

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

To: Regeneration and Economic Development Policy Overview and Scrutiny Committee -19 January 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 a quarterly update on the progress of major regeneration projects.
- 1.2** This report will focus on those major projects being delivered by Regeneration and Economy.
- 1.3** 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 Sept - Dec	Actions planned for next quarter Jan - Mar
Ashford Growth Area - Lead Officer: Adele Harrison				
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"> • Tenders issued for Victoria Way road scheme - £18m CIF • Land acquisitions progressing • Work started on cost plan analysis to determine community infrastructure required to support planned growth and inform the development of a strategic tariff. 	<ul style="list-style-type: none"> • Works contracted for Victoria Way Road Scheme • Funding agreement finalised for £15m M20 J9 and Drivers road scheme. Land acquisitions concluded and works contract appointed. • KCC service provider workshop held to engage cross directorate support and initiate analysis of infrastructure provision. • KCC internal governance arrangements established to improve co-ordination and risk management.
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)	Revised economic ('Green Book') appraisal submitted in September by KCC to Government. HCA contribution (£23m) approved by Ministerial Group on Major Projects chaired by Lord Mandelson with instruction given to Treasury to expedite process. Negotiations with Land Securities over profile of their contribution (£40m) have commenced – see below.	<ul style="list-style-type: none"> • Completion of negotiations on reprofiling of Land Securities contribution. • Completion of Memorandum of Understanding between partners. • Completion of Partnership agreement between KCC, DBC, GBC over tariff and S.106 payments. • Draw down of first tranche of HCA funding.

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Ebbsfleet Valley (including Eastern Quarry)	To deliver 11,000 homes and new community adjacent to Ebbsfleet station	In excess of an estimated £100m worth of infrastructure secured by KCC and DBC to support the development of Eastern Quarry	Discussions with Land Securities have commenced over proposed adjustments to the masterplan for the Ebbsfleet Valley. Negotiations have also opened over the proposed reprofiling of their contribution to Homes & Roads (see above) and adjustments to the strategic framework for S.106 payments and S.278 highways agreements.	Substantial completion of negotiations with Land Securities. Timescale for next phases of development of the Ebbsfleet Valley will be clearer.

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"> Works started on Folkestone Road. Landscaping contract let to Jacobs. 	<ul style="list-style-type: none"> Complete Folkestone Road works. Commence works on Station forecourt and complete project.
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"> Planning consent granted for Esplanade in October, and tendered for main contract. 	<ul style="list-style-type: none"> Start final Dover Castle project (Secret Wartime Tunnels). Commence main contract works for Esplanade. Complete cable car feasibility.

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Thanet - Lead Officers as listed				
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	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"> • Euro Kent spine Road opened November 2008 • Heads of Terms now issued in respect of two potential purchases of plots at Manston 	<ul style="list-style-type: none"> • Planning application for EuroKent (Westwood) site to be submitted early 2010 and relationships with key stakeholders remain positive. • Communications and promotions campaign to be stepped up to coincide with planning application process. • Updated Business Plan for EKP LLP to be finalised.
Margate - Lead Officer: Keith Mackenney				
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>Officers from KCC and TDC have been working with CTM Architects to bring forward a mixed- use development proposal after the withdrawal in 2008 of development partner, Gleeson.</p> <p>The initial scheme involving a quality hotel and residential development has been reviewed and options are being considered linked to the Winter Gardens where discussions are taking place to explore TDC's aspirations for the site in the context of other development planned for Margate's eastern seafront.</p>	Once design and viability work has been completed, a decision on the way forward will be reached in early 2010.

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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"> • Business Plan produced and classic rides secured for amusement park (early 2009) • Bids made to Sea Change and HLF in April 2009. £3.7m secured from Sea Change in December on condition that the landowners' contribution of £4m can be secured or covered. • Dreamland Trust created to front bids and operate the attraction. • Project Director and 2 staff members appointed Dec 2009 	<ul style="list-style-type: none"> • Heads of Terms for Funding and Legal arrangements, including negotiations with site owners, to be completed by end of Jan • Dreamland Trust to appoint project manager and design team by end of Feb. • Design work to be completed by April with work commencing in September. • Second round HLF decision expected July. • Phase 1 work to be completed July 2011.
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"> • Towards 2010 Target exceeded. • A further 100 properties have been brought back into use for the period July-Sep, bringing the overall total to date to 1,049 v Target of 850. • The value of loans paid in 09-10 stands at £500k. • The value of loans approved awaiting payment stands at £595k. 	<ul style="list-style-type: none"> • A further 20 loan applications expected to be considered. • Proposals to set up a new fund with the 4 original scheme members being considered in recognition of the schemes successes to date in those areas. • Contributing to the work being undertaken in relation to a proposed Kent and Medway Housing Strategy

