

**PART I MINUTES**  
**of the Board meeting of the Ebbsfleet Development Corporation (EDC)**  
**held at 1pm on Wednesday 29 November 2023**  
**taking place at the Observatory, Castle Hill, Ebbsfleet**

**Board Members Present:**

Simon Dudley (Chair)  
Simon Blanchflower CBE  
Cllr John Burden  
Neil Cameron KC  
Cllr Jeremy Kite MBE  
Fred Maroudas  
Valerie Owen OBE  
Nick Shattock  
Ian Piper (EDC CEO)

**Apologies:**

Cllr Derek Murphy

**In Attendance:**

Izzy Grigg	Board Apprentice Programme
Paul Abrahams	EDC Director of Infrastructure & Enabling Works
Jen Hunt	EDC Director of Development
Mark Pullin	EDC Director of Planning and Place
Gerard Whiteman	EDC Director of Corporate Services
Caroline Doidge	EDC Head of Marketing and Communications
Denise Johnson	EDC Board Secretariat
Kevin McGeough	EDC Head of Strategy and Placemaking (Part I only)
James Richardson	EDC Head of HR and Corporate Affairs
Lara Pool	EDC Inclusive Growth Manager (Part I only)
Paul Dunkin	EDC Project Manager (Item 7 only)
Chris Horton	EDC Head of Development - Commercial & Community (Item 7 only)

**PART ONE**

**Item 1**

1.1 The Chair welcomed those present to the meeting, which was taking place at EDC's offices in Ebbsfleet. The Chair thanked Izzy Grigg for her involvement with the Board during 2023 through the Boardroom Apprentice Programme. Izzy said that she had learnt a lot from the experience over the year and thanked the Board for the opportunity.

1.2 Board members noted that Part I of the meeting was being recorded and that the video and transcript would be published on EDC's website after the meeting had concluded. The Board also noted that Part I papers had been made available on the Corporation's website.

**Apologies**

1.3 Apologies were recorded from Cllr Murphy.

## Declarations of Interest

1.4 The Chair asked for declarations of interests and drew attention to the standing declarations of Planning Committee members. No additional declarations were made. It was noted that the full register of Board interests was accessible at the EDC website.

## Part I Minutes of the 18 October 2023 Board Meeting

1.5 The Board approved the Part I minutes of the October 2023 Board meeting.

## Board Actions

1.6 The Board noted the Action Log. The Chair noted that there was one action that remained open.

## Item 2      Chief Executive's Reports

### 2      CEO's Strategic Report (Paper 023/096)

2.1 Ian Piper's Part I CEO report was Paper 023/096. The paper reported on health, safety and wellbeing, business planning for 2024/25 and also proposed the final criteria that would be used to determine whether a Board item would fall into Part I or Part II of the meeting following the initial Board discussion on this in October.

2.2 Ian briefly updated the Board on the proposed business planning process and timetable and said that a first draft of priorities for the coming year would be presented to Board in January. Ian also thanked Izzy for her time with the Board. He said that he and Izzy had regular debrief conversations after each Board meeting and this had given him the chance to reflect after each meeting. Ian said that for 2024 a new Board Apprentice, Richard Garvey, would join the Board.

2.3 The Board **NOTED** the report and **AGREED** to the criteria for items/papers to be considered in Part I and Part II of Board meetings, as amended to reflect the discussion at the October Board meeting.

01-08	Criteria for items/papers to be considered in Part I and Part II of Board meetings to be adopted with immediate effect. <b>Action: Ian Piper</b>
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### 2(b)    Communications and Marketing Report (Paper 023/097)

2.4 Caroline Doidge's Communications report was Paper 023/097, providing an update on communications and marketing activity since the September Board meeting. Caroline reported on a number of highlights, including the launch of the new EDC website in late September and also the enhanced connections this enabled with stakeholders and the community through a new 'contact us' form and the ability for users to sign up to the digital newsletter through the website. Caroline said that the focus had now turned to implementing the new website accessibility guidance. Caroline finished her update by informing the Board that at the Government Property Awards in October the Corporation had been awarded the Judges' Choice Award.

