

Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting:	20 January 2021	Paper Number:	EDC 021/001
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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 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 contents of this paper and their impact on performance and progress.
Annexes	No Annexes
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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I would like to start my paper this month by thanking our Chairman, Michael Cassidy, on behalf of me and all the staff of the Corporation, for all his support, guidance and leadership since 2015. Here from the very start of the EDC journey, Michael's term as Chairman is due to come to an end today and we would like to record our grateful thanks and best wishes for the future.

1. Dealing with the COVID-19 Pandemic

- 1.1. With the start of the lockdown period, all staff are now working fully from home. Access to the office is only in exceptional circumstances, to collect post or print specific documents that cannot be dealt with in other ways.
- 1.2. The closure of schools has meant that some staff also have childcare responsibilities and as an employer we are taking this fully into account with agreed working arrangements.
- 1.3. This further period of working from home, and in some cases isolation, will put a continuing strain on the health and wellbeing of staff and, in line with our policies and approach presented to Board in December, we are pursuing approaches to support staff as best we can.

2. EDC Funding Allocation 2021/22

- 2.1. We await the formal confirmation of our allocated budgets for 2021/22 but continue to plan on the basis of the indicative allocations. Board will recall that our budgets are only being allocated for one year, in line with the Spending Review settlement and that this will constrain our ability to enter into new multi-year commitments. We have however received confirmation of our ability to meet an existing commitment in respect of the 'extension to Fastrack – Bath Street project' which requires expenditure beyond March 2022.
- 2.2. As reported previously, we have begun work on a new Corporate Plan and will bring first drafts of this work to Board in subsequent months, with a view to having it agreed and in place no later than the first quarter of 2021/22. We have also started work on a Business Plan for 2021/22 which will establish priorities and milestones that reflect the indicative resource allocations we have received.

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3. London Resort

3.1. Board members will be aware that LRCH submitted their Development Consent Order (DCO) on 31st December and is now with PINS (The Planning Inspectorate) who have 28 days in order to accept it. As anticipated, PINS asked the Corporation, as one of the relevant authorities, for our view on whether we consider that the Applicant has complied, in relation to the application, with the following duties:

- Duty to consult – Planning Act 2008 (as amended) (PA2008) – section 42;
- Duty to consult the local community - PA2008 – section 47;
- Duty to publicise - PA2008 – section 48.

3.2. Our response was required by the 18th January and was duly submitted. It reflected the views that the Board expressed during the meeting in December (Part 1 and Part 2).

3.3. The submission of the DCO is of course a very significant milestone and represents huge step forward for the project. It will now be for PINS to advise the Secretary of State on whether to accept the application for Examination. If accepted, it will trigger the requirement for a very significant amount of work by the Corporation, and other statutory bodies, leading up to the Examination itself. We will continue to provide updates to the Board as the matter progresses.

4. Progress on Strategic Priorities

4.1. Ebbsfleet Central

The emerging results from the master planning work will be presented to Board in a pre-board session ahead of the meeting. Further updates on commercially confidential matters are contained with the Head of Ebbsfleet Central's report in Part 2.

4.2. Thames Way Development Area

Work continues on the development of proposals for this area alongside Blue Lake and Thames Way ahead of external consultation. A further update report on confidential aspects of the emerging proposals are presented to the Board in Part 2.

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4.3. Northfleet Riverside

Work continues on preparation of the outline planning application and preparation of the documentation for the process to procure a development partner. We expect the first stages of the latter to commence this financial year.