

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting :	19 December 2018	Paper Number:	EDC 018-095
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Title of paper	Strategic Priorities Update
Presented by	Ian Piper, Chief Executive
Sub-committee	Not applicable

Purpose of Paper and Executive Summary	
To provide the Board with an update on key matters affecting the Corporation's priorities and performance since the last meeting.	
EDC business plan and KPIs	Matters covered will impact on some or all of the priorities within the business plan and associated KPIs
Recommendation	FOR INFORMATION The Board is asked to NOTE the matters identified and their impact on 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	MHCLG have been engaged in agreeing the strategic priorities, Corporate and Business Plan.

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1. Introduction

- 1.1 Good progress continues to be made in terms of the delivery of new homes in the Garden City with the number of completions now having reached 1,312. There appears to be no slowing down yet in the market in Ebbsfleet as reported by the house builders at a recent meeting, and this is generally contrary to what they are experiencing elsewhere in Kent. We will continue to monitor this situation, particularly as the wider economic climate potentially shifts as a result of Brexit.
- 1.2 For the year to the end of November there have been 461 homes completed in the Garden City, and a start has been made on a further 332 homes have started.

2 Community Building and creating Ebbsfleet Garden City - the 'place'

- 2.1 Following previous discussions at Board regarding our increasing focus on how we provide the right environment for a thriving, healthy and active community in the Garden City, and how we provide the right facilities to support that environment, I am proposing to introduce a new standing item to Part 1 of the Board proceedings that will draw this work together and enable Board to see and discuss a rounded picture of our activities in this respect. As a working title we propose to call this item "**Ebbsfleet Living**" and it will draw together our community engagement and community building activities, as well as our proposed continuing work around health, leisure, sport, stewardship etc.

If acceptable to the Board, we will prepare the first paper for the January meeting.

- 2.2 In the past month funding from the Community Investment Fund has been approved to support some community Christmas events, and for the purchase of equipment to allow for outdoor events.
- 2.3 We have continued to engage with local community groups and residents across the Garden City and in particular the Community Building Manager has attended meetings and events in Northfleet, Swanscombe, Greenhithe, Springhead Park and Castle Hill. In addition, updates were provided to a meeting of Swanscombe and Greenhithe Residents Association and a meeting was held with Dartford FC regarding their community programme

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and with the local Girl guides. These meetings have involved discussion around health provision, housing delivery in the area and new opportunities were identified for collaborative work around community activation, community gardening and sports outreach.

- 2.4 The 'Space in the Place' Civic Infrastructure study has commenced and pop up engagement events have been held in Swanscombe, Springhead Park and Northfleet. This work will focus on mapping and measuring local residents' aspirations for new community spaces in the Garden City. A workshop session is planned to take place with the Ebbfleet Community Partners Group shortly.

3 Progress on Strategic Priorities

3.1 Swanscombe Peninsula

Following recent announcements by LRCH (reported last month) I have had meetings with both Dr Abdulla Al-Humaidi and some members of his project team. Dr Abdullah provided more detail on the arrangements they either have in place, or will shortly be putting in place, to fund the work necessary for submission of the Development Consent Order (DCO), together with the timescales for doing so.

Members of the project subsequently shared some of the work that had been done to date, and provided more detail on the programme for completing and submitting the DCO.

3.2 Central Area

We have continued to develop our plans for how we might unlock progress on the Central Area, and presented an initial Outline Business Case to MHCLG's Investment Sub-Committee (ISC) on 5 December. A further detailed report is provided in Part 2 due to its commercially confidential nature.

3.3 Grove Road Regeneration

On 5 December we also presented the Full Business Case to MHCLG's Investment Sub Committee for the Grove Road regeneration project. The Committee approved the proposed full investment of approximately £28.5m on land assembly and enabling works to facilitate redevelopment in one of our priority areas. This marks a major step forward in delivery of this project.

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3.4 Garden City Stewardship

We are making good progress on preparing a business plan for a future stewardship vehicle (SV) for the Garden City. The plan will set out details of assets the SV is expected to be responsible for and also for what the SV will do, both with regard to long term maintenance and also activities to promote community building and civic life across the Garden City. A full review has been undertaken of the existing management company arrangements set up across the current developments and how these can be most appropriately tied into the SV. The plan will also set out detailed proposals for the legal structure and governance of the new entity, ensuring that local residents are able to fully participate in the SV and its activities. The plan will be reported to Board by end March 2019.

