



REPORTS FOR DECISION BY THE CABINET MEMBER FOR REGENERATION

Date Issued: **9 September 2010**

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**A Record of Decision will be issued following the
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Agenda Item 1

MAIDSTONE BOROUGH COUNCIL

CABINET MEMBER FOR REGENERATION

REPORT OF ASSISTANT DIRECTOR OF REGENERATION AND CULTURAL SERVICES

Report prepared by Brian Morgan

Date Issued: 9 September 2010

- 1. Local Investment Plan (Single Conversation with Homes and Communities Agency (HCA))**
 - 1.1 Issue for Decision
 - 1.1.1 To agree the list of schemes and projects that the council should seek funding for, from the HCA, through the Government's Comprehensive Spending Review.
 - 1.2 Recommendation of the Assistant Director of Regeneration and Cultural Services
 - 1.2.1 That the schedule of sites and programmes set out at Appendix B be adopted for submission to the HCA.
 - 1.3 Reasons for Recommendation
 - 1.3.1 When the Homes and Communities Agency was established in December 2008, a new way of working was introduced referred to as the Single Conversation, (now called the Local Investment Plan). The purpose of the Local Investment Plan (LIP) is to provide a shared framework at a local level for the delivery of housing and economic growth, infrastructure, regeneration and community objectives for the relevant Local Authorities.
 - 1.3.2 The Local Investment Plan is the way in which the HCA intends to engage with its partners and this needs to be tailored as far as possible to local circumstances. The HCA have identified fifteen Local Investment Plan sub-regional areas across the south east region. There were three pilot areas developing a Local Investment Plan, Thames Gateway/North Kent, Oxfordshire, and the Partnership for Urban South Hampshire (PUSH) which have now been produced.
 - 1.3.3 The process involves producing a Local Investment Plan for each area which aims to take a holistic approach to identifying the delivery priorities for an area together with the different sources of funding that can be drawn in. The involvement and participation of

relevant stakeholders will be required during the preparation of these Local Investment Plans.

1.3.4 The Local Investment Plan is the way in which the HCA works to:-

- deliver local ambition and national and regional targets;
- achieve local vision through a shared investment agreement;
- agree and secure local delivery;
- achieve positive outcomes for people and places;
- achieve an integrated strategy for homes, jobs, infrastructure, etc;
- achieve joined up investment plan for HCA, RDA, LA and others;
- achieve clarity of delivery responsibilities.

1.3.5 The Local Investment Plan and Local Investment Agreement are the vehicles for the Local Authorities working with other key partners to determine the priorities for HCA and Local Authority investments and interventions to feed into the Government's Comprehensive Spending Review due to be announced in October.

1.3.6 Within West Kent, the participating Authorities are:

- Maidstone Borough Council;
- Sevenoaks District Council;
- Tonbridge and Malling Borough Council;
- Tunbridge Wells Borough Council;
- Kent County Council.

1.3.7 The Local Investment Plan process does not solely concentrate on the provision of affordable housing but looks at the delivery of sustainable communities and within this, the provision of transport and infrastructure, employment, education and the local economy, including training to increase the skills of the workforce, both today and in the future. Kent County Council is thus participating as strategic Authority in this two-tier area and in discharging its function as the Highways and Transport Authority, local education Authority, and a significant provider and commissioner of services in the communities across West Kent.

1.3.8 Local Authorities have a leading role in the development of the Local Investment Plan. The Local Investment Plan will set out:

- The agreed social, economic and other priorities for West Kent;
- The investment required for the area to deliver the agreed vision and objectives; and
- The outputs and outcomes that are expected from each partner's intervention.

- 1.3.9 The Local Investment Agreement would be drawn up following the Comprehensive Spending Review announcement.
- 1.3.10 The HCA currently invests across West Kent in the following areas:-
- National affordable housing programme
 - Property and regeneration
 - First time buyers' initiative
 - Kick start
 - New growth point funding
 - Gypsies and travellers
 - Housing and PFI
- 1.3.11 The level of investment into West Kent by the HCA is significant, but is expected to be significantly reduced in the Comprehensive Spending Review.

Work so far

- 1.3.12 The four Authorities have agreed a Shared Vision and Objectives which are set out at Appendix A.
- 1.3.13 In addition, each Authority has developed a prioritised list of sites and other schemes. Maidstone Borough Council's sites and schemes are set out at Appendix B.
- 1.3.14 In relation to the process, the current position is that each Authority has submitted a list of sites and programmes but still outstanding is the list of Kent County Council programmes which would be primarily related to infrastructure.
- 1.3.15 Based on an analysis of the provision of affordable housing for the period 2004 – 2010 the level of delivery by Districts as follows:-:-

	% of all Allocations	No. of Units
Maidstone	40	1,041
Sevenoaks	11	288
Tonbridge & Malling	35	902
Tunbridge Wells	14	365
	<hr/> 100%	<hr/> 2,596

- 1.3.16 The figures in 1.3.15 identifies past performance. However looking to the future, for the period 2011–2014, the four Authorities propose

to deliver 1,663 affordable units. Each Authority would deliver the following percentages:-

	%
Maidstone	40
Sevenoaks	19.7
Tonbridge & Malling	19.6
Tunbridge Wells	20.6

- 1.3.17 Following extensive discussions between the four Authorities, it is clear that it is not possible to, at this stage, submit a combined list of prioritised schemes and programmes for the four Authorities because of the basis of some of the prioritisation work that has been done and because of the information that is available in relation to some sites. It has therefore been suggested that as a way forward:
- each Authority would receive funding through this process;
 - a percentage split of funding could be an acceptable way forward; and
 - the percentage split could be based on past performance, need and deliverability of sites.
- 1.3.18 The actual figure remains to be determined at this stage but it is necessary to ensure that adequate monies are in the 'pot' following the disaggregating of the 'pot' on a percentage basis to ensure that those Authorities that deliver the most housing and other programmes, receive the appropriate amount of funding through the HCA. Clearly the overall level of funding will be reduced due to the Government's planned spending cut.
- 1.3.19 The Maidstone sites are set out in Appendix B and have been prioritised on the basis of provision for affordable housing and schemes that bring forward regeneration. The bid at this point is for the period 2011–2014. It is to this list of sites that the Cabinet Member's agreement is sought.
- 1.3.20 The timescale for submitting the site list is 22nd September, so that the HCA can include it in their bid to the Spending Review by Government. Other agencies and partners have been engaged in this process.
- 1.3.21 The timetable for the Local Investment Plan is very tight and it is the intention that, following submission, the list of prioritised sites should be further refined to enable the production of the Local Investment Agreement when the amount of money that is available is known.

1.4 Alternative Action and why not Recommended

- 1.4.3 In relation to the development of the Local Investment Plan, there would be a number of alternative actions that could be implemented. The council could take the decision not to participate in the Local Investment Plan process but this would carry risk associated with it as set out in 1.6.1. The council could submit an alternative list of sites and projects. However, the sites and projects that have been identified are those which are deliverable in the required timescale and therefore the most likely to attract funding. The final option would be for the council not to participate in this partnership, but again that carries risk.

1.5 Impact on Corporate Objectives

- 1.5.1 Obtaining funding for housing, economic development and regeneration projects assists the council in delivering schemes that go to the core of meeting its objectives.

1.6 Risk Management

- 1.6.1 By participating in the Local Investment Plan, the council, along with the other three Authorities, has the ability to maximise the funding from Government through the HCA for the communities in West Kent. Not to participate in this process would most likely reduce that level of funding. Additionally, the council could submit alternative schemes, but if those schemes are not deliverable within the period of 2011–2014, then the council would receive reduced funding.

1.7 Other Implications

1.7.3

1.	Financial	X
2.	Staffing	X
3.	Legal	
4.	Equality Impact Needs Assessment	
5.	Environmental/Sustainable Development	X
6.	Community Safety	
7.	Human Rights Act	
8.	Procurement	

9. Asset Management



- 1.7.2 Financial – The financial implications arising from this report relate directly to the council's success in obtaining funding for the sites detailed at Appendix B. Once funding is confirmed through the LIP process, consideration of the financial implications of individual schemes will be brought forward as the detailed schemes are submitted for approval by the Cabinet Member.
- 1.7.3 Staffing – there are no staffing consequences directly from the report, but quite clearly the development of the Local Investment Plan and the Local Investment Agreement uses considerable staff time.
- 1.7.4 Environmental/Sustainable Development – again the report has no direct consequence but if schemes are subsequently delivered, then there is an environmental and sustainable development consequence arising from those schemes.
- 1.8 Background Documents
- 1.8.1 DTZ report on the Single Conversation.
- 1.8.2 Working papers 1, 2 and 3.
- 1.8.3 Appendix A – Draft Vision and Objectives.
- 1.8.4 Appendix B – List of Maidstone Borough Council schemes and programmes for submission to the Secretary of State.

Is this a Key Decision? Yes ☐ No ☒

If yes, when did it appear in the Forward Plan? _____

Is this an Urgent Key Decision? Yes ☐ No ☒

Reason for Urgency

How to Comment

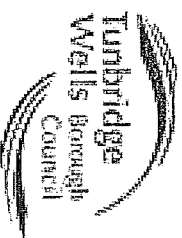
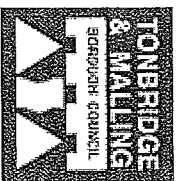
Should you have any comments on the issue that is being considered please contact either the relevant Officer or the Member of the Executive who will be taking the decision.

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Vision for West Kent

'We want West Kent to be a place where safe, healthy, distinctive urban and rural communities live which are supported by a thriving and prosperous local economy in a high quality built and natural environment. Residents in urban and rural areas will be well housed, within a range of suitable housing options, with access to high quality education and employment and a sustainable transport network. Above all West Kent will be a place where people can experience a high quality of life whilst living within our natural limits.'

Objective 1

‘To increase the amount of high quality sustainable housing available including affordable housing in both urban and rural areas, through new development and by making better use of the existing housing stock’

Outputs / Outcomes:

- Achieve local authority housing targets and balance housing market (to be reviewed)
- Achieve unit bed number and tenure mix
- Number of empty homes brought back into use
- Number of family sized properties released
- Provision of local needs housing schemes on rural exception sites
- Number of 3+ bed affordable homes built

Objective 2

‘To both improve the quality of the existing stock, with a focus on energy efficiency and adapt the existing stock to better meet the needs of current residents’

Outputs / Outcomes:

- Number of homes that meet decent homes standard
- Improve SAP ratings
- Reduce number of households affected by fuel poverty
- Process times for DFG’s and number allocated
- Number of renovation grants completed
- Number of homes adapted to meet needs of older and disabled residents who wish to remain in their own homes

Objective 3

'To better meet specialised accommodation needs and, in particular, the housing requirement of a growing ageing population'

Outputs / Outcomes:

- Percentage of homes built that meet the 'Lifetime Homes' standard
- Percentage of fully wheelchair accessible housing built.
- Achieve NI139 targets
- Process times for DFG's and number allocated
- Number of additional student residences provided
- Provision of new supported housing schemes

Objective 4

'To improve the West Kent economy and provide increased employment and training opportunities to improve the skills of the residents'

Outputs / Outcomes:

- Number of additional jobs created including increased local job opportunities
- Amount of employment floorspace created
- Number of skills / training opportunities created
- Growth rate of the West Kent Economy
- Increase in wage levels

Objective 5

'The delivery of regeneration and infrastructure in line with sustainable growth including the provision of improved transport links leading to enhanced accessibility'

Outputs / Outcomes:

- Number of homes and jobs that are unlocked by the provision of infrastructure
- Amount of green space delivered
- Improve the physical social and economic infrastructure of existing housing estates to deliver more sustainable communities
- Number of brownfield sites brought back into use
- Incorporate high quality design and layout in the development of larger sites

