

**Ebbsfleet Development Corporation Board Meeting  
13 September 2023**

**The following public questions for the EDC Board and the responses can also be found on the Corporation's website at [www.ebbsfleetdc.org.uk](http://www.ebbsfleetdc.org.uk)**

**Question 1:**

Shocked at reduction in the number of Board meetings to 6 a year. How much will the £145,000 annual Board Fees reduce?

**Response**

At its July meeting the EDC Board decided to reduce the number of Board meetings each year to six meetings. This was a recommendation from the 2023 Board Effectiveness Review that was undertaken by an independent review team. The full report of the team was published with the July Board papers. In addition to the main Board meetings, Board members attend a number of sub-committees (Planning, Audit & Risk Assurance and Remuneration) and some are members of the EDC Investment Panel. As a result, all of the Board members' paid-for time is fully utilised.

**Question 2:**

EDC to agree the criteria used to determine what papers should go to Part 1 or Part 2, BUT the Criteria will be developed for consideration at the 18<sup>th</sup> October Board meeting. Why have you 'jumped the gun' by reducing the Part 1 Items starting with the Sept 13<sup>th</sup> Meeting? Also a review, including the Board Framework Document is commencing September, so changes are yet to be considered and approved?

**Response**

In July the EDC Board decided to retain the three existing Board dates for 2023 (13 September, 18 October and 29 November) and will implement the reduced number of six meetings per year from January 2024. In retaining the three remaining meeting dates for 2023, the Board has agreed that not all standing Part I papers will come to Part I of all three meetings. The breakdown of Part I papers planned for each meeting until the end of 2023 is set out in this month's CEO Part I Report.

**Question 3:**

What is significance of addition of Marketing to Communications? Is it to recruit outside organisations to operate Garden City facilities?

**Response**

The agenda item covering 'Marketing & Communications' is titled as such so as to align with personnel and disciplines used to engage with all stakeholders in the delivery of Ebbsfleet Garden City and Corporation activity. The Corporation is engaged in the marketing and promotion of both Ebbsfleet as a whole and specific development opportunities such as Ebbsfleet Central, where we will be playing a key role as master developer.

**Question 4:**

Website no longer has links to 2023 board meeting papers. Are these now classified as “historic Part I Board papers” only “available on request ...”?

**Response**

The Corporation website displays the latest Part I Board papers until new papers are uploaded a week prior to the next Board meeting. Historical papers are now available on request so as to better manage the space required to host papers on the back end of the platform. We feel this approach balances website user experience and functionality with our ongoing commitment to transparency.

**Question 5:**

[Quote from the Part I Communications and Marketing Update]. *“All communications efforts are targeted to deliver value for current & prospective residents, wider local communities, and industry stakeholders, with the long-term goal of demonstrating corporate value, strengthening brand loyalty and awareness, and ultimately promoting the success of Ebbsfleet Development Corporation’.*

Shouldn't this be success of Ebbsfleet Garden City and interaction with local communities?

**Response**

The Stakeholder Impact section outlines the overall purpose of Communications & Marketing operations, with a view to report on the Corporation's progress as the reporting body. Whilst we note that local communities are directly referenced and continue to be an ongoing focus for the Corporation, an amendment will be made to future papers to make this clearer to readers.

**Question 6:**

The EDC planning IT item expenditure covering next 3 years is noted. The system (also used by DBC & GBC) needs improvements. Current limitations on responses to applications include limit on length of text and being unable to add attachments. This results in users being unable to use Idox format and instead eMail comments. What Public Access upgrades are proposed? Would Idox be easily able to transfer records to DBC and GBC (or to a single Authority combining all 3) when EDC has completed its work?

**Response**

Public access upgrades would take place during the next contract period. The content of these upgrades is currently not known but we will highlight this feedback to our account manager as Idox are regularly looking at potential improvements. All of the pre 2016 documents and data stored on the system originally came from Dartford and Gravesham Borough Councils and so we are confident that data can be extracted and passed back to the Councils when EDC ceases to exist.

