

EBBSFLEET'S SOCIAL VALUE IMPACT

2025/26



Ebbfleet
DEVELOPMENT CORPORATION



SOCIAL VALUE IN EBBSFLEET

Maximising the positive impact of Ebbsfleet's development for local people

As Ebbsfleet's regeneration continues, 2025/26 was a remarkable year: the 5,000th home was delivered; Parkrun came to Ebbsfleet; an outdoor cinema was launched; the Community Board strengthened; Weldon Heart completed and allotments and a community garden opened at Springhead Park; and at Ebbsfleet Development Corporation (EDC) itself we reached our 10th anniversary, appointed a new Chair David Prout, said happy retirement to our outgoing CEO Ian Piper and welcomed our new CEO Sara Waller.

The creation of Ebbsfleet as a great place to live, work and enjoy, is gaining pace.

As one of the UK's largest regeneration projects, Ebbsfleet requires substantial investment and will still take many more years to complete, with contributions from public and private organisations, including EDC, housebuilders, construction companies, infrastructure providers, investors and many others across the supply chain.

Ebbsfleet not only meets the demand for new housing but through our commitment to Garden City principles, also creates lasting value and positive benefit for residents, communities and businesses.

These benefits are shaped by local needs analysis, with a focus on inclusive growth, community cohesion, health and wellbeing, culture, open space and environmental sustainability.

This added value to communities, families and individuals is known as **'social value'**.

This is the fourth annual report published by EDC on the positive impact being created by Ebbsfleet's regeneration and covers the April 2025 to March 2026 period. EDC's definition of 'local' throughout this report refers to Dartford and Gravesham boroughs.

POSITIVE IMPACT

This report highlights the total social value generated by the Corporation's own initiatives, investment and activity, plus that of housebuilders, sub-contractors, procured suppliers and the wider business community assisting in Ebbsfleet's regeneration.

Of greatest importance is the positive impact Ebbsfleet's regeneration is having on local communities, and the report features personal stories that illustrate this, including supporting a vibrant, resilient community, an inclusive economy and a healthy and sustainable environment.



APPRENTICESHIPS
£569.8k of social value
1848
Weeks of apprenticeships



COMMUNITY SUPPORT
£5.7m of social value
£5.7M
invested in local community projects and assets



CAREER SUPPORT SESSIONS
£61.6k of social value
555
of (hours of attendees) of career support



BIODIVERSITY
£910.2k of Social Value
£910.2K
invested into protecting and restoring biodiversity and ecosystems



EMPLOYING LOCALLY
£14.5m of social value
334
Full-time Equivalent jobs created in the definition of local



EXPERT HOURS
£18.8k of Social Value
178
hours of expert volunteering provided



SPENDING LOCALLY
£6.1m of Social Value
£5.4M
spent in the definition of local



The overall social value delivered from the Ebbsfleet Urban Development Area in the period April 2025 to March 2026 is **£28,400,863** with a cumulative value of **£80,693,147** delivered since January 2022, for the benefit of residents in Dartford and Gravesham boroughs.



BUILDING AN INCLUSIVE ECONOMY

SUPPORTING LOCAL JOBS

EDC continues to deliver against our 'Inclusive Growth' strategy to increase skills, support people into work and apprenticeships, and develop a talent pipeline of young people wanting to work in the built environment sector. These all have both immediate and long-term benefits and create social value locally.

The benefits of a local workforce

A local workforce is central to EDC's Inclusive Growth aims, prioritising the economic and social value of well-paid, regular work. Local jobs continue to generate the highest social value across the development, with **334** residents of Dartford and Gravesham boroughs working for EDC, housebuilders, sub-contractors and suppliers in the creation of Ebbsfleet.

These employees created **£14.5m** of social value.

During the year over **2,000** people worked on the construction sites in Ebbsfleet. The largest employer was **Graham** constructing **Alkerden Education Campus** creating up to 1,400 jobs, with an average of 10% being local, while more than one third of the workforce at Bellway Harbour Village and Chartway Alkerden, were local.

EDC's local employees account for **18.6%** of the total staff and includes **2 apprentices**, 1 of whom is also a Dartford resident.

Benefits of local jobs not only include the economic benefits from being in work and not claiming state support, but also assist individuals with the social, community and personal wellbeing benefits of being in work, giving them greater spending power to support local businesses.

