



# EBBSFLEET GARDEN CITY

Planning, delivering and living in the  
UK's next Garden City



# The Ambition...

- Building 15,000 new homes of all tenures
- A vibrant new city centre built around Ebbsfleet International station.
- Seven new city parks & network of green corridors
- New public transport network



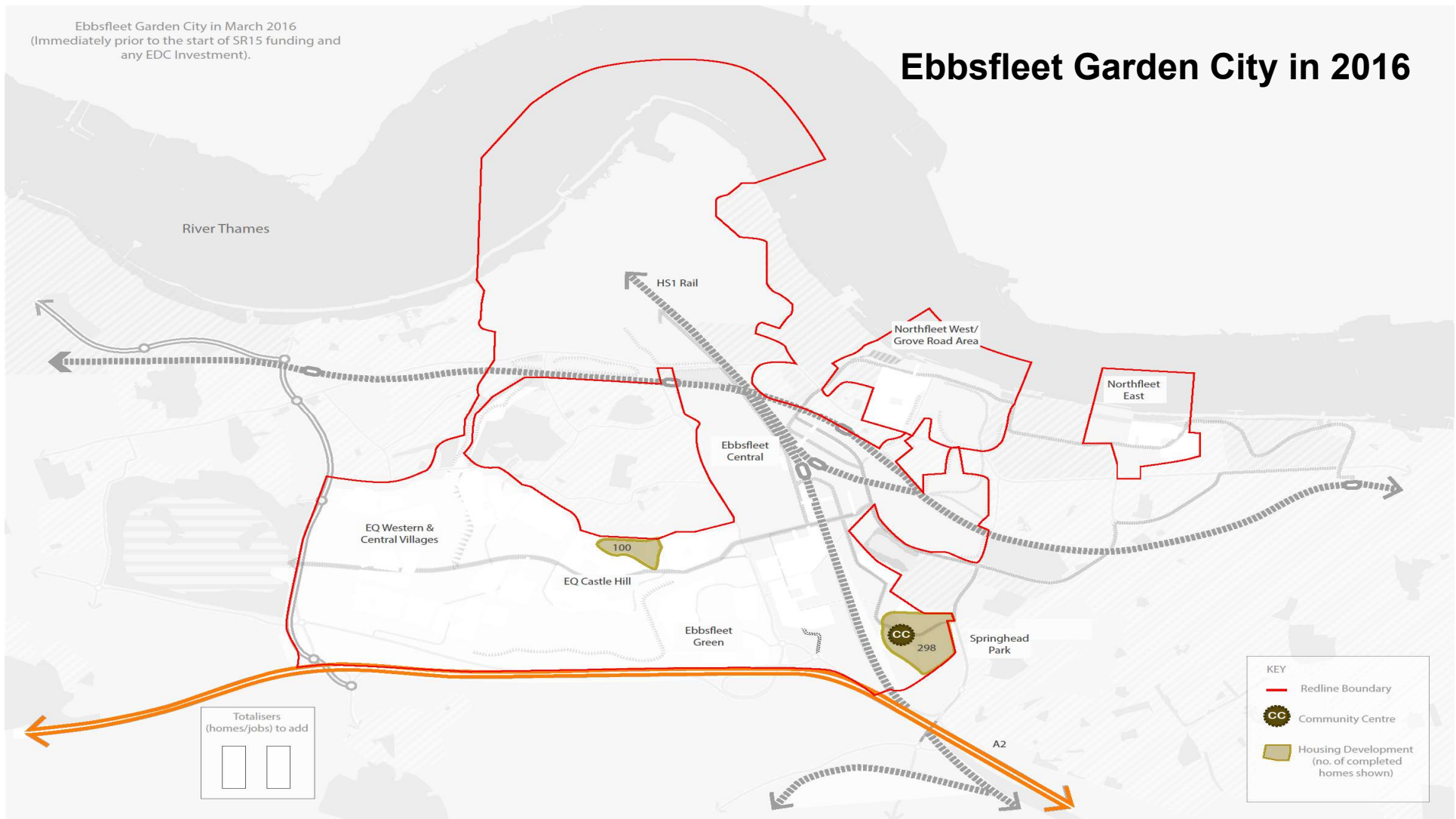
# The challenge...

- A scarred landscape
- Little or no infrastructure due to industrial heritage
- First developer to implement would incur significant costs across all infrastructure requirements
- Result: 20 years of stalled development



Ebbsfleet Garden City in March 2016  
 (Immediately prior to the start of SR15 funding and  
 any EDC Investment).

