

**By:** Kevin Lynes, Cabinet Member, Regeneration and Economic Development

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**To:** Regeneration and Economic Development Policy Overview and Scrutiny Committee - 24 March 2010

**Subject:** Update on Major Projects

**Classification:** Unrestricted

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**Summary:**

This report provides Members with an update on the progress of major regeneration projects.

It further provides an update of bids coming forward for funding from the Regeneration fund.

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**1. Introduction**

**1.1** This report provides Members with a quarterly update on the progress of major regeneration projects being delivered by Regeneration and Economy.

**1.2** The tables that follow present progress against projects in Thanet, Dover, Kent Thameside and Ashford and for Backing Kent Business, Backing Kent People and No Use Empty. A summary is also presented showing those bids that are coming forward for support from the Regeneration Fund.

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter Jan 10 – Mar 10	Actions planned for next quarter April 10 – June 10
<b>Ashford Growth Area - Lead Officer: Mike Bodkin</b>				
Ashford Growth Area	Delivery of the Ashford Programme to support sustainable economic growth	Total Programme value: £53.5m public sector funding (of which £22m GAF 3 and £5.5m KCC funding).	<ul style="list-style-type: none"> <li>• Tender for Victoria Way scheme returned within overall budget cost estimates, contract expected to be let by late March.</li> <li>• Funding Agreements on Junction 9 - Drovers roundabout scheme nearing completion.</li> <li>• Progressed Land acquisitions for Victoria Way and Junction 9 - Drovers</li> <li>• Started work on strategic tariff using work from study being undertaken by URS for KCC.</li> </ul>	<ul style="list-style-type: none"> <li>• Commencement of works for Victoria Way and Junction 9 – Drovers roundabout.</li> <li>• Completion of infrastructure costings to feed into strategic tariff.</li> <li>• Review and revise KCC internal governance arrangements.</li> </ul>
<b>Kent Thameside – Lead Officer: Mike Bodkin</b>				
Homes and Roads	To deliver 11 major transport schemes to support growth of 20,000 homes and 50,000 jobs	Total cost - £200m (at 2009). (Price base varies for funding commitments) Regional Transport Programme (DfT) £46m (at 2008) HCA £23m (at 2008) DfT £26m (at 2007) Eastern Quarry £40m (at 2007) Developer Contributions £63m (at 2009)	<ul style="list-style-type: none"> <li>• Worked closely with CLG/HCA to achieve approval of Homes and Roads funding.</li> <li>• Continued negotiations with Land Securities over re-profiling of their contribution (£40m).</li> </ul>	<ul style="list-style-type: none"> <li>• Completion of governance arrangements including legal framework.</li> <li>• Establishment of programme investment fund and administrative arrangements.</li> <li>• Commencement of preparation of first Progress Report</li> </ul>

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Ebbsfleet Valley (including Eastern Quarry)	To deliver 11,000 homes and new community adjacent to Ebbsfleet station	In an excess of an estimated £100m worth of infrastructure secured by KCC and DBC to support the development of Eastern Quarry	<ul style="list-style-type: none"> <li>• Discussions on revised master planning proposals by Land Securities have been ongoing</li> <li>• Briefing for local and county members held by Land Securities in March</li> </ul>	<ul style="list-style-type: none"> <li>• Substantial completion of adjustments to masterplanning negotiations with Land Securities.</li> <li>• Clearer understanding of proposed timescale for next phases of development of Ebbsfleet Valley.</li> </ul>
<b>Dover - Lead Officer: David Hughes</b>				
Dover Priory Station Approach Environmental Improvements	Improvements to public realm next to Station and along part of Folkestone Road towards town centre	Total project cost - £2m. Funded by KCC (£1.1m), Network Rail (£0.7m), SEEDA (£0.1m), INTERREG (£0.12m) and Dover DC (£0.05m)	<ul style="list-style-type: none"> <li>• Resurfacing and footway works started on Folkestone Road and around station building.</li> <li>• Provision of new stepped access from Folkestone Road and from Tower Hamlets residential area.</li> <li>• Landscaping contract let to Jacobs.</li> </ul>	<ul style="list-style-type: none"> <li>• Complete Folkestone Road resurfacing works in April.</li> <li>• Complete improvements to Station Approach and to new Priory Steps in April.</li> <li>• Complete handover to Network Rail in April.</li> <li>• Plan formal opening for later in quarter.</li> </ul>
Dover Sea Change Programme	Programme comprises improvements to 4 tourist attractions within Dover Castle, environmental improvements to Esplanade, upgrading of Bleriot Memorial, cable car feasibility study and multi faceted community engagement project.	Total project cost - £7.75m. Funded by DCMS (£3.85m), English Heritage (£2.5m), KCC (£0.65m), DHB (£0.34m), Dover DC (£0.3m) and SEEDA (£0.11m)	<ul style="list-style-type: none"> <li>• Completed Works Agreement and Collateral Warranty agreement for Esplanade project.</li> <li>• Appointed Ringway as principal contractor to Esplanade project.</li> <li>• Commenced construction of main elements of Esplanade project completed by end of March.</li> <li>• Dover Cultural Strategy completed by the end of March.</li> </ul>	<ul style="list-style-type: none"> <li>• Start final Dover Castle project (Secret Wartime Tunnels).</li> <li>• Commence Esplanade soft landscaping works.</li> <li>• Complete Esplanade main contract works.</li> <li>• Complete cable car initial feasibility work.</li> </ul>

