

By: Kevin Lynes, Cabinet Member, Regeneration
David Cockburn, Executive Director Strategy, Economic
Development & ICT

To: Regeneration and Economic Development Policy Overview and
Scrutiny Committee 17 November 2010

Subject: Update on Major Projects

Classification: Unrestricted

Summary:

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

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, Swale and No Use Empty.

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter October – December 2010	Actions planned for next quarter January – March 2011
Ashford Growth Area - Lead Officer: Mike Bodkin				
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"> • Work Progressing with M20 Junction 9, M20 Footbridge and Drivers Roundabout. • Gateway+ Construction ongoing. • Completion of KCC led project to develop community hub concept for Chilmington Green. • Completion of Southern Expansion Quarter masterplan. • Future delivery structure for Ashford to be considered. • Agreement of design for station forecourt project and start made on site. 	<ul style="list-style-type: none"> • M20 Footbridge, M20 Junction 9 and Drivers Roundabout to be completed by end of March 2011. • Gateway+ construction ongoing – scheduled for completion June 2011. • Chilmington Green master plan consultation commences. • New delivery arrangements for Ashford to be rolled out. • Station forecourt project under construction.
Kent Thameside – Lead Officer: Mike Bodkin				
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"> • Options Appraisal work carried out for CLG to support HCA/DfT funding bids for Comprehensive Spending Review (CSR). • HCA contribution of £7.5m from £13m for period up to March 2011 received. • Draft proposal for an Initial Delivery Programme utilising £13m HCA funding for current CSR period submitted to HCA for approval. • Draft Deed of Variation to Eastern Quarry S.106 Agreement with Land Securities (completion delayed by CSR). • Draft KCC/DBC/GBC Partnership Agreement with respective lawyers. 	<ul style="list-style-type: none"> • Public sector (HCA/DfT) funding commitments confirmed following CSR announcement. • Funding agreements with HCA and DfT finalised. • Partnership agreement between KCC/DBC/GBC finalised. • Deed of Variation to Eastern Quarry S.106 Agreement agreed with Land Securities. • Governance and management arrangements for the Programme agreed. • Initial Delivery Programme agreed with HCA and scheme delivery commenced. • Forward Delivery Programme produced (building on Initial Delivery Programme) in the

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter October – December 2010	Actions planned for next quarter January – March 2011
				knowledge of confirmed funding commitments.
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.	<p>Existing Ebbsfleet S.106 No significant progress since previous report covering July – September 2010.</p> <p>Variation of existing triggers -</p> <ul style="list-style-type: none"> Land Securities have applied to vary some of the original S.106 triggers. We do not agree with all of the proposed provisions and have notified DBC and GBC of our preferences. Renegotiation of S.106 terms - <ul style="list-style-type: none"> Awaiting formal response from LS to KCC's revised requirements. 	<p>Ebbsfleet Subject to LS entering into discussions:-</p> <ul style="list-style-type: none"> Agree revised triggers and terms. Agree revised S.106 terms. Obtain details from LS of continued development programme at Springhead. Obtain details from LS of proposed development programme for the remainder of Ebbsfleet Valley.
Swale – Lead Officer: Mike Bodkin				
Swale Parkland:- Sheppey cycle routes	Provision of new cycle/multi-access routes on Sheppey as part of developing green tourism on island	Total project cost £724,000. KCC- £500k; Sustrans- £224k	<ul style="list-style-type: none"> Secure planning permission for section of Sheerness route. Commence implementation of Sheerness route. Commence implementation of Leysdown route. Seek Leader+ funding for art feature linked to Leysdown route. 	<ul style="list-style-type: none"> Continue implementation of Sheerness route. Complete Leysdown route. Provide signs for routes. Prepare marketing/publicity material.
Swale Parklands- Milton Creek	Creation of major new country park running along Creek in Sittingbourne on brownfield/ waste land. KCC project is to landscape site	Total project cost: £2.95m. CLG- £2.3m; SBC - £400k; KCC- £250k	<ul style="list-style-type: none"> Liaise on final legal agreements and licences between KCC and SBC. Fence and carry out reptile removal prior to works to increase height of site in 2011. 	<ul style="list-style-type: none"> Prepare detailed landscape plan for site, based on outline plan. Finish negotiations. Prepare tender list. Complete reptile mitigation.

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter October – December 2010	Actions planned for next quarter January – March 2011
	adjoining new NNR road in 2011/12.			
Queenborough/ Rushenden Regeneration	Overall scheme to deliver 2000 new homes and related community/road infrastructure over 10 years	<p>Estimated cost of £26.4m of community infrastructure to be secured from S.106</p> <p>CLG funding of £390k; KCC £15k to carry out environmental works</p>	<ul style="list-style-type: none"> • Re-phasing of housing gaps delayed to 2013. • Agreement on gap funding for Rushenden link road (S.106). • Start of scoping out new community/skills /enterprise centre at Rushenden. • Updating of overall KCC service needs at Q/R. • Final details and bid for small scale environmental improvements in area. 	<ul style="list-style-type: none"> • Revisiting of community infrastructure needs. • Restart last phase Rushenden link road. • Continue develop new Community/skills/enterprise centre with key partners. • Implementation of 1st phase environmental scheme at Queenborough Castle site. • Completion of Rushenden environmental improvements with landscaping at children's centre.
Sittingbourne Northern Relief Road	Completion of relief road from existing route to A2 at Bapchild. Development of Outline design and public consultation on route.	Total Project cost estimated between £15m to £45m, dependant on final route option selected.	<ul style="list-style-type: none"> • Consultation completed – questionnaires being analysed for report to Cabinet Member for decision on the way forward. 	<ul style="list-style-type: none"> • Report to Cabinet Member for future action.