2.5 The Chair invited questions from the Board. Neil Cameron noted that the Corporation was awaiting the results of the Residents' Satisfaction Survey, and said that at a recent talk he had attended he had heard about the 'Flourishing' index that looked at wider measures of wellbeing. He asked whether EDC should consider the measurement of wellbeing of new developments as well as the Satisfaction Survey. Ian said that a new KPI had been included for 2023/34 on 'Sense of Community', and Kevin McGeough reminded the Board that an Outcomes Framework had been developed to focus on measures of place over a 5 year period. He said that along with the annual Residents' Survey and the Social Value reporting this provided a rich picture of Ebbsfleet. It was agreed that the Executive would look at the Flourishing index work to see whether this had any applicability to our work.

2.6 Valerie Owen said that the new website was very welcome, and opened a short discussion on the Corporation's use of social media, referring to the decline in Twitter/X activity shown in the social media Annex. Board members discussed the merits of the different channels used by EDC, and Caroline said that she was looking at a possible launch for EDC on the new Threads channel in 2024. Cllr Kite said that as the community at Ebbsfleet became stronger, it was inevitable that interest in the Corporation's social media activity would tail off, and this should be viewed as a healthy sign of the new place. The Chair highlighted the value of LinkedIn for the Corporation.

2.7 The Board **NOTED** the report.

<b>02-08</b>	Review the emerging 'Flourishing' index work to consider applicability for our work. <b>Action: Kevin McGeough</b>
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### **3(a) Planning, Design and Delivery Report (Paper 023/098)**

3.1 Mark Pullin presented Paper 023/098 which provided an update on planning, design and delivery across Ebbsfleet. Mark provided a verbal update on several key points in his paper including on development sites and items expected to be covered at the December Planning Committee, and also drew the Board's attention to Annex B of his Paper, which summarised the key planning provisions under the Levelling-up & Regeneration Act (LuRA) 2023 which might be more relevant to Ebbsfleet. Mark highlighted section 4.9 of his paper that explained changes to planning fees, both through the LuRA and also through the Town & Country Planning Regulations 2023. Finally, Mark updated the Board on the Planning Committee appointments which were awaited from the Secretary of State.

3.2 The Chair asked for any questions and Neil Cameron referred to the dashboard, and specifically the risk 'maintain design quality during implementation' which was shown as having fallen into the red RAG category. He asked what the difficulties were and what could be done to help. Mark said that this reflected feedback from planning officers over the past few months where developers had been seeking changes to design details and materials. Mark gave the Cable Wharf development as an example, where ventilation issues had caused a number of questions, and also said that in some cases the amendments developers were seeking related to the availability and cost of specific materials. Fred Maroudas said that he would like to see the risk move towards a green RAG rating. Mark agreed that it would be helpful for a paper to be taken to the Planning Committee so that it could be discussed in more detail.

3.3 Neil's second question related to the LuRA, and provisions that would allow development corporations to take on plan making powers, and asked for views on whether this might have benefited the EDC when it was established. Mark said that when the EDC was established without these powers he considered this could be an inhibitor, but his view now was that having plan making powers would be of no real value to the Corporation, since EDC works collaboratively with the local authorities on the development of their plans and that the planning position of much of the proposed development was already very mature. Cllr Burden said that he would not support EDC having plan making powers as he felt the process would not be sufficiently democratic.

3.4 The Chair finished discussion on this item by congratulating Cllr Burden and GBC on the recent £20m Levelling Up grant award.

3.5 The Board **NOTED** the update.

<b>03-08</b>	Paper on maintaining design quality during implementation of planning to be considered at a future meeting of the Planning Committee. <b>Action: Mark Pullin</b>
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### **3(b) Ebbsfleet Living Report (Paper 023/099)**

3.6 Kevin McGeough presented Paper 023/099, reporting on community building activities since the October Board meeting. Kevin mentioned some of the highlights, including the "This Must Be The Place" programme which, after a 3-year partnership, had culminated in a conference at The Woodville in Gravesend earlier in November. Kevin noted the work/efforts from all involved. He moved on to mention the recent launch of a series of short films that had paired local, young place-makers with older residents and exploring memories and aspirations.