# Ebbsfleet Garden City in 2016



Totals  
 (homes/jobs) to add

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**KEY**

- Redline Boundary
- CC Community Centre
- Housing Development (no. of completed homes shown)

# Ebbsfleet Garden City What's in delivery November 2018

Site	Planning Permissions (Outline)	Planning Permissions (Detailed)	Homes Completed as of Oct 2018	% complete as of
Northfleet West/ Grove Road	503	11	0	0%
Northfleet East	198*	0	0	0%
Springhead Park	706	788	478	68%
Eastern Quay	4253	1,111	307	8%
Ebbsfleet Green	952	952	188	20%
Central Area	2,484	0	0	0%
Swanscombe Peninsula	238*	0	0	0%

\*subject to completion of 1,106 Agreement



# Very Positive Recent Performance

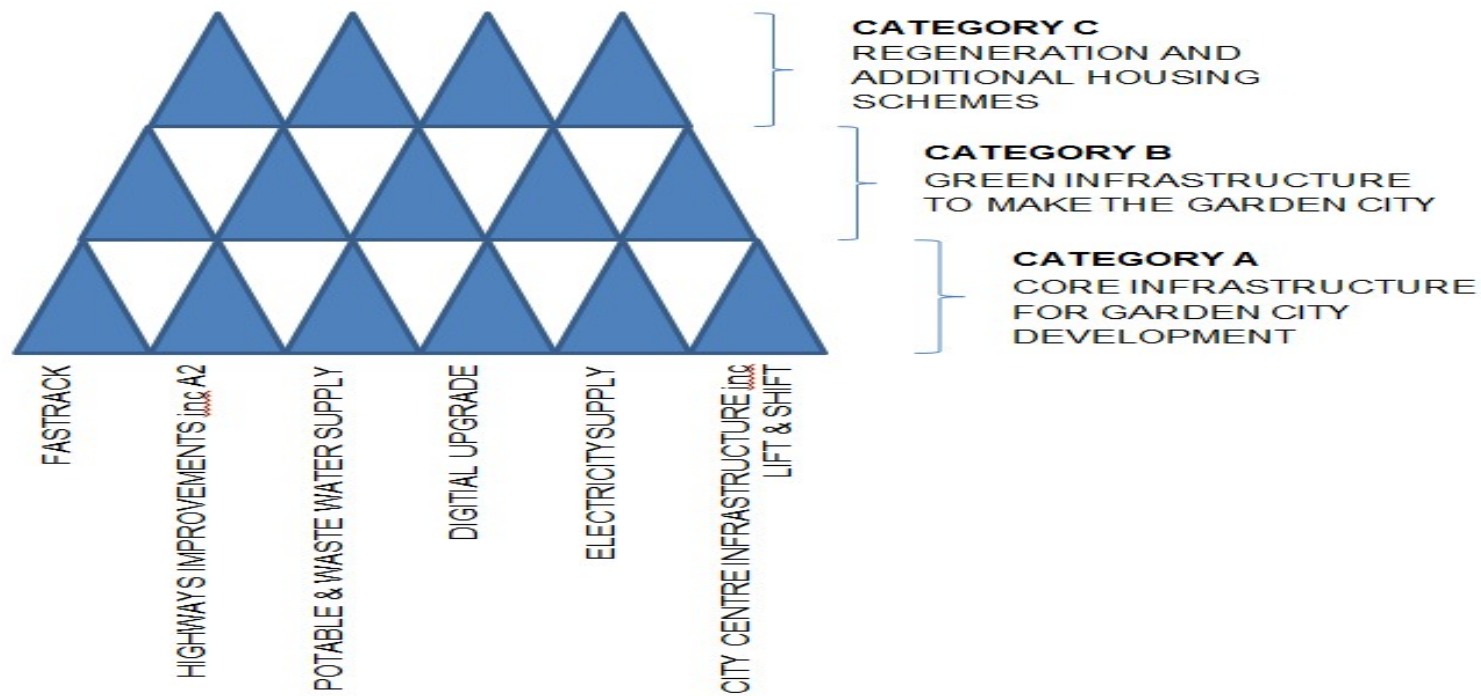


# Very Positive Recent Performance

- Housing starts and completions – above our comparators
- In 3 years – over 1,400 homes delivered
- Hotel, pub, schools and community centres now opened and thriving
- Infrastructure being delivered



# Model for delivery





# Core Infrastructure

- Utilities – Electricity, Potable and Waste Water
- Major A2 Junction upgrades on programme
- Springhead Bridge
- Fastrack Strategic Bus Network
- Green Corridors



# Focus on Electricity

- Lack of electrical infrastructure due to quarrying legacy
- Only enough capacity for 1,700 homes
- Which ever developer went first - would incur significant costs to deliver required upgrade
- UKPN regulated industry – can not provide ahead of need
- Created a vicious circle of ‘do nothing’!

