

Ebbfleet Development Corporation

Board Meeting Part	One
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Date of meeting:	13 September 2023	Paper Number:	EDC 023/081
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Title of paper	Chief Executive's Part One Update
Presented by	Ian Piper, EDC CEO
Sub-committee	NOT APPLICABLE

Purpose of Paper and Executive Summary

To provide the Board with an update on a range of strategic matters, not covered in other papers.

EDC Business Plan and KPIs

The items covered contribute to the general running and strategic performance of the organisation.

Recommendation

FOR DECISION

Board is asked to **NOTE** the paper and the matters covered.

Board is recommended to **APPROVE** the draft Action Plan for implementing the recommendations of the recent Board Effectiveness review.

Board is recommended to **APPROVE** the proposed membership/Representation set out in Paragraph 4.6 for sub-committees and EGCT with immediate effect.

Annexes

Annex A: Board Effectiveness Review Action Plan

Delegation

Not Applicable.

Financial impact

Not Applicable, unless specifically referenced in the relevant section.

Legal impact

Not Applicable, unless specifically referenced in the relevant section.

Stakeholder impact

Some of the matters covered in this paper will impact on a range of stakeholders. Where this is the case, this is noted in the relevant section.

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Sponsor impact

Some of the matters covered in this paper will impact on the Corporation's relationship and/or dealings with our sponsor department, DLUHC. Where this is the case, it is noted in the relevant section.

1. Health, Safety and Well-being

- 1.1. A member of staff was stung by a bee when inspecting the recently installed hive. The member of staff was being supervised by the trained bee keeper and had protective clothing. No complications occurred. There have been no other health and safety incidents since the last report regarding our staff, or at the Observatory. Health and safety matters in respect of our regeneration programme activities are covered in relevant reports.

2. Board Effectiveness Review

- 2.1. Following the independent review of Board Effectiveness reported in July, and based on the discussions regard the recommendations, an Action Plan has been prepared for consideration by the Board at this meeting. A draft of the Action Plan is attached at Annex A.
- 2.2. It is recommended that Board approve the draft Action Plan.

3. Board Paper Structure 2023

- 3.1. One of the recommendations of the Effectiveness Review was a reduction in Board meetings to 6 per annum. Board agreed to implement this with effect from 1 January 2024 and dates for 2024 have now been agreed with the Chair and circulated.
- 3.2. Furthermore, it was discussed and agreed that the regular reporting of more day to day activity need only happen every two months, in line with that new cycle of meetings. Dates for the remainder of 2023 have remained unchanged, but it is proposed to change the routine reporting cycle for the remainder of this calendar year in order to reduce work load as follows:

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The following routine reports will be tabled as follows. Other one-off items will also be scheduled in addition to these papers.

	Part 1	Part 2
13/09/23	<ul style="list-style-type: none"> - CEO Part I report - Communications and Marketing Report - Planning, Design and Delivery Report - Ebbfleet Living 	CEO Part II report
18/10/23	<ul style="list-style-type: none"> - CEO Part I report - Mid-year Performance Report - Finance, Programme and Operations Report - Development Report - Infrastructure and Enabling Works Report 	CEO Part II report
29/11/23	<ul style="list-style-type: none"> - CEO Part I report - Communications and Marketing Report - Planning, Design and Delivery Report - Ebbfleet Living 	CEO Part II report

4. Board Appointments

- 4.1. Board members are aware that Lord Moylan has now left the Board at the end of his term which ran until 31 August 2023. I would like to record my thanks to Daniel for his support during his time on the Board and in particular for his time chairing the Planning Committee, and more recently the Ebbfleet Garden City Trust.
- 4.2. Nick Shattock and Neil Cameron have been appointed for a further 3 year term from the date their existing term expires, which is 31 August 2023 and 14 February 2024 respectively.
- 4.3. I have been advised by the Department's appointments team that it will require a full campaign to fill the vacancy but that will not start immediately due to other priorities. I am seeking clarification on timescales.
- 4.4. We are still awaiting formal confirmation of the appointment of new GBC and DBC representatives on the Planning Committee.
- 4.5. The recruitment process to appoint a new independent member to the Planning Committee is on track with a good level of interest being shown. Closing date is 19 September.

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- 4.6. As a result of these changes, it is necessary to consider representation of Board members on a number of sub-committees and partner organisations, such as the Ebbsfleet Garden City Trust.
- 4.7. The following are the existing memberships/representations along with a proposal for revised arrangements:

Committee/ Organisation	Existing Membership/Representation (up to 31 August 2023)	Proposed Membership/Representation (post 13 September 2023)
Planning Committee	Neil Cameron Valerie Owen Fred Maroudas	Neil Cameron Valerie Owen Fred Maroudas
ARAC	Fred Maroudas Nick Shattock Simon Blanchflower	Fred Maroudas Nick Shattock Simon Blanchflower
Investment Panel	Simon Blanchflower Simon Dudley Nick Shattock John Burden Daniel Moylan	Simon Blanchflower Simon Dudley Nick Shattock John Burden Vacant Requirement is up to 5, excl Planning Committee members.
Remuneration Committee	Simon Dudley Jeremy Kite Neil Cameron Daniel Moylan	Simon Dudley Jeremy Kite Neil Cameron Valerie Owen Requirement is for the Chair plus 2 independent NEDS and 1 LA NED.
Garden City Trust	Daniel Moylan Valerie Owen	Valerie Owen Vacant EDC can nominate up to two representatives.

- 4.8 Board are asked to approve the proposed membership/Representation set out in paragraph 4.6 for sub-committees and EGCT with immediate effect.

Recommendation		EDC Action and Timing
1	It is recommended that the Board review their practice to enhance its work on community engagement. The Board needs to further reflect on the demands being made by communities regarding quicker delivery on infrastructure.	Agreed. A series of opportunities are included in the Ebbsfleet Living Board paper this month for the Board to consider.
2	Reduce the number of Board meetings to 6 a year. This should include a strategic awayday.	Agreed. From 2024 the Board will meet for six 'reporting' meetings per year; the 2024 meeting dates have now been set. Board members have also agreed to two Board strategic awaydays. Special Board meetings will be arranged if there is urgent business for the Board to consider outside of the six reporting meetings.
3	Consideration should be given to hold an externally facilitated away day. The Board should examine how well it is working and what it needs to do to continually improve.	Agreed. One of the planned two strategic awaydays will be externally facilitated. The Board will ensure there is time at the away days to consider how well the Board is working and any opportunities to improve effectiveness. Board effectiveness reviews will continue to run each March (typically via an online questionnaire) with the results to be discussed by the Board at the next meeting and any opportunities for improvements to be acted upon.
4	<p>The proposed Investment panel (IP) meetings should be held 6 times a year but in the event of urgency IP meetings can be slotted in quickly.</p> <p>The IP meeting should make recommendations to the Board, but care should be taken to ensure that the work of the IP is not duplicated by the Board. The Board should agree clear criteria for assessing projects by the IP to help avoid this.</p>	<p>Agreed. It is proposed that the IP will meet during the months when the main Board does not meet and when there is business that the IP needs to consider.</p> <p>The IP Terms of Reference that cover the role of the IP have been developed to reflect this recommendation.</p>

5	Review of the relevant governance documents to take place together with the document control system.	Agreed. A review of relevant governance documents including the Board Terms of Reference, Board members' Code of Conduct and Framework Document will commence in September. The Board will be kept updated on this work. The DLUHC sponsor team will be involved in this work as any changes to the Framework Document will need to be implemented by DLUHC. A document control process will be implemented as part of this review.
6	It is recommended that the Board of EDC agree the criteria used to determine what papers should go to Part 1 or Part 2.	Agreed. Criteria will be developed for consideration at the October Board meeting.
7	<p>i) We recommend that the Board starts discussion with DLHUC to improve representation of women and BAME communities on EDC's Board. The Board should consider whether it can use the apprenticeship programme to assist BAME and gender representation.</p> <p>ii) We further recommend that all Board papers must commentate on equality implications and where there are major policy issues, stakeholder consultations should be carried out.</p>	<p>i) Agreed. The Chair and CEO have commenced discussions with DLUHC on this matter. The EDC has also been accepted as a host Board for the 2024 running of the Board Apprenticeship Programme. We will work with the Board Apprenticeship Programme team to consider opportunities for the Programme to assist with BAME and/or gender representation.</p> <p>ii) Agreed. Changes will be made to the standard Board paper template to ensure equality implications are considered and recorded for major policies or significant decisions. We will also review and update the EDC's Equality Review Statement process as part of this exercise.</p>
8	It is recommended that the Chair discusses with DLHUC a more streamlined process of recruitment and the ability to retain time served Board Members for an additional year to avoid bottlenecks.	Agreed. The Chair and CEO have commenced discussions with DLUHC on this matter.