Enabling access to construction jobs

With the economic and social importance of local jobs for local people, EDC recognises that there is a skills gap and that employers are struggling to recruit people with the right construction skills to build Ebbsfleet.

Since 2022 therefore EDC has been funding training programmes to enable residents to take advantage of these jobs, apprenticeships and skilled employment opportunities. In 2025/26, **O'Halloran & O'Brien Training Academy** (OHOB) delivered training programmes to **15** local unemployed residents who wanted to progress into the construction sector.

The training included health and safety qualifications, the vehicle marshaller test, CV writing skills, opportunities to meet employers and the CSCS green card which is required to work on a live construction site.

14 passed the course with **5** progressing straight into work. The Social Value TOM proxy value for a local person being in work is £43,447 per person equating to **£217,235** of social value from EDC's programme.

Trainers on the November cohort reported that every participant attended and was punctual throughout, with steel framework, prefabrication and tool handling proving particular favourites – and several showing real leadership potential along the way.

A TALENT PIPELINE

Supporting early careers - North Kent Apprenticeship Event

The 5th and largest so far, North Kent Apprenticeship Event attracted **1,000 visitors and 38 employers** and training providers in February 2026. Opened by Dartford Mayor Cllr Peter Whapshott and hosted by the **Sir Geoffrey Leigh Academy** in Dartford, this year's event aimed to create awareness of apprenticeship routes and early career opportunities, with students both at the school, as well as the wider public and parents.

The collaboration between **EDC, The Education People, Kent and Medway Careers Hub** and a different host school each year, has seen growing numbers of visitors each year engaging with employers, and supports on-going careers advice and guidance given in the host school.

Inspiring young designers

Responding to a request for a Year 7 workshops focused on construction careers for Dartford Grammar School, EDC's **Ebbsfleet Central team**, created a design-based workshop for the school.

Working in teams, 180 boys designed and created collages and mood boards, based on a persona given to each team, such as Mike, the 40-year-old IT manager who likes photography, or Mia the toddler who likes to play outside and watch birds!

Getting the students to think about what other people want from their neighbourhood was an eye-opener for the boys who developed some amazingly creative spaces incorporating sensory gardens, safe play areas, water features and outdoor performance spaces. The winning team designed the station forecourt zone around their persona of a dog, including a grooming station, places to buy dog toys and even included a paw-wash for after muddy walks!

The team delivered 5 further workshops to students in a range of age groups at **Northfleet Technology College, Thamesview School, Leigh Academy Wilmington and Gravesend Grammar School**, during the reporting period, with equally innovative ideas suggested. A total of **785 students** have benefited from the programme so far.



Building Future Skills

Since 2022, EDC has funded **Construction Youth Trust (CYT)** to help build a future talent pipeline of young people interested in entering the built environment whether through trades careers, apprenticeships or graduate positions, CYT have supported this decision-making for just under **10,000 young people** in Dartford and Gravesham secondary schools and at North Kent College.

A highlight was a sustainable design challenge reaching **180 Year 8 students at Northfleet School for Girls**, who redesigned their school to be more sustainable – ideas such as a rainwater collection system and an allotment which the school can use to grow their own produce were suggested. Speaking to so many young women about sustainability, showing them the thrilling careers available within the built environment, and challenging preconceptions about who the sector is for, was a key outcome from the day.

CYT also run the ever-popular **Building Future Skills** programme for sixth form students annually and in December 2025, this included a site visit to the new **Alkerden Education Campus** with construction company **Graham**.

Twenty two Year 12 students from **St John's Catholic Secondary School and Leigh Academy Wilmington** joined the 3-day programme, including a group project designing a school.

Young people from the Building Future Skills (BFS) programme reported:

- **92%** increase in their knowledge of careers within the sector
- **91%** have a more positive perception of the career opportunities within the sector
- **91%** felt more confident in interacting in a workplace setting
- **86%** feel more confident with engaging with employers

An attendee of the BFS programme hosted in 2024 was so inspired by the programme that he found work experience with a Quantity Surveying company in London in Summer 2025. He has subsequently been offered a **degree apprenticeship** with them for when he finishes his A levels in summer 2025 and is starting a degree apprenticeship with them later in 2026.

Creating careers advice opportunities

Launching in February 2025 with funding from EDC, **a new careers service** for local young people continued into the 25/26 reporting period with additional funding.

