Thames Gateway Kent Partnership

Plan for Growth – Update October 2015

TGKP's Plan for Growth 2014-20 was launched at our Business Breakfast in June 2014. Since then we have seen political changes at both national and local levels, a renewed strategic focus on housing delivery and business growth, and continuing evolution in the business environment both in products and services driven by technical innovation and in the way business is conducted.

The 18 months since the Plan was published have seen progress on a number of priorities in the Plan:

Delivering growth in key locations

- Creation of the Ebbsfleet Development Corporation to lead delivery of Ebbsfleet Garden City.
- 1,860 new homes started and 1,470 completed between January 2014 and June 2015
- Successful lobbying of the Airports Commission against the short-listing of proposals for a Thames Estuary airport, following earlier lobbying of the Department of Transport to remove 'Option B' from the list of possible options for the Lower Thames Crossing so as to avoid compromising future development on the Swanscombe Peninsula.

Attracting and retaining investment

- Hosting visits to North Kent by successive Thames Gateway Ministers, Penny Mordaunt MP and the Rt Hon Mark Francois MP to promote the Thames Gateway Kent area as a national investment priority.
- Helping secure the allocation of £44million Local Growth Fund resources, through the South East LEP, for transport infrastructure schemes in North Kent.

Thames Gateway Minister Rt Hon Mark Francois MP meets students at Medway UTC during his visit to North Kent

Growth in key industry sectors

- Ongoing support and involvement in the South East Centre for Offshore Renewable Engineering
- Successful 6-monthly business breakfasts to share information on major policy initiatives and development schemes, and to gather feedback on matters of concern to businesses to shape future Partnership activity.

Increasing innovation, enterprise and creativity

- Submission to Government of a bid for a new Enterprise Zone – the North Kent Innovation Zone, including sites at Ebbsfleet Garden City, Rochester Airport Technology Park and Kent Medical Campus.
- Completion of the £20 million TIGER (Thames Gateway Innovation, Growth and Enterprise) programme, providing interest-free business loans to more than 70 companies and helping to create or safeguard more than 2,300 jobs in North and West Kent, Thurrock and East Sussex.

Improving skills, qualifications and employability

- Opening of two University Technical Colleges – the Leigh UTC in 2014 and Medway UTC in 2015.

Focusing on quality

- TGKP has become a member of Kent Design and is exploring with Design South East ways of supporting high quality design in new developments.

The months ahead will continue to be busy, including:

- Continuing to press the case for infrastructure investment in North Kent, including improvements to rail capacity and the possibility of extending Crossrail, and working with partners on a pan-Thames Gateway basis to promote the case for investment and accelerated delivery timetables for key infrastructure priorities such as the Lower Thames Crossing.
- Working with partners and the South East LEP to ensure priority schemes are well placed to compete for funding following the Government's Spending Review and Autumn Statement.
- Exploring options for improving business support in North Kent to complement the emerging Growth Hub. A new access to finance programme is planned for the future as TIGER loans are repaid and recycled to support other businesses.
- Looking at ways to promote better engagement between businesses and schools and initiatives to help improve residents' skills and employment opportunities.

The following pages provide an update on key investment opportunities, and a snapshot of key economic indicators in Thames Gateway Kent

Update on key investment opportunities

The Plan for Growth lists a number of major sites offering investment opportunities. Here is a summary of progress on some of the key schemes across North Kent.

Dartford and Gravesham

The Ebbsfleet Development Corporation is now operational, including planning functions, and charged with leading delivery of the **Ebbsfleet Garden City**. Development is already under way at Castle Hill in **Eastern Quarry**, with the next phases going through detailed planning and a masterplan submitted for the first phase development at **Ebbsfleet Green**. The Corporation has bid for funds from central Government as part of the Spending Review process to support delivery of the Garden City. A cluster of commercial sites in Ebbsfleet Valley and Northfleet Embankment are included in the **North Kent Innovation Zone** bid for enterprise zone status. In the next few months the Corporation will be consulting on the new Masterplan for the whole Garden City.

Included within the boundary of Ebbsfleet Garden City, the **Swanscombe Peninsula** is earmarked for development of the London Paramount Entertainment Resort, an exciting and nationally significant infrastructure project expected to create 27,000 jobs and attracting an average 40,000 visitors per day. The company promoting the proposals, London Resort Company Holdings, is deferring submission of its Development Consent Order until mid-2016, to allow more time for carrying out transport and environmental studies in the local area, along with a comprehensive business and masterplan review. Provided the revised timetable goes to plan and the Order is approved by the Secretary of State, construction would begin in 2017 and the resort would open in 2021.

Rapid progress is being made on a number of sites in **Dartford** including the **Northern Gateway** (over 900 homes) and **St Clements Way** (around 190 homes) as well as continuing activity at sites such as **Ingress Park** and **The Bridge**. A lot of attention is focused on delivering improvements to Dartford town centre. Working with the HCA, the Council are selecting a preferred development partner for the former Co-op site; and the Lowfield Street Working Group is helping to shape a shared vision for redevelopment of the Lowfield Street area. A study on options for improving transport and accessibility is underway, which will help inform a new town centre masterplan. A Town Team, bringing together businesses, retailers and other stakeholders, has been created to lead "The Dartford High Street Revival" initiative.

In **Gravesham**, the prestigious **Gravesend Heritage Quarter** development is set to go ahead in 2016 following a High Court ruling upholding Gravesham Borough Council's planning decision. Work on £1.6m regeneration of the Borough Market has commenced. Following the £19million upgrade of Gravesend railway station, the remodelling of the **Rathmore Road** link will commence in 2016, and approval has been given to a cycle hub development as another component of transport and accessibility improvements in the town centre. The Council has resolved to grant consent for 400 new homes off **Coldharbour Road**, subject to associated conditions and agreements.

Medway

The new Rochester railway station is approaching completion and scheduled to open in mid-December 2015, immediately adjacent to **Rochester Riverside** site. The council is procuring a development partner for this flagship scheme, delivering 1,400 homes and significant commercial floor space, and the preferred developer should be announced by the end of the year. At **Chatham Waters**, the new Medway University Technical College opened in September with its first intake of nearly 200 students. The Asda supermarket has also opened with the creation of over 250 FTE jobs, and housing development is continuing apace. Development at **Gillingham Waterfront** (Victory Pier) is almost complete with a new hotel delivered as part of the scheme. At **Strood**, improved flood defences are being commissioned, benefitting the Riverside and Town Centre. A new development of 24 units of modular business space is being created at **Watermill Wharf**.

The final phase of development on Chatham Maritime's **St Mary's Island** is underway: called Azure, it will deliver 339 properties including 62 within an extra care block for older residents, as well as local amenities and recreational space. A healthy pipeline of development schemes in Chatham have been either recently completed or are progressing to their next phase, including the 40 waterfront apartments at **Empire Reach** development by Golding Homes, MHS Homes' scheme at **The Brook** and the Countryside development at **Horsted Park**. Medway is also benefitting from over £22million investment in improvements to the highways network to improve accessibility in Strood (including the new station), connectivity to the Medway City Estate and the A289 Four Elms Roundabout to Medway Tunnel to ease congestion and increase capacity.

Swale

The £46m phase 1 regeneration of **Sittingbourne town centre** is coming soon, with a major mixed-use scheme introducing a new cinema, retail, restaurants and residential units being delivered by Swale Borough Council's development partner, the Spirit of Sittingbourne. Work is expected to commence in spring 2016.

At **Queenborough and Rushenden** the first two phases of commercial retail-led development at Neats Court are complete and occupied, creating around 400 new jobs; site clearance and remedial works are continuing for the residential element, aiming to have a development partner in place by early 2016. The owners of **Kent Science Park** are currently consulting on a 20-year growth plan which it hopes will create 4,150 jobs through additional high specification business space, complemented by new housing for staff employed at the Park. At the **Port of Sheerness**, Peel Ports have presented a 20 year masterplan to support the continued growth of the Port, including plans for new rail and road access and additional land holdings becoming part of the operational Port. In the east of the borough, **Dane Park** is a new mixed development in Faversham, close to Junction 7 of the M2, comprising 196 houses and a new business park.

