

# Ebbsfleet Development Corporation

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| <b>Board Meeting Part</b> | <b>One</b> |
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| <b>Date of meeting:</b> | <b>15 July 2020</b> | <b>Paper Number:</b> | <b>EDC 020/065</b> |
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| <b>Title of paper</b> | <b>Strategic Priorities Update</b> |
| <b>Presented by</b>   | <b>Ian Piper, Chief Executive</b>  |
| <b>Sub-committee</b>  | <b>Not applicable</b>              |

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| <b>Purpose of Paper and Executive Summary</b>   |  |
| To provide the Board with an update on key matters that affect 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><br><br>The Board is asked to <b>NOTE</b> the contents of this paper and their impact on performance and progress. |
| <b>Annexes</b>  | <b>Annex A</b> – Grove Road Leaflet<br><b>Annex B</b> – Grove Road Map   |
| <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>   | MHCLG have been engaged in agreeing the strategic priorities, Corporate and Business Plan.   |

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## 1. Dealing with the COVID-19 Pandemic

- 1.1. As per the government guidance (at the time of writing) all staff are continuing to work from home. However, we have initiated the process of preparing for a limited return to the office. We are currently discussing with staff a number of principles that would provide a framework for any return, and we have prepared a four stage plan as follows:

### **Phase 1** – the current situation

Emergency access only for specific purposes, and with the prior approval of a Director;

**Phase 2** – limited access for a limited number of staff who are unable to work from home effectively or whose wellbeing would be improved by being able to attend the office. The office will need to be adapted in order to manage social distancing rules and enable a small number of staff to occupy safely. We are anticipating that we might be able to move to this phase within 2-3 weeks;

**Phase 3** – once the government guidance changes from “work from home where you can”, we can move to allowing access for a limited number of staff, possibly in ‘bubbles’. The layout, capacity and rules within the office will have to reflect the social distancing guidance at the time.

**Phase 4** – guidance allows us to return to the office in a less restricted way, following whatever the guidance is at the time. We do not anticipate moving to this phase for some considerable time.

- 1.2. As required, we are also in the process of consulting with staff a bespoke Risk Assessment for office re-occupation.
- 1.3. Progress on sites within the Garden City has now settled within the current guidance and house builders continue to report good sales rates.
- 1.4. This is also true of our own sites at Springhead Bridge and the Electricity Site. Completion of the bridge is now expected before the end of July.

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## 2. Progress on Strategic Priorities

### 2.1. Ebbsfleet Central

2.1.1. Work is now underway on developing a new Outline Planning Application including preparation of an associated masterplan. The work will take around 9 months and we will seek the input of the Board at significant milestones along the way. The programme also allows for a significant amount of engagement with the community and wider stakeholders throughout, details of which will be announced as we progress.

### 2.2. Grove Road

2.2.1. The Grove Road riverside residential scheme continues to progress well. The next step is to undertake community consultation on the emerging scheme. Engagement on the draft Master Plan in July 2018 highlighted the need for any scheme to reflect the areas heritage and culture. This has been formed into a guiding principle which can be seen running through the consultation materials. These set out: the reconnection of Northfleet to the Riverside via an up to 320 unit housing led scheme including a mixture of apartments and houses, retirement living and affordable housing; a new park at Robins Creek; a community centre; an enhanced setting for Aspidin's Kiln; and the new Fastrack route.

2.2.2. Given the current situation the EDC are unable to offer public events. To keep the process as open and inclusive as possible the team are sending a brochure at **Annex A** (including a questionnaire) to 1,365 local residents (see attached map in **Annex B**). The arrival of the brochure will launch the consultation which runs from the 13th July to the 8<sup>th</sup> September. The brochure will signpost people to a series of boards showcased on the EDCs website. These web pages can also be sent out to stakeholders on request. Stakeholders can then either complete an online questionnaire or post the questionnaire to a freepost address. The website – which will go live on Monday 13 July is [groveroadedc.co.uk](http://groveroadedc.co.uk)

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2.2.3. A fully open webinar will be held on 28 July between 5pm -7pm which people can join either on line or via a free phone number. Finally the freephone number will be manned each weekday from 9am – 5.30pm, throughout the 8 week consultation period; with Local Dialogue available to talk people through the proposals and discuss their comments and concerns.

2.2.4. At the end of the consultation period a report bringing together the various responses will be drafted and used to further shape our proposals.

## 2.3. London Resort

Engagement with the team at LRCH continues regarding both planning and landowner matters. LRCH are still indicating that they conduct the next phase of consultation this summer, with a DCO submission before the end of the calendar year.

## 2.4. Fastrack

The legal agreements that facilitate the construction of the new tunnels through to Bluewater have now been agreed and preparations are in hand to have them circulated and signed. Pre construction activity is now underway to ensure programme critical work on for example; ecological assessment is completed. This process will now ramp up to enable partners to refine the construction cost. If the construction cost is available and accepted in December 2020, then the full construction contract will be let with completion targeted for March 2022. Bus services through the tunnel will start in April 2022. The procurement of an operator will commence in December 2020.

## 2.5. A2 Improvements

Work has commenced by Highways England on the improvements to the A2.

## 2.6. Asset Management

A contract with BNP has now been entered into that will provide a comprehensive asset management service for all of our owned property assets.