9	<p>It is our recommendation that ARAC should not be held on the same day as Board Meetings. First, the day can be too long for ARAC Members. Second it is good practice for the Chair to provide a brief written report of ARAC issues to the Board. This becomes impossible if both Board and ARAC are held on the same day. There is no reason why ARAC cannot be held remotely.</p> <p>Minutes can be submitted to the following Board for consideration.</p>	<p>For Further Consideration</p> <p>This recommendation will be considered first by the ARAC. The ARAC will then provide a proposal to the Board for consideration.</p> <p>ARAC Minutes are already submitted to Board meetings and this practice will continue.</p>
10	<p>We recommend that the risk map is reviewed in detail once a year at an awayday. The Board should look at its risk appetite annually and look at whether it is achieving the balance between commerciality and social value. This would support the Board in its decision making.</p>	<p>Agreed.</p> <p>A review of risk appetite will be conducted at least once a year at one of the two proposed strategic awaydays.</p> <p>The Board will also regularly review the EDC Corporate Risk Register.</p>
11	<p>It is recommended that at the appraisals, the Chair discusses training requirements which can then be picked up by HR Manager.</p>	<p>Agreed.</p> <p>This will form part of the Chair's annual appraisals of Board members that take place in March / April each year.</p>
12	<p>It is also recommended that the Chair should exert pressure on DLHUC to attend more Board Meetings.</p>	<p>Agreed.</p> <p>The Chair has already discussed this matter with DLUHC and will continue to do so.</p>

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Date of meeting:	13 September 2023	Paper Number:	EDC 023/082
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Title of paper	Marketing & Communications
Presented by	Caroline Doidge, Head of Marketing & Communications
Sub-committee	NOT APPLICABLE

Purpose of Paper and Executive Summary

To provide the Board with an update on a range of strategic matters, not covered in other papers.

EDC Business Plan and KPIs

The items covered contribute the general running and strategic performance of the organisation.

Recommendation

FOR INFORMATION

Board is asked to **NOTE** the paper and the matters covered.

Annexes

Annex A – Press Report

Annex B – Social Media

Delegation

Not Applicable.

Financial impact

Implementing the projects within Ebbsfleet Development Corporation's Marketing and Communications plan will incur resource spend from the Marketing and Communications budget.

Legal impact

Not Applicable.

Stakeholder impact

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.

Sponsor impact

Our sponsor Department, DLUHC, has an interest in the communications activity of the Corporation.

Ebbsfleet Development Corporation

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1. Introduction

- 1.1. Much of our efforts this month have been focused on building and continuing to develop the new website, which, at time of writing this paper, is scheduled for launch 7th September 2023.
- 1.2. We have also worked extensively to streamline and organise all URLs for both EDC and additional organisations that have hosting and domain ownership managed by the team (such as Design for Ebbsfleet, EGCT, planning pages) under one professional management system.
- 1.3. Soft market conversations with a wide variety of agencies to support the procurement of a campaign to position and promote Ebbsfleet Central have concluded. The proposed approach is due to come to Board this autumn.
- 1.4. The next edition of Ebbsfleet Living is due for circulation at the end of October.

2. Media

- 2.1. The full media report can be found in **Annex A: Press Report**. We continue to monitor press and opportunity to engage with residents around good news stories and developments across Ebbsfleet.

3. Website

- 3.1. Alongside the launch of the new website, we are working to embed software that can monitor website performance across UX/journeys:
 - Number of visitors
 - Average time on page
 - Top performing pages
 - Device used
 - Session duration
- 3.2. We will continue to utilise non-intrusive exit surveys post-launch of the new website to ensure that we utilise learnings and feedback from the team and UX feedback from external stakeholders.

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3.3. We are preparing for the updated WCAG (website content accessibility guidelines) to be released to ensure compliance with industry standards. WCAG 2.2. is due for release and subsequent implementation later this year.

3.4. Existing website performance (top visited pages):

- Planning (1,553 views)
- The Vision (566 views)
- Work for us (395 views)

3.5. The top referrals to the website this month are from Facebook, LinkedIn and Twitter.

3.6. Stakeholders continue to be encouraged to sign up to receive our digital newsletter, with audiences segmented to receive relevant news and updates. The database continues to be promoted across social media, however as it is in its infancy uptake will be monitored to ensure best use of the resource and alignment with audience needs.

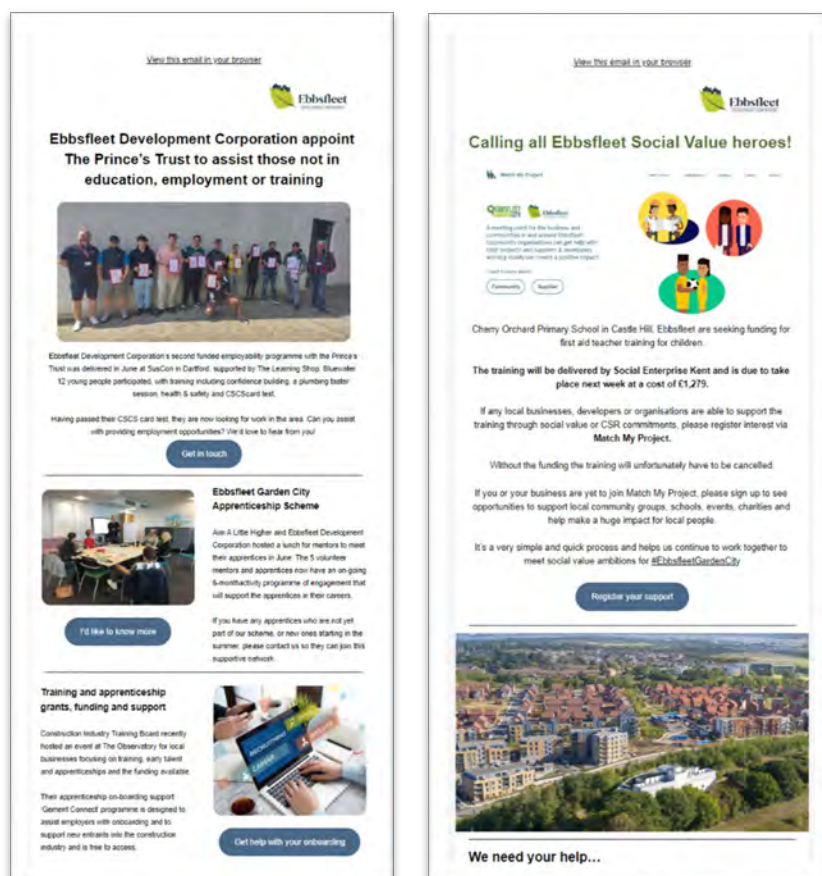
3.7. The newsletters this month have focused on our promotion of Social Value in Ebbsfleet, continuing to promote Match My Project and seek support from local businesses to support First Aid training for Cherry Orchard Primary School.

4. Social Media

4.1. A full social media report can be found in **Annex B: Social Media Report**.

4.2. The Social Media Report showcases metrics for the previous calendar month to ensure consistency with reporting.

4.3. Paid advertising has been utilised to promote the summer Ebbsfleet Welcome event, in which residents from across Ebbsfleet were welcomed to join in activities, meet neighbours



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from across the neighbourhoods, hear about plans for Ebbsfleet regeneration, and find out more about opportunities to get involved in local initiatives and activities. This event is covered further in 3.8 of the Ebbsfleet Living paper.

- 4.4. Recruitment opportunities continue to be publicised across networks, particularly LinkedIn, to maximise reach and engagement with prospective candidates. We continue to analyse performance and use of paid advertising to ensure that we continue to allocate resources to the most effective channels.

5. Recommendations

- 5.1. The Board are asked to note the work undertaken in the paper.

Ebbsfleet Development Corporation

Press Report

Annex A

1. Introduction

- 1.1. This document covers the period 1st August – 31st August 2023. Below is a highlight summary of outlets reporting on ‘Ebbsfleet Garden City’ and ‘Ebbsfleet Development Corporation’ relevant to our work.