Founded by two local school careers advisers, they recognised that young people in school have limited access to careers advice and most don't get 1-2-1 advice due to school timetabling.

They also identified that young people in more deprived areas often had little to do on Saturdays, unlike more affluent students with access to paid clubs and activities. Linking the two concepts together, **The Young Mambos CIC** supported a total of **90 young people** aged 11 to 21 from **11 different education establishments, or who are not working**, EDC suppliers **LDA Design and Pell Frischmann** have also given funding and the **Lower Thames Crossing** assisted with free use of their Education Hub for some sessions – all evidence of the success of the programme.

Young people were supported across a wide range of needs, including Year 9 options choices, CV development, applications for Saturday and part-time jobs, and university applications, including personal statement support. This ensured tailored guidance appropriate to different stages of their education and career journey.



New Modern Work Experience

Giving young people real-world advice on career pathways remains a simple way to inspire them. Hosting young people at corporate workplaces also helps! A total of 56 young people benefited:

Over the summer of 2025, **17 local students** gained work experience at both EDC and through our supply chain. **Allies and Morrison** took 5 students for a week each over the period from **Wilmington Grammar, Mayfield Grammar** and through the **Young Design Group 'This Must be the Place.'** Students each researched, designed and presented a community focused public open space considering views, aspect, access, and innovative use of space/storage; Incorporated sustainable green design features; all based on research into architectural precedents from London and internationally.

- To celebrate International Women's Day in March 2026 EDC supplier **Cushman & Wakefield** hosted a 'Give to Gain: HER Future' event at their London office for 10 young women from **Sir Geoffrey Leigh Academy, St George's, Northfleet Technology College and Wilmington Grammar Schools**, all focused on careers in real estate.
- The **Gowlings Law** taster day was hosted for a second year running in July 2025, with **15 students from eight different sixth forms** attending, including a legal negotiating exercise, presentation skills development and a tour of the offices also included.
- **Arcadis** hosted a management consultancy day once again at the Observatory, **giving 14 year 12 students from nine schools** the opportunity to hear about a day in the life of a consultant, with a focus on engineering particularly.



SUPPORTING A VIBRANT, HEALTHIER AND MORE RESILIENT COMMUNITY

SUPPORTING A NEW COMMUNITY

As a short-life organisation, EDC is focused on helping Ebbsfleet become **a great place to live, play and visit**. To support this, EDC works with residents to build local ownership of the new place through community development programmes.

During the period EDC supported and funded initiatives designed to help residents:

- **develop and lead** events, activities and community assets that respond to local needs;
- build a stronger sense of adoption, stewardship and **pride in place**;
- ensure residents are **listened to** and can **influence** Ebbsfleet as construction continues; and
- create a lasting legacy of **community leadership** beyond EDC's role.

BetterPoints

Since its launch in 2018, the BetterPoints App has grown in popularity and at the end of March 2026, had **4,091 users**. Designed to encourage an active lifestyle, during 2025/26 the focus was the **'Get Active in Ebbsfleet Challenge'**. **941** users completed over **391,000** activities, travelling almost **400,000** miles, avoided over **86,000** kg of carbon rather than use cars, and burnt almost **30 million calories**!

Campaigns through the year included Better Transport Week, National Walking Month, Walk to Work Week, Spring into Action and Bike Week.

"I had become rather lazy and a bit of a couch potato I felt I needed to get out and do something to help me improve my fitness. I enjoy all the features on the app; it's got me up and out, doing activities that make me feel better. It's allowed me to get back out with friends and enjoy what I really love, fishing, watching football, and getting my social life back." John

For John, the impact of using the BetterPoints app has gone far beyond fitness, helping him reconnect with the things and people he loves most.

Elevate – Ebbsfleet Health and Wellbeing Festival

Ebbsfleet Health Alliance, a voluntary group of local health and wellbeing practitioners from Ebbsfleet, launched the **'Elevate'** festival in March 2026 at the new **Weldon Heart** community facility, including wellness zones, a healthy food market and wellness information stalls. The event featured workshops and sessions, including inspirational talks and taster activities in Bollywood dance, yoga, and breathwork.

The day gave residents the chance to explore practical wellbeing techniques and connect with local practitioners, contributing to the wider aim of establishing ongoing, community-led health and wellbeing initiatives in Ebbsfleet.