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter October – December 2010	Actions planned for next quarter January – March 2011
Sittingbourne Southern Relief Road / M2 Junction 5	Completion of Overall Transportation Strategy for Sittingbourne, including solution to congestion / safety problems at M2 Junction 5	Total Project Cost estimated between £120m to £150m. (Preliminary costs only at this stage).	<ul style="list-style-type: none"> Assessment work developed for M2 J5 in partnership with Swale Borough and Highways Agency. Short term solution identified for capacity improvement at Junction. Inclusion of Southern Relief Road (and M2 J5a) in LDF strategic development assessments to develop Transportation Strategy for Sittingbourne. 	<ul style="list-style-type: none"> Outline Design work of short term Solution to be pursued with Highways Agency. Longer Term solution for junction (including potential for Southern Relief Road and M2 J5a) to be assessed using new Transportation Model. Phasing Strategy for Southern Relief Road (including facilitation of development at Kent Science Park) to be developed with partners.
Sittingbourne Town Centre	Remodelling / regeneration of Town Centre Retail Core and local road network.	Costs being borne by developers (Tesco / Spenhill).	<ul style="list-style-type: none"> Masterplanning of development and initial transport assessment carried out. To be submitted as part of planning application process. 	<ul style="list-style-type: none"> Assessment of planning submission and negotiation over impacts on local network and town centre retail offer. Key element to regenerating Sittingbourne.
Dover - Lead Officer: David Hughes				
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"> Completion of landscaping contract in October 2010 with final payment to contractor in November 2010. Project handover to Network Rail in October 2010. Formal opening event in November 2010. 	<ul style="list-style-type: none"> None – project completed
Dover Sea Change Programme	Programme comprises improvements to 4 tourist attractions within Dover Castle, environmental	Total project cost - £7.75m. Funded by DCMS (£3.85m), English Heritage (£2.5m), KCC (£0.65m), DHB (£0.34m),	<ul style="list-style-type: none"> Esplanade landscaping contract started in October 2010 and completed in November 2010. Completion of snaggings for Esplanade contract in October 2010. Formal opening of Esplanade in 	<ul style="list-style-type: none"> Continue with SWT project construction (anticipated completion in May 2011).

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter October – December 2010	Actions planned for next quarter January – March 2011
	improvements to Esplanade, upgrading of Bleriot Memorial, cable car feasibility study and multi faceted community	Dover DC (£0.3m) and SEEDA (£0.11m)	November 2010. • Secret Wartime Tunnels (SWT) project started in October 2010.	
Whitfield	Development of Whitfield of up to 5,700 new homes and associated community infrastructure	Significant Private Sector Investment in build out of site and the provision of infrastructure. KCC Officer time in R&E/KHS in terms of masterplanning and infrastructure provision.	<ul style="list-style-type: none"> • KCC/DDC working group set up to assess feasibility of Bus Rapid Transit scheme connecting Whitfield to existing town will complete in November 2010. • Draft Whitfield SPD out for public consultation in October 2010. • Submission by developer of phase 1 and 1a outline planning applications. 	<ul style="list-style-type: none"> • Engagement with wider stakeholders to develop specific route proposals for BRT. • Dover DC expected to make decision on SPD in January 2011. • S106 negotiations between KCC/DDC and developer on phases 1 and 1a.
Thanet – Lead Officer: Theresa Bruton				
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"> • Contracts with solicitors on two potential land sales at Manston and discussions continue towards finalising a sale. • Enquiries have shown a marked increase since Savills were appointed as agents for Manston site. 	<ul style="list-style-type: none"> • Continued refinement of the Eurokent planning application preparation and public consultation in light of improving green credentials. • Implementation of a local employment and job brokerage initiative.

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter October – December 2010	Actions planned for next quarter January – March 2011
Margate - Lead Officer: Keith Mackenney				
Rendezvous site development	<p>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.</p> <p>R&E are working with Thanet District Council (TDC), to transform the Grade 2 listed, Winter Gardens into a successful, modern operation.</p>	Total cost will be determined by the eventual direction of the project.	<ul style="list-style-type: none"> • The recommendations of recent reports will be discussed with partners at the Margate Renewal Partnership on 28 Oct and, if it is decided not to pursue the development for the present, discussions will begin with stakeholders to agree short term uses for the site. • Discussions have begun with owners, TDC, to consider the nature, extent, cost and potential impact of improvements that might be made to the Winter Gardens. 	<ul style="list-style-type: none"> • To progress both elements of this work.
Development on the Dreamland site	To work with the Margate Renewal Partnership and site owners to deliver the Dreamland Entertainment Complex & Heritage	£12.4m (Phase 1) including: SeaChange £4m HLF £3m TDC £0.75m Developer £4m	<ul style="list-style-type: none"> • TDC remain fully committed to the Dreamland project and continue to negotiate with the site owners re the transfer of the land. • Design work for the amusement park remains on hold until land issues are resolved. 	<ul style="list-style-type: none"> • To conclude land negotiations or consider alternatives. • To continue the design work with the objective of opening the park in July 2012.

