

**Ebbsfleet Development Corporation Board Meeting
31 January 2024**

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

Question 1

Regarding the Part I Agenda, why is it necessary that the Topics of all 7 Papers will be discussed further in the non-public Part II? Do all have matters of commercial or personal confidentiality?

Response

The seven Part I papers for this Board meeting are not intended to be discussed further by the Board in Part II of the meeting unless any specific matters arise during the discussion of these items that need to be covered in Part II of the meeting (e.g. because matters raised are commercially confidential).

At the 31 January Board meeting there are seven separate items to be discussed by the Board in Part II of the agenda. The items discussed in Part II and a short summary of any decisions taken will be presented in the Part I (public) minutes of the meeting, to be published after these are approved by the Board at the 27 March meeting.

Criteria have been agreed as follows that sets out how items are agreed for inclusion in Part I or Part II of each meeting:

By default, all papers/decisions to be considered by the Board will be categorised as Part I (to be held in public, with papers published on the EDC website), unless the substance of the matter to be discussed meets one or more of the following definitions:

- *the matter to be discussed is commercially confidential;*
- *the matter concerns information that should not be considered in public due to the requirements of the Data Protection Act 1998 (e.g. the matter concerns personal information); this will include any issues relating to individual staff members;*
- *the matter is subject to legal privilege; and/or*
- *the issue discussed relates to planning enforcement investigations. There is a presumption that any decision to take enforcement action (as defined in the Town and Country Planning Act 1990) will be made in public.*

Question 2

Can you update on *Crossrail to Ebbsfleet*, as EDC are a C2E Stakeholder?

Response

There has been no further response from the Government since submission of the Strategic Outline Business Case by the partnership in October 2021.

Question 3

[Re: *Communications & Marketing Report*]. Cookies cleared as you advised [refers to *Board public question and response from Nov 2023*], only to find large number used by EDC or 3rd parties with links on it. Are they for Google Analytics or for income from Vendors?

Response

Cookies are used across the internet to ensure that you can navigate between pages on a website efficiently and use the services you have asked for. Clearing cookies from your device will clear cookies gathered from all sites you have visited whilst on the internet, and therefore it is worth noting you may come across additional third-party cookies outside of the platforms used on our website.

The cookies on the Ebbsfleet Garden City website track non personal information on how people use the website, to ensure we are providing you with the best experience possible and are used to form the basis of the website reports presented to Board, using Google Analytics.

No income is generated from our website. You can stop cookies by selecting the appropriate settings on your browser. If you would like further assistance, more detailed support can be provided over email: hello@ebbsfleetdc.org.uk

Question 4

The sudden increase in builds from Cable Wharf shows the confusion of this site separated from Garden City. Gravesham website shows partnership with *love living homes* without mention of Garden City. Might there be double counting?

Response

There have always been differences seen in the delivery rates of different sites across the Ebbsfleet Urban Development Area and these differences are due to various factors such as site conditions, house product types and business models. Love Living Homes is part of Town & Country, which is mentioned in the Board paper. No double counting is taking place within the numbers we report, however homes completed across within the Ebbsfleet Urban Development Area contribute to the annual housing numbers in the applicable local authority.

Question 5

[Re: *Ebbsfleet Living Report*] Comprehensive and well-illustrated report by Kevin McGeough, Head of Strategy and Placemaking.

Response

Thank you for your comments on this report, which are noted.

Question 6

[Re: *Residents' Satisfaction Survey Report*] Survey confirms concern on lack of EGC *health facilities and swimming pool?*

Response

The purpose of the Residents' Satisfaction Survey is to give EDC an insight as to how residents feel about their neighbourhoods and what their priorities and needs are. Whilst the results of the most recent survey are generally very positive, we recognise that satisfaction with the provision of facilities and services at 45% is lower when

compared to other areas. The survey highlights that provision of health facilities and swimming opportunities are of greatest concern to residents. These results help us to prioritise our focus and make a case for future investment where appropriate. We are working collaboratively with the Integrated Care Board and its stakeholders on an appropriate response to health services, and with our local authority partners on opportunities for meeting sports and physical activity needs. We acknowledge that there will be some time lag between arrival of residents and the delivery of all of their needs, with higher order services such as health, sports and leisure being a particular challenge in the early years.

Question 7

Can you expand these items in most recent, Oct 2023 Transparency Report?

Date	Payment	Amount	EDC Response
09/10/2023	Lake Market Research (Lake Communications Ltd)	£22,647.00	Part payment for the Residents' survey work conducted by Lake Comms Ltd. Work included creating the survey and collection of data.
13/10/2023	In-Tend Ltd	£18,180.00	Annual Maintenance and hosting cost for the e procurement portal used by EDC.
11/10/2023	Ambit Studio Ltd	£15,000.00	Part payment for the 'Resident Connections Study and Action Plan' work. This study will develop an Action Plan for achieving the vision and objectives for residents' connectivity in the garden city, as an essential element of our community development approach.
25/10/2023	Blueprint Film Ltd	£5,550.00	Filmmaker-in-residence fee to follow life and work in Ebbsfleet as it evolves. The filmmaker is capturing local key events and editing them into a set of documentary style films.
09/10/2023	Grange Management Southern Ltd (Grange Property Management)	£4,805.58	Insurance charge from the landlord's agent, for the 5 shops at Castle Hill Commercial Centre that EDC have (via a long lease arrangement).
11/10/2023 31/10/2023	Pipers Model Making Services Ltd Pipers Model Making Services Ltd	£3,089.16 £973.20	Updates to the Ebbsfleet Model (now located at The Observatory), to show the SSSI area and housing / commercial and community facilities that have been delivered to date.
11/10/2023	Planning Jungle Ltd	£300.00	Annual membership for planning advice.

Question 6

You say, "*A potential location has been identified adjacent to the existing WTF*". Are EDC/KCC intending to enlarge Pepperhill Household Waste Recycling Centre to serve all of Garden City as well as Dartford and Gravesham homes?

Response

The report referred to comments on KCC's search to identify potential sites for the location of a Waste Transfer Facility. This is of course different to a Household Recycling Centre. We understand that the current site of choice is located adjacent to the existing Pepperhill facility. We understand that a new Waste Transfer facility would serve new homes within the garden city as well as Dartford and Gravesham homes. Any proposals for a new facility will of course be subject to planning and other consents.