4. **Project Delivery**

4.1 Through our Investment Plan we now have a number of projects that are at various stages of delivery. Overleaf is a short summary of progress on some of these.

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Springhead Bridge

Having commenced construction on site in April 2018, Balfour Beatty our contractor has made good progress and is currently on programme to complete the Bridge in early Spring 2020.

Most of the work at this stage has involved ground works and the preparations for the piers for the bridge. The cranes and piling rigs on site are visible from various locations across the Garden City.

Figure 1 Looking East from the Northern Embankment



Figure 2 Looking West from the Southern Embankment across the River Ebbfleet



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A2 Bean and Ebbsfleet Junction

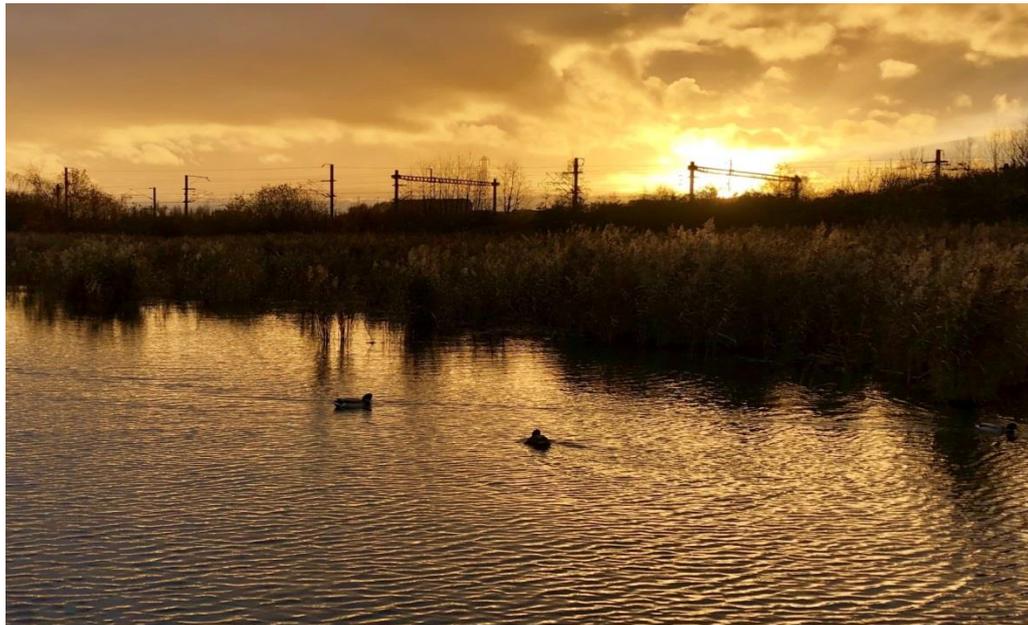
The EDC has forward funded the developer contributions for this scheme which Highways England are delivering. Highways England published the Highways orders for this scheme on the 3rd December which is the next stage. Further information regarding this can be found on this link:

www.highwaysengland.co.uk/projects/a2-bean-and-ebbsfleet-junction-improvements/

City Parks

Before we start any design work on our City Parks, we will be consulting with residents about what they would like to see within the City Parks. Two community family events will be held in mid-January. On January 19th this will be at Northfleet Girls School and 20th January at Ebbsfleet Academy between 10am and 3pm. Due to the time of year we will be bringing the 'park inside' with a number of fun activities for families to get involved in.

Figure 3 Ebbsfleet River Park at Sunset from Springhead Bridge site:



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Green Corridors – Cycling and Walking Routes

Green Corridors Phase One has now completed. The aim of the project was to improve walking and cycling routes linking Northfleet to Ebbsfleet International Railway Station and improve way-finding, so as to encourage walking and cycling across the area. The project included improvements to routes in Northfleet, a way-finding mapping system and public realm improvements at Northfleet High Street.

Figure 4 Improvements to Granby Road:



Figure 5 Improvements to the Secret Garden



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Figure 6 Improvements to the bottom of Station Road



Figure 7 Improvements to Footpath DS7 from Northfleet to Ebbsfleet