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter October – December 2010	Actions planned for next quarter January – March 2011
	Amusement Park on a 10 acre site around the listed cinema and scenic railway.		<ul style="list-style-type: none"> Discussions continue with CABE re the drawing down of Sea Change funding. 	

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"> £3.4M Loans awarded since start of Initiative, pulling in £6.8M leverage to date. Further 12 applications for loans with a value of £0.5M currently being processed. Work associated with updating the website to include more case studies and news. Re-launch of Website to coincide with No Use Empty Event on 9th November to mark 5 year anniversary. Newsletter produced in October. This will be a 'bumper edition' to coincide with the above mentioned event. All future Newsletters will be published via the website. Progressing discussions with Tunbridge Wells, Tonbridge & Malling and Swale on joining the Loan Scheme. No of units returned at Qtr 1 (Apr-Jun) is 110 v yearly target of 200 (55%) – Qtr 2 currently being verified. £0.5M of Loan Fund will have been recovered by Dec 2010. 	<ul style="list-style-type: none"> Finalise remaining loans for 2010-11. Identify loans for 2011-12 Finalise the number of units returned at Qtr 2 and Qtr 3 to ensure that the target to return a minimum of 200 units is achieved on time. Follow up work with those councils wishing to join the Loan Scheme. Work with original 4 partners (Dover, Thanet, Shepway and Swale) to identify projects which could be supported which complement wider regeneration issues in recognition of their contribution to the success of the original pilot.
--	---	-----	---	--

Countywide – Backing Kent People Lead Officer: Rob Hancock

Backing Kent People	The campaign brings together	£40k allocated for initial campaign.	KentSavers progress toward targets as at 11 October 2010:	<ul style="list-style-type: none"> Agree future direction for BKP for end of March 2011.
----------------------------	------------------------------	--------------------------------------	---	---

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter October – December 2010	Actions planned for next quarter January – March 2011
	<p>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>£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 & Medway. Financial Inclusion Partnership.</p>	<ul style="list-style-type: none"> • 365 members • 129 instant loans • 12 save as you borrow loans • 8 flex loans • Value of loans £143,039.14 • First Board meeting of Kent & Medway Financial Inclusion Partnership to be in December 2010. 	<ul style="list-style-type: none"> • Discussions held and proposal to be developed for end March 2011. • Kent Benefits partnership currently developing proposals to become a social enterprise. • BKP part funding of the Area Based Fuel Poverty Programme with EHW.
Countywide – Backing Kent Business Lead Officer: Jim Mckenzie				
Backing Kent Business	To support Kent businesses through the recession via	£120,000	KCC is looking to the BKB partners – accredited Chambers of Commerce, Institute of Directors, Federation of Small	<ul style="list-style-type: none"> • Actions for 2011 will be identified by the BKB partners and presented at the BKB partners

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter October – December 2010	Actions planned for next quarter January – March 2011
	<p>KCC 10 Commitments and to develop a new relationship with business</p>		<p>Businesses and Business Link - to take a private sector lead in developing the Backing Kent Business campaign, with KCC support.</p> <p>BKB partners with KCC now involved in a number of projects</p> <ul style="list-style-type: none"> • The online business supply chain directory for off-shore wind energy – 223 businesses now signed up but needs to be further push to establish the site as a key resource for the industry. • 2 Seas European bid to increase the capacity of Kent businesses to develop international markets as a route to growth for Kent businesses. Successful Regeneration Fund bid to provide the necessary match funding. • Proposals being developed for a new BKB on-line business portal to increase effectiveness of communication to the Kent business community about the BKB campaign – as part of a wider BKB communication strategy which is in preparation. 	<p>meeting on 7th December with Kevin Lynes in attendance.</p>

Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter October – December 2010	Actions planned for next quarter January – March 2011
			<p>Following the BKB partners meeting in September it was agreed that a co-ordinated and targeted package of business support measures should be identified, responding to local business needs in a continuing challenging climate for Kent businesses, and using the knowledge and expertise of the partners. This will be formally presented to the BKB partners meeting in December, at which Kevin Lynes will attend.</p> <ul style="list-style-type: none"> · Launch event for Kent 2020 to be held on 30th November 2010 – this will profile the largest business exhibition, conference and networking event in the county which will be held on 7th April 2011, at which BKB partners will attend. 	

2. Recommendation

2.1 Recommendation

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

Lead Contact Officer:

Director of Economic Development
Barbara Cooper

Email Barbara.cooper@kent.gov.uk

Tel: 01622 221856