance Manager and will be returning to the EDC in late August. We are also recruiting to the post of Senior Planning Officer.