

**By:** Kevin Lynes, Cabinet Member, Regeneration and Economic Development  
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**To:** Regeneration and Economic Development Policy Overview and Scrutiny Committee 23 September 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.

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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.

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter July – September 2010	Actions planned for next quarter October – December 2010
<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>• Work has commenced on site at Drovers Roundabout, Junction 9, M20 footbridge and Victoria Way</li> <li>• KCC have completed all work to support the strategic tariff.</li> <li>• KCC developing community hub concept for Chilmington Green masterplan.</li> <li>• Gateway+ construction on programme.</li> </ul>	<ul style="list-style-type: none"> <li>• Develop options for governance and delivery of the growth area post March 2011.</li> <li>• Identification of land take for community facilities in urban expansion areas.</li> <li>• Continue delivery of the Drovers, Junction 9, M20 footbridge and Victoria Way.</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>• Government to review funding commitments as part of Comprehensive Spending Review (CSR).</li> <li>• Claim made to HCA for £7.5m contribution from the £13m allocated in current CSR period.</li> </ul>	<ul style="list-style-type: none"> <li>• Deed of Variation to Eastern Quarry S.106 Agreement completed with Land Securities.</li> <li>• Public sector funding commitments confirmed following CSR announcement.</li> <li>• Partnership Agreement between KCC/DBC/GBC completed to provide further developer contributions.</li> <li>• Governance arrangements for management of the programme completed.</li> <li>• Initial schemes commissioned utilising HCA contribution of £13m for current CSR period and developer contributions focusing on Dartford and Gravesend town centres (subject to HCA agreement).</li> </ul>

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Ebbfleet Valley (including Eastern Quarry)	To deliver 11,000 homes and new community adjacent to Ebbfleet station	In an excess of an estimated £100m worth of infrastructure secured by KCC and DBC to support the development of Eastern Quarry.	<p><b>Existing Ebbfleet S.106</b></p> <p>1. Variation of existing triggers</p> <ul style="list-style-type: none"> <li>Awaiting Land Securities agreement to KCC's proposal on revised triggers and terms.</li> </ul> <p>2. Renegotiation of S.106 terms</p> <ul style="list-style-type: none"> <li>Awaiting formal response from LS to KCC's revised terms</li> </ul>	<p><b>Ebbfleet</b></p> <ul style="list-style-type: none"> <li>Subject to positive responses from LS:- <ul style="list-style-type: none"> <li>Agree revised triggers and terms.</li> <li>Agree revised S.106 terms.</li> </ul> </li> <li>Obtain details from LS of continued development programme at Springhead.</li> <li>Obtain details from LS of proposed development programme for the remainder of Ebbfleet 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>Soft landscape contract with Greencraft completed by end of August.</li> <li>Resolution of 'snagging' with main contractor (Jackson) by end of July.</li> <li>Handover to Network Rail (September).</li> </ul>	<ul style="list-style-type: none"> <li>Date of formal opening has yet to be determined with Network Rail and Southeastern, but will be in this 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	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 funded by English Heritage now in Stage C (Design and Planning), with start on site expected in October 2010. Expected completion is June 2011.</li> <li>Esplanade project open to public in July. Substantive completion in August, although planting element to be finished in October.</li> </ul>	<ul style="list-style-type: none"> <li>Soft landscaping completion delayed until October due to impracticality of planting during summer months.</li> <li>Local publicity event to be arranged for November, pending formal opening possibly in Spring 2011(to be agreed with CABE and DHB).</li> <li>Completion of community engagement projects.</li> <li>Final completion report to CABE and DCMS, which will include an evaluation of the project and how it meets the aims identified in the original funding</li> </ul>

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	engagement project.			application and those of the Sea Change programme.
<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 potential land sales at Manston.</li> <li>Company funding re-profiling now in place.</li> <li>Savills appointed as agents for Manston site.</li> </ul>	<ul style="list-style-type: none"> <li>Reviewing Eurokent planning application preparation and public consultation in light of improving green credentials.</li> <li>Development of local employment initiative.</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.	Total cost will be determined by the eventual direction of the project.	Based upon development advice and soft market testing by Knight Frank and a detailed market report from TRI Hospitality Consulting it has been concluded that at the present time KCC would not be able to attract a hotel developer and operator to deliver the well designed and appointed hotel that is desired for the site.	<ul style="list-style-type: none"> <li>The site will be discussed with partners in the Margate Renewal Partnership and, if it is decided not to pursue the development for the present, a short term use for the site will need to be agreed.</li> <li>KCC will continue to work with owners TDC to consider the long term future of the Winter Gardens.</li> </ul>

