

# Ebbfleet Development Corporation

<b>Board Meeting Part One</b>
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<b>Date of meeting :</b>	24 January 2018	<b>Paper Number:</b>	EDC 018/001
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<b>Title of paper</b>	<b>Strategic Priorities Update</b>
<b>Presented by</b>	<b>Ian Piper, Interim Chief Executive</b>
<b>Sub-committee</b>	<b>Not applicable</b>

<b>Purpose of Paper and Executive Summary</b>	
To provide the Board with an update on key matters, affecting the Corporation's priorities and performance since the last meeting.	
<b>EDC business plan and KPIs</b>	Matters covered will impact on some or all of the priorities within the business plan and associated KPIs.
<b>Recommendation</b>	<b>FOR INFORMATION</b>  The Board is asked to NOTE the matters identified and their impact on performance and progress.
<b>Annexes</b>	
<b>Delegation</b>	Not applicable.

<b>Financial impact</b>	Not applicable.
<b>Legal impact</b>	There are no legal implications associated with this paper.
<b>Stakeholder impact</b>	Not applicable.
<b>Sponsor impact</b>	DCLG have been engaged in agreeing the strategic priorities, Corporate and Business Plan.

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## 1. Background

1.1 As a result of the Cabinet reshuffle, a new Minister for Housing and Planning has been appointed to replace Alok Sharma MP who moved to Business. Dominic Raab MP has taken over and the Chairman has written to him to congratulate him on his appointment and to invite the Minister to visit Ebbsfleet. A brief resume of the Minister's background has been circulated to Board members. The new Minister's portfolio of responsibilities has been confirmed as:

- Supporting the Housing Secretary (Sajid Javed) on housing supply policy and delivery;
- Housing financing streams;
- Home ownership policy;
- Planning policy & casework oversight;
- Homes England sponsorship and performance;
- Building safety and regulations (including Government response to the Hackitt review);
- Land assembly and release, and Public Sector Land and Digital Land;
- Help to Buy;
- Quality and design;
- Grenfell recovery programme;
- Social Housing Green Paper.

1.2 Jake Berry MP, the Parliamentary Under Secretary of State, Minister for the Northern Powerhouse and Local Growth has responsibility for, inter alia, Local growth – policy and initiatives (e.g. enterprise zones, high streets, coastal communities) and Place-based initiatives (e.g. Thames Estuary Growth Commission).

1.3 The government also took the opportunity to rename DCLG to the Ministry of Housing, Communities and Local Government (MHCLG), signalling the importance of the housing agenda.

1.4 It is also worth noting that on 11 January the Homes and Communities Agency became Homes England.

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## 2. Stakeholder Engagement

- 2.1 I have continued to meet a wide range of stakeholders from across the garden city and beyond. This has included visits to meet the Principals of The Ebbsfleet Academy, Northfleet Technical College, and a meeting with the Leigh Education Trust. Given the issues surrounding the opening of the primary school at Springhead Park (reported on later), it has been timely to meet with so many of the education providers and policy makers this month, and has been helpful in gaining an insight into future issues in the Garden City.
- 2.2 I have attended a number of stakeholder events this month, including the Kent Business Advisory Board, which feeds into the Local Enterprise Partnership, and a lunchtime meeting with a range of parties currently working in the Garden City, hosted by Barton Wilmore.
- 2.3 We have accepted an invitation to take part in a national forum of places on the government's Garden Settlement programme. The forum is managed by Homes England and comprises mainly local authorities who are promoting new garden settlements (Cities, Towns and Villages) in their area.
- 2.4 I have also accepted an invitation to take part in the recruitment process for the new Chief Executive of Locate in Kent, as a result of the forthcoming retirement of Paul Wookey in March.

## 3. Progress and Performance

### Stewardship & Legacy

- 3.1 Following Board's discussion on this work last month, we are on track to bring this back to the board in February.

### Housing Delivery

- 3.2 To date 483 housing units have started on site in the year, with 266 completions. 'Starts' therefore remain strong and we expect to achieve the target set in the 2017/18 Business Plan. Although the developers are still forecasting that 444 units will be completed, we are concerned that, given progress to date, this might be overly optimistic so we are therefore carrying out further interrogation of their data. Further information on performance is set out in the accompanying paper.

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## **Central Area**

- 3.3 There has been no further progress since the last meeting in respect of the Central Area or London Resort from the scheme promoters.
- 3.4 In line with discussions at the last board meeting, we are currently preparing a tender brief with a view to procuring a firm of commercial property development advisors. Our preference is to appoint a single firm to act as our advisors across a range of commercial property aspects of the Central Area, including JV/Partnership structures, financing, viability and market demand. We would expect to have a firm appointed by the end of March.

## **Additional Housing Programme**

- 3.5 Following approval by Board last month of our proposals for taking forward the programme of work on sites outside the core area, I am pleased to report that Gravesham Borough Council's Cabinet have approved the entering into a MoU with us that will cover how we will work together. Board will recall that this was an important component of our proposal.
- 3.6 We have also begun the process of taking the master planning work previously done on the Grove Road regeneration area through a more formal consultation so that we can establish in the public domain a clear vision that we can, with partners, begin to implement. This work is being taken forward in conjunction with GBC officers.

## **4 Staffing**

- 4.1 As reported last month, our Accounts Manager left during the first week of January and, following an analysis of our requirements for business support staff across teams, we have placed an advertisement for a new Business Support Officer.