

Ebbfleet Development Corporation

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| Board Meeting Part | One |
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| Date of meeting : | 17 April 2019 | Paper Number: | EDC 019/020 |
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| Title of paper | Strategic Priorities Update |
| Presented by | Ian Piper, Chief Executive |
| Sub-committee | Not applicable |

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| Purpose of Paper and Executive Summary | |
| To provide the Board with an update on key matters that affect 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 | Annex A: Summary of EDC Project Progress Annex B: Performance update against Corporate Plan KPIs Annex C: Performance Review against 2018/19 Business Plan |
| Delegation | Not applicable. |

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| 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 At **Annex B** we set out our progress against the 5 year Corporate Plan Key Performance Indicators (KPI) as at the end of March 2019. Following a strong performance in 2018/19, we are well placed to achieve all of our 5 year targets with the exception of the percentage of affordable housing which remains challenging due to the need to catch up early consented schemes with lower than 30%. The Annex contains a detailed report of progress to date and our assessment of forecast outturn for the 5 year period against each KPI.
- 1.2 We exceeded our annual target for the delivery of completed new homes across the Garden City with 613 completions being achieved. This is a significant increase in the number delivered in the previous 12 months, and is one of the highest delivery rates on major development sites anywhere in the country.
- 1.3 In addition, we achieved our capital (revised) and revenue investment forecasts for 2018/19, and this was a fantastic effort by all the staff. Much of the revenue investment (nearly £2m) has been incurred on feasibility studies and early design work for capital projects that will be delivered across the next 2-3 years. The importance of this early revenue investment was recognised in the Tailored Review, particularly in ensuring a developed pipeline of good quality capital projects.
- 1.4 **Annex C** contains a detailed performance report against each of the priorities set out in our 2018/19 Business Plan.

Thames Estuary Commission – Government Response

- 1.5 At the beginning of April, the government issued its formal response to the Thames Estuary Commission's report. There are positive references to Ebbsfleet throughout, and a specific section on the vision and progress to date. There is also the announcement of Government support for the development of a business case for enhancing transport services between Abbey Wood and Ebbsfleet, with MHCLG providing £4.85 million for this.

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- 1.6 There are further references to Ebbsfleet throughout in relation to housing delivery, infrastructure (A2, Lower Thames Crossing), the proposed Medical campus, and the Healthy New Town initiative.
- 1.7 The Rt Hon. James Brokenshire, Secretary of State for Housing, Communities and Local Government, made a visit to meet representatives of Barratt David Wilson and to view their Castle Hill development on Thursday 4th April, which I was able to attend. Throughout, the Secretary of State made positive references to the government's continued support for the Garden City vision at Ebbsfleet, and he emphasised the economic potential of the area, as well as the housing.

A2 – Bean and Ebbsfleet Junction Improvements

- 1.8 Following the recent consultation process on the Highways Orders issued by Highways England, we have received notification that a Public Inquiry will be held to consider the scheme and objections raised. We do not have a date for this yet.

2. Progress on Strategic Priorities

2.1 Central Area

Although we have maintained our engagement with the owners of the Central Area, and with interested parties across government, there is no significant change to report this month.

We continue to receive enquiries from developers interested in being involved in the delivery of the central area which is a positive sign that once we can unlock the current barriers, there will be strong private sector interest.

We have had no further engagement with LRCH in the last month in respect of the Swanscombe Peninsula.

3. Project Delivery

- 3.1 At **Annex A** is a summary of progress on three of the EDC's projects – the Springhead Bridge, Milton Place and Electricity.

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Annex A:

Projects related activity

Springhead Bridge

The construction team led by Balfour Beatty have continued to make good progress on site. The focus has been finishing the pile caps for each of the three piers of the bridge – the North and South abutments and the central pier. Each Pier is at a slightly different stage and now the bridge is clearly emerging out of the ground. The scale of the Northern Abutment is demonstrated in the pictures.

Sian Formwork, from Northfleet are the sub-contractor on this element of the work and have been busy constructing the pile caps and creating the steel fixings required. A sample of the work being carried out is shown below:

North Abutment steel fixing



CFA piling commences for central pier



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Electricity Project

UKPN have continued to progress the works at the Northfleet East Grid site, ready for the upgrade of the Grid Site and new cables.