Connecting Communities through writing for wellbeing

A local wellbeing practitioner approached EDC with an innovative programme to help residents connect, reduce isolation, build confidence and improve wellbeing through creative writing.

Running from January 2026, the 90-minute sessions, hosted by **Hope on Prescription** were attended by 20 adults. Hope on Prescription worked closely with local neighbourhood hubs, **Social Prescribing teams, Darent Valley Hospital and EDC** to ensure residents with the greatest need and financial barriers could attend.

Creative health research shows that creative expression reduces stress and anxiety, and that community-based arts programmes improve emotional regulation, resilience and self-esteem.

"I had never tried creative writing before, and it has been a really positive experience for me... It's been a great way to meet new people – I've made connections within my community, including meeting two neighbours. It's been a supportive and enjoyable experience that has encouraged me to express myself more freely." Zowie, participant

The culmination of the project saw participants present their writing on stage to friends and families in a fabulous celebration of creativity and empowerment.

Finding comfort at Darent Valley Hospital

Intensive Care Unit (ICU) at **Darent Valley Hospital** wanted to create a comfy and welcoming space for families with loved in ones in the ICU. Local charity **O-W-E Community Interest Company** training women into jobs as painters and decorators, used the room as their final project in early 2025, painting the way for **Allies and Morrison** to design a mural to celebrate life and create a space full of peace and hope.

Engaging with schools, 3 heart-warming poems were chosen and embedded into the mural from students **Nathan and Jayden at St John's Catholic Secondary School, Lilah and Tegan from Stone Lodge School and Jasmine from Wilmington Grammar School**.

Once installed, the hospital hosted a ribbon-cutting celebration for the students to see their inspirational words in situ.

Thrilled ICU staff said "This collaboration demonstrates the power of community and creativity. By involving young people, the mural reflects Care with Compassion and Working Together – values at the heart of Dartford and Gravesham NHS Trust."

With Lianne from Allies and Morrison who created the mural at no cost to the hospital, adding "Designing this mural is part of our ongoing involvement with Ebbsfleet. Through this project we are delighted to have the opportunity to deepen our links with the communities of Ebbsfleet and the surrounding areas and we are particularly proud to support young people's creativity."

Patients, families, and staff in the ICU are now greeted by a beautiful new mural designed to bring calm and reassurance during difficult times.



Ebbsfleet's first outdoor cinema

In spring 2025, Ebbsfleet resident and cultural producer **Georgia from Arts Point** approached EDC with the idea of hosting an outdoor cinema. After a community vote, *The Lion King* was chosen as the favourite film. **Around 500 residents** gathered at Platinum Jubilee Park with family and friends to enjoy the screening. Arts Point created a welcoming atmosphere with bunting and decorations, and Georgia invited local businesses to provide refreshments and drinks. Plans are in motion for an even bigger event in 2026!

"Loved the community of all ages coming together. This wasn't about the movie but the idea of bringing the community together - that made our evening. The kids had a great time, it was such a beautiful, amazing and brilliant idea".



Collaboration to support growth: The Place Partnership – EDC, Gravesham Borough Council, Creative Estuary

Through the **Place Partnership Grant Programme**, £100,000 was distributed to awardees across Northfleet. Delivered by **EDC, Gravesham Borough Council and Creative Estuary**, the programme supported local people, businesses and community groups to develop ideas, grow creative enterprises and contribute to Northfleet's regeneration and community.

The programme awarded **18 grants, supporting 22 creative businesses**, with several recipients also receiving mentoring and business support. Alongside direct investment in people, the partnership advanced plans for the **Coach House at Northfleet Station** as a future hub for youth, creative and community activity.

The grants reached a diverse mix of individuals, with over **60%** of recipients identifying as **women**, **25%** identifying as **neurodiverse, disabled, living with a long-term health condition, or from global majority backgrounds**, reflecting the programme's commitment to inclusive investment.

"This grant marked a turning point in my creative practice. It gave me the opportunity to move from producing one-off pieces to developing a more sustainable and scalable way of working, while retaining an authentic, hand-produced finish. The support allowed me to take this next step with greater focus and confidence." Grant recipient

Prime Society – connecting residents through arts and crafts

A small grant of just £560 was given to **Prime Society** by **Ebbsfleet Garden City Trust**. Aimed at 'empty nesters' and older residents, the activity focused on connection, socialising and reducing isolation.

