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Development & ICT

To: Regeneration and Economic Development Policy Overview and
Scrutiny Committee 18 January 2011

Subject: Update on Major Projects (including Core Monitoring)

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. **This report also includes core monitoring as part of our updating.**
- 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 January – March 2011	Actions planned for next quarter April – June 2011
Ashford Growth Area - Lead Officer: Mike Bodkin (01622 221960)				
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"> • M20 Footbridge, M20 Junction 9 and Drovers Roundabout to be completed by end of March 2011. • Gateway+ construction ongoing – scheduled for completion June 2011. • Victoria Way under construction. • New delivery arrangements for Ashford to be considered. 	<ul style="list-style-type: none"> • M20 Footbridge, M20 Junction 9 and Drovers Roundabout completed • Gateway+ opens. • Victoria Way completed • New delivery arrangements for Ashford in place.
Kent Thameside – Lead Officer: Mike Bodkin (01622 221960)				
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 the Government's Comprehensive Spending Review. • HCA contribution of £7.5m (from £13m allocated for period up to 31 March 2011) received. • Additional £10m from HCA not allocated in next CSR period (2011/12 to 2013/14) but subject to further review. • £26m DfT funding provisionally allocated for 2017/18 onwards but subject to further review. 	<ul style="list-style-type: none"> • Amendment to Funding Agreement with HCA. • Initial Delivery Programme agreed with HCA to utilise £13m allocation. • Further discussions with Land Securities regarding Deed of Variation in respect of Eastern Quarry. • Discussions with DfT and partners to secure additional public sector funding potentially through Regional Growth Fund. • Governance and management arrangements for the Programme agreed. • Partnership agreement between KCC/DBC/GBC finalised.

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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.	Existing Ebbsfleet S.106 <ul style="list-style-type: none"> GBC have considered Land Securities (LS) application to vary some of the original S.106 triggers. GBC have agreed some of the variations but have requested further additional information for the remainder. Discussions are ongoing regarding revision of S.106 terms. 	<ul style="list-style-type: none"> Continue liaison with GBC and agree revised triggers. Continue negotiations regarding revised S.106 terms. Obtain details from LS of proposed development programme for the remainder of Ebbsfleet Valley.
Swale – Lead Officer: Mike Bodkin (01622 221960)				
Swale Parklands:- 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- £225k	<ul style="list-style-type: none"> Complete bulk of implementation of Sheerness route. Signing of majority of Leysdown and Sheerness routes. Preparation of publicity material, brochures, website information etc. 	<ul style="list-style-type: none"> Final snagging and completion of routes Public Launch of routes – June Publication/distribution of publicity material Installation of art features (subject to successful Leader bid).
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 adjoining new NNR road in 2011/12.	Total project cost: £2.95m. CLG- £2.3m; SBC - £400k; KCC- £250k	<ul style="list-style-type: none"> Complete structural surveys. Re –start reptile mitigation. Produce detailed design for site. Draw up final legal agreement with Swale BC. 	<ul style="list-style-type: none"> Finalise design for Churchfields Wharf with partners Complete reptile re-location Prepare for tendering subject to completion of NRR Maximise benefits from exit from road scheme for new access routes within park and on this site.
Queenborough/ Rushenden Regeneration	Overall scheme to deliver 2000 new homes and related community/road infrastructure over	Estimated cost of £26.4m of community infrastructure to be secured from	<ul style="list-style-type: none"> SEEDA starting work to level and raise site to make it fit for new development. Completion of community needs audit. 	<ul style="list-style-type: none"> Complete Rushenden Relief Road Continue work to raise site levels Revisit s 106 allocations to Q/R Further development on new skills/employment/community

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	10 years	S.106 CLG funding of £390k; KCC £15k to carry out environmental works	<ul style="list-style-type: none"> Completion of Rushenden Environmental programme. Implementation of first phase of environmental/community project at Queenborough Castle Mound (subject to successful HLF bid). 	<ul style="list-style-type: none"> centre at Rushenden to find funding 2nd phase of works at Queenborough Castle Mound
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 – report being prepared for Cabinet Member. 	<ul style="list-style-type: none"> Report to Swale JTB for local Member input. Report to Cabinet Member for future action.
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. 	<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"> Master planning of development and initial transport assessment carried out. To be submitted as part of planning application process. Preferred Development Partner Competition under way managed by Swale BC. 	<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. Assessment of development partner options using LDF Model.

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Dover - Lead Officer: David Hughes (01622 221942)				
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"> • Project Complete. 	
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"> • Secret Wartime Tunnels project under construction by English Heritage. 	<ul style="list-style-type: none"> • Continue with SWT project construction (anticipated completion in May 2011).
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"> • Develop business case for Bus Rapid Transit project. • Dover District Council decision on Whitfield SPD pending (not known at time of print). • Continue S106 negotiations with developers. 	<ul style="list-style-type: none"> • Further work on developing Bus Rapid Transit business case. • Anticipate early development phases to begin. • Continue negotiations with developers on remaining land parcels.