2. Notable coverage

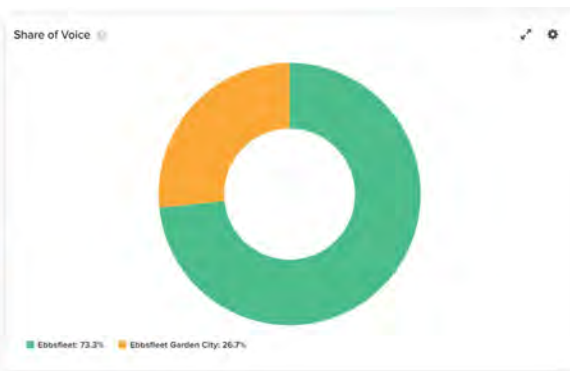
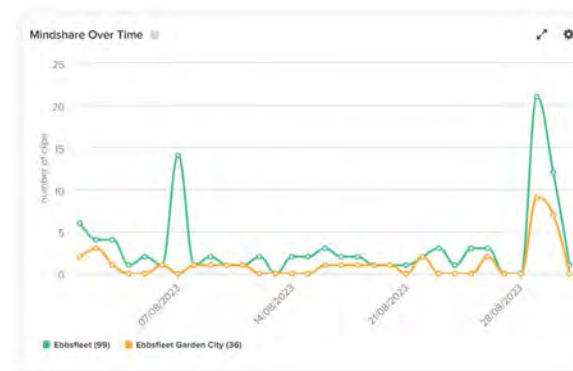
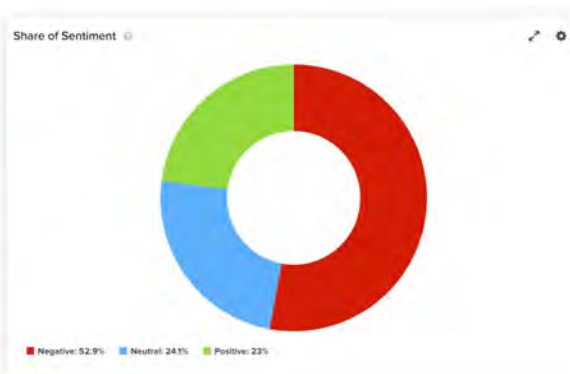
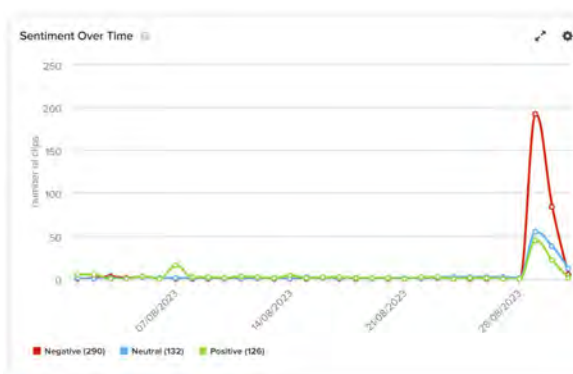
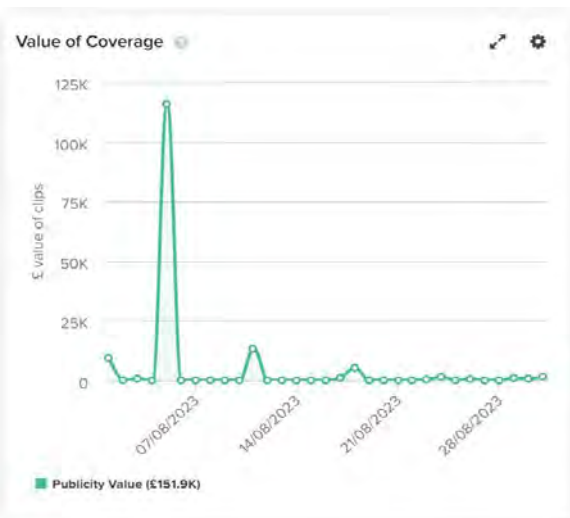
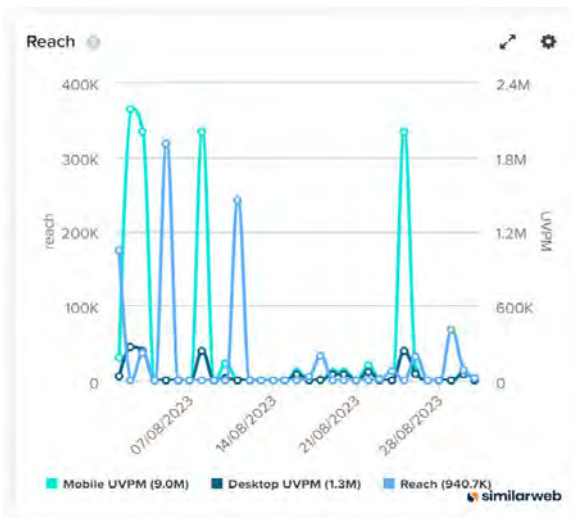
Article	Source	UVPM
Next stage of Garden City approved	Construction Index https://www.theconstructionindex.co.uk/news/view/next-stage-of-ebbsfleet-garden-city-approved	217K
Why is there ‘nowhere near enough diversity’ in Kent’s councils?	Kent Online https://www.kentonline.co.uk/maidstone/news/are-our-councils-representing-all-communities-291118/ (Ebbsfleet Cllr quoted and mentions diversity of EGC)	2.24M
Thousands of new homes but no GP’s surgery - the real reason for nimbyism	The Telegraph https://www.telegraph.co.uk/news/2023/08/04/northstowe-cambridgeshire-new-homes-housing-crisis-nimby/?utm_content=telegraph&utm_medium=Social&utm_campaign=Echobox&utm_source=Facebook&fbclid=IwAR3RmwhhLanogluPx2pQoYUIA9ydlba7Rbs6PXreiq9JB_QYvRmQauEOeGA#Echobox=1691219010 (Article focused on Cambridgeshire, references Ebbsfleet Garden City)	13.8k (audience reach)
Bellway gains permission for another 130 homes at Harbour Village in Northfleet	Kent Online https://www.kentonline.co.uk/gravesend/news/developer-cements-deal-for-130-more-homes-291402/	2.24M
A healthy new way of living	Daily Express No link available	242K
Redrow secures Ebbsfleet Garden City consent	Insider Media https://www.insidermedia.com/news/south-east/redrow-secures-ebbsfleet-garden-city-consent	119K
Radio coverage	BBC Radio Kent and Surrey 29.08.2023 – Blue Bean Café discusses challenges of trade and ULEZ	

Ebbsfleet Development Corporation

Press Report

Annex A

Mentions



Ebbsfleet Development Corporation

Social Media Report

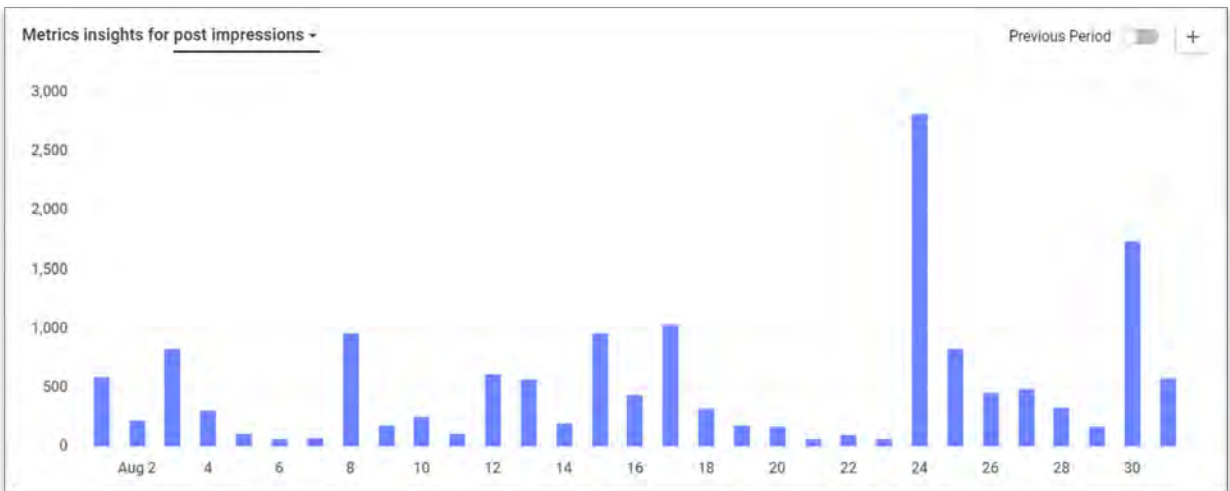
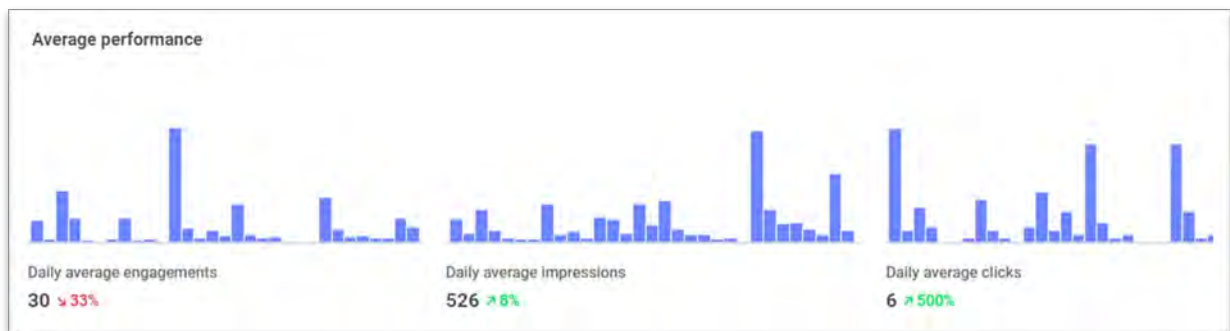
Annex B

1. Introduction

1.1. This document covers the period 1st August – 31st August 2023. Below is a highlight summary of platforms, coverage and conversations.