West Kent LIP

Maidstone

Section One: Priority Housing schemes

Project	No. of units	No. of affordable units	Tenure Mix	Employment Space	Detailed planning achieved/predicted to be achieved	Delivery timeframe (beginning/middle/end of 2011-2014 timeframe)	Grant required	Comments	Total Funding required	Cumulative Funding	Other funding sources
Army and Navy Stores	25	25	64% Social rent, 36% shared ownership	Mixed use development which comprises retail and restaurant cafe units. Up to per ground/first floor	Has planning	SOS 2011/12 Beginning	MAHP Grant Total: £1.185 million Breakdown: 2011-12: £592,500 2012-13: £592,500 £660,000 per rented unit £25,000 per shared ownership - Cross Tenure Average Grant Per Unit £47,400]	Private sector - Consortia Partnership	£1,185,000	£1,185,000	
Collington Terrace, Parkwood	12	12	100% social rent	N/A	Has planning	SOS 2010/11 Beginning	MAHP Grant Total: £660,000 Breakdown: 2011-12: £330,000 2012-13: £330,000 £55,000 per rented unit. Indicative cost is £1.8m.	Golding Homes - Deed of Settlement scheme	£660,000	£1,845,000	£108,000 Local authority
Gypsy and Traveller site	>15 pitches	>15 pitches	All affordable rent	N/A		Mid		In the absence of an appropriate site already in the Council's ownership, potential sites owned by 3 rd parties are being assessed for their suitability and availability.	£1,800,000	£3,645,000	Possible S106
Hayle Place, Tovil	126	50	60% social rent, 40% build homebuy	N/A	Has outline planning consent subject to completion of S106	Middle - End	Land Acquisition: 2011-12: £2.6 m MAHP Grant: Total: 2.3m Breakdown: 2012-13: £1.150m 2014-15: £1.150m £46,000 per unit)	Key Growth point	£4,900,000	£9,545,000	S106: open space: £150,000 Primary healthcare: £44,100
Land at Farleigh Hill, Tovil Option A	275	23	100% new build homebuy	N/A	Detailed planning consent - expired Feb 2010, extension to implement permission in	Mid - end	MAHP Grant: Total: £575,000 Breakdown: 2012-13: £287,000 Future: £287,500 £25,000 per unit)	1 of 3 options Key housing growth site Stalled due to economic conditions	£575,000	£9,120,000	£106: £900,000. If number of dwellings/houses built are less than or exceed 275, then £3372.72 per dwelling house is either deducted or added to the £900,000 accordingly
Land at Farleigh Hill, Tovil, Option B	275	58 (split into two phases)	29 rented 29 shared ownership	N/A	Detailed planning consent - expired Feb 2010, extension to implement permission in	Mid - end	MAHP Grant: 2.61 million Breakdown: 2012-13: £1.305 m Future: £1.305 m £45,000 per unit)	1 of 3 options Key housing growth site Stalled due to economic conditions	£2,610,000	£11,730,000	£106: £900,000. If number of dwellings/houses built are less than or exceed 275, then £3372.72 per dwelling house is either deducted or added to the £900,000 accordingly
Land at Farleigh Hill, Tovil, Option C	275	110	24% social rent 16% intermediate housing	N/A	Detailed planning consent - expired Feb 2010, extension to implement permission in	Mid - end	MAHP Grant: £5,305 million Breakdown: 2012-13: £2,652,500 Future: £2,652,500 £48,227 per unit)	1 of 3 options Key housing growth site Stalled due to economic conditions	£5,305,000	£17,035,000	£106: £900,000. If number of dwellings/houses built are less than or exceed 275, then £3372.72 per dwelling house is either deducted or added to the £900,000 accordingly
Winch's Garth, Staplehurst	5	5	100% social rent	N/A	Has detailed planning	Mid	MAHP Grant: Total: £275,000 Breakdown: 2011-12: £137,500 2012-13: £137,500 £55,000 per rented unit	Golding Homes - Deed of Settlement scheme Bid has been submitted to the HCA for the scheme for next Bid clinic	£275,000	£17,310,000	£45,000 from Local Authority
Land at Depot Site George 22 Street, Option A	22	9	5 social rent 4 shared ownership	N/A	Registered detailed planning application	SOS 2011/12 Beginning	MAHP Grant: Total: £400,000 £44,444 per unit)	Resolution to grant planning Affordable being negotiated.	£400,000	£17,710,000	£106 to be confirmed