Thames Gateway Kent Economic Indicators Snapshot – October 2015

Demography

Total Population

1994	535,400	
2014	**622,300**	+16.2% (GB +11.6%)
Projections *(2012-based):*		
2024	672,800	+8.1%, (England +7.1%)
2034	726,600	+16.8%, (England +12.8%)

Working Age Population

(aged 16-64)

1994	344,600	
2014	**395,200**	+14.7% (GB 11.7%)
Forecast *(KCC strategy based):*		
2024	407,300	+3.1%
2033	414,500	+4.9%

Gross Value Added (GVA)

Total GVA for TGK = **£10.9bn** (2013)

Largest components of GVA
- Manufacturing - 20%
- Retail & Wholesale - 17%
- Construction - 16%
- Professional, Scientific & Technical Services - 10%

GVA per head = **£18,805** (England £24,091)

Business & Enterprise

- Employment : 80% private, 20% public
- Business Count (2015): **18,795** ⇧9.4% (GB⇧8.4%)
- Active enterprises per 1000 working population = **49.1** (GB = 60.2)
- Cumulative growth (2004-2013) = **11.3%** (GB = 13.6%)
- Growth in new enterprises 2011-14 = 11.6% (GB 9.1%)
- Business Survival Rate (to 2013)
  - 5 years 39.4% (GB 41.4%)
  - 3 years 58.5% (GB 57.1%)

Jobs

Target 2006-2026 = 58,000 net additional jobs

Delivery 2006-13 (net):

Actual	*Trajectory*	*Variance*
+3,700	+20,300	-81%

Workforce

Earnings
- Median Total Weekly Earnings (2014) = **£395** (GB = £419)
- Full time £515 (GB £520)
- Part time £158 (GB £161)

Economic Activity *(June 2015))*

(% of working age population)
- **76.5%** (GB 77.5%)

Employment *(June 2015))*
- **71.1%** (GB 73.1%)

Unemployment (Claimants, Sept 2015)
- **4,175 = 2.1%** (GB 2.0%)
- Reduction of 1,005 (-19.4%) since Sept 2014 (GB -31%)
- Unemployment Rate 7.2% (GB 5.8%)

Skills

Residents aged 16-64:

Qualification Level (2014)	**North Kent**	**GB**
NVQ4+	**29.0%**	36.0%
Change since 2013	*+2.1%*	*+0.9%*
NVQ3+	**50.8%**	56.7%
Change since 2013	*+2.1%*	*+1.0%*
NVQ2+	**70.7%**	73.3%
NVQ1+	**87.3%**	85.0%
None	**7.8%**	8.8%

Housing

New Homes

Target 2006-2026 = 51,659

Housing completions, 2006/7 to 2014/15

Actual	*Trajectory*	*Variance*
16,552	19,674	-15.9%

House prices

Average = **£225,929** (South East £318,261), Q2 2015

Housing Stock

(1 April 2014)

Tenure	No.	%
Local Authority	13,050	5.1
Registered Providers	16,190	6.3
Other Public Sector	450	0.2
Private Sector	226,460	88.4
Total	**256,160**	100

Homelessness

(Latest Q2 2015; * = *Q2 2014*)

Total Decisions	**507** **495*
Accepted as homeless	183(36%) **238 (48%)*
Acceptances per 1,000 households	**0.7** (England 0.6)
In Temporary Accommodation	**405** **361*
Households in TA per 1,000 households	**1.6** (England 2.92)

Commercial Land (Estimates)

Net change in North Kent, 2008/9 to 2013/14 (m²)

