



Kent County Council and Kent Developers Group

Utilities Workshop - Electricity



Future – Short to medium term

- A Monopoly
- Insets available but site related, do not include off-site infrastructure improvement.
- No incentive for these companies to reduce these cost – carry though costs – not competition.
- Significant lack of investment over many years.
- Do they engage with Districts to understand the growth agenda?

District engagement.

- Different utilities are required to engage with the districts in different ways and invest in their growth agenda, not universal.
- Do the electricity companies engage?
- Do they know where to invest?
- 5 year investment cycle.
- They need to be able to recover costs.
- They will argue it changes.
- They need cost certainty.

Long term.

- 20 years plus.
- Where will electricity come from, how will it be delivered?
- Gas and petrol may not be available – how do we heat our homes
- More reliant upon home charging for cars and vans
- Sustainability – we need to respond
- Battery and solar farms and futures

investment.



Now

Sympathy ends, no
more tears



So, today – Land purchase.

- Developer looks at a development opportunity.
- Engages a consultant
- Capacity available, all good.
- But further investigation required at a cost.
- Developer does not have planning, too many potential abortive costs already, holds back.
- Put on hold pending planning

Planning process



Planning granted – hopefully



Planning granted – Brakes - enforcement





Pre-start – before we can begin to deliver houses, even start to invest

- Now part of the districts delivery plan, their growth agenda - commitment.
- Pre planning conditions to be resolved, some relating to utilities – too many.
- Developer can now invest in housing deliver – want to.
- SME and larger developments alike – related issues.



Pre-start – before we can begin to deliver houses

- Approach utility companies for capacity checks.
- Now taken seriously.
- Capacity gone or yes, we have capacity but reinforcement required, £1 million please.
- Capacity only secured upon payment, developers upon usage.
- Need upfront investment.
- Remember they are a monopoly

Improvement?

- Developers play the game – need to
- Do electricity providers invest in the future?
- They are proactive but could they do more?
- Consider Ebbsfleet and Otterpool, Second comer recover over 10 years max.
- Ever changing needs – car charging points, one per property?



Action on the growth agenda.

- Needs Electricity company to be part of the delivery team.
- Where are OFGEM in the agenda?
- County responding to sustainable delivery – wind and battery farms.
- Understanding of the future.
- Be part of the future.