3.7 Updating members on the Ebbsfleet Community Board, Kevin said that Cllr Kite was stepping down as Chair of the Board as he felt that it was now time for the community to take a lead. Kevin thanked Cllr Kite for his work chairing the Board since it had launched. Concluding his Paper, Kevin advised that the Ebbsfleet Garden City Trust (EGCT) had received an upsurge in applications for the Community Fund and that the Residents' Satisfaction Survey had concluded and the data was being analysed. The survey findings would be reported to the January 2024 Board.

3.8 The Chair asked for comments from Board members. Simon Blanchflower referred to the £79k Innovate UK grant and asked what tools it would deliver. Kevin explained how the work over the coming months would address connectivity in Ebbsfleet and how it was hoped tools could be developed to help support and build capacity within the community to work towards improving health outcomes.

3.9 Simon then asked about section 3.1 of the report and the issue raised about competition for community space at the Castle Hill Community centre. Kevin said that it had been observed that it was becoming increasingly difficult to book the Community Centre as block bookings took up much of the booking timetable, and this was due to the fact that there was currently a lack of community space in Ebbsfleet which the Corporation is addressing through a number of proposed projects.

3.10 The Board **NOTED** the update.

### **3(c) Social Value Update (Paper 023/100)**

3.11 Lara Pool introduced Paper 023/100 that concerned progress in implementing the Corporation's approach to Social Value, including the measurement and reporting of social value activity generated by EDC, suppliers, developers, contractors and partners during 2022. Lara drew the Board's attention to the 'Ebbsfleet's Impact 2022' report, explaining that this was the first report and emphasising that it was place-based and not just about the Corporation. She said that the report included case studies as well as numerical reporting data. Lara also reminded Board of the basis for social value measurement and reporting which had been agreed at the July 2021 Board.

3.12 The Chair opened this item up for discussion. Cllr Kite congratulated Lara on the work, and said that his only concern was that by labelling the report '2022' it felt outdated, and that it might be better to title it as the 'latest review' or something similar that may make it feel more current. Lara agreed that the heading could be adjusted. She also said that it was expected that the 2023 report would be available much sooner after the end of the year. It was noted that 2022 was the starting point and the baseline.

3.13 Discussion moved on to the challenges of obtaining data, particularly from developers and Lara added that by publishing the report it might encourage others to get involved. Ian explained that most of the housebuilders would collect social value data at a national level, making it difficult for us to obtain data from them at an 'Ebbsfleet level'. The Chair congratulated Lara and the wider team on the work to prepare the report.

3.14 The Board **NOTED** the Report and **AGREED** the proposed approach to continue the measurement and reporting of social value using the Social Value Portal.

### **Item 4 Responses to Written Questions from Members of the Public**

4.1 The Chair referred to the Board responses to public questions that had been received prior to the meeting, and confirmed that responses would now be published on our website.

4.2 It was noted that a video of Part I of the meeting would be made available on the our website following the meeting, and that the Part I minutes of the meeting would be made available online once agreed by Board at the next meeting.

### **Any Other Business**

**The Chair declared the public part of the meeting closed. Part Two of the meeting concerning matters solely of commercial or personal confidentiality and for which the public was excluded would now commence.**

## Summary of November 2023 Board Meeting Part II Agenda Items and Decisions

### **Item 5**

The Board approved the Part II minutes of the October 2023 Board meeting.

### **Item 6**      **CEO's Part II Report (Paper 023/101)**

The Board received a report on commercial and confidential matters from the CEO. The Board NOTED the report.

### **Item 7**      **Ebbsfleet Green Community Buildings Full Business Case (Paper 023/102)**

The Board received the Full Business Case for EDC investment in the Ebbsfleet Green Community Buildings. The Board **APPROVED** an increase in the project approval for the Ebbsfleet Green Community Facilities, based on the Full Business Case (FBC) of £3.322m taking the total investment approval to £11.734m comprising CDEL of £11.296m and RDEL of £0.437m. The Board noted that the approval of DLUHC was now required. Additionally the Board **APPROVED**, subject to DLUHC approval of the FBC, the Corporation to enter into the Grant Funding Agreement with Redrow Homes to deliver the Ebbsfleet Green Community Buildings.

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Chair's signature:

Date: