

PART I MINUTES [DRAFT FOR AGREEMENT BY THE BOARD]
of the Board meeting of the Ebbsfleet Development Corporation (EDC)
held at 13:30 on Wednesday 21 November 2018 at
the North Kent Community Centre, Eastgate
141 Springhead Parkway, Northfleet, Gravesend, Kent DA11 8AD

Board Members Present:

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

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	MHCLG Policy Team
Lukman Sadiq	MHCLG Policy Team
Denise Johnson	Board Secretariat
James Richardson	Board Secretariat

PART ONE

Item 1

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

Apologies

1.2 None received; all Board members were present.

Declarations of Interest

1.3 The Chairman reminded Board members to raise any potential conflicts of interest 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.

Part 1 Minutes of the 18 October 2018 Board Meeting

1.4 The Part I minutes were approved.

Board Actions

1.5 The Chairman noted that the majority of 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.

1.6 Ian Piper reported continued delay to completing one Part I action, 03-05 (concerning the number of jobs on the Swanscombe Peninsula). He said that the EDC was still seeking this information from Peninsula landowners, and he believed there would be continued delay to obtaining any information. The Board agreed to close the action, with Ian reporting any information to Board if it was obtained in the future.

Item 2 Chief Executive's Report

2(a) Interim CEO's Strategic Report (Paper 018/085)

2.1 Ian Piper presented Paper 018/085, updating on the EDC's progress since the October Board meeting.

2.2 Ian focussed on the issue of governance and a number of decisions for the Board following David Lock's recent decision to stand down from the EDC Board and also from his role as Chair of the EDC Planning Committee. Following discussions with the EDC Chair it was proposed that the current Vice Chair of the Planning Committee, Sandra Fryer, be appointed as Chair of the Planning Committee. Similarly it was proposed to appoint Louise Hardy as an interim member of the Remuneration Committee, pending a fuller review of the Board Member roles on appointment to the two current vacancies.

2.3 The Board noted that MHCLG would be leading the recruitment to the two Board vacancies, although appointments were not expected until late Spring 2019 at the earliest.

2.4 The Board **NOTED** Ian's update and **APPROVED** the appointments to the Planning Committee and Remuneration Committee.

2(b) Communications Update (Paper 018/086)

2.5 Mark Templeton presented Paper 018/086, updating the Board on communications and media coverage. Mark highlighted a recent positive case study that had featured in the Metro regarding a family that had been able to buy a house in the Garden City following years of renting in London, and then outlined media interest in the decisions from the most recent EDC Planning Committee that had been picked up by regional BBC TV and ITV, and also BBC Radio Kent. Mark stated that stories involving Ebbsfleet Garden City had reached an audience of over 10 million last month.

2.6 Moving on to the EDC website, Mark explained that in the past month there had been 3,604 views by individual users who had looked at 13,308 pages. The most popular pages were "Planning, the Implementation Framework" and the "Tracking our Performance" pages.

2.7 Mark highlighted the positive social media interest in the recent visit by Kit Malthouse MP, Minister for Planning & Housing. The visit had been summarised on various social media platforms and there had also been a video recorded at The Observatory in which the Minister had referenced the critical role Ebbsfleet had in securing the Government's mission to build more homes. The video had been viewed almost 3,000 times, and posts during the visit were the most popular posts on the EDC social media channels in the last month. Mark reported that the EDC's posts on the completion of the 1,000th home and the Edible Ebbsfleet scheme had also been popular posts during the month.

2.8 Mark concluded by explaining that Ebbsfleet Garden City and its progress to date had been featured over three pages in the Kent Property Market Report for 2018. The article featured the area's connections with London and Europe, the Healthy New Towns scheme and an update from CEO Ian Piper. The Report is printed for agents and investors and appears online.

2.9 The Board **NOTED** the update.

Item 3 Chief Planning Officer's Report

Planning and Housing Delivery Programme (Paper 018/087)

3.1 Mark Pullin introduced Paper 018/087. On Planning activity for November, Mark explained that there would not be a formal EDC Planning Committee meeting this month and instead a briefing on the emerging plans for the Eastern Quarry would take place for Committee members in advance of the public consultation scheduled for December.

3.2 Mark explained that there had been a number of engagement events with Local Authority partners on various matters during the past month including on the Lower Thames Crossing (LTC). The EDC response was required by 20 December and Mark confirmed he would be bringing a draft response to the December Board.

3.3 On the Urban Archaeological Database (UAD), Mark gave an update of the work to date with KCC, reporting that the priority would be the land around Ebbsfleet Central due to its likely heritage content. Mark added that he had also attended a meeting earlier in the month with Historic England to update the organisation on the Garden City progress and heritage conservation and enhancement across the EDC area.

3.4 Mark reported on a recent meeting with KCC Education officers regarding school provision in the area. He explained that a Trust had been established to run the secondary school in Ebbsfleet Eastern Quarry area - the Aletheia Anglican Academies Trust. He added that the Ebbsfleet Green primary school trust should be announced before Christmas.

3.5 Mark summarised the Highlight Reports outlined in Annexes A-E to his paper concerning progress across the Ebbsfleet sites. On Eastern Quarry, he explained that it was expected that the first application for development on the western side (close to Bluewater) would be submitted in Spring 2019. Castle Hill development was continuing to progress well; Charles Church homes were nearly complete, and there were meetings in the coming weeks with Newcrest and also with Shepherd Neame regarding their plans for a new pub.

3.6 Mark said that there were a number of amended applications from Redrow in relation to different land parcels and a new application for Phase 2c of Ebbsfleet Green. There was also a slight delay in the Northfleet East scheme due to the Keepmoat legal agreement. On Crayland's Lane, it had been hoped this development would be reported to the evening's Planning Committee but the plans had been revised and would now be considered at the December meeting.

3.7 On housing completion figures, Mark reported that since April 2018 there had been 296 housing start and 430 completions. The EDC was making very good progress against its annual completions target of 525 homes.

3.8 In response to Mark's presentation, David Holt said that he would be interested in feedback from house builders/developers on their confidence in sales in the next 6-9 months. Mark said that this would be discussed at the next meeting of the EDC with developers on 27

November. In connection to the Lower Thames Crossing plans, Bob Lane asked for the Board to be kept informed on the improvements of the A2/M2 corridor.

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

01/11	EDC officers to share draft response on the Lower Thames Crossing (LTC) consultation with the Board at the December Board meeting. Action: Mark Pullin
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Item 4 Finance Director's Report

Finance and Operations Report (Paper 018/088)

4.1 Gerard Whiteman presented Paper 018/088, reporting on the EDC's budget, workforce and other operational issues for the period to the end of October 2018 and the 2018/19 year-to-date/forecast outturn position.

4.2 On the 2018/19 Capital Budget, Gerard explained that the EDC's previous forecast had been £40m, with full year spend dependent on potential property/land acquisitions and other project activities. In preparation for the Supplementary Estimates process, the EDC had revised the forecast outturn to £24.5m for the year. The EDC was planning to request that the unspent budget be rolled over into the programme for future years.

4.3 With reference to staffing structure and recruitment, Gerard reported that a new Planning Technical Officer had been recruited, and that recruitment was currently underway for a Business Support Officer.

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

Item 5

Responses to Written Questions from Members of the Public

5.1 The Chairman confirmed that a number of public questions had been received, and that these questions and the responses were available on the EDC's website.

The Chairman declared the public part of the meeting closed. 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.

Date and Time of Next Meeting

The date of the next Board was confirmed as 19 December 2018.

Chairman's signature:

Date: