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**To:** Regeneration and Economic Development Policy Overview and  
Scrutiny Committee 8 July 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 approved 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 have been approved for funding from the Regeneration Fund.

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter April – June 10	Actions planned for next quarter July – September 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>• Funding agreement for Junction 9 and Drivers Roundabout finalised. Work has commenced on site.</li> <li>• Land agreements for Victoria way signed and work due to start.</li> <li>• Work being undertaken by URS in relation to the strategic tariff nearing completion.</li> <li>• Work has started on the Gateway+ site.</li> </ul>	<ul style="list-style-type: none"> <li>• Complete work to develop the strategic tariff.</li> <li>• Engagement in master planning for Southern Expansion Quarter, Commercial Quarter, Elwick Place Chilmington and Cheesemans Green.</li> <li>• Business case for Smartlink delayed as due to Government spending cuts, DfT have advised that no new bids for new schemes will be accepted before the CSR</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>• HCA contribution of £13m in current CSR agreed. £10m for next CSR period will fall under this review period and is not guaranteed.</li> <li>• Negotiations with Land Securities regarding Deed of Variation for payment of £40m contribution from Eastern Quarry completed at end of June.</li> <li>• Agreement between Kent Thameside partners on Memorandum of Understanding providing a non-binding commitment to delivery of Programme.</li> <li>• Programme investment fund established.</li> </ul>	<ul style="list-style-type: none"> <li>• Completion of Governance arrangements for the management of the Programme.</li> <li>• Completion of Funding Agreement with DfT to secure £26m contribution to Programme.</li> <li>• Completion of KCC/DBC/GBC Partnership Agreement to provide further developer contributions towards the Programme.</li> <li>• First Forward Delivery Programme agreed.</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>Detailed re-configuration of existing S106 for Ebbsfleet –on going discussions taking place between KCC and Land Securities</li> <li>Discussions on going between the LPAs, KCC and Land Securities regarding the variation of conditions and triggers with respect to the planning permission for Ebbsfleet.</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>Project completed in mid May.</li> </ul>	<ul style="list-style-type: none"> <li>Handover to Network Rail anticipated in July following resolution of snagging.</li> <li>Formal opening (date to be confirmed).</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>Secret Wartime Tunnels project started by English Heritage (June).</li> <li>Complete installation of precast concrete units on Esplanade (June).</li> <li>Commence Esplanade soft landscaping works (June).</li> <li>Cable car feasibility completed (May).</li> </ul>	<ul style="list-style-type: none"> <li>Expected completion of Esplanade project (July).</li> <li>12 month construction period for Secret Wartime Tunnels underway.</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>• Contracts with solicitors on two purchases at Manston.</li> <li>• Company funding being re-profiled including £95k short term loans from TDC and KCC</li> </ul>	<ul style="list-style-type: none"> <li>• Implementation of updated business plan.</li> <li>• Timing for consultation and planning application for Eurokent to be addressed alongside TDC's progress with LDF Core Strategy.</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	Total cost will be determined by the eventual direction of the project.	<ul style="list-style-type: none"> <li>• Specialist consultants, TRI, have reported back on their investigation of market opportunities relating to a hotel on the Rendezvous site and a modern, flexible conference centre development at the adjacent Winter Gardens.</li> </ul>	<ul style="list-style-type: none"> <li>• The existing project team will work with architects and quantity surveyors to further test the viability of delivering a well designed and well constructed hotel on the Rendezvous site within the market constraints identified by TRI.</li> <li>• A joint officer team from KCC and Thanet District Council to consider options for the future of the Winter Gardens.</li> </ul>