### **Question 7:**

[Quote from Infrastructure Funding Statement 2022/23 annex]. *“The annual Infrastructure Funding Statement (IFS) is included in annex B. The IFS contains information in relation to s106 contributions collected by EDC. Developers also pay some contributions to Kent County Council and in some instances the Community Infrastructure Levy to Dartford Borough Council”.*

Is the £421,969.90 for Off-site Transport received by EDC minus £199,476.68 (Utilised in EDC accounts for A2 Bean and Ebbsfleet Junction Improvements project), on schedule to recover the £40m that EDC forward Funded for the A2BE Improvements?

### **Response**

There is a slight error in the IFS as the £199,476.68 identified as being utilised in EDC accounts for the A2 Bean and Ebbsfleet Junction Improvements should be identified as being passed to KCC for the wider STIPS programme. The £199,476.68 is part of the £421,969.90 received during 2022/23. The recovery of the EDC investment of £45m is currently on schedule.

### **Question 8:**

[Following on from Question 7 above].

Do these sums match the Off-Site Transport/ STIPS £548,560.87 current developer contributions held by EDC in Aug 2023 for Off-Site Transport/ STIPS Programme?

### **Response**

The EDC is currently holding £548,560.87 towards the STIPS programme. Some of these funds were received in 2021/22 as well as 2022/23. During that period, KCC invoiced for £199,476.68. We are working with KCC to pass the held funds to them.

### **Question 9:**

**Pleasing to see Kevin McGeough and Mary Rouse giving an Ebbsfleet Garden City update presentation in Bean Village Hall. Can a copy be provided for circulation?**

### **Response**

A copy of the presentation has been provided.

### **Question 10:**

**Are EDC taking any action on the increasing amount of Garden City crime?**

### **Response**

There is nothing to suggest that the levels of crime in Ebbsfleet are at or exceed levels experienced in other communities. Designing out the potential for crime in the way streets and open spaces are laid out is an important element in keeping crime at low levels and this is something that we factor in during the planning process.

EDC has liaised with Kent Police who have promoted the ‘My Community Voice’ platform and EDC has in turn promoted this through our communication channels. The Eastern Quarry s106 secures both a financial contribution and access to space within the site for Kent Police. EDC is liaising with local councillors to understand the best use of the developer contribution which we expect to have received in Spring/Summer 2024. The requirement to deliver physical space for Kent Police is

being considered as part of the Alkerden Hub work.

During a recent meeting of the enlarged Community Board, residents discussed their experience and identified ways to be proactive in managing down the opportunity for crime and keeping all residents safe, including, for example, Neighbourhood Watch schemes.

**Question 11:**

Can you expand these payments in May & June 2023 Transparency Reports?

16/05/2023	M3 Consulting (M3 Property Ltd)	£76,800.00
14/06/2023	M3 Consulting (M3 Property Ltd)	£76,800.00
16/06/2023	M3 Consulting (M3 Property Ltd)	£76,800.00

**Response**

Ebbsfleet Development Corporation appointed development management and project management specialists M3 Consulting in late 2022 to assist delivery of vital infrastructure in the first stage of development towards creating the 'heart' of Ebbsfleet. See link below on EDC website -

<https://ebbsfleetdc.org.uk/edc-m3/>

The payments above relate to the monthly charge to the EDC (i.e. so 3 months are shown as having been paid on the transparency report).

**Question 12:**

Part I Development Report. Paper Next Month?

**Response**

Correct; as explained further in the CEO's Part I paper this month a Part I Development Report will come to Board in October.

**Question 13:**

Part I Infrastructure & Enabling Update. Paper Next Month?

**Response**

Correct; as explained further in the CEO's Part I paper this month a Part I Infrastructure and Enabling Report will come to Board in October.