Land at Depot Site George Street, Option B	22	60% social rent and 40% shared ownership	N/A	Registered detailed planning application	SOS 2011/12 Beginning	MAHP Grant: Total: 1,005,000 (£45,682 per unit)	Resolution to grant planning. Affordable being negotiated.	£1,005,000	£18,715,000	§106 to be confirmed
KEF Audio, Towl	76	60% social rent, 40% shared ownership	Relocation of existing KEF Audio plant/workshops to Eclipse business park	Has planning	End	MAHP Grant total: £1,380 million Breakdown: 2014-15: £690,000 future: £690,000 (£60,000 per rented unit, £25,000 per shared ownership unit - £46,000 Cross tenure average per unit)		£1,380,000	£20,095,000	§106 to be confirmed
Kent Music School, Astley	25	6 social rent, 4 shared ownership	N/A	Outline application registered	End/longer term	MAHP Grant: Total: £460,000 Breakdown: 21012-13: £230,000 2013-14: £230,000	Land owned by Hadlow College who are seeking to sell and bring forward for residential development. Continued communication with RSL	£460,000	£20,555,000	§106 - the
Affordable Housing Delivery - Contingency Assessment	334	42% rent / 58% shared ownership	N/A	All got detailed planning	Mid	(£46,000 per unit) MAHP Grant Allocation Achieved = £3,892,000 Contingency - Loss of 27 Affordable Units - New Grant Reduction Requirement Total: £2,939,435 Infrastructure Shortfall Total = £1,000,000	MBC currently has a number of sites where affordable housing is expected to be produced on sites which have not yet been started, and where the loss of the minimum density requirements may results in the delivery of a reduced number of units. This takes account of this scenario.	£3,939,435	£24,494,435	§106 - the
Former Horticultural Unit, Hadlow College, Oakwood Park	50	30 social rent, 20 shared ownership (£0.40)	N/A	Outline application registered	Mid	MAHP Grant Total: 2.3 million Breakdown: 2011-12: £1,150 m 2012-13: £1,150 m (£46,000 per unit)	Site now vacant Terms have now been agreed by developer with Hadlow College	£2,300,000	£26,794,435	§106 - the
Land at Church Street	28	100% social rent	N/A	Registered Detailed Planning Application thought that detailed planning would be achieved in 2010/11	Mid	MAHP Grant Total: 1,612 m Breakdown: 2011-12: £806,000 2012-13: £806,000 (£57,571 per rented unit)	Golding Homes - Deed of Settlement Land in ownership of Council Previous use was recreational	£1,612,000	£28,406,435	£180,000 from LA land acquisition grant may come from Golding Homes
Land at Junction of West Park and York Road	12	100% social rent	N/A	Has detailed planning	Early - Mid	C: £220,000 - £250,000 MAHP Grant: Total: £768,000 Breakdown: 2011-12: £384,000 2012-12: £384,000 (£64,000 per rented unit)	Discussion regarding possible use as a scheme for teenage parents Land in ownership of Golding Homes who are willing to bring site forward	£768,000	£29,174,435	
RURAL LOCAL HOUSING NEEDS PACKAGE - (BOUGHTON MONCHELSEA/MARDEN/ COXHEATH/HARLEISHAM)	77	Boughton Moncheleas: 50:50 – rental/shared ownership. Coxheath: 75:25 – rental / shared ownership. Marden: 60% affordable rented and 40% shared ownership Harleisham: 75% affordable rent and 21% shared ownership.	Potential new community facility/service at Coxheath.	achievement of detailed planning 2011/12	Mid - End	MAHP Grant: total: £3.95 million Breakdown: 2012-13: £1,975 m 2013-14: £1,975 m (£51,298 per unit)		£3,950,000	£33,124,435	
BETHERSDEN COURT / FINCH COURT / GEORGE MARSHAM HOUSE PACKAGE	47	68% social rent and 32% outright sale	N/A	Pre-application consultation	Mid	MAHP Grant: Total: £2,048 m (£4,000 per unit) MAHP Grant: Total: £339,000	Golding Homes Schemes	£2,048,000	£35,172,435	
BELL LANE ALLOTMENTS, STAPLEHURST	6	100% social rent	N/A	Pre - application consultation	Mid	Breakdown: 2011-12: £169,500 2012-13: £169,500 (£56,500 per rented unit)	Golding Homes - Deed of settlement scheme Land in ownership of Golding Homes	£339,000	£35,511,435	£45,000 from LA
KENWARD ORCHARD, KENWARD ROAD, YALDING	40	100% social rent - extra care supported housing	Treatment rooms, catering, general administration/office space, clinical management, ancillary support services	Has detailed planning	Mid	MAHP Grant Total: £3.4m Breakdown: 2011/12: £1.7m 2012-13: £1.7m £85,000 per rented unit	Possible acquisition by Housing 21. Uncertainty over whether deal can be reached based on offer price and owners assumptions	£3,400,000	£38,911,435	§106: £14,400 healthcare contribution