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Thanet – Lead Officer: Theresa Bruton (01622 221957)				
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"> • Detailed negotiations underway with one potential land sale interest. • Other sound enquiries being followed up as a result of Savills initial activity in the market following their appointment as agents. • Greener credentials being built into the Eurokent planning application. • Links established with Employ Kent Thameside to support development of the jobs and skills brokerage initiative. 	<ul style="list-style-type: none"> • Continued promotion of the Manston site in anticipation of completing on at least one sale. • Finalise Eurokent Planning Application for early summer submission.
Margate - Lead Officer: Keith Mackenney (01622 221912)				
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	Total cost will be determined by the eventual direction of the project.	<ul style="list-style-type: none"> • KCC and TDC officers to produce a planning brief for the Rendezvous site. • Discussions to continue for improvements to the Winter Gardens. 	<ul style="list-style-type: none"> • The creation of a planning brief for the Rendezvous site • Agreement on a way forward for the improvement of the Winter Gardens.

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	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	<ul style="list-style-type: none"> Work to conclude to transfer the land required for the Heritage Amusement Park from the owners to TDC. 	<ul style="list-style-type: none"> Land transfer arrangements must be agreed and design and restoration proposals finalised.

Countywide - No Use Empty Lead Officer: Steve Grimshaw (01622 221906)

	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"> £3.6M awarded since start of Initiative, pulling in £7M leverage to date (Dec 2010). Further applications for loans with a value of £0.8M currently being processed. Progressing discussions with Tunbridge Wells, Tonbridge & Malling and Swale on joining loan scheme Gravesham have also expressed interest in joining loan scheme. Follow up work regarding recovery of the £1M of Loan Fund which is scheduled to be recovered by March 2011. 	<ul style="list-style-type: none"> Finalise the number of units returned at Q4 for 2010-11. Target for 2011-12 to return a further 200 units Finalise arrangements with those councils wishing to participate in the Loan Scheme. Commence processing loan applications for those properties identified for funding from 2011-12 allocation of funds. Provisional value £1.5M Monitor on-going schedule of monitoring visits to ensure projects are completing within agreed timescales.
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			<ul style="list-style-type: none"> • Achieved 210 units versus a Yearly Target of 200 at Q2 (Apr-Sep 2010) – Q3 currently being verified. • Provide feedback on behalf of the Initiative in relation to Government Consultation of New Homes Bonus 	<ul style="list-style-type: none"> • Further case studies to be uploaded to Website.
Countywide – Backing Kent People Lead Officer: Rob Hancock (01622 221347)				
Backing Kent People	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>£40k allocated for initial campaign. £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. £4k allocated the creation of the Kent & Medway Financial Inclusion Partnership.</p>	<ul style="list-style-type: none"> • Agree Kent Benefits Partnership proposals to become a social enterprise. • BKP part funding of the Area Based Fuel Poverty Programme with EHW. • KentSavers progress towards as targets to date: <ul style="list-style-type: none"> ○ 402 members ○ 170 instant savers ○ 15 save as you borrow loans ○ 11 flexi loans ○ Value of loans £198,429.54 	<ul style="list-style-type: none"> • Proposal to be commenced. • Kent Benefits Partnership to be launched as a social enterprise with KCC support over 3 years. • BKP part funding of the Area Based Fuel Poverty Programme with EHW ongoing. • Distribution of publication to initial 30,000 residents in RSL housing.

Countywide – Backing Kent Business Lead Officer: Theresa Bruton (01622 221957)				
Project	Summary of project outcome	Cost of Project KCC/Partners £	Progress since last quarter January – March 2011	Actions planned for next quarter April – June 2011
Backing Kent Business	To support Kent businesses through the recession via KCC 10 Commitments and to develop a new relationship with business	£120,000	<p>BKB Partners – accredited Chambers of Commerce, Institute of Directors, Federation of Small Businesses and Business Link have identified some capacity and mechanisms to take the private sector lead in taking forward the Backing Kent Business campaign with KCC support.</p> <p>Progress on current initiatives:</p> <ul style="list-style-type: none"> · Further developing the on-line business supply chain directory for the off-shore wind industry following its launch in 2010. · Implementing the successful 2 Seas European funded project to develop international markets as a route for growth for Kent businesses · Developing a new on-line communications portal for the Kent business community in support of BKB. 	<ul style="list-style-type: none"> · KCC R&E will continue to support the business sector lead for BKB as it develops.

2. Recommendation:

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

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