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	successful, modern operation.			
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>Whitelaw Turkington have been appointed lead designers with Guy Hollaway as architect.</li> <li>TDC has increased its project contribution to £2.2m with an agreement to cover an additional £1.8m from prudential borrowing.</li> </ul>	<ul style="list-style-type: none"> <li>The HLF bid is due to be submitted in July and will now seek £4m not £3m.</li> <li>Stage D design work will be completed during August and urgent works will take place before the end of the year with the main work commencing during February 2011.</li> </ul>
<b>Countywide - No Use Empty Lead Officer: Steve Grimshaw</b>				
	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>Final value of Loans paid in 09-10 confirmed at £985.6k</li> <li>Target for 2010-13 is agreed at 200 units per annum.</li> <li>Contributed to Kent Wide Housing Strategy Policy</li> <li>KCC presented at National Empty Homes Conference (Birmingham).</li> </ul>	<ul style="list-style-type: none"> <li>Newsletter Distribution and further publicity in local press and potential feature in Kent Messenger.</li> <li>NUEI Website to be refreshed</li> <li>Districts have identified a further 10 properties for which loan applications are likely to come forward.</li> <li>Follow up with Swale and Tunbridge Wells regarding participating in Loan Scheme.</li> <li>Collate 1<sup>st</sup> Quarter returns.</li> <li>Prepare paperwork to remind early recipients of loans approved that repayment will fall due March 2011.</li> <li>Explore potential for NUEI to access additional funding to enhance scheme.</li> </ul>
<b>Countywide – Backing Kent People Lead Officer: Rob Hancock</b>				
<b>Backing Kent People</b>	The campaign brings together partners from across the public and	£40k allocated for initial campaign	<ul style="list-style-type: none"> <li>BKP currently being reviewed to determine future direction.</li> <li></li> </ul>	Agree future direction for BKP based on review.

	<p>voluntary sectors to help Kent people whether the recession and make it easier for them to get the help they need.</p>	<p>£5k for first edition design, production, printing and distribution of Money Box Magazine. Second edition £7k contribution by KCC with increased distribution.</p> <p>Kent Credit Union original KCC development budget of £100k plus £250k allocated to Kent Savers.</p> <p>£4k allocated the creation of the Kent &amp; Medway Financial Inclusion Partnership</p>	<ul style="list-style-type: none"> <li>• Second edition agreed with partner Town &amp; Country RSL for summer 2010 targeting advice for older people</li> <li>• KentSavers office now staffed and open for business with final testing of electronic banking systems near completion</li> <li>• In first three months the Credit Union has: <ul style="list-style-type: none"> <li>○ Dealt with over 1000 applications for membership and for loans</li> <li>○ Current membership is 250</li> <li>○ agreed 78 loans against a target of 100 during first year of operation</li> <li>○ 228 registered savers</li> </ul> </li> <li>• Meetings to be held in June with Medway to discuss future direction of the proposed partnership</li> </ul>	<p>Produce 2<sup>nd</sup> Edition of Money box Magazine.</p>
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<b>Countywide – Backing Kent Business Lead Officer: Jim Mckenzie</b>				
<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>• 1<sup>st</sup> Apr - BKB Partner meeting. Agreed to focus on three key priorities – London Array procurement opportunities, public sector procurement and small business access to banking finance.</li> </ul>	<ul style="list-style-type: none"> <li>• Review of BKB future direction in light of changing economic circumstances.</li> <li>• 16<sup>th</sup> July County Show with IoD business breakfast sponsored by KCC.</li> <li>• Regular BKB Partners meetings.</li> </ul>

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			<ul style="list-style-type: none"> <li>· 8<sup>th</sup> Apr Channel Chamber business breakfast event with around 70 businesses.</li> <li>· 13<sup>th</sup> Apr – KCC Chairman’s Reception event in Folkestone to support call for new nuclear power station at Dungeness.</li> <li>· 22<sup>nd</sup> Apr Kent 2020 business exhibition and conference.</li> <li>· Published an annual review of Backing Kent Business: A Year of Progress and published a BKB leaflet entitled ‘What Does KCC do for Kent business?’</li> <li>· 18<sup>th</sup> May – BKB business breakfast with Thames Gateway (Kent) Chamber of Commerce.</li> <li>· 26<sup>th</sup> May – BKB business breakfast with Channel Chamber of Commerce.</li> <li>· 28<sup>th</sup> May – BKB business breakfast with Canterbury for Business.</li> <li>· 9<sup>th</sup> June – Launch of business supply chain directory for London Array development with funding from KCC.</li> <li>· 22<sup>nd</sup> June Invicta Chamber of Commerce business exhibition and conference</li> </ul>	

## 2. Regeneration Fund bids

- 2.1 Since the last meeting of the Committee, 2 bids have been approved for funding from the Regeneration Fund.

Bids	Overview	£
Kent Graduate Portal	Development and establishment of a graduate portal	£178k (rev) £15k (cap)
Gravesend Old Town Hall	Funding for initial operating costs to enable building to become established as a business and community centre	£326.7 (rev) £59.5 (cap)

## 3. Recommendations

- 3.1 Recommendation

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

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