	13 TONBRIDGE ROAD - OPTION 4 (C3 Residential Use)	23	9	60% (5 social rent and 4 new build homebuy)	N/A	Outline application registered	Mid	MAHP Grant: Total: £400,000 Breakdown: 2012-13: £200,000 2013-14: £200,000 £60,000 per rented unit, £25,000 per shared ownership - Cross tenure average per unit £17,391)	Former Council offices three outline applications registered for C2, C3 and B8 use Intention is for land to be sold at auction in September 2010. The offices located on site have been demolished, and there are no structures remaining on site.	£400,000	£39,311,435	\$106 tbc	
		26	10	60 % social rent 40%shared ownership	N/A	Outline planning consent	Mid - End	MAHP Grant: Total: £460,000 Breakdown: 2012-13: £230,000 2012-14: £230,000 £60,000 per rented unit and £25,000 per shared ownership - Cross tenure average per unit £17,692)	Draft \$106 agreement has been drafted	£460,000	£39,771,435	\$106: Adult education: £4,680 Adult Social Services: £31,226 Libraries: £5,302 Open Space: £40,950 Primary Healthcare: £21,960 Youth and Community: £5,375.50	
	102 UPPER STONE STREET												
	LAND WEST OF ROYAL ENGINEERS ROAD	66	26	60% social rent and 40% shared ownership	N/A	Outline planning consent	Mid-End	MAHP Grant: Total: £1,290 m £49,615 per unit)	Landowners looking to confirm future use of site within next three years.	£1,290,000	£41,061,435	\$106 tbc	
	BRUNSWICK STREET, LUCERNE STREET, SITTINGBOURNE ROAD, MOTE ROAD CAR PARKS	35-50 estimated	Could potentially be 100% affordable, or a mixture of private and affordable. Mainly 2/3 bed+ family houses.		N/A	Negotiations with interested parties, working towards submission of potential detailed planning applications.	End	MAHP Grant: Total: Estimation £2,125,000 based on 100% affordable (50 dwellings), with 50/50 tenure split (rent/shared ownership) Breakdown: 2013-14: £1,062,500 2014-15: £1,062,500 £60k per rented unit and £25k per shared ownership unit) - Cross tenure average per unit £42,500	Various existing car parks on land owned by the Council. Option for land to be sold for residential housing. Areas are in need of regeneration and residential proposal will help to unlock housing growth and enhancement of the general area. Several interested parties in the land.	£2,125,000	£43,186,435	Potential \$106	
	104 TONBRIDGE ROAD	22	9	60% social rent, 40% shared ownership	N/A	Outline planning consent	Mid - end	MAHP Grant: Total: £400,000 Breakdown: 2012-13: £200,000 2013-14: £200,000 £60,000 per rented unit) £25,000 per shared ownership) - Cross tenure average per unit £44,444		£400,000	£43,586,435	\$106 Open space: £334,650 Primary healthcare: £tbc	
	BURIAL GROUND LANE	20	12	60% affordable rent, 40% outright sale	N/A	Pre-application consultation	Mid - end	MAHP Grant: Total: £768,000 £45,000 per unit)	Golding Homes looking at mixed tenure housing scheme on brownfield site, which adjoins existing PFI Extra care scheme	£768,000	£44,354,435		
	STOCKBURY LOCAL HOUSING NEEDS	8	8	75%25 – 6 social rent, 2 new build homebuy	N/A	Detailed planning application submitted. Likely to be refused as site is in area of AONB.	Mid - end	MAHP Grant: total: 2012-13: £180,000 2013-14: £180,000	problems with planning consent as in AONB. Appeal most likely	£360,000	£44,714,435	£80,000 from LA	

Total of Band/Housing: £44,714,435

Section Two: Short Term Economic and Regeneration Priorities

Rank	Project	Brief Description	Employment created	Homes created	West Kent Primary Strategic Objective	Lead Agency/Authority	Planning permission	Delivery period	Funding Requirement (£)	Cumulative Funding	Other funding sources	Comments
1	Maidstone High Street Improvement Project	Improvement of public realm. This project will: - Create the right conditions for economic development - Celebrate and protect this part of the town's history and heritage	100	N/A	4.5		Has planning	SOS Jan 2011	£3 million	£47,714,435	£4.5 of additional expenditure	KCC Highway technical approval stages have commenced Design at advanced stage Preferred contractor has been procured following OJEU regulations