2. Facebook

Engaged Users	Post Impressions	Reactions	Post Reach
664 ↗ 32%	16,315 ↗ 8%	89 ↘ 54%	11,963 ↗ 18%
Page & Post Engagements	Link Clicks	New Fans	Posts
923 ↗ 33%	177 ↗ 1,007%	10 ↗ 43%	14



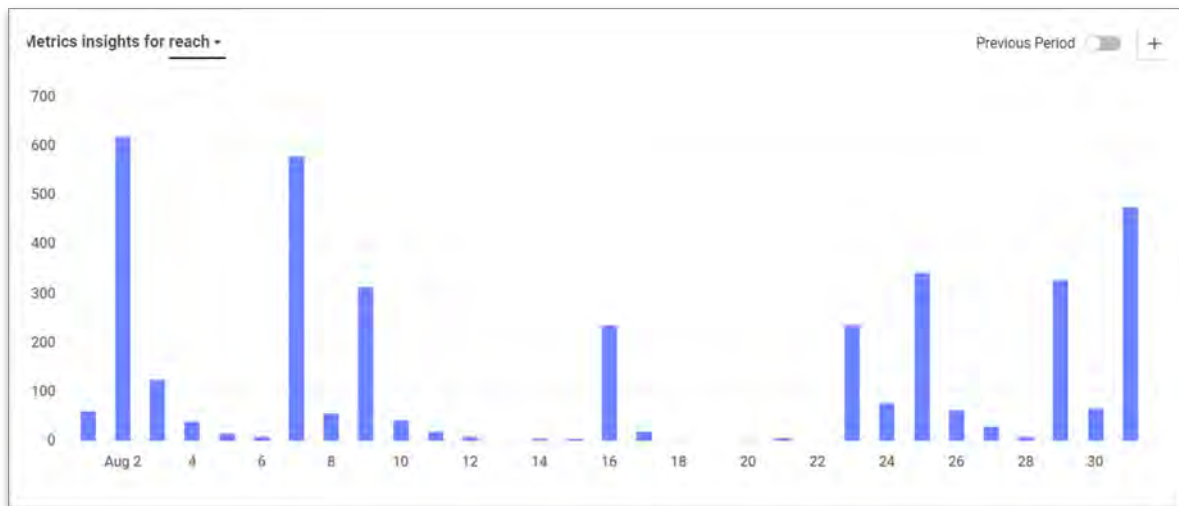
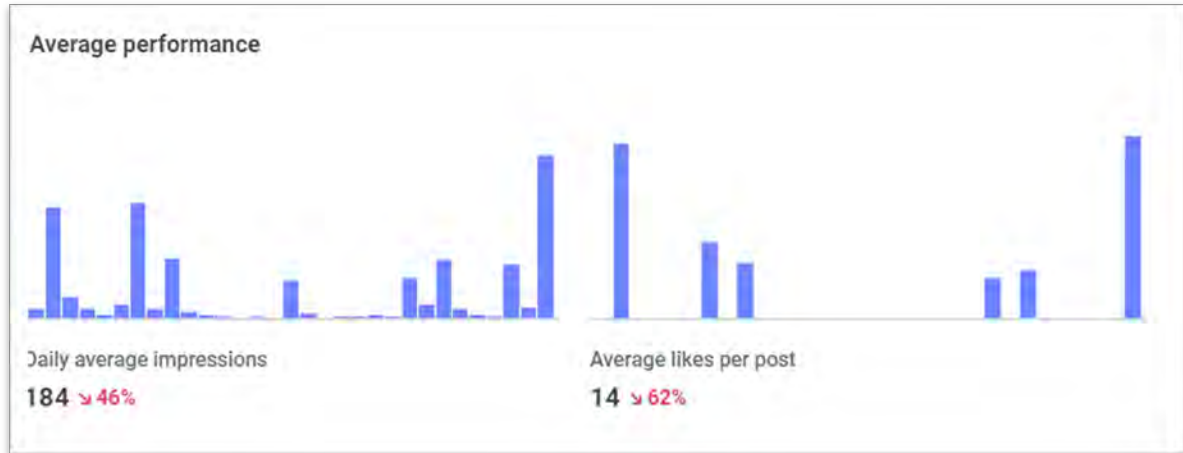
3. Instagram

Performance			How is this calculated? +
Posts	Impressions	Post Reach	
6 ↗ 50%	5,711 ↘ 46%	3,909 ↘ 15%	
Likes	Comments	New Followers	
83 ↘ 43%	1 ↘ 80%	8 ↘ 85%	

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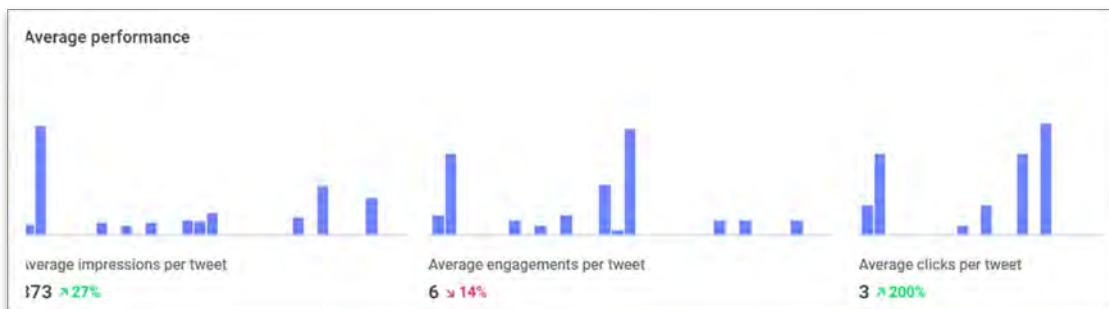
Social Media Report

Annex B



4. Twitter

Performance			
Tweets	Retweets	Impressions	Engagements
11 ↗ 23%	4 ↘ 60%	4,101 ↗ 54%	70 ↗ 6%
Replies	Clicks	Likes	New Followers
3 ↗ 200%	36 ↗ 415%	17 ↘ 51%	12 ↗ 500%

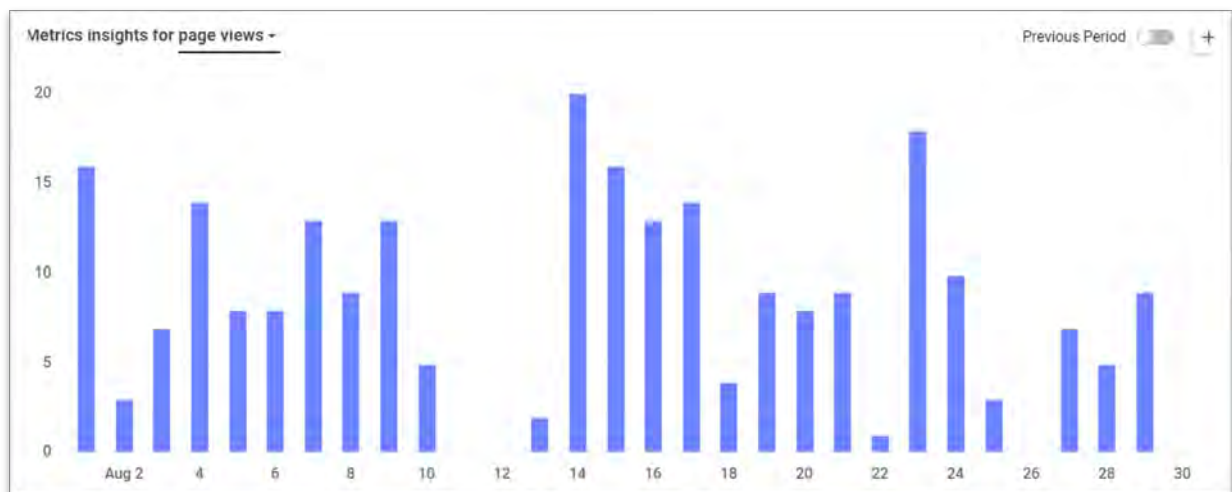
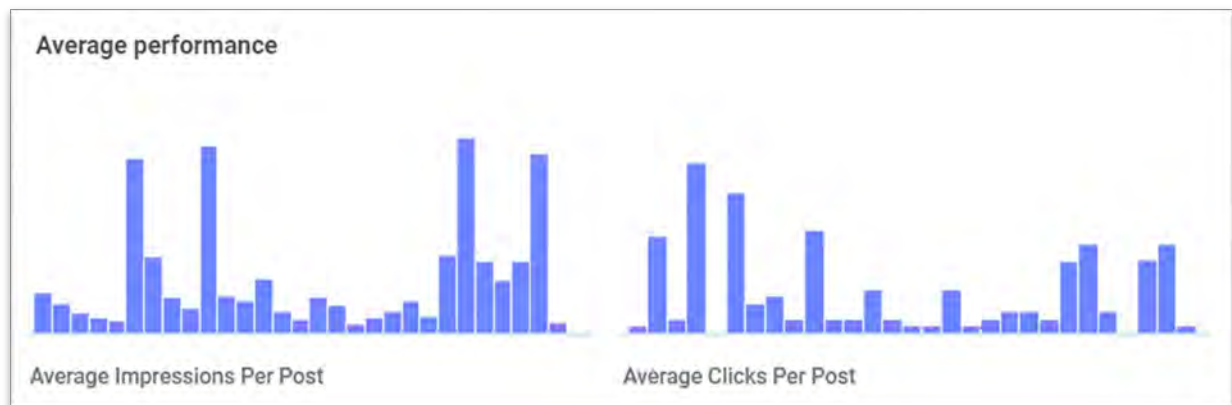


Ebbsfleet Development Corporation

Social Media Report

Annex B

5. LinkedIn



Ebbsfleet Development Corporation

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Date of meeting:	13 September 2023	Paper Number:	EDC 023/083
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Title of paper	Planning, Design and Delivery Report
Presented by	Mark Pullin, Director of Planning & Place
Sub-committee	Planning Committee

Purpose of Paper and Executive Summary

This paper provides Board with an update on the planning and design functions of EDC and the overall delivery of Ebbsfleet including housing numbers.

EDC Business Plan and KPIs

The speed and quality of planning decisions, the quality of new development and delivery performance are all priority areas for the EDC in relation to the Business Plan and KPIs which align with National Performance requirements for the determination of planning applications.

Recommendation

FOR DECISION

APPROVE £199,118.40 of RDEL towards the planning IT system as outlined in section 6.

Board is asked to **NOTE** the rest of the update

Annexes

Annex A – Ebbsfleet Delivery Dashboard

Annex B – Infrastructure Funding Statement 2022/23

Delegation

Not Applicable

Financial impact

This paper contains information on developer contributions and obligations secured through S106 agreements.