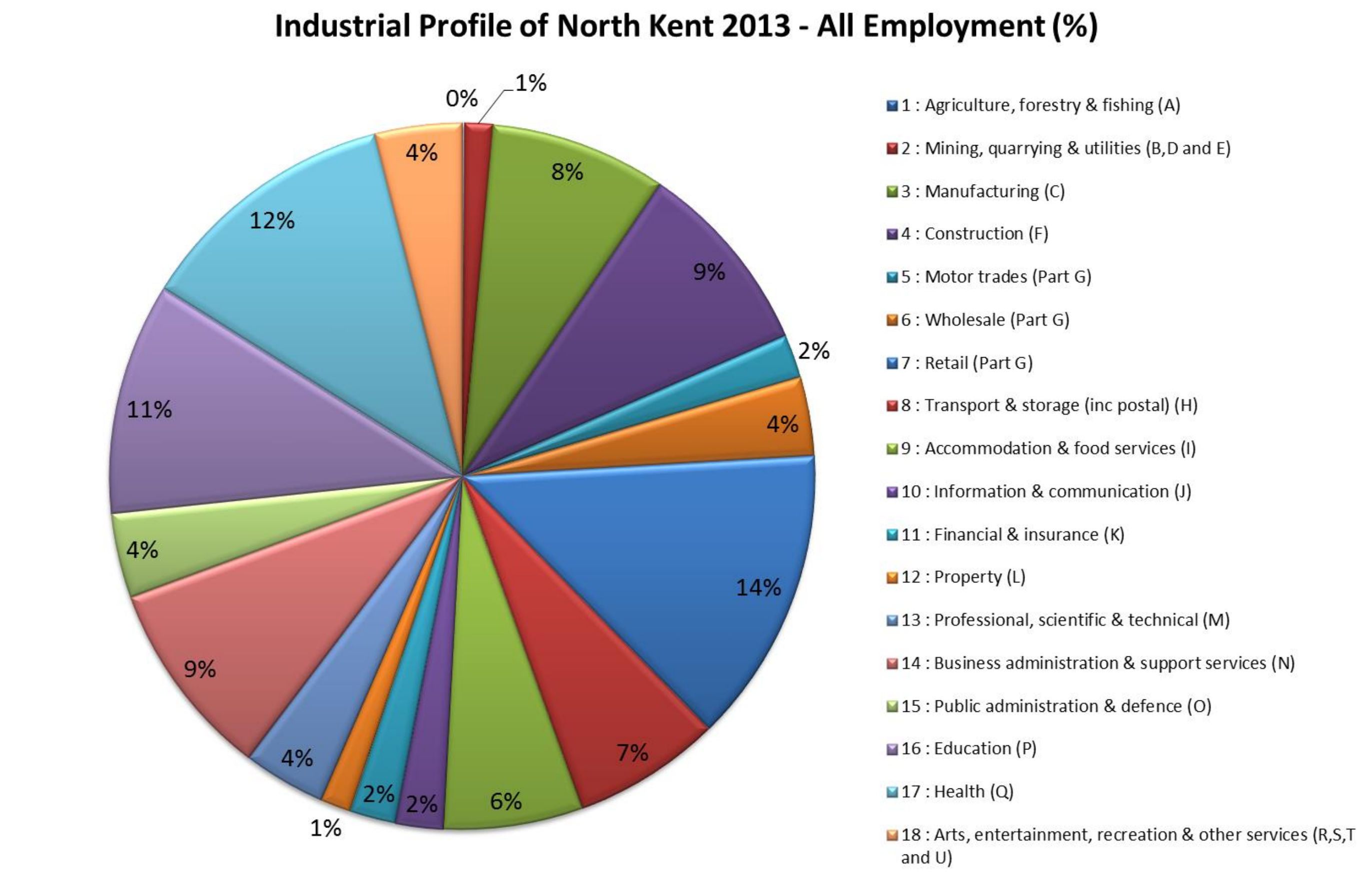
Retail etc (A1-5)	45,694
Offices (B1)	8,854
Industrial (B2)	(63,751)
Warehousing (B8)	84,908
Non-residential (D1)	27,451
Assembly & Leisure (D2)	19,090
Sui Generis	37,550
Other	27,622

Occupational Structure

Occupational Structure – Thames Gateway Kent / GB comparison January-December 2014 Percentage of all in employment who are:	*2004*		*2014*		*Change*	
	GB	*TGK*	*GB*	*TGK*	*GB*	*TGK*
1: Managers, Directors and Senior Officials	9.7	9.7	10.2	11.9	0.5	2.2
2: Professional Occupations	16.9	12.8	19.7	16.6	2.8	3.8
3: Associate Prof & Tech Occupations	12.9	12.9	14.1	13.0	1.2	0.1
4: Administrative and Secretarial Occupations	13.0	13.9	10.7	13.0	-2.3	-0.9
5: Skilled Trades Occupations	11.9	12.3	10.7	11.8	-1.2	-0.5
6: Caring, Leisure and Other Service Occupations	7.8	8.6	9.2	10.6	1.4	2.0
7: Sales And Customer Service Occupations	8.4	8.4	7.8	7.7	-0.6	-0.7
8: Process, Plant and Machine Operatives	7.6	8.7	6.3	7.2	-1.3	-1.5
9: Elementary Occupations	11.2	12.4	10.8	7.9	-0.4	-4.5

Source: Annual Population Survey

Industrial Profile



Sources: NOMIS, APS, BRES, KCC Research & Evaluation, Cambridgeshire Insight / Oxford Economics, DCLG

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