2	Transport Hub	Covers a range of transport projects: Park and Ride - Bluebell Hill Park and Ride - Willington Street Park and Ride - London Road Romney Place Bus Lane Maidstone Parkway Feasibility Study Maidstone Town Railway Stations	N/A	N/A	5	MBC/KCC/other agency	N/A		Land acquisition: 2011-12: £130,000 Infrastructure: 2012-13: £2.43 million 2013-14: £2.55 million 2014-15: £100,000 Future: £5-10 million for parkway station Total: Low estimate: £10,210,000 High Estimate: £15,210,000 Average: £12,710,000	£60,424,435	Possible LTP contribution yet to be finalised	
3	Maidstone Park and Ride - upgrade (Sittingbourne Road)	The project would relocate the Park and Ride site to an appropriate nearby location and release 20,000 sq m for employment use	400 (8,000 sq m of B1 office space)	N/A	4	Maidstone Borough Council			£3 million	£63,424,435		
4	Army and Navy Stores, Week Street	Demolition of former Army and Navy stores and erection of 5 storey building to form a mixed use development	Mixed use development which comprises retail and restaurant cafe units. Up to per ground/first floor	25 25 AH - 8 Social rent, 9 homebuy	1.5	Private sector - Consortia Partnership	Has planning	SOS 2011/12	MAHP Grant Total: £1.185 million Breakdown: 2011-12: £592,500 2012-13: £592,500 (£60,000 per rented unit £25,000 per shared ownership) £200,000	£65,274,435		
5		Medway Riverside - improvements to accessibility for recreation leisure and wildlife purposes	N/A	N/A	5	KCC	N/A			£65,474,435		

Total for this band/Short term regeneration:	£20,760,000
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Section Three: Medium and Long term economic/Regeneration priorities

Transport Hub Package

Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)	Issues/Risks
Maidstone Borough Council				
Transport Hub Package	The County and Borough Councils in liaison with the Highways Agency have produced a joint Draft Transport Strategy for Maidstone Borough. Recognising the existing transport issues and the focus of new development, the strategy concentrates on Maidstone town. The broad objectives of the Draft Transport Strategy, the Hub Package and the wider programme of transport measures are :- a)Promote more sustainable transport opportunities and choices, including the choice to reduce the number of journeys being made. b)Promote access to jobs, shopping, leisure and other facilities by walking, cycling, and public transport c)Tackle the environmental impact of travel, particularly air quality and emissions responsible for climate change d)Manage the existing transport infrastructure as efficiently as possible, and take full advantage of any new	Kent County Council, Highways Agency and Maidstone Borough Council	<p>Cycle Network Improvements £580,000</p> <p>A229 (South) Park & Ride (250 spaces) £2,000,000</p> <p>Increase A20 Park & Ride capacity by 400 spaces to 1,000 £2,000,000</p> <p>Introduce a new Park & Ride on A26 of 500 spaces £4,000,000</p> <p>Quality Bus Partnership Shepway Estate Bus Route Improvements £500,000</p> <p>Quality Bus Partnership Bus Stop Upgrading Programme £300,000</p> <p>Pedestrian Mobility/Accessibility Network £300,000</p> <p>Design and layout of A229 (North) Bluebell Hill Park & Ride (500 spaces) £4,000,000</p> <p>M20 Junction 5, 6, 7 and 8 improvements, including traffic signals and modifications South East Maidstone Strategic Link £50,000,000</p> <p>Total funding required £73,680,000</p> <p>Projected Contributions</p>	All transport projects can be achieved within highway land with the exception of Park and Ride sites which remain to be acquired. Projected contributions are less than anticipated.

