

## North Kent Enterprise Zone Strategic Board

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Approved Minutes of 6<sup>th</sup> meeting held on Thursday 7<sup>th</sup> December 2017 in the Darwin Room, Innovation Centre Medway.

### Board Members Present

Bernard Spring (Chair)  
Dawn Hudd (for William Cornall), Maidstone BC  
Ellie Dunnet (Maidstone BC, Accountable Body)  
David Hughes, Gravesham BC  
Cllr Alan Jarrett, Medway Council  
Cllr Rodney Chambers, Medway Council  
Richard Longman, TGKP  
Matthew Norwell, TGKP  
David Smith, Kent CC  
Paul Wookey, LiK  
Mark Pullin, Ebbsfleet Development Corporation  
(for Ian Piper)

### Apologies

Ian Piper, Ebbsfleet Development Corporation  
Adam Bryan, SELEP  
Alex Hicken, DHA Planning  
Prof Alan Reed, University of Greenwich  
William Cornall, Maidstone BC (Dawn Hudd deputising)

### Also attending

Richard Hicks, Medway Council

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## 1. Welcome & Introduction

- 1.1. The Chairman welcomed Ellie Dunnet as the representative for the Accountable Body.
- 1.2. There were no declarations of interest.
- 1.3. Board Members were reminded that any items that were confidential (commercially or otherwise) should be identified as such for exclusion from the published minutes.

## 2. Minutes of last meeting and actions arising (SB06-01)

- 2.1. The minutes were agreed. All actions had been completed or were covered on the agenda. With reference to paragraph 3.2, Cllr Jarrett confirmed he had held a constructive meeting with Cllr Heslop, Leader of Tonbridge & Malling Borough Council, and agreed the way forward on Local Development Orders.

## 3. Accountable Body – Terms of Reference / Assurance Framework (SB06-02)

- 3.1. Ellie Dunnet introduced the paper and explained three amendments to the appendix relating to paragraphs 3(c) (to clarify that the MOU is with Government), 4(b) (covered by 4(c)), the table in 7 (referencing the 50/50 split for Ebbsfleet between Gravesham BC and the Development Corporation), and 8 (to retain any underspent contributions and adjust future contributions accordingly). The framework with these amendments was agreed. Richard will circulate the final version. **Action: RL.**
- 3.2. The Chairman asked whether the Accountable Body was getting the flow of information required from other partners. To date there has not been a problem. **Action: for completeness, RL will circulate contact details to partners.**

## 4. Progress monitoring and risk register (Paper SB06-03)

- 4.1. Richard introduced the overall report and attached dashboard, highlighting that column 10 now records ownership of risks. The attribution is currently quite generic and it might be appropriate to make ownership more individually specific. The Chairman sought assurance

that partners were using this themselves as a monitoring tool. It was acknowledged that dates needed to be kept real. MBC mentioned the difficulty getting information from agents in a timely manner.

- 4.2. The Chairman invited scheme representatives to give verbal updates to amplify the summary report.
- 4.3. Ebbsfleet Garden City. On Northfleet Embankment East, following the last meeting the Chairman had been ready to write to DCLG to draw attention to the Board's disquiet about HCA's handling of the sale of part of the Northfleet East site to Berkeley Homes for a modular housing factory and the implications for the remainder of the site and enterprise zone objectives. Ian Piper had convened a meeting with HCA (Paul Kitson) and David Hughes, the upshot of which was agreement that HCA would collaborate with EDC and GBC to assemble a development brief for the remainder of the site that is in line with the EZ objectives that can then be market tested. On the basis of this assurance, the Board had agreed with the Chairman's decision to hold back from writing to DCLG.
- 4.4. David Hughes reported that, contrary to the assurances of collaboration, the HCA had on 6 December issued an invitation for expressions of interest, the contents of which had not been agreed with GBC or EDC and were not consistent with the ambitions for the site, particularly as regards job numbers. In response to this report the Board agreed with the Chairman that a letter should now be sent to the HCA's Chief Executive registering the Board's concerns. The Board agreed collectively that whatever the explanation for the HCA's actions, it undermined trust in the HCA and represented a missed opportunity for the enterprise zone (e.g. appropriate use of branding). **Action: Richard L to liaise with the Chairman on a draft letter to the HCA, copied to the Secretary of State and the Board.**
- 4.5. On other matters at Ebbsfleet, Mark advised that the s.106 agreement for Northfleet Embankment West was due for engrossment within the next week; once completed that clears the way for the outline planning permission to be signed off. On Northfleet Rise, discussions with the landowners are advancing but they are giving priority to resolving issues relating to the proposed London Resort.
- 4.6. Innovation Park Medway. Richard H gave a brief update, noting progress on the market appraisal and development options work being undertaken by Lichfields and procurement process underway for consultants to work on the Local Development Orders. Work on site had started for the Kent, Surrey & Sussex Air Ambulance, who would be the first EZ tenants at IPM. Whilst their charitable status meant limited business rates yield, KSSAA had strong public support and this offered positive opportunities to show momentum at IPM. Much work remained to be done ahead of the Planning Committee's consideration of applications relating to the runway in early 2018.
- 4.7. Kent Medical Campus. Dawn confirmed that good progress continues to be made on the Cygnet hospital, due for completion in July 2018 and taking first patients in September. The new hospital manager has joined the KMC Local Delivery Board, as has Peter Milburn (replacing Audrey Songhurst). The feasibility study on an Innovation Hub is expected by Christmas, with a report taken to the Policy & Resources Committee in January. The team have had some pre-application discussions with the planning team, and are working on an ERDF bid of ca £5m towards construction costs. Consultants WSP have started design work on the improvements around M20 J7 on the back of the successful NPIF bid; the counterpart bid to Highways England is also progressing. MBC have had a very positive conversation with Karen Cox, Vice-Chancellor at University of Kent, and would like to secure their input also into the Delivery Board. Engaging with NHS remains difficult. There have been some positive investor enquiries following MIPIM UK, including around key worker accommodation for the hospitals.