Arts and crafts sessions were delivered to **17 people including women, people with multiple disabilities and those suffering serious illness**.

Feedback was overwhelmingly positive: many said they would never have tried these activities on their own, and that the group gave them something to look forward to - proof that a small amount of seed funding can have a huge impact on quality of life.

The Winter Lights festival extends to schools

The extremely popular annual winter lights festival took place again in February 2026, but this year the festival was bigger, better, noisier and brighter!

For the first time, the **EDC and Cohesion+** event included a lantern parade with school children leading the walk through Castle Hill with their own homemade lanterns, plus a marching band bringing up the rear!

Two hundred children took part from **five** different schools, along with **35 artists and performers**. **1,200 residents** joined the parade and visited the light installations, performances and local stalls over the course of the evening. Those involved also shared their joy, with over 98,000 online views of a variety of short films posted.



CREATING A HEALTHY AND SUSTAINABLE ENVIRONMENT



The vision for Ebbsfleet is to deliver a sustainable development that is fit for the future - where everyone can make **sustainable choices and live healthy lives**.

The approach is rooted in long-term environmental stewardship, with a focus on **reducing carbon emissions, enhancing biodiversity, and promoting active, low-carbon lifestyles**. Through strategic investment and innovation, EDC are working to ensure Ebbsfleet becomes a greener, healthier place to live, work, and visit.



Wildlife Walks – bats, flora and fauna!

Around **80 residents** met at Castle Hill Lake in April and May 2025 to enjoy **2 wildlife walks**.

Nocturnal wildlife and specifically bats was the focus of the April dusk walk, while seasonal changes, native flora and fauna and the use of green spaces in supporting urban ecology was the focus of the May walk. Both walks were hosted by **MKA Ecology** on behalf of EDC and not only gave participants the opportunity to learn more about the environment, but also ensured families and communities were able to foster a shared sense of connection and stewardship as well as capture the **health and wellbeing benefits** of spending time outside in nature.

Erith Group supporting the Green Schools Project

Working with the Green Schools Project, **Erith Group**, who provide enabling works in Ebbsfleet, supported 3 primary schools to join their Zero Carbon Schools Premium Programme. Through Erith's funding, pupils at **Leigh Academy Cherry Orchard, Ebbsfleet Green and Springhead Park** primary schools were able to take part in this free, award-winning programme enabling them to respond positively to the climate crisis and develop a deeper understanding of carbon emissions reduction and how to inspire change.

The series of **26 lessons** covered climate education, sustainable best practice and student-led carbon reduction projects, reinforcing Erith's commitment to equipping the next generation with the tools to drive positive change.

Saving water one drop at a time

To address climate change and cost of living increases, EDC launched a pilot water-saving engagement campaign delivered with **Hubbub** as part of the **'Enabling Water Smart Communities'** programme.

The project tested creative, locally relevant ways to encourage residents to save water at home, combining communications, an interactive online quiz and face-to-face engagement with free water-saving gadgets at Ebbsfleet Christmas Fair in December 2025.

Residents gained an increased understanding of everyday water use and how small actions such as shorter showers and appliance use, contribute to **long-term water efficiency and environmental resilience**.

"It's a really fun way to get the message across. The quiz is fun and the Christmas theme works really well."

The pilot also helped improve awareness of practical actions that **can reduce household water and energy bills**, helping residents save money through simple behaviour changes.



Dartford's Enchanted Woodland

Allies and Morrison, our architects at Ebbsfleet Central donated funds to **North West Kent Countryside Partnership** so that habitats at the **Enchanted Woodland** in Dartford could be maintained and improved, encouraging wildlife and flora to flourish.

"The £1,500 from Allies and Morrison has allowed us to continue our ongoing habitat management work, transforming a former bramble patch into a buzzing meadow for pollinators, reptiles and other wildlife - work that would otherwise quickly revert without annual cutting and raking. The Enchanted Woodland can now continue to be used safely by the children of Temple Hill Primary School and others for their outdoor education, benefiting biodiversity and the local community, and making our hard-working volunteer team very happy!"
North West Kent Countryside Partnership.