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<b>Thanet - Lead Officer: Theresa Bruton</b>				
East Kent Opportunities LLP Theresa Bruton	Limited liability partnership created by KCC and Thanet DC to develop land holdings at Manston Business Park and Euro Kent adjacent to Westwood Cross. EuroKent spine Road opened November 2008	KCC purchased Manston Park landholdings in June 2006 £5.35m. Now sits alongside TDC equivalent landholding at EuroKent in the LLP	<ul style="list-style-type: none"> <li>• Updated Business Plan for EKO LLP being considered by Management Committee 24/3/10.</li> <li>• Contracts with Solicitors on two purchases at Manston.</li> </ul>	<ul style="list-style-type: none"> <li>• Timing for submission of EuroKent planning application to be addressed alongside Thanet District Council's progress with LDF Core Strategy.</li> <li>• Implementation of updated business plan.</li> </ul>
<b>Margate - Lead Officer: Keith Mackenney</b>				
Rendezvous site development	On the seafront site adjacent to Turner Contemporary development work is underway to bring forward a planning application for a quality mixed-use development at the eastern end of the Rendezvous site that is sympathetic to the Turner gallery and provides strong and effective linkages to the Old Town and the Winter Gardens. R&E are working with Thanet District Council (TDC), to transform the Grade 2 listed, Winter Gardens into a successful, modern operation.	Total cost will be determined by the eventual direction of the project.	<p>As reported to REDPOSC in January, the initial scheme involving a quality hotel and residential development has been reviewed and options are being considered linked to the Winter Gardens.</p> <p>Discussions are taking place to explore TDC's aspirations for the site in the context of other developments planned for Margate's eastern seafront.</p> <p>Detailed viability and feasibility work is being progressed with specialist hotel consultants, TRI, whose report will be delivered in early March.</p>	The direction of this work will be greatly influenced by the results of the TRI investigations which will be reviewed by the project's steering group before being shared with other members of the Margate Renewal Partnership.

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter Jan 10 – Mar 10	Actions planned for next quarter April 10 – June 10
Development on the Dreamland site	To work with the Margate Renewal Partnership and site owners to deliver the Dreamland Entertainment Complex & Heritage Amusement Park on a 10 acre site around the listed cinema and scenic railway.	£12.4m (Phase 1) including: SeaChange £4m HLF £3m TDC £0.75m Developer £4m	<ul style="list-style-type: none"> <li>The land owner's contribution to the project not now expected to be forthcoming during the project's first phase. As a result a revised funding approach has been agreed with the Sea Change team.</li> <li>Gardiner Theobald has been appointed as project management consultants and revisions to the project plan have been agreed.</li> </ul>	<ul style="list-style-type: none"> <li>The design team will be appointed by the end of March.</li> <li>Design work to be completed during August with work commencing before the end of the year.</li> <li>The second round HLF decision has been delayed until November.</li> <li>Phase 1 development work to be completed by the end of 2011.</li> <li>The park will open spring/summer 2012.</li> </ul>