- 4.8. The Board **noted** the written and verbal reports. Because of the linkages between University of Kent and the proposed Kent & Medway Medical School, KMC and other initiatives, it was suggested it might be good to invite Karen Cox to present to the Board.  
**Action: Richard to discuss with Dawn and pursue.**

## 5. Marketing Plan (Paper SB06-04)

- 5.1. Paul Wookey introduced the paper, and elaborated on feedback from MIPIM UK and other recent events. Hard copies of the brochure prepared for MIPIM were circulated for information. Dawn reported interest from Department for International Trade in profiling KMC: Maidstone are working on the pro forma to take this further. Overall it was recognised that we need a stronger sense of the product being 'sold' before doing more aggressive marketing. The Board **noted** the report and **endorsed** the proposed revisions to the marketing programme

## 6. Evaluation

- 6.1. Richard explained the basic premise of undertaking formative evaluation, to learn, apply and share lessons as the project evolves rather than purely summative evaluation that would be retrospective and less valuable for applying learning. Following discussion, the Board concluded that evaluation was probably premature and the added value at this stage was unclear. However, without prejudice to future decisions we should ask SELEP to earmark the funding provisionally approved to leave open the possibility of bringing forward a future proposal. **Action: Richard L to liaise with SELEP.**

## 7. AOB

- 7.1. HEI representation. The Chairman reported that Prof Alan Reed was retiring at the end of December, and we would need to find a new HEI representative. After discussion it was agreed to approach Carole Barron at University of Kent in the first instance. **Action: Richard to liaise with the Chairman to write to Carole.**
- 7.2. Given the mix of skill levels and professions companies in the Enterprise Zone will need, it was also suggested that it would be helpful to co-opt a Further Education representative onto the Board. Given their geographic reach, particularly in Medway and Swale, MidKent College were the obvious starting point. **Action: Richard to liaise with the Chairman to write to Simon Cook.**
- 7.3. Thames Estuary Growth Commission. Cllr Jarrett and others fed back on a meeting they had attended with the new Chairman of the TEGC, Sir John Armit. Positive messages included a common desire to see the Thames Estuary being spoken of in the same breath as the Northern Powerhouse and Midlands Engine as a national priority for economic growth. Kent and Essex representatives had emphasised the desire for more employment, not just to be London's dormitory, in which universities could play a crucial role in fostering innovation. Less positively, Sir John took a negative view of the role and capacity of local authorities to deliver change, on which he was challenged quite robustly. Sir John did not seem wedded to the 2050 horizon and was more focused on overcoming obstacles to enable the unfinished business of Thames Gateway regeneration to be delivered. As the Commission reconsiders evidence and the scope of possible recommendations, Kent & Essex partners concurred on the need to make fresh, high-level submissions to set out respective and shared ambitions.
- 7.4. There was no other business. The meeting finished at 11.45am.

**8. Future meetings:**

6 March, 5 June, 18 September, 4 December: all 11am to 1pm.

Richard Longman, TGKP

11 December 2017