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			<ul style="list-style-type: none"> · This includes the first loans approved for properties in Dartford, Sevenoaks and Shepway who have recently joined the loan scheme. · 5 further Loan Applications under consideration. · Launch of Architect In The Empty House - a pioneering new scheme to offer owners of empty properties a FREE design and renovation consultation with an architect 	
Countywide – Backing Kent People Lead Officer: Keith Mackenney				
	The campaign brings together partners from across the public and voluntary sectors to help Kent people weather 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"> · Materials produced and Gateways staff trained in their use and in advising callers. · BKP week took place in October having been promoted on local radio. 	<ul style="list-style-type: none"> · Work completed

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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"> • Magazine designed and produced in conjunction with the Town & Country Housing Group. • Initial supply of magazines distributed through Gateways and in some cases further supplies have been provided. • Supplies have also gone to the Help Fund administrator. 	<ul style="list-style-type: none"> • Magazines also to be distributed to Childrens Centres and Family Liaison Officers. • Effectiveness of the leaflets to be evaluated and content reviewed.
The creation of the Kent Credit Union.	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.	An original KCC development budget of £100k plus £250k allocated to Kent Savers.	<ul style="list-style-type: none"> • KCC identified the demand and potential to develop a large Credit Union as a community venture. • Working with an interim CU chief officer, KCC has worked with a shadow board of directors to finalise the creation of the organisation. • Successful workshop held with Partners and Funders with over 40 organisations attending. • Successful negotiation of additional funding from the DWP for 3 Growth Fund Areas in Kent. 	<ul style="list-style-type: none"> • Pending final authorisation from the FSA, which is now expected in early January 2010, the independent Credit Union is expected to be launched in the New Year. • Chief Officer, loans officer and office manager recruited. Gravesend Old Town Hall will be the head office for Kent Savers. • Marketing strategy underway. • Joint working with KCC Poverty Pilot will enable the development of a “Front line worker – Kent Savers information pack” to be developed to encourage signposting and referral to Kent Savers.

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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"> · Each CAB has allocated its share of the funding against its own priorities and monitoring arrangements have been established. (April 2009) · In the second quarter of the financial year clients seen increased by 22%, welfare enquiries by 15.6% and debt enquiries by 26% on the same period last year. CABs are using the funding in a variety of ways including Saturday morning clinics, faster volunteer training packages, presence in Gateways and Children's Centres 	<ul style="list-style-type: none"> · Evidence of additional outputs from this funding will be provided on a quarterly basis. Discussions are starting on opportunities for funding next financial year. Potential areas could include ensuring a presence in each of the Gateways, subject to KCC budget position.
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"> · Initial steps have been taken to create the formal partnership through Companies House. · The Kent & Medway Financial Inclusion Partnership is acting as the company applying to the FSA for authorisation of Kent Savers. 	<ul style="list-style-type: none"> · The KMFIP Board will be created and key issues identified along with a forward delivery plan for the new Board.

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Countywide – Backing Kent Business Lead Officer: Jim Mckenzie				
Backing Kent Business	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"> • Three business meetings held in October • November –Launch of Kent premier business event ‘2020 Vision’ to be held in April 2010. • November - Chairman's West Kent Reception with a BKB focus • December – 1st anniversary of the Launch of BKP • December – Kent Ambassadors briefing in House of Lords re Backing Kent Business • December – Paul Carter guest speaker at business breakfast meeting in East Kent re Backing Kent Business • December – BKB partners meeting ie accredited Chambers, FSB, IoD and others. 	<ul style="list-style-type: none"> • January – Business consultation forum • January – launch event for Kent Excellence in Business Awards (KEiBA) 2010 • Jan/Feb – series of business breakfasts and other business meetings planned • January – Chairman’s Reception Mid-Kent with Backing Kent Business theme • March – Chairman’s Reception East Kent with a Backing Kent Business theme • March 2010 Chairman’s business conference

2. Recommendation

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

Lead Contact Officer:

Director of Economic Development
Barbara Cooper
Tel: 01622 221856