

PART 1 MINUTES [DRAFT FOR AGREEMENT BY THE BOARD]
of the Board meeting of the Ebbsfleet Development Corporation (EDC)
held at 13:15 on Wednesday 24 January 2018 at
the North Kent Community Centre

Board Members Present:

Michael Cassidy CBE (Chairman)
David Holt (Deputy Chairman)
Cllr Mark Dance (Kent County Council)
Louise Hardy
Cllr Jeremy Kite MBE (Dartford Borough Council)
Cllr David Turner (Gravesham Borough Council)
Bob Lane OBE
David Lock CBE
Sandra Fryer
Ian Piper (EDC Interim CEO)

Apologies:

None

In Attendance:

Julia Gregory	EDC Director of Projects
Mark Pullin	EDC Chief Planning Officer
Gerard Whiteman	EDC Finance Director
Mark Templeton	EDC Head of Communications
Colin Lovegrove	DCLG Policy Team
Sarah Gemmell	Board Secretary

PART ONE

Item 1

1.1 The Chairman opened Part One of the meeting, reminding attendees that this part of the meeting was being live broadcast.

Apologies

1.2 Apologies were given for Jeremy Kite and Colin Lovegrove, both of whom joined the meeting late.

Declarations of Interest

1.3 The Chairman reminded Board members to raise any potential conflicts of interests 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. Louise Hardy declared her interest in Crest Nicholson.

Part 1 Minutes of the 20 December 2017 Board Meeting

1.4 The Part I minutes were approved.

Board Actions

1.5 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 018/001)

2.1 Ian Piper presented Paper 018/001, updating on the EDC's progress since the November Board.

2.2 Ian highlighted from his report:

- i. His attendance at a partner meeting with DfE and KCC covering the issue of funding for the Springhead Park primary school. It had been confirmed that they would not be funding for the September 2018 opening. A further partner meeting is due to take place. Ian discussed the potential need for an Education Strategy across the garden city and confirmed work would begin with discussions with KCC.
- ii. Starts on site remained strong although the completions this year may be behind target factor due largely to the proportion of apartment blocks where there is a longer lag between starts and completions.
- iii. On staffing, the Directors have looked at the structure and the current support for the team and decided to recruit a Business Support officer that will work across teams, which was then advertised.

2.3 Jeremy Kite joined the meeting.

2.4 The Chairman notified the Board of his attendance at the Public Chairs Forum and discussed the outcome of the Homes England Tailored review and Board asked.

2.5 Sandra Fryer and Bob Lane offered their support for to progress the Education strategy.

2.6 The Board **NOTED** the update.

2(b) Communications and Engagement Update (Paper 018/002)

2.7 Mark Templeton presented Paper 018/002, updating the Board on the EDC's communications activity in the past month.

2.8 MarkT reported positive media coverage following December's planning Committee of the revised Eastern Quarry Masterplan, Clarion's case studies of residents who have moved into shared ownership homes within the garden city and the recent visit by Sir John Armitt.

2.9 Mark T highlighted to Board future changes to Facebook new feeds, this will have some impact on EDCs social media page and he would be keeping an eye on this when it is introduced.

2.10 Ian gave thanks to Jeremy for the initial idea to have the resident interviews and thanks Mark T for the production.

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

Item 3 **Chief Planning Officer's Report**

Planning and Housing Delivery Programme (Paper 018/003)

3.1 Mark Pullin presented paper 018/003 providing an update on planning and housing delivery across the EDC area. Mark P made reference to Section 2 of the paper which covered an update in the planning activities since the last board meeting. The December Planning Committee considered the S73 application to the outline planning permission for Eastern Quarry. The Committee resolved to approve the application subject to the series of conditions and planning obligations originally secured together with updates where required. One additional obligation relates to the submission of a Housing Strategy looking at alternative housing delivery models such as self-build, custom build and opportunities for SMEs.

3.2 Planning Committee was also be held that evening where the Committee will consider the outline application for up to 220 homes at the former Croxton & Garry site, which is near Ingress Park, together with the detailed proposals by Berkeley Homes for their modular housing factory at Northfleet Embankment East. Officers were supportive of both proposals and so they were recommended for approval.

3.3 Mark P reported in paragraph 2.6 highlights that Parcel L in Castle Hill and Phase 3 at Ebbsfleet Green were identified for consideration by Planning Committee in February. The revisions EDC had asked for relating to Phase 3 at Ebbsfleet Green result in the need for re-consultation and unfortunately we have still not received all of the information requested. Therefore this matter won't be reporting to Committee in February.

3.4 Mark P updated the Board on the discussions surrounding the Craylands Lane site. We are planning on making progress on Castle Hill South following a meeting EDC are having with KCC highways the following day.

3.5 Phase 3 for Springhead Park has been submitted and consultation is underway.

3.6 Paragraph 2.12 provided an update on the Highways England A2 Bean and Ebbsfleet Junctions project. PINS have now adopted and published the scoping decision for the project.

3.7 One item included in the highlights box but not the main paper is the planning fee increase which came into force on 17th January. The fees have now gone up by 20% and there are other changes in relation to certain types of planning application and maximum fees charged.

3.8 Section 3 of the paper and the attached dashboard report in annex B provided an update on construction activity across the Garden City. EDC have now had 483 starts and 266 completions across the Garden City so far this business year. This information does not include the Ebbsfleet Green and DW Homes numbers as they were not received in time but they will be factored into next month.

3.9 EDC have changed the format for the sales and occupations figures on the dashboard. One outstanding action from the last board meeting was to look at benchmarking the 'Help to Buy' data. Research has shown that nationally outside of London the average is around 30% and so this is comparable with the data EDC received from developers. However the statistics received were not from all house builders and some were reporting higher levels verbally.

3.10 Board discussed the need for end of year figures on the Help to Buy data.

3.11 The Chairman noted changes to Pre-Application advice charging which Board agreed to discuss their approach in part 2 of the meeting.

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

Actions:

01-01	End of year final figure on the number of homes sold with the benefit of Help to Buy in the Garden City Action: Mark Pullin
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Item 4 Finance Director's Report

Finance and Operations Report (Paper 018/004)

4.1 Gerard Whiteman presented Paper 018/004, reporting on the EDC's budget, workforce, and other operational issues for the month of December.

4.2 EDC are forecasting to spend the entire revenue and capital budget available this year with lots of activity taking place right up until end of this financial year.

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

Item 5 Responses to Written Questions from Members of the Public

5.1 The Chairman noted that the public questions were received and responses were now available on the website prior to the meeting for public to review.

5.2 The Chairman referred to Sandra Fryer regarding the process for handling questions to Board. Sandra was happy with the current process but wanted to be clear that public question were dealt with.

5.3 **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.**