

# Ebbsfleet Development Corporation

<b>Board Meeting Part</b>	<b>One</b>
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<b>Date of meeting:</b>	<b>17 February 2021</b>	<b>Paper Number:</b>	<b>EDC 021/016</b>
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<b>Title of paper</b>	<b>Investment Programme Update</b>
<b>Presented by</b>	<b>Julia Gregory, Director of Projects</b>
<b>Sub-committee</b>	<b>Infrastructure and Investment Panel</b>

<b>Purpose of Paper and Executive Summary</b>	
This paper provides an update on the Investment Plan progress for 2020/2021.	
<b>EDC Business Plan and KPIs</b>	This links to the EDC Business Plan as an update on the delivery of the Projects specified within it.
<b>Recommendation</b>	<b>FOR INFORMATION &amp; COMMENT</b>  That Board <b>NOTES</b> the progress of the EDC Projects contained within the Investment Plan in 2020/21.
<b>Annexes</b>	None
<b>Delegation</b>	N/A
<b>Financial impact</b>	Set out in the report
<b>Legal impact</b>	Set out in report
<b>Stakeholder impact</b>	N/A
<b>Sponsor impact</b>	N/A

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## 1.0 Forecast Expenditure 2020/21 - Capital

- 1.1. Actual Capital spend to the end of January 2021 was £32.9m
- 1.2. Our CDEL budget is £41m and, in addition, the EDC has asked to retain its capital receipts for this year of circa £1.3m, which would take our total capital allocation for this year to £42.3m.
- 1.3. The EDC's overall capital programme of investment is monitored under six activity headings. These are listed below along with the current forecast of how the c£42m will be invested during 20/21.

20/21 Capital forecast:

	<b>Full Year Budget/ Forecast Outturn £ m</b>	<b>Year To Date Actual £m</b>
Ebbsfleet Central	0.83	0.52
Thames Way Development Area	1.95	1.08
Northfleet Riverside	5.11	2.94
Civic/Stewardship	5.83	4.54
Transport	27.25	23.50
Utilities	0.98	0.006
Other	0.45	0.28
<b>Total</b>	<b>42.40</b>	<b>32.866</b>

## 2.0 Forecast Expenditure 2020/21 - Revenue

- 2.1 Actual revenue spend up to the end of January 2021 is £1.28m. With retained receipts, our budget allocation is £1.9m. We are on target to achieve this figure.

## 3.0 Programme Update

- 3.1 The forward look on activity is shown in Table 1. A further 2 Strategic Outline Business Cases are currently being prepared and are forecast to be completed by the end of this financial year. Note, the number of projects briefs may not correlate with the number of business cases, due to some projects coming forward in phases.

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**Table 1: Overview of EDC Projects by stage of delivery**

	Stage by March 2021	Stage by March 2023	Stage by March 2025
Project Briefs approved	60	61	61
Business cases approved	34	52	55
Projects in delivery	29	35	21
Projects completed	5	17	34

- 3.2 The number of projects adversely affected by the COVID 19 Pandemic are now reducing, however, the provision of new cycle facilities at Ebbsfleet International station remains on hold and new delivery arrangements are being discussed with HS1.
- 3.3 The Local Elections are still currently planned for May, the EDC projects programme has been adjusted to accommodate this.

### 3.4 Programme Level risks

The key risks currently to the programme are:

- 1 year SR period affecting construction contracts in 2021/22
- Future SR and long term multi-year funding affecting construction contracts
- Ongoing impact of COVID on the construction industry
- Resourcing of Projects Team
- Maintaining regulatory Compliance across all projects
- Long term changes to Government Policy e.g. change to no gas central heating in homes etc.

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3.5 By area, notable points of progress are:

Project Area	Progress summary in previous quarter	Forecast work in next quarter
<b>Ebbsfleet Central</b>	Work continues to develop the overarching masterplan.	The masterplan would be expected to be consulted upon post Local Elections
<b>Thames Way Development Area</b>	<p>Work continues to develop the overall masterplan for the area. Work to secure</p> <p>Blue Lake cliffs is concluding and pre construction investigations on Blue Lake continue.</p>	<p>The Masterplan is expected to be consulted upon pre Local Elections and Purdah.</p> <p>Blue Lake Cliff work completed, however ground investigations continue on site.</p>
<b>Northfleet Riverside</b>	<p>Preparations for the Grove Road planning application are progressing well.</p> <p>Strategic Outline Business Case for employment/ commercial site developed.</p>	<p>Planning application submission for the Grove Road project. Preconstruction works for Grove Road, Northfleet Harbour and Ebbsfleet River Park commence.</p> <p>Business Case preparation for key employment sites prepared.</p>
<b>Civic</b>	<p>Following consultation, Business Case approval for Community Hub at Castle Hill.</p> <p>Consultation and development of Community Centres at Ebbsfleet Green with developers.</p> <p>Acquisition of the Observatory Building.</p> <p>Acquisition of Castle Hill Local Centre lease.</p> <p>First grant letter issued to schools for outdoor education spaces.</p>	<p>Preparation of planning application for Castle Hill Community Hub.</p> <p>Business case for Ebbsfleet Green Community Hubs.</p> <p>Further Grant letters and work for Outdoor Education Spaces delivered.</p>

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<p><b>Transport</b></p>	<p>Completion certificate for Spring head Bridge and entering maintenance period.</p> <p>Fastrack Tunnels from Whitecliffe to Blue Water – good progress on pre- construction works.</p> <p>Fastrack infrastructure schemes in Gravesham approved for co funding by EDC and securing multi-year approval from Government.</p> <p>A2 Bean and Ebbfleet Junction scheme continues to progress. Agreement with Highways England on delivery of non-motorised user schemes at junctions.</p> <p>Improvements to the crossing outside the railway station on Swanscombe High Street are being constructed and set for completion in early February.</p>	<p>Springhead Bridge – Maintenance period.</p> <p>Fastrack tunnels ongoing preconstruction works.</p> <p>Grant agreements in place with KCC who will deliver the schemes.</p> <p>Ongoing works by Highways England.</p> <p>The informal crossing at the junction of the B259 Southfleet Road and Whitecliffe Road is programmed for construction to begin.</p>
<p><b>Utilities</b></p>	<p>Demobilisation of electricity grid sites by UKPN now underway. The planning application for the Ebbfleet Central Primary Substation has been submitted.</p>	<p>Completion of phase 1 of electricity project following demobilisation.</p> <p>Achieve Planning permission for Ebbfleet Central Grid Site and energisation of Grid Sites.</p>

## 4.0 Health and Safety

- 4.1 The following information was recorded for the last month where Construction and Design Manual 2015 Regulations apply for EDC as a client with construction works.

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Health & Safety	Nr of RIDDOR	LTI's	Safety Observations	Comments
Blue Lake Cliffs	0	0	9	Month to end Dec 2020

### 4.2 Summary of incidents at EDC owned assets in the last period

Area	LTI's	Incident Nature	Outcome
WhiteCliffe area	0	Surface irregularity	Resolved
		Minor leak	Resolved
Ebbsfleet Central area	0	Fly tipping	Instruction to remove
Northfleet Riverside area	0	Minor Vandalism	Repair complete and area secured.
Thames Way Development area	0	N/A	N/A

### 5.0 Recommendations

5.1 It is recommended that Board:

- **NOTES** the progress of the individual projects within the Investment Plan for 2020/21 and the progress toward achievement of our annual capital and revenue budget allocation.