

**Ebbsfleet Development Corporation Board Meeting  
18 October 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:**

Re: CEO Part I Report. Criteria for Part I and Part II Board Items and Papers. The last item, “- *the issue to be discussed relates to enforcement action*” should be deleted. If enforcement action is decided upon it should not be hidden from public.

**Response**

EDC Board Members will consider this public question when they discuss the proposed criteria during Part I of the Board meeting on 18 October.

**Question 2:**

Re: CEO Part I Report. Why aren't the KPI accompanied by colour code similar to RAG Status? Performance summary 'hides' achievements and non-achievements.

**Response**

We have not previously RAG rated the KPI section of the quarterly performance report, but will consider doing this going forward.

**Question 3:**

Re: Finance, Programme and Operations Report. Why does *Table 2 – 2023/24 Revenue Expenditure* exclude Full Year Budgets?

**Response**

The full year budget is shown at the bottom of Table 2 in the report – being £1.1m

**Question 4:**

you expand these payments in July 2023 Transparency Report?

|            |                       |            |
|------------|-----------------------|------------|
| 11/07/2023 | Avison Young (UK) Ltd | £41,907.60 |
| 21/07/2023 | Avison Young (UK) Ltd | £28,800.00 |
| 12/07/2023 | Lagonda York OPCO Ltd | £2,062.00  |

**Response**

The payments to Avison Young relate to:

- £41,907.60 (inclusive of VAT) being for: commercial advice on the proposed Health and Wellbeing Hub at Ebbsfleet Central.
- £28,800 (inclusive of VAT) being for; the March 2023 year end valuation report of EDC sites for inclusion in the 22/23 financial statements.

This is in line with EDC's accounting policy, which states that a valuation exercise to establish net realisable value (of sites and properties owned by EDC) is conducted at the end of each financial year. Valuations are carried out in accordance with the Appraisal and Valuation Standards published by the Royal Institution of Chartered Surveyors (RICS).

The payment to Lagonda York hotel relates to the recent EDC Board visit to York to visit the Homes England York Central site.

### **Question 5:**

Re: Development Update Report. EDC own a small employment site at Northfleet Embankment East and are proposing to directly deliver c3,500sqm of commercial floorspace on the site. How will this be done and managed?

### **Response**

EDC are working with Wilmott Dixon, via the SCAPE Framework, to develop the design and planning for the scheme at Northfleet Embankment East. As client, EDC are managing the project aligned to EDC's project governance processes. Day to day the project is led by an internal Project Manager, who is supported by externally appointed advisors as required. Subject to final Business Case approval, EDC will then bring forward the scheme for construction in due course.

### **Question 6:**

Re: Infrastructure and Enabling Works Update.

- i) Northfleet Waste Water Treatment Works. What Garden City Villages will it serve?
- ii) Will this replace the foul storage connected to a manhole in London Road [EDC/23/0155]?

### **Response**

- i) The Northfleet Waste Water Treatment Works will serve all the planned developments in the Ebbsfleet Urban Development Area. The existing facility will be expanded to accommodate any additional demand within the Garden City.
- ii) This would form part of the detailed design. Currently Southern Water are only working on an outline design and a review of current technology.

### **Question 7:**

The UP (Public Art) Strategy appears to ignore Parishes south of Watling Street. Were they consulted on Strategy? Mentions importance of History, but is that a separate project? How are historical contributions to be submitted?

### **Response**

*'Looking Forward To-Morrow, a New Public Art Strategy for Ebbsfleet'* sets out EDC's vision, principles, and themes against which to consider public art. The Strategy sets out a good practice commissioning process for public art, and gives guidance on support structures and funding mechanisms to consider. The Strategy is not a statutory document, however pages 38 to 45 set out the process of engagement carried out in its development, which included a period of consultation through our Commonplace engagement tool which was open to everyone.

The Strategy highlights the importance of context and an understanding of local history as an underlying principle in developing a public art proposal. Opportunities to input to each public art proposal and its response to context will be bespoke to each commissioning opportunity.

### **Question 8:**

*'Looking Forward To-Morrow, a New Public Art Strategy for Ebbsfleet'* isn't with papers. How can it be downloaded?

### **Response**

This document (Annex A to Board Paper 023/091) is included with the Part I Board papers on the EDC website but is a separate, standalone download file due to the

large size of the file. It is available here under 'Public Art Strategy': [Board Meetings - Ebbsfleet Garden City](#)