**Countywide - No Use Empty Lead Officer: Steve Grimshaw**

	Initiative launched in 2005 as part of its PSA 2 commitments to examine better ways of delivering services and working more effectively with district councils by returning long term empty properties back into use.	£5m	<ul style="list-style-type: none"> <li>Towards 2010 Target exceeded.</li> <li>Completion of Mail shot targeting owners of Empty Properties across all districts in Kent.</li> <li>The value of loans paid in 09-10 has increased to £630k (from £500k).</li> <li>The value of loans approved awaiting payment has increased to £ 880k (from 595k).</li> <li>Total value of loans administered since the start of the NEUI will stand at £2.5M by 31<sup>st</sup> March 2010.</li> <li>10 further Loan Applications under consideration.</li> </ul>	<ul style="list-style-type: none"> <li>Districts have identified a further 5 properties for which loan applications are likely to come forward.</li> <li>Newsletter distribution.</li> <li>Further publicity in local press and potential feature in Kent Messenger.</li> <li>Two more districts have indicated they are considering joining the Loan Scheme.</li> <li>A new fund within the NEI (currently being considered specifically for the original 4 East Kent Partners). If agreed this would be launched to run through 2010/2011 to 2013.</li> <li>Planning Appeal Decision regarding 1<sup>st</sup> Direct Purchase 28-30 King Street, Margate due in June.</li> </ul>
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			<ul style="list-style-type: none"> <li>NUEI/Thanet District Council held further discussions with the owners of the Fort Road Site (Margate). If the offer of a loan is not progressed then it is likely that TDC will use their powers to Compulsory Purchase (CPO) the site.</li> </ul>	

**Countywide – Backing Kent People Lead Officer: Rob Hancock**

	The campaign brings together partners from across the public and voluntary sectors to help Kent people whether the recession and make it easier for them to get the help they need.	£40k allocated. £13k spend to date on launch, publicity materials, production of young persons money leaflet etc		
Backing Kent People Week	Advice given through KCC's Gateways to help people through the recession	Training provided in house. £1k on materials	<ul style="list-style-type: none"> <li>Work completed.</li> </ul>	<ul style="list-style-type: none"> <li>Undertake survey of outcomes of BKP week with Gateway staff and Plan second BKP week subject to outcome of review.</li> </ul>
Money Box Magazine	Magazine produced for Kent residents to highlight the extent of money support services available in the county.	£5k for design, production, printing and distribution.	<ul style="list-style-type: none"> <li>No activity.</li> </ul>	<ul style="list-style-type: none"> <li>Effectiveness of the magazine to be measured and production of a second edition to be completed in conjunction with Town &amp; Country Housing Group as KCC's partners. Second edition planned for June/July subject to results of the evaluation.</li> </ul>

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<p>The creation of the Kent Credit Union.</p>	<p>KCC has spearheaded the creation of a “people’s bank” for the county to help those who are financially excluded and provide a community saving organisation.</p>	<p>An original KCC development budget of £100k plus £250k allocated to Kent Savers.</p>	<ul style="list-style-type: none"> <li>• Authorisation received from the FSA to trade.</li> <li>• Staff (Chief Officer, Loans officer) recruited.</li> <li>• Launch 5<sup>th</sup> March</li> <li>• Operations started – systems tested in Gravesend with roll out to priority areas (Swale, Gravesham, Maidstone and Dover) in next few months.</li> <li>• Kent Savers services available from the KCC Contact Centre.</li> <li>• Premises occupied (Old Town Hall Gravesend)</li> <li>• Comprehensive marketing strategy produced.</li> <li>• Hardware and software in place.</li> </ul>	<ul style="list-style-type: none"> <li>• Direct marketing to Gravesend residents</li> <li>• Marketing directed to potential savers to start with KCC staff promotion via payslips.</li> <li>• Outreach worker recruited to focus on priority areas.</li> </ul>