Legal impact

None

Stakeholder impact

The paper contains an update on development delivery across the EDC. Stakeholder engagement takes place through the planning consultation process.

Sponsor impact

None

Ebbfleet Development Corporation

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1. Development Sites Update

- 1.1 Outlined below are the key areas of work currently being undertaken on the development sites across Ebbfleet. There remains a higher than usual number of major applications being considered and there has been a noticeable reduction in the submission of householder applications and smaller cases.

Ebbfleet Central

- Meetings and discussions are taking place covering various matters associated with the outline planning application including heritage/archaeology, healthcare provision, flood modelling and commercial floorspace. A pack of revised and additional information is expected to be submitted in the Autumn.

Springhead Park

- Condition discharge applications received for proposed restoration works to Wingfield Bank Bridge to provide permanent pedestrian connection between the site and land by Sainsbury's.

Eastern Quarry

- Alkerden South Phase 2 (91 homes) by Redrow approved at July planning committee and informal presentation for phase 3 took place in August.
- Henley Camland presented their proposals for the Major Urban Park to Planning Committee in August with applications expected in the Autumn.
- Pre-application discussions underway for the Alkerden Hub.
- Weston Homes have withdrawn their application for phase 2&3 of the Market Centre.

Ebbfleet Green

- Non-material amendment application received for the Community Hub building.
- Application received for installation of public art.

Northfleet Riverside

- Cable Wharf Primary School – Pre-application engagement is ongoing with KCC ahead of the submission of revised plans in December.
- Northfleet Embankment West (residential land) – Phase 2 was approved by Planning Committee in July. Reserved matters applications for Phases 3A and 3B containing homes, riverside plaza and community space are being considered.
- Discussions on Fastrack are progressing with a range of parties on the final design of the route through Northfleet Embankment West.
- Northfleet Embankment West (employment land) – Reserved matters applications are currently under consideration for Vineyard Pit, Church Path Pit and land adjacent to Tarmac (the triangle). Following an informal committee briefing in July the applicant has indicated that amended plans will be submitted to use the Triangle Land for open storage.

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2. Housing and Delivery

- 2.1 The Ebbfleet Delivery Dashboard is attached in annex A.
- 2.2 This month we are reporting 17 completions and no further starts bringing the annual total so far to 157 starts and 206 completions. Unfortunately, the completions this month have come from only 2 sites (Ebbfleet Green and Harbour Village). Data has been requested relating to Castle Hill South, Alkerden Heights, Ebbfleet Cross and Alkerden Gateway but not received. We will report a fuller picture as part of the business plan reporting in October.

3. Planning Committee Update

- 3.1 The Planning Committee met in both July and August.
- 3.2 In July, the Committee had a pre-application presentation relating to part of the employment land in Northfleet Embankment West, followed by a formal meeting. At the main meeting officers reported two reserved matters applications. The first was an application from Bellway for the second phase of development at Harbour Village for 130 homes. The second was an application from Redrow for the second phase of development in Alkerden South (marketed as Stonehaven Park). Both applications were recommended for approval following negotiations with officers and consultees. Both applications were approved.
- 3.3 In August, the Committee had two pre-application presentations both relating to land in Eastern Quarry. Redrow presented their proposals for the third phase of development in Alkerden South which will be a series of apartments fronting Fastrack. Henley Camland and their advisors also presented their ideas for the major urban park which will run between Ashmere and Alkerden. Planning applications are expected later in the year for both schemes.
- 3.4 In September a further presentation is planned from Bellway on the final phases of residential development at Harbour Village.
- 3.5 Current live applications which we anticipate will be reported to Planning Committee in due course include: -
- Harbour Village Phase 3A
 - Harbour Village Phase 3B
 - Cable Wharf Primary School
 - Ebbfleet Central East
 - Rectory Cottage
 - Alkerden Phase 5B
 - Vineyard Pit/Northfleet Embankment West Employment
 - Church Path Pit

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- 3.6 Recruitment is underway for a new independent member of the Planning Committee due to Chris Hall's term ending in October. Interviews are expected to take place in early October with an appointment in November (subject to the Secretary of State). The nominations received from Dartford and Gravesham Borough Councils following the local elections is with the Secretary of State.

4. Infrastructure Funding Statement 2022/23

- 4.1 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.

5. Dartford Local Plan – Main Modifications

- 5.1 The Dartford Local Plan was submitted for Examination in December 2021. Following a series of Examination public hearing sessions, the independent Planning Inspector has determined a number of changes known as 'Main Modifications' are considered necessary to address issues relating to Plan 'soundness'.
- 5.2 At the Inspectors' direction, Dartford Borough Council has prepared a schedule of proposed Main Modifications for consultation. The consultation is only seeking views on the proposed Main Modifications text. It is not an opportunity to raise matters that either were, or could have been, part of the earlier representations or hearings sessions on the submitted plan.
- 5.3 EDC as local planning authority has worked closely with Dartford Borough Council officers on the preparation of the plan. The emerging policies relating to the Ebbsfleet UDA are supportive of the overall vision outlined in the Ebbsfleet Implementation Framework. The proposed Main Modifications applicable to Ebbsfleet include the following: -
- Updating the infrastructure list including dates for delivery.
 - Updating site allocation boundaries at Ebbsfleet Central and Land North of London Road following the confirmation of the Swanscombe Peninsula SSSI boundary.
 - Providing more information on the mix of non-residential uses in some locations.
 - Removing Ebbsfleet Garden City as a specific location for potential gypsy, traveller and showpeople provision.
- 5.4 We intend to provide a response to the consultation by the deadline which largely supports the proposed modifications and updates some factual information.

Ebbfleet Development Corporation

Board Meeting Part		One	
Date of meeting:	13 September 2023	Paper Number:	EDC 023/083

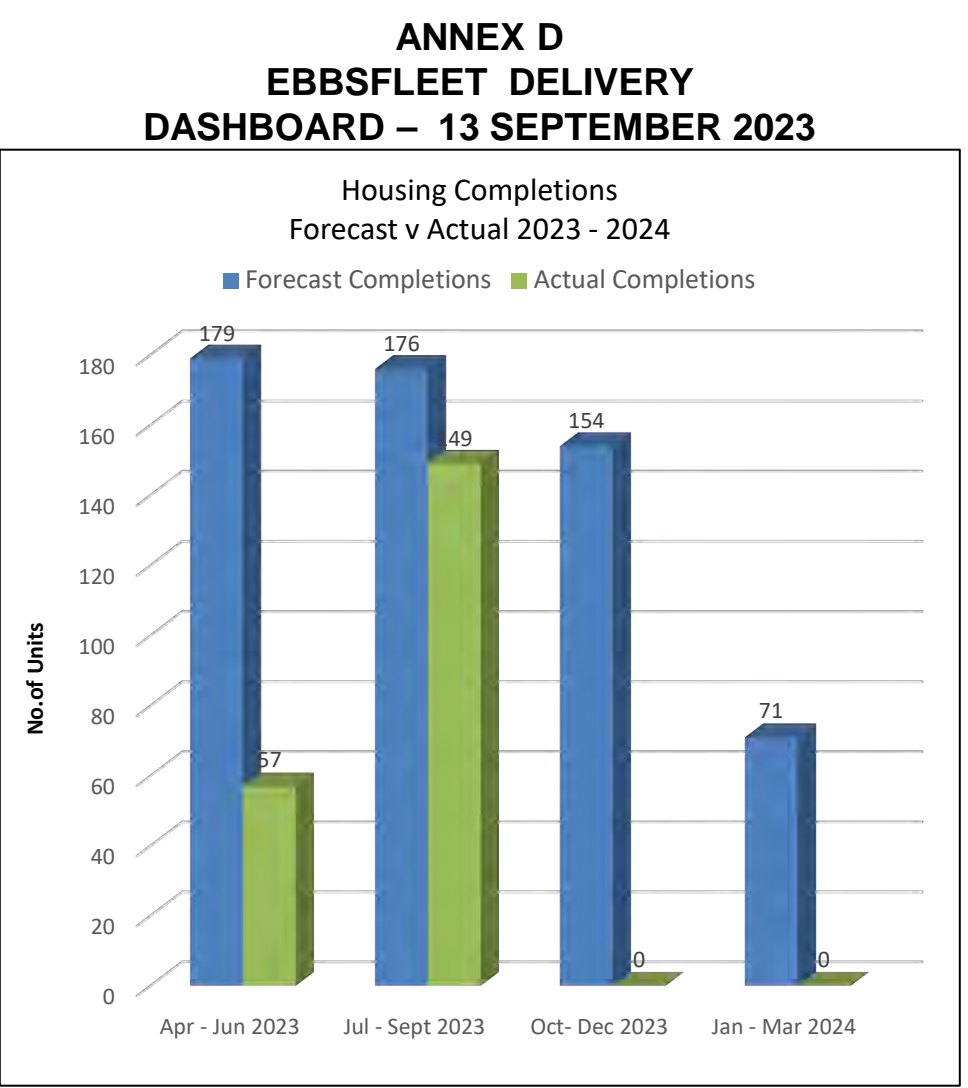
6. Planning IT – Idox

- 6.1 In order to carry out the day to day tasks and statutory planning functions, the planning team use a specialist piece of IT software which is provided by idox. The system supports applications being received, consulted on and ultimately decided. It acts a database and document management system which meets our requirements to have a public register of applications which is viewable on line. It provides a solution for dealing with all parts of the planning process from pre-application discussion to condition discharge and implementation. The system also includes mapping software which contains information on constraints and allows the community to view planning history on their property. The current contract expires on 31st March 2024.
- 6.2 During the last year we have worked closely with DLUHC to explore better integration of the idox system with the DLHUC IT hardware. This would allow us to maximise the functionality of the system, aiding efficiencies and effectiveness, but also leading to a more secure and better managed IT environment which is supported by the DLUHC IT team. Furthermore, both Dartford BC and Gravesham BC use the idox planning system and utilising the same system assists with supporting the land charges function of the Councils.
- 6.3 We would like to enter into a new contract with idox in order to continue to meet our statutory responsibilities and deliver an efficient and effective planning service. The new contract would follow the approach currently being delivered through a managed service. It would include the uniform planning software, costs to utilise the hosting platform and various professional services including GIS and public access upgrades during the contract term. Idox has advised that the minimum contract period available to us is 3 years which would run from April 2024 to March 2027. The contract would cost £199,118.40 split evenly across the 3 years.
- 6.4 Approval is therefore sought from board to spend £199,118.40 of admin RDEL on the planning IT system. As the spend will go into the next spending review period, approval will also be sought from DLUHC.