Dartford Science and Technology College's Eco-Project

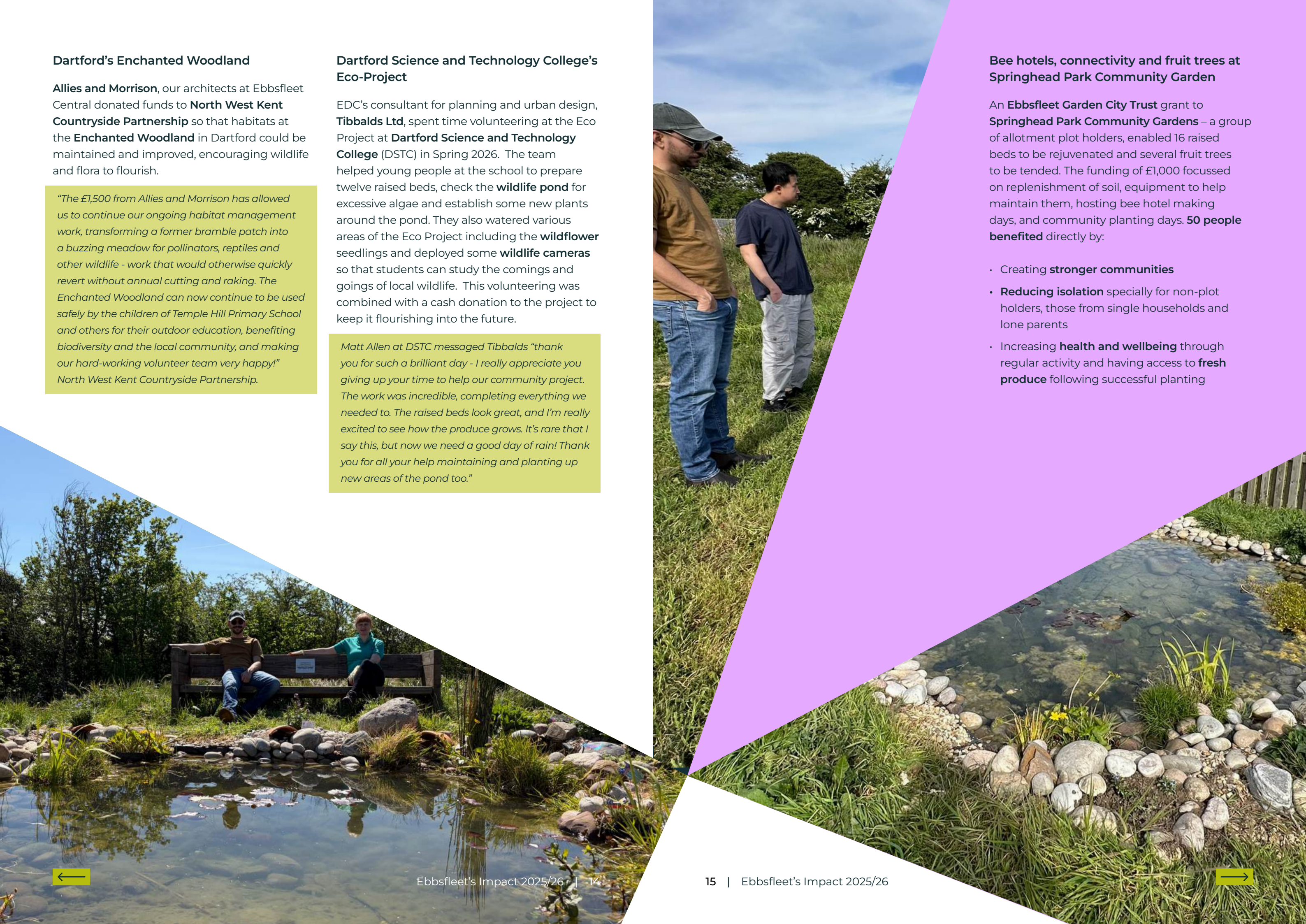
EDC's consultant for planning and urban design, **Tibbalds Ltd**, spent time volunteering at the Eco Project at **Dartford Science and Technology College** (DSTC) in Spring 2026. The team helped young people at the school to prepare twelve raised beds, check the **wildlife pond** for excessive algae and establish some new plants around the pond. They also watered various areas of the Eco Project including the **wildflower** seedlings and deployed some **wildlife cameras** so that students can study the comings and goings of local wildlife. This volunteering was combined with a cash donation to the project to keep it flourishing into the future.