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	R&E are working with Thanet District Council (TDC), to transform the Grade 2 listed, Winter Gardens into a 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	Although the design team is in place, their work is currently on hold until land negotiations with the owners of the site have been further progressed.	<ul style="list-style-type: none"> <li>Once Heads of Terms have been agreed, design work will be concluded with the intention that work will start on the site in 2011. A 2012 opening date for the heritage amusement park is still expected.</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>Further £1.3M Loan approved.</li> <li>Total Leverage £6.8m to date.</li> <li>No of units returned at Qtr 1 (Apr-June) is 103 v yearly target of 200 (52%).</li> <li>NUE Website refreshed (Aug).</li> <li>Newsletter finalised and will be distributed (Sep).</li> <li>Provided information and advice to Treasury on No Use Empty Initiative, inc unit costs (visit scheduled Aug).</li> <li>Discussions with Tunbridge Wells and Tonbridge &amp; Malling</li> </ul>	<ul style="list-style-type: none"> <li>Finalise remaining loans for 2010-11 (£1M potential identified).</li> <li>Prepare for Event to Celebrate 5 Years NUE including invites, attendees, key speakers etc (Nov date tbc).</li> <li>Collate 2<sup>nd</sup> Quarter Returns (July-Sep).</li> <li>Issue reminder letters for Loans which fall due March 2011 (Dec).</li> </ul>
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			<ul style="list-style-type: none"> <li>on joining the Loan Scheme.</li> <li>· Video of No Use Empty published on Homes, Communities Agency website contributing to national debate.</li> </ul>	
<b>Countywide – Backing Kent People Lead Officer: Rob Hancock</b>				
<b>Backing Kent People</b>	<p>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.</p>	<p>£40k allocated for initial campaign.</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</p>	<ul style="list-style-type: none"> <li>· BKP currently being reviewed to determine future direction.</li> <li>· KentSavers office now staffed and open for business.</li> <li>· Meetings held in June with Medway to discuss future direction of the proposed partnership.</li> </ul>	<ul style="list-style-type: none"> <li>· Agree future direction for BKP based on review.</li> </ul>

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		Partnership.		
<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>· 28 June - On the back of successful launch of online supply chain directory for offshore wind, meeting with BKB partners to see how this could be extended to capture other major projects offering opportunities for Kent businesses. Further work underway.</li> <li>· 1 July – KEiBA winners announced at the Gala Dinner at Chatham Maritime – jointly managed by Kent Messenger and KCC, and is a high profile vehicle for KCC in backing Kent businesses.</li> <li>· 12 July – BKB partners letter sent to Chancellor of the Exchequer re National Insurance Contribution tax break for start-up businesses in targeted areas of UK – request for such areas to include Kent given poor economic performance in some areas of county.</li> <li>· 16 July - Institute of Directors Business Breakfast meeting at County Show – Levin Lynes spoke re BKB.</li> <li>· 20 July - Successful bid to Regeneration Board re project to increase the capacity of Kent businesses to export as a means</li> </ul>	<p>Autumn/Winter – further sector ‘conversations’ as part of the sector strategy.</p> <p>30 Nov – launch of ‘Kent 2020’ for 2011 – largest business-to-business event in the county with major sponsorship by KCC.</p> <p>7 December – Backing Kent Business partners meeting, with Kevin Lynes.</p>

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			<p>to business growth – BKB partners will be part of delivery mechanism. This will provide match funding for an Interreg bid which has been submitted and awaits approval.</p> <ul style="list-style-type: none"> <li>• BKB partners meeting on 15<sup>th</sup> September to discuss a wide variety of economic development topics to assist local businesses</li> <li>• 22 Sept – date for first sector ‘conversation’ on low carbon/environmental technologies, as part of development of Kent Sector Strategy. Opportunity for KCC to be clearly seen as supporting the sector.</li> <li>• 22 Sept – Thanet Trade Fair – an opportunity to engage with local businesses.</li> </ul>	

## **2. Recommendation**

**2.1** Members are asked to note progress against each of the projects.

### **Lead Contact Officer:**

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