7. Other Matters

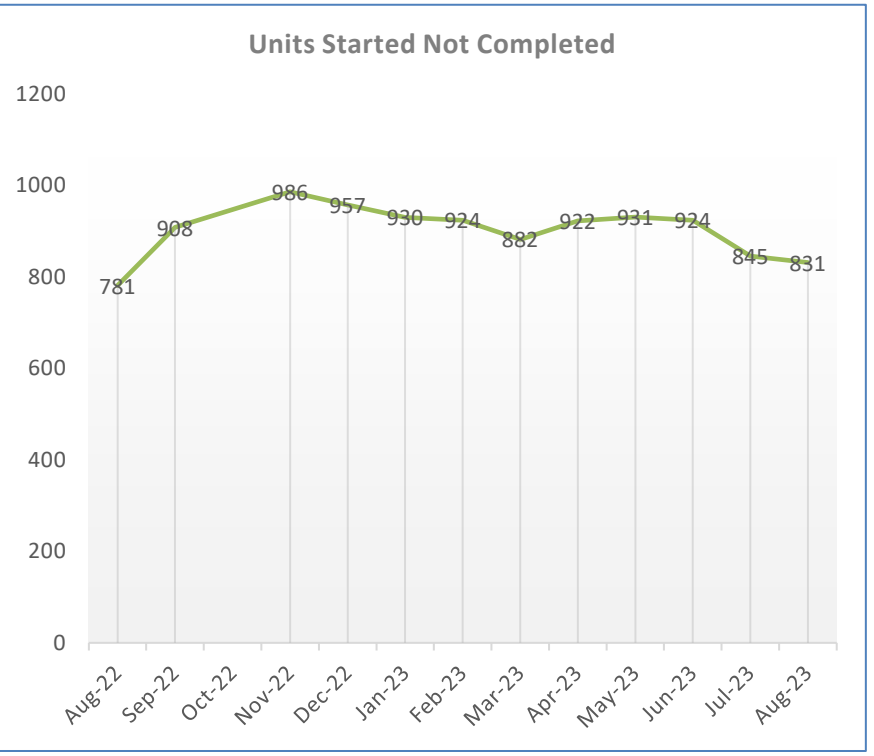
- 7.1 We are still awaiting a response from the Planning Inspectorate (PINS) in relation to the costs claim for the London Resort DCO. In August PINS advised the following: -

We are still not in a position to provide a definitive date by which the assigned decision-maker is expected to make his decision, however managers at the Planning Inspectorate are acutely aware that this costs application is outstanding.



Consented and Completed Affordable Homes Per Site				
Location	Total No. of Consented Affordable Homes Per Site	Current No. of Completed Affordable Homes Per Site	Total % of Affordable Homes Per Site	Current % of Affordable Delivered Per Site
Ebbsfleet Green (Weldon)	241	154	38%	63.5%
Castle Hill - Whitecliffe	425	425	26%	100%
Alkerden	330	0	28%	0%
Ashmere	130	46	25%	35%
Springhead Park	288	288	27%	100%
Ebbsfleet Cross (Craylands Lane)	30	30	30%	100%
Ebbsfleet Cross (Croxtan)	70	53	33%	76%
Cable Wharf	224	159	32%	71%
Totals	1738	1155		

Ebbsfleet Housing Numbers
Detailed Planning Consent
5,603
Housing Completions
3,722
Affordable Homes
1155
EDC 2023/24 Business Plan Target
Completions – 580



Top Risks to Delivery		
Risk	RAG Status	Current position
Supply Chains for Materials & Build Costs	Amber	↑
Submission of Valid Applications and Revised Plans	Amber	↓
Supply of Labour on Site	Green	▬
Maintain Design Quality during implementation	Amber	▬
Interest Rate/Mortgage Products	Red	▬
Delays in consultation responses	Amber	▬

HOUSING STARTS AND COMPLETIONS		
YEAR	STARTS	COMPLETIONS
2014-2020	2290	1719
2020-2021	282	347
2021-2022	657	533
2022-2023	817	619
2023-2024	157	206

Completed Homes Per Site	
Location	No. of Homes
Ebbsfleet Green (Weldon)	783
Castle Hill	1419
Springhead Park	799
Craylands Lane	100
Croxtan	70
Cable Wharf	286
Ashmere (Western Cross)	175
Alkerden Village	50
Northfleet (Lawn Road)	7
Harbour Village (Northfleet West)	33

Community Space, Schools, Retail & Employment Space Completed	
Type of Space	Project
Primary Schools	Hope Community School (2FE) Cherry Orchard (2FE) Ebbsfleet Green (2FE)
Pub/restaurants & Hotels	The Spring River PH Marstons Hotel - 104 Bed
Retail Units	Co-Op (Weldon) Co-Op (Castle Hill) Pharmacy (Castle Hill) Estate Agent (Castle Hill) Café' (Castle Hill)
Community Space	Eastgate Centre Castle Hill Community Centre
Ebbsfleet Green (Weldon)	Redrow Regional Office Building
Northfleet Embankment East Employment	Berkeley Modular Housing Factory

INFRASTRUCTURE FUNDING STATEMENT 2022/2023

1 Introduction

- 1.1 Under the Community Infrastructure Levy (Amendment) (England) (No2.) Regulations 2019, local planning authorities are required to publish an annual Infrastructure Funding Statement (IFS). The statement must be published by 31st December each calendar year and contain the following information: -
- (a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”);
 - (b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);
 - (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).
- 1.2 A Community Infrastructure Levy (CIL) is in place within the Dartford Borough, there is no such levy covering Gravesham. However, where developments are liable to pay CIL within the EDC area (i.e. new applications falling within the Dartford Council area), Dartford Council is the charging and collecting authority. EDC monitors the CIL payments made to DBC and the Chief Planning Officer sits on the Leaders Advisory Group, which discusses priorities and projects. However, EDC is not required to publish data in relation to items (a) and (b) above.
- 1.3 This paper therefore relates to item (c) and the ‘Section 106 report’. Most planning permissions granted across the Ebbsfleet UDA are subject to a S106 agreement. This is primarily due to the more historic consents being granted before CIL was introduced in Dartford in 2014 or because the permissions lie within the Gravesham Borough Council area.
- 1.4 Section 106 of the Town & Country Planning Act 1990 provides that anyone with an interest in land may enter into a planning obligation, which is enforceable by a local planning authority. An obligation may be created by agreement or by the party with an interest in the land making a unilateral undertaking.
- 1.5 Obligations may:
- Restrict the development or use of land
 - Require operations to be carried out in, on, under or over the land
 - Require the land to be used in any specified way; or
 - Require payments to be made to the local planning authority, either in a single sum or periodically
- 1.7 A planning obligation may only constitute reason for granting planning permission if it is:

- Necessary to make the development acceptable in planning terms.
- Directly related to the development; and
- Fairly and reasonable related in scale and kind to the development.

1.8 S106 agreements are used to mitigate the impacts of development and ensure that local policy requirements are fully met. S106 obligations include the following:

- Site specific financial contributions - these are secured and must be used for defined purposes: for instance, the provision of education facilities, traffic and transport/highways related works, open space provisions and affordable housing contributions (where accepted in lieu of on-site provision;
- Provision of on-site affordable housing;
- Non-financial obligations, including requirements such as employment and skills strategies, construction management plans and travel plans.

2 Information and analysis

2.1 This report is submitted for information and enables the Board to monitor the work regarding S106 contributions, and in addition provides a transparent view of current income, expenditure and projects S106 funds have been applied to, including those transferred to external bodies for spend. This report delivers financial information from April 2022 to March 2023.