# The Solution...

- Ground breaking arrangement of EDC forward funding key infrastructure £30m
- 77 Mega Volt Amps(MVA) will be supplied providing a new connection from Northfleet East Grid site to a new site at Northfleet West, plus two new primary substations



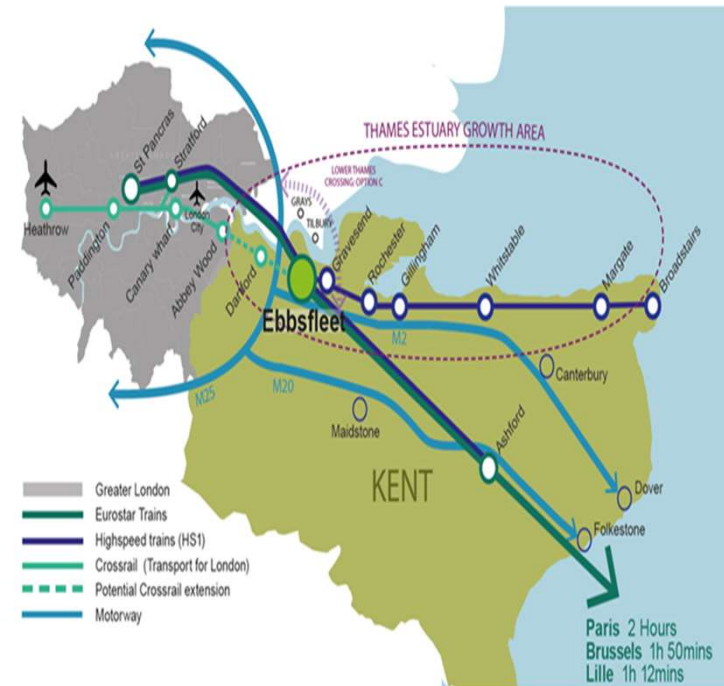
# The Solution...

- The project also involves reinstatement and re-commissioning of existing pylons between the two sites
- Funding claimed back through an agreement reached with UKPN when developers pay for the proportion of electricity they need



# The Solution – How we did it

- First time a public body has invested in this way to help unlock development
- By investing in this vital infrastructure, we can unlock the delivery of thousands of new homes, boost productivity in local areas and support new communities to grow and thrive



# The Solution – How we did it

- Business Case developed with considerable input from UKPN, OfGen, HMT, MHCLG, IPA and a team of specialist consultants and advisors
- This infrastructure investment by Ebbsfleet is a leading example of innovative and ambitious solutions to help fix our broken housing market and increase housing supply



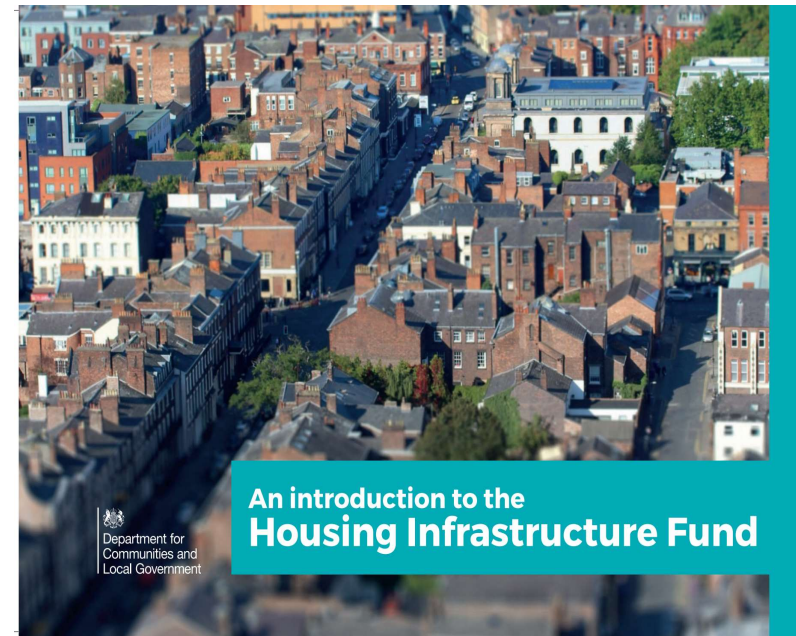
# Now in Construction

- UK Power Networks started first stage of construction, with demolition and enabling works in preparation for the construction of 2 new 132,000-volt feeder circuits
- Works completed in 2021



# Best Practise Example

- Example used by MHCLG in HIF guidance
- EDC supporting local authorities facing the same challenge





# Questions...