Matt Allen at DSTC messaged Tibbalds "thank you for such a brilliant day - I really appreciate you giving up your time to help our community project. The work was incredible, completing everything we needed to. The raised beds look great, and I'm really excited to see how the produce grows. It's rare that I say this, but now we need a good day of rain! Thank you for all your help maintaining and planting up new areas of the pond too."

Bee hotels, connectivity and fruit trees at Springhead Park Community Garden

An **Ebbsfleet Garden City Trust** grant to **Springhead Park Community Gardens** – a group of allotment plot holders, enabled 16 raised beds to be rejuvenated and several fruit trees to be tended. The funding of £1,000 focussed on replenishment of soil, equipment to help maintain them, hosting bee hotel making days, and community planting days. **50 people benefited** directly by:

- Creating **stronger communities**
- **Reducing isolation** specially for non-plot holders, those from single households and lone parents
- Increasing **health and wellbeing** through regular activity and having access to **fresh produce** following successful planting



EDC DIRECT INVESTMENT IN COMMUNITY ASSETS

Direct investment into community assets by EDC that is over and above the homes which are built by housebuilders and developers, is measured as social value.

During 2025/26 the construction of community assets continued, with EDC investing **over £5.9m** in Weldon community buildings; the electric Fastrack bus routes and tunnel; Castle Hill Community Centre; Ebbsfleet Gardenway Project; Alkerden Hub; assets at Northfleet Station; a mobile community hub; Northfleet Embankment employment space; Swanscombe Peninsula and the Health & Wellbeing Hub for Ebbsfleet Central.

At **Weldon**, 2 community centres were delivered for Redrow, and constructed by Thomas Sinden through a further **£4.3m investment from EDC** to align them with EDC's '**Space in the Place**' best practice model.

The model sets out the optimal amount of community space for the total growth across Ebbsfleet, so EDC co-invested in the 2 Weldon buildings to increase their **size, capacity and sustainability**, involving residents in the **co-design process**. **Weldon Heart neighbourhood house** opened in March 2026, in the ownership of **Ebbsfleet Garden City** Trust who appointed local business '**Grounded**' to operate it.

The **Weldon Wellbeing Pavilion** completed in June 2026, again in the ownership of Ebbsfleet Garden City Trust with not-for-profit **Freedom Leisure** who have employed **89%** of staff from the 2 local boroughs, as operator.

'Esther' – named by the community and for the community

Dartford Borough Council and EDC have played an important role in supporting the development of a new Mobile Community Space with the **Salvation Army**.

Recognising a clear gap in accessible, flexible community provision across Ebbsfleet, EDC's investment complemented wider partnership support and unlocked delivery. **The Salvation Army led on fundraising** to secure the remaining capital, drawing on their longstanding local presence and strong feedback from earlier pop-up activity to shape a mobile, adaptable space that can respond directly to community need, reduce isolation and create opportunities for connection. Alongside fundraising efforts, a **public naming campaign** helped to build early ownership and awareness, giving residents a voice in shaping the identity of the space and reinforcing its community-led ethos. The space, named '**Esther**' by the community will be hosting a range of activities and events across Ebbsfleet and the surrounding neighbourhoods from the summer of 2026 onwards.

Fastrack opens through 'Eastern Quarry'

In summer 2025 the **Fastrack** road across the villages of Eastern Quarry was completed allowing the route from the **International Station to Bluewater** to become operational.

The route is used by pedestrians, cyclists and electric buses only and opened in time for the first cohort of year 7s who started at **Alkerden Academy** in September 2025.

As a second stage, in autumn 2025 **Erith Group** were appointed to construct a **tunnel** between Western Cross and Bluewater, making the route ultimately quicker and more sustainable for users.



EBBSFLEET’S SOCIAL VALUE IMPACT IN NUMBERS

Although the most important element of social value is the benefit realised by local people, communities, businesses and organisations, there is an annual and cumulative **social value figure in financial terms**.

Covering the period 1 April 2025 to 31 March 2026 this report looks at the overall combined social value created by the Corporation and its partners to give us a **whole place-based approach** to measuring activity and direct investment into community assets.