2.2 Table 1 below outlines the income received by EDC between April 2022 and March 2023.

Contribution Type	Project/Purpose	Amount
Strategic Access Management and Mitigation Strategy	Bird Wise North Kent	£21,346.48
Scout Hut Contribution	For capital cost of refurbishment of current premises of 1st Northfleet Scout Group	£8,829.06
Highways Contribution	Traffic light phasing at junction of Vale Road/Thames Way	£56,088.70
Fastrack Contribution	Provision of Fastrack Infrastructure in Northfleet	£167,545.52
Air Quality Monitoring	To mitigate local air quality impacts arising from development in Northfleet Embankment West	£8189.84
Air Quality Monitoring	To mitigate local air quality impacts arising from development at Land North of Gally Hill Road in Northfleet	£11,260.35
Off-Site Affordable Housing	Supporting the delivery of affordable housing within the Dartford borough	£467,436.04

Off-Site Transport	STIPS Programme	£421,969.90
TOTAL:		£1,162,665.89

It should be noted that invoices for Affordable Housing Contributions totalling a further £606,370.96 and Off Site Transport Contributions totalling a further £2,247,470.34 have been issued within this financial period, but have yet to be settled.

- 2.3 Table 2 below outlines the funding that has been spent by EDC between April 2022 and March 2023 including where funds have been passed to local authority partners.

Paid to/Spent by	Contribution Type	Project/Purpose	Amount
EDC	Off-Site Transport	Utilised in EDC accounts for A2 Bean and Ebbsfleet Junction Improvements project	£199,476.68
Medway	Strategic Access Management and Mitigation Strategy	Bird Wise North Kent	£27,974.68
Dartford Borough Council	Off-Site Affordable Housing	Supporting the delivery of affordable housing within the Dartford borough	£641,234.28
TOTAL:			£868,685.64

- 2.4 Table 3 below outlines the current developer contributions held by EDC as of August 2023 and the projects they are intended to be used for.

Contribution Type	Project/Purpose	Amount
Off-Site Transport	STIPS Programme	£548,560.87
Off-Site Signage	To support wayfinding to/from Ebbsfleet Green	£10,457.67
Fastrack	For fastrack infrastructure between Northfleet Riverside and Gravesend Town Centre	£443,292.55
Vertical Connection	To explore the feasibility of a vertical connection at Northfleet Embankment East	£25,394.60
Street Trees	Tree planting and landscaping in Ebbsfleet	£4,932.00

Allotments	To provide or enhance allotments at existing sites in Northfleet	£15,379.99
Healthcare	For healthcare facilities in the Ebbsfleet area such as the HEIQ	£132,883.11
Sports Facilities	Upgrade of playing pitch within new Primary School at Northfleet Embankment East	£171,470.68
Hive Contribution	For environmental improvements and enhanced linkages from the proposed neighbourhood centre to	£20,000
Scout Hut Contribution	For capital cost of refurbishment of current premises of 1st Northfleet Scout Group	£8,829.06
Highways Contribution	Traffic light phasing at junction of Vale Road/Thames Way	£56,088.70
Air Quality Monitoring	To mitigate local air quality impacts arising from development in Northfleet Embankment West	£8189.84
Air Quality Monitoring	To mitigate local air quality impacts arising from development at Land North of Gally Hill Road in Northfleet	£11,260.35
TOTAL:		£1,456,739.42

2.5 Table 5 below contains the developer contributions secured in new S106 agreements or unilateral undertakings between April 2022 and March 2023.

Development Site	Contribution Type	Amount
Ashmere	Secured First Homes on Phase 1	20 Units
Ashmere	Secured additional First Homes on Phase 1	6 Units
TOTAL:		26 Units

2.6 The majority of S106 contributions from Ebbsfleet sites is collected by EDC. However KCC invoices for certain contributions on some sites. These relate to

county functions such as youth services, adult social care and libraries. KCC must spend these funds in the Ebbsfleet area to mitigate the impact of the development to which it relates.

- 2.7 Developer contributions is a standing item discussed at the Planning Liaison Group, attended by DBC, GBC and KCC. EDC will continue to work with Local Authority partners with regards unspent contributions held by any party to ensure infrastructure is delivered in timely manner.
- 2.8 S106 funding is only part of the way infrastructure is delivered within Ebbsfleet. Due to the size of many of the developments, infrastructure is being delivered by developers directly rather than via payments in lieu. In addition open spaces are also being delivered. Examples of this can be seen at Ebbsfleet Cross with the large green landscaped area with SUD's pond and the Platinum Jubilee Park situated within the Linear park area of Eastern Quarry, both of which opened during the period.

Platinum Jubilee Park



Ebbfleet Cross Open Space



Ebbsfleet Development Corporation

Board Meeting Part	One
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Date of meeting:	13 September 2023	Paper Number:	EDC 023/084
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Title of paper	Ebbsfleet Living September 2023
Presented by	Kevin McGeough, Head of Strategy and Placemaking
Sub-committee	N/A

Purpose of Paper and Executive Summary

To update the EDC Board on progress and activities related to community building in Ebbsfleet during the Summer period.

EDC Business Plan and KPIs

Matters covered will impact on some or all of the priorities within the EDC's Business Plan and associated KPIs.

Recommendation

FOR INFORMATION

The Board is invited to **NOTE** the report.

Annexes

Not Applicable.

Delegation

Not Applicable.

Financial impact

Activities funded by EDC are from within existing approved budgets.

Legal impact

Not Applicable.

Stakeholder impact

This report records community activities and events across Ebbsfleet and surrounding neighbourhoods when relevant, including those delivered directly or funded by EDC.

Sponsor impact

This report highlights how the EDC supports local communities in the delivery of our Corporate Plan objectives and DHLUC Levelling Up ambitions.

Ebbsfleet Development Corporation

Board Meeting Part		One	
Date of meeting:	13 September 2023	Paper Number:	EDC 023/084

1. Introduction

- 1.1 This paper sets out community building activity across the Ebbsfleet area including our neighbouring communities during the summer period.
- 1.2 This paper distinguishes as far as is activities and events which have been:
- Delivered by the community, partners, or local stakeholders themselves with or without EDC funding.
 - Delivered by EDC through a partnership with stakeholders for the benefit of local communities with EDC or third-party funding.
 - Delivered directly by EDC.

2. Community Building in Ebbsfleet

- 2.1 During the July EDC Board meeting, members discussed the findings of the EDC Board Effectiveness Report recommendations including;

'It is recommended that the Board review their practice to enhance its work on community engagement. The Board needs to further reflect on the demands being made by communities regarding quicker delivery on infrastructure.'

At the July meeting EDC Board members discussed potential approaches and asked for suggestions as to how they might respond to these recommendations. Below we have suggested a range of options for engagement with the community to consider, and we would welcome discussion and direction from EDC Board members as to which they would like to prioritise. Delivery of community infrastructure is evolving and has been considered through specific business plans for individual proposals by Board. Further proposals are being developed for future consideration, including meanwhile provision.

2.1.1. **Engaging with Ebbsfleet residents**, can best be achieved through Board members attending community events and activities. EDC develop a forward look at the end of this report, which will enable the board members to see opportunities to engage. EDC are planning 'welcome' events quarterly which would give a fantastic opportunity for EDC Board members to meet residents on a 1 to 1 basis, we also host regular drop-in sessions in each neighbourhood which board members are welcome to attend. We could also arrange a specific drop-in session to 'meet the board' at the observatory or in a local venue such as Blue Bean Café. There are also a number of neighbourhood specific or larger city-scale events such as The Magical Winter Lights or Fusion Festival with up to 2500 visitors, which EDC Board members could attend.

Ebbsfleet Development Corporation

Board Meeting Part		One	
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2.1.2 Engaging with Ebbsfleet stakeholder groups, including Ebbsfleet Culture Group, Ebbsfleet Design Group of young place-makers or the Edible Ebbsfleet Network of community gardeners, could be achieved through Board members joining an arranged meeting. When EDC Board are planning future tours, of local development, it is possible include community stakeholders visits to projects we may have funded or on-going initiatives of interest. There are also regular events hosted by stakeholder partners including Ebbsfleet Baptist Church and the Salvation Army which board members could join.

2.1.3 Engaging with our neighbours: EDC regularly attend meetings of local parish councils or residents' associations from our neighbouring communities to update them on progress at Ebbsfleet and to answer any questions or concerns they might have. This is a wonderful opportunity to meet our neighbours on a one-to-one basis, which board members may be interested in joining.

2.1.14 Engaging with Ebbsfleet Community Board: there are currently 3 EDC Board members on the Ebbsfleet Community Board including, Jeremy Kite as Chair, John Burden, and Ian Piper which gives an on-going channel for communication between residents and EDC Board. Whilst the resident members are not elected and therefore can not claim to represent their neighbours, it acts as a useful sounding board. Previously the group have held both an 'open meeting' and a 'get involved in Ebbsfleet event' which opened up to a wider audience, which could include wider EDC Board input for future events. A joint lunch or evening reception could also be arranged specifically between EDC wider Board members and Ebbsfleet Community Board.

2.1.5 Engaging with EGCT Board. A joint lunch is planned between EDC Board and the EGCT Trustees on 13th September, where discussion on further engagement can take place. EGCT plan to appoint a wider Governance Group, which, when established will offer another forum for EDC Board to engage with.

2.1.6 An annual Ebbsfleet Conference or 'open' Board event could offer an opportunity for EDC Board and Executive to invite the public to learn about what we are doing and what we are planning for the future. Such an event could take place in a community or school setting, or we could invite the public to the Observatory, which might help to break down perceived barriers.

