

1.5 The Part I minutes were approved.

Board Actions

1.6 The Chairman noted that all actions from previous Board meetings were complete, in progress, 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) Interim CEO's Strategic Report (Paper 017/076)

2.1 Ian Piper presented Paper 017/076, updating on the EDC's progress since the October Board. Ian reported that during the past month he had continued to meet with a wide group of stakeholders, including attending the AGM of the Swanscombe & Greenhithe Residents Association in the past week. In early December Ian would be meeting with another local residents group, the Bean Residents Association.

2.2 Ian updated the Board on new momentum across a number of initiatives that had been in danger of stalling, including work to benchmark the quality of developments in the area and on ambitions for other forms of housing. On stewardship and legacy, Ian reported that the consultants appointed by the EDC were now conducting the first phase of their study, and the results of this would be reported to a pre-Board session at the next EDC Board meeting.

2.3 Ian also reported on the Central Area, on the theme park proposal and on Garden City transportation projects. Finally, on housing delivery Ian reported the latest figures; there had been 388 starts across the EDC area so far in 2017/18, and 210 completions.

2.4 David Holt again remarked on the gap between the EDC's five year Corporate Plan target for housing completions and the delivery progress to date. He acknowledged that the EDC's Additional Housing Programme had the potential to deliver further housing across the wider Garden City area, and said that as this appeared to be an increasingly important initiative it would be crucial for the Board to discuss the opportunities as soon as possible. Julia Gregory confirmed that a paper on this matter would be submitted to the December Infrastructure & Investment Panel.

2.5 On Crossrail, Cllr Turner asked when the consultants were due to be appointed to support development of the business case. Ian Piper confirmed that tenders were due to be received by the partnership on Friday 17 November.

2.6 On stewardship & legacy, David Lock reminded the Board of his position that this was a crucial area of work for the EDC Board, and welcomed the opportunity to consider the phase I findings in detail at the next Board meeting.

2.7 The Board **NOTED** the update.

Actions:

01-11	Pre-Board session on Phase I of the stewardship and legacy project to be held on 20 December. To include summary of the current and future landscape of
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	community assets, green spaces and estates management arrangements across Garden City developments Action: Kevin McGeough / James Richardson
02-11	Board to consider progress and opportunities arising from the Additional Housing Programme at a future meeting and to consider how this Programme might address the gap between developer forecasts and the Corporation's 5-year housing target Action: Julia Gregory

2(b) Communications and Engagement Update (Paper 017/077)

2.8 Mark Templeton presented Paper 017/077, updating the Board on the EDC's communications activity in the past month.

2.9 Mark reported that the previous evening the Garden City Information Centre had been used for a live broadcast on High Speed 1, and that earlier in the month there had been a feature on the Garden City on BBC's The One Show. Ian Piper had recently given the keynote speech at the annual Kent Property Market Report launch, and there had been continued very strong viewing figures for the EDC website and EDC social media channels. Finally, Mark reported that the publishers of the Ebbsfleet Garden City magazine had confirmed that the third edition would be published in April/May 2018, and that the EDC would again work with the publishers to draw up an editorial schedule.

2.10 Cllr Kite said that for him the most powerful part of the One Show report was the 'talking heads' videos of current and prospective residents. He asked Mark Templeton to consider preparing talking heads videos for the EDC website. David Holt supported this request, and referred to his own experiences within the health sector where patient stories provided a powerful connection to the real outcomes that Boards, organisations and other stakeholders are all working towards.

2.11 The Board **NOTED** the communications update.

03-11	Consider 'talking heads' video content for the EDC website Action: Mark Templeton
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Planning and Housing Delivery Programme (Paper 017/078)

3.1 Mark Pullin presented paper 017/078 providing an update on planning and housing delivery across the EDC area. Mark reported on the approval this month of the reserved matters application for the new Hope Community School at Springhead, confirming that a phased opening was planned during September – October 2018 with a start on site planned for the next few weeks. On new applications, Mark reported on the submission of Redrow's latest phase of 209 units, and Clarion's submission for 27 affordable homes at Eastern Quarry.

3.2 Mark said there were two items identified for the December Planning Committee; the Croxton & Garry outline application and the Eastern Quarry S73 application which now had much closer alignment with the current approved masterplan. Mark added that the consultation period for the Berkeley Homes applications for a modular housing factory at Northfleet East had finished with some revised and additional details now submitted. Applications for the amendments to Springhead Bridge would be approved later that day.

3.3 Mark highlighted the Highways England Development Consent Orders, and reported that the scoping opinion for the Lower Thames Crossing had now been submitted to PINS. He added that PINS had informed the EDC that PINS would not be accepting comments from the EDC on this as the Corporation was not considered to be a statutory consultee. Cllr Turner and Cllr Kite suggested that Mark should send the EDC's comments on this matter to both Councils so that Dartford and Gravesham could consider and reflect the points raised in their own responses.

3.4 Following the Board's request in October, Mark provided a short overview on the local development plans applicable to the EDC and where there were any changes that were underway that affect the Corporation.

3.5 Finally, Mark drew the Board's attention to the housing delivery dashboard. He confirmed that following the Board's request at the last meeting he had spoken to developers about land parcels with detailed planning permission where work had not yet started, and all of these partners had confirmed that starts would commence soon in accordance with their programmes and no further assistance was needed from the EDC at the current time.

3.6 The Chair asked about the various applications that related to the Springhead Bridge. Mark provided a summary of the various applications that were relevant, clarifying that these were spread over two local authorities and included conditional discharge matters.

3.7 Bob Lane asked whether the EDC was tracking the proportion of house sales in the EDC area that were supported by the Help to Buy scheme. The Board noted that this was a Government scheme that appeared to be having a very positive effect on the housing market. Mark Pullin said that this information was not currently collected, but that his team could ask developers if they collected this data. It was also agreed that Ian Piper would enquire with the HCA about whether this information was collected centrally by Government. The Board welcomed this, and also reiterated previous requests for information on house price sales and rents per square foot; Mark Pullin confirmed that this information would continue to be provided quarterly.

3.8 David

3.11 The Board **NOTED** the planning and housing delivery update.

Actions:

04-11	EDC to provide views to DBC and GBC (as statutory consultees) on the Lower Thames Crossing DCO scoping opinion Action: Mark Pullin
05-11	EDC to work with house builders to gather data on the number of house sales that have benefited from the Help to Buy scheme. EDC to enquire with HCA whether this data for the Garden City area is also held centrally Action: Mark Pullin / Ian Piper
06-11	Update to Board in December on the Berkeley Homes modular factory application Action: Mark Pullin

Item 4 **Finance Director's Report**

Finance and Operations Report (Paper 017/079)

4.1 Gerard Whiteman presented Paper 017/079, reporting on the EDC's budget, workforce, and other operational issues for the month of October.

4.2 Gerard confirmed that the EDC was continuing to forecast that the Corporation would utilise all of its revenue budget for the year, including the retained planning fee income. On capital spend, Gerard said that following discussions with the Board and DCLG this had now been revised upwards to £34.4m, and the EDC projects team was working to ensure this could be achieved this year.

4.3 Finally, Gerard confirmed that the Secretary of State had approved the vacant EDC Board member appointment. The Chair said that he had spoken to the incoming Board member and he looked forward to them joining the Board.

4.4 The Board **NOTED** the finance and operations update.

Item 5 **Responses to Written Questions from Members of the Public**

5.1 Ian Piper confirmed that no questions had been received from the public this month.

5.2 The Chairman 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.