Since 2022, Ebbsfleet’s overall social value impact has been measured using the **Social Value Portal**, a nationally recognised platform, which

assigns a ‘proxy’ value to activity and investment, allowing the Corporation to capture social value generated by EDC and our many partners.

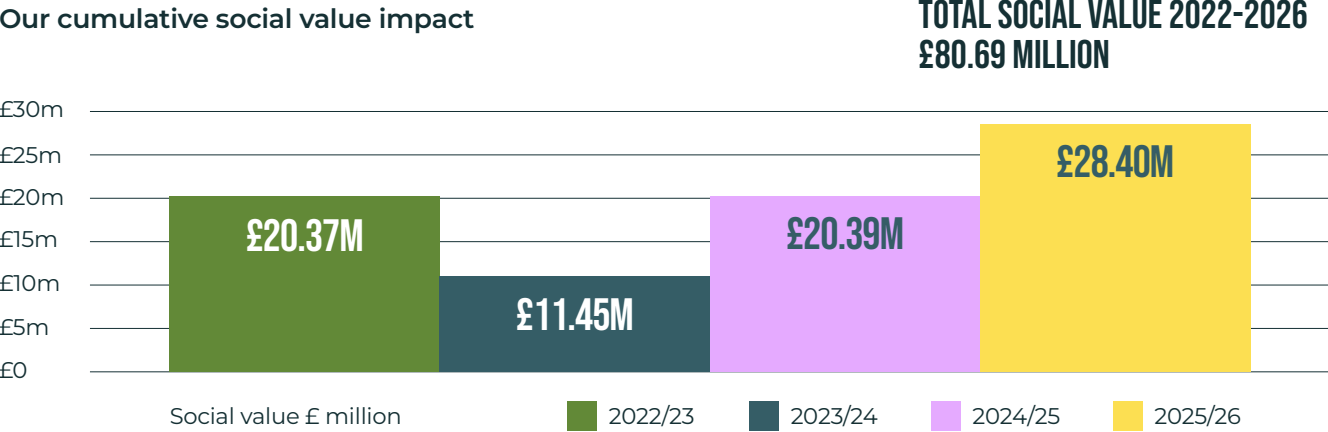
A key element of social value is the concept of additionality. The Social Value Portal’s TOMs framework is designed to capture additional benefits that go beyond the main purpose of building homes.

The whole-place-based social value generated since January 2022, has now reached a cumulative figure of **£80,693,147**

£14.5M
was generated in social value in 2025/26 by employing a local workforce, thanks to housebuilders, developers, their sub-contractors and EDC, supporting over **300 local people**.

£5.4M
was spent with **local companies** in the supply chain in 2025/26, supporting wider economic and social benefits.

£5.9M
was EDC’s direct investment in **social value, community assets and the environment**.



OUR PLANS FOR THE COMING YEAR

Pride in place

This report highlights the very **real benefits** that large scale regeneration can have for local people. Collaboration and measuring the activity of numerous partners is key to understanding this impact and the **benefits being realised**.

While this social value figure is represented as a statistic, the true impact lies in the difference it makes to **people’s quality of life**, as highlighted in the featured case studies. EDC will continue to capture and measure social value creation, demonstrating this positive and increasing impact over time for the benefit of **current, future and neighbouring residents in Dartford and Gravesham boroughs**.

In 2026/27, EDC will continue to support housebuilders and contractors with their recruitment and by helping close identified **skills gaps**, ensuring a local workforce. We will continue to assist by funding employability programmes, supporting apprentices and through an immersive and long-term education outreach programme.

We will continue to create and fund activity that promotes **community cohesion**, health and **wellbeing** and **cultural development**, including empowering residents who are motivated to **take ownership of their community**.

We will support **Ebbsfleet Garden City Trust** in their increasing stewardship of **community assets**, such as Weldon Heart, Weldon Wellbeing Pavilion, the allotments and potentially Castle Hill community assets.

We will encourage our partners to continue **supporting our environment and sustainability projects**, and we will continue to focus on environmental and **health and wellbeing** for residents and children in both Ebbsfleet and the wider neighbouring areas.

With new suppliers being procured to support the **Ebbsfleet Central** development, our overall social value is increasing, highlighting the impact that **our procurement strategy** is creating. We expect this to accelerate further in 2026/27 as more suppliers engage with our projects. This will continue to be recorded and monitored through the Social Value Portal.





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