2.1.7 EDC Board community champion. Whilst the recommendations clearly want to encourage all EDC Board members to improve communications and

Ebbsfleet Development Corporation

Board Meeting Part		One	
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engagement with the community, a specific Board Community Champion may be helpful to drive this future focus. Previously Michael Cassidy was an 'Arts and Culture Champion,' whilst David Holt acted as 'Healthy New Town Champion,' on behalf of EDC Board. Both roles were community focused.

2.1.8 Next steps: EDC Board are asked to consider these options and opportunities and prioritise which they would like to mobilise. EDC officers will then develop an action plan in response.

- 2.2 The refreshed Ebbsfleet Community Board met for the first time on 5th September 2023. As previously reported our recent recruitment campaign sought to expand the membership in order to bring more diverse views from the community and to represent neighbourhoods across Ebbsfleet and surrounding neighbourhoods. The meeting welcomed twelve new resident members, joining six existing residents, three EDC Board members and two local authority representatives, bringing a total of twenty-three Community Board members. New members offer a variety of opinion and interests covering a wide spectrum of ages and ethnicities and include representatives from six garden city neighbourhoods and two neighbouring communities. Four of the former community board members have also stepped down following the completion of their 3-year appointment, and we want to thank them for their contributions.
- 2.3 The Ebbsfleet Garden City Trust, Community Fund Panel are due to meet for the second time on 11th September, following closure of the current call for interest on 31st August 2023. The EGCT team have been active in attending events and activities in the local area over the past months to promote the opportunity.



Ebbsfleet Development Corporation

Board Meeting Part	One
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3. Community activities delivered directly during Summer 2023

- 3.1. Cherry Orchard School in Castle Hill held its Summer Fayre on the 20th of July and was an immense success, attracting approximately eight hundred pupils, friends, and family members. The community enjoyed a wonderful time with various games, stalls, entertainment, and food offers. EDC supported the event with an information stand promoting our work and current activities and events and two smoothie bikes which were again, extremely popular with the attending families. Over two hundred smoothies were made using pedal power. The bikes provide an opportunity to promote our focus on active travel, healthy eating, and active lifestyles.



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Board Meeting Part		One	
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3.2. The Ebbsfleet Events Committee hosted their 2-day Summer Fair on the weekend of 22nd and 23rd July at Platinum Jubilee Park, with financial support from Dartford Borough Council and Ebbsfleet Garden City Trust. The event has grown from strength to strength with a constant stream of visitors over the period. Around twenty-five stalls brought together a range of locally made produce for sale and offered a variety of eating and drinking options for residents. There was also music and entertainment in each afternoon, as well as fun activities for local children to take part in. Local resident volunteers and members of the events committee ran the event. The group are already planning their next event to deliver a Christmas Market in December.



Ebbsfleet Development Corporation

Board Meeting Part One

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- 3.3. The Ebbsfleet Salvation Army in partnership with Ebbsfleet Baptist church, have hosted three summer pop-up events for young people in the garden city and surrounding neighbourhoods. On Friday 11th August an event was held in Swanscombe Park, followed by Penn Park in Springhead on 18th August and Platinum Jubilee Park in Castle Hill on 24th August. Ebbsfleet Garden City Trust and Blue Bean Coffee Company supported the events to enable a free, safe space for young people to meet, hang out and chill. There was frisbee golf, football, table tennis, giant Jenga, places to sit and chat under a gazebo, great games of Uno, snacks, and soft drinks. At the Penn Park event, courtesy of Cascades Leisure Centre, there was a rowing machine and giant Connect 4. The events were well attended on all three occasions with upwards of twenty-five young people, and some families joining in the activities. Each event enabled the partners to engage with young people, chat with families and reconnect and build relations with those we have already met, creating an incredibly positive atmosphere and a fantastic community spirit. The Salvation Army also used the events to get a sense of what local young people would like to get involved in in order to inform their future plans for a more regular youth venue, and they are looking for volunteers to get involved by contacting them on ebbsfleet@salvationarmy.org.uk



Ebbfleet Development Corporation

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- 3.4. Ebbfleet Baptist Church in partnership with Blue Bean Café and Ebbfleet Salvation Army hosted four craft days over the summer, taking place each Tuesday during August. The aim of the events was to provide local families with somewhere low cost to attend to provide activities for the children and support social connections between families and has been very well received by local families who have commented on the challenges of the increased cost of living and finding activities to attend that are affordable. Each week the events took on a different theme – ‘beach and seaside,’ ‘jungle animals,’ ‘space and astronauts,’ and finally, ‘party time,’ producing paintings and bunting, which were then used to celebrate the Blue Bean’s first birthday celebration. Each event attracted up to fifty children, with gratitude from both parents and children to have a focus during the summer school break. The Ebbfleet Baptist Church also continued to deliver their ‘coffee morning in the park,’ and Sunday kid’s church over the summer.



Ebbsfleet Development Corporation

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- 3.5. A local Wellbeing company that provides a regular pop-up Coffee Bar in Ebbsfleet Green has combined their healthy food and beverage offer with weekly Sunday morning Yoga sessions on the lakes at Castle Hill throughout the summer. The sessions had capacity for thirty people and were fully booked each week. The organiser ensured the activity was affordable, offering it at a low cost which included a hot drink and made it accessible to families by allowing children to attend with an adult.



- 3.6. The Active Horizons Youth club started on the 18th of July and has run sessions over the summer every other Saturday. The sessions are open to young people aged ten -18 and include games, sports, and life skills. Each session has been well attended and EDC are collaborating with the provider and other youth agencies to explore opportunities to provide a city-wide offer for young people.



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Community activities delivered in partnership with EDC.

- 3.7. EDC have launched a series of Community Drop-in sessions across all of the Ebbfleet neighbourhoods, including one on the 10th of August which we held in Ebbfleet Green, with a further three events planned for the autumn. Each event is planned to take place in a busy location convenient to residents and aims to provide a touchpoint for them to raise any concerns or ask questions about what is going on in Ebbfleet. The Ebbfleet Green event was planned to coincide with a regular pop-up session of the Grounded Coffee Bar which ensured a consistent footfall. Some of the issues raised included; limited availability of hireable Community Space, designated exercise areas for dogs and access to Blue Lake for fishing. Feedback from residents was that it is incredibly positive that there are regular, accessible ways to speak to EDC.



Ebbsfleet Development Corporation

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- 3.8. EDC successfully hosted the first of our 'Welcome to Ebbsfleet' events on the 31st of August at Castle Hill Village Square. The events were the idea of the Ebbsfleet Community Board as part of a package of support to enable residents to plan their life in Ebbsfleet from their arrival in the garden city. A second edition of our 'Ebbsfleet Welcome Pack' has been produced which were given to residents at the event, with a further 1500 scheduled to be delivered to the newest homes in the garden city over the next 2 weeks. The 'Welcome to Ebbsfleet' events are designed to enable residents to connect with each other and find out more about the area and opportunities to get involved. The first event at Castle Hill included some interactive activities for residents to identify ways EDC and the Ebbsfleet Community Board can enable greater community leadership and ownership. The event well attended by Ebbsfleet Community Board members, and a number of 'Ebbsfleet Hosts,' local residents who have volunteered to act as connecting points for new residents. During the event residents were given a plant to take home and maintain it and then to bring it to a future community planting session. A follow up planting session, at the Mercer Avenue planters on the 12th of September, with further planting sessions being planned in the Autumn.



Ebbsfleet Development Corporation

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- 3.9. Amy, a resident living near Swanscombe Park was the winner of a national BetterPoints competition in celebration of Bike Week and Clean Air Day. The prize was a folding e-bike worth £1,299. Amy downloaded the BetterPoints app and joined the 'Get Active in Ebbsfleet' challenge in October 2020. At the time, Amy was doing under an hour of walking, running, and cycling per week, however over the past 3 years, she has increased her physical activity every week, earned lots of BetterPoints and clocked over 2,500 activities. Amy has redeemed her well-earned rewards for an assortment of gift vouchers from Primark, Amazon, and Asda. Amy said that using the BetterPoints app had helped her to be more active than she was before. She has also spread the word by referring two friends to the 'Get Active in Ebbsfleet' programme.
- 3.10. The Ebbsfleet Culture Group, launched through the Creative Exchange programme has continued to meet over the summer to plan their next event in the autumn. The Culture Group is led by local people supported with training and expertise provided through Blueprint Arts. Although the Creative Exchange Programme concluded at the end of March, EDC continue to support the group whilst they await the outcome of their bid to Arts Council England for a future programme of activities.



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Board Meeting Part	One
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- 3.11. Following their successful work experience day at The Observatory with local sixth form students in December, EDC project management consultants Arcadis hosted four of the students on a 2-week work experience programme at their London offices in July. The four, year-12 students from St John's, the Leigh UTC and Wilmington Grammar, completed a CV-boosting programme covering everything from project management, to costing, to sustainability.
- 3.12. In July EDC and Countryside Vistry hosted a group work experience for twelve young people studying design and professional construction, from Wilmington Grammar School for Boy. The weeklong programme included time at EDC and on-site at Ashmere focusing on the 'Kent vernacular' in design. This was the second partner group work experience this year, the first being with DSTC and Redrow in January. It is a quite straightforward way to assist young people with work experience, without the challenge of hosting young people in site-based roles.



Forward Look

4.1 Ebbsfleet Baptist Church are planning to offer Pop-Up Community Carols and Ebbsfleet Events Committee are planning a market to jointly help celebrate Christmas in the garden city. The Baptist Church is hoping to develop a community choir for their event with a view to establishing a year-round group in the area.