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter Jan 10 – Mar 10	Actions planned for next quarter April 10 – June 10
Kent Citizens Advice Bureau advice project	KCC is working with 12 CABs organised as Kent & Medway Citizens Advice (KAMCA) to increase their capacity and to provide advice to more people, particularly in areas of debt, benefit and employment	£250k	<ul style="list-style-type: none"> <li>· Monitoring information provided by the CAB.</li> <li>· Data summarises an increase in the number of debt cases (total of over 16,000) an increase of 33% and welfare benefits (total of over 15,000) and increase of 24% over the last quarter.</li>   <li>Additionally, <ul style="list-style-type: none"> <li>• Number of clients seen increased by over 20%</li> <li>• Number of employment enquiries increased by 21%</li> </ul> </li>   <li>· KCC's fund has enabled individual CAB's to increase the number of volunteers and their training, provide services at outreach locations and offer additional times for access (inc Saturdays).</li> </ul>	<ul style="list-style-type: none"> <li>· Complete delivery of projects for agreed funding to end March.</li> </ul>

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter Jan 10 – Mar 10	Actions planned for next quarter April 10 – June 10
The creation of the Kent & Medway Financial Inclusion Partnership	KCC is working to create an independent Kent & Medway Financial Inclusion Partnership to take responsibility for the on-going delivery of the BKP campaign.	£4k allocated to Partnership.		<ul style="list-style-type: none"> <li>Develop TOR and membership of Partnership in partnership with Town &amp; Country Housing Group with a view to holding first meeting end March / April.</li> </ul>

**Countywide – Backing Kent Business Lead Officer: Jim Mckenzie**

<b>Backing Kent Business</b>	To support Kent businesses through the recession via KCC 10 Commitments and to develop a new relationship with business	£120,000	<ul style="list-style-type: none"> <li>14<sup>th</sup> December Backing Kent Business (BKB) partner meeting – a key meeting marking the year since BKB was launched in Dec 2009 considered the future of the BKB campaign. Partners were of the view that there was still a key job to do as it will still be a very difficult in 2010 for Kent business as the economy slowly moves to recovery. Also BKB is an accepted 'brand' within the business community which should be further exploited.</li> <li>Migrating the KCC online Business Support Centre on the newly designed KCC website – some issues with linkages to information which is being resolved. Site constantly updated with additional advice and information.</li> </ul>	<ul style="list-style-type: none"> <li>Further business breakfast meetings being planned in April with Channel Chamber, Thames Gateway (Kent) Chamber and Canterbury 4 Business as an opportunity for Cabinet Member to discuss BKB.</li> <li>22<sup>nd</sup> April 2020 business conference and exhibition – Kent's premier business event and Backing Kent Business will have a stand.</li> </ul>
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			<ul style="list-style-type: none"> <li>• 17<sup>th</sup> March BKB partners meeting.</li> <li>• BKB 'Annual Report' being prepared, to mark the first year of BKB with an update on the 10 Commitments and other KCC activities which support Kent businesses e.g. Produced in Kent, Locate in Kent, tourism etc.</li> <li>• KEiBA launch 14<sup>th</sup> Jan 2010.</li> <li>• Attended Federation of Small Businesses (FSB) Kent regional Committee meeting with Kevin Lynes guest speaker.</li> <li>• Business Consultation Forum held on 26<sup>th</sup> Jan.</li> <li>• Institute of Directors (IoD) business breakfast held on 27<sup>th</sup> Jan – number of businesses engaged in a Q&amp;A session with Kevin Lynes</li> <li>• KCC Chairman's Mid-Kent Reception 27<sup>th</sup> Jan with a focus on Backing Kent Business – Kevin Lynes presented at the event.</li> <li>• 3<sup>rd</sup> March KCC Chairman's East Kent reception with focus on Backing Kent Business.</li> <li>• Backing Kent Business partners meeting 5<sup>th</sup> Feb – considered the way forward for the BKB campaign to support Kent businesses covering a number of opportunities around local procurement e.g. supply chain directory for wind farm developments, public, public procurement.</li> </ul>	

## 2. Regeneration fund bids

2.1 To date, one bid has been received for funding from the Regeneration Fund.

Bids	Overview	Sub-Group	£
Wind Farm supply Chain Directory	The aim of the project is to develop and maintain a local wind farm supply chain directory in Kent matching the needs of developers with the capabilities of local businesses.	31 March 2010	15k

## 3. Recommendation

3.1 Members are asked to note progress against each of the projects and the bids seeking funding from the regeneration fund.

### Lead Contact Officer:

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