<p>or innovative measures that advances in technology can offer.</p> <p>e)Support economic growth by facilitating reliable and effective transport networks</p> <p>f)Achieve a continuing improvement in road safety by engineering, education, and enforcement measures</p> <p>g)Mitigate the impact of</p>	<p>£200,000 over 20 years from LTP funding</p> <p>£4,000,000</p> <p>Assumed developer contributions through local tariff or CIL for transport.</p> <p>Assumes £3,000 per dwelling with 4,275 dwellings to be built.</p> <p>12,825,000</p> <p>Funding from LTP and developer contributions</p> <p>£16,825,000</p> <p>Residual funding required £56,855,000</p>	
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h)If the timescale is extended beyond 2026, the South East Maidstone Strategic Link could be included to address the longer term development potential of the south east strategic development area, thereby adding some £50m to the total infrastructure cost

Strategic Development Area - Medium and Long term

Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)	Issues/Risks
Maidstone Borough Council				
Medium Term Strategic Development Area - Medium Term (3-10 years)	new housing and jobs in Maidstone, the Borough Council is planning an urban extension to the south east of the town. This strategic development area is intended to create an exemplar sustainable and innovative new neighbourhood of sufficient scale and design to achieve good levels of local services, green space, mixed development and strategic infrastructure in a timely manner, and local power generation.	Kent County Council, Southern Water and Maidstone Borough Council	<p>Cycle Network Improvements £100,000</p> <p>High quality Rapid Bus Route from Urban Extension to the Town Centre (A274 Sutton Road Bus Lane) £10,000,000</p> <p>Eastern Sector Traffic Management Package £500,000</p> <p>New 1FE primary school on a minimum 2.05 ha / 2FE site £4,250,000</p> <p>East Maidstone library provision £500,000</p> <p>Adult Social Services Local Hub £172,805</p> <p>Incorporating Dementia Care Services</p> <p>Affordable rent £22,680,000</p> <p>Affordable intermediate £6,300,000</p> <p>Sewer £9,000,000</p> <p>Total funding required £53,502,805</p> <p>Projected Contributions</p> <p>Assumed £15,000 based on local and national comparisons and initial viability work £23,625,000</p> <p>Residual funding required £29,877,805</p>	The Core Strategy has not been adopted yet
Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)	Issues/Risks
Maidstone Borough Council				
Long Term Strategic Development Area – Long Term (10 - 20 years)	As a crucial part of delivering new housing and jobs in Maidstone, the Borough Council is planning an urban extension to the south east of the town. This strategic development area is intended to create an exemplar sustainable and innovative new neighbourhood of sufficient scale and design to achieve good levels of local services, green space, mixed development and strategic infrastructure in a timely manner, and local power generation.	Kent County Council, Highways Agency and Maidstone Borough Council	<p>A274 Sutton Road Park and Ride Site £3,000,000</p> <p>Eastern Sector Traffic Management Package £500,000</p> <p>Cycle Network Improvements £100,000</p> <p>2nd FE extension to the above primary school £4,090,000</p> <p>New 1FE primary school on a minimum 2.05 ha / 2FE site £4,250,000</p> <p>New 6FE secondary school with post 16 facilities on a 10 ha site – co-located with a sports centre (previously proposed) £29,280,000</p> <p>SE Maidstone community facility (library and adult education provision) £1,500,000</p> <p>New Four Court Sports Hall £2,933,192</p> <p>New indoor Four Lane Swimming Pool £2,492,492</p> <p>Affordable rent £30,960,000</p> <p>Affordable intermediate £6,600,000</p> <p>Total funding required £87,705,684</p> <p>Projected Contributions</p> <p>Assumed £15,000 based on local and national comparisons and initial viability work £32,250,000</p> <p>Residual funding required £55,455,684</p>	The Core Strategy has not been adopted yet

Central Maidstone
Area - Medium and
Long term

Project	Brief Description	Lead Agency/Authority	Funding Requirement (£)	Issues/Risks
Maidstone Borough Council				
Medium Term				
Central Maidstone Area Medium Term (3-10 years)	Development and regeneration of Maidstone town centre is a priority and it will be the preferred location for significant employment development, higher/further education and additional housing provision. Overall, it is estimated that an additional 3,000 – 5,000 jobs could be created in the town centre. The town centre will be transformed by creating a distinctive, accessible, safe and high quality environment for the community to live, work and shop and encouraging a wide range of new development including business, shops, residential development, cultural and tourism facilities, education and enhanced public spaces. The town centre has failed in recent times to attract adequate levels of new office provision and wider investment. Improved access, an uplift in the quality of design and the public realm and coordinated action through the masterplanning of the central area will be important components in delivering this transformation.	Kent County Council and Maidstone Borough Council	Cycle Network Improvements £100,000 Town Centre Bus Stop Improvements £250,000 Improve the connectivity across the river, dual carriageway and between all three railway stations in the town in accordance with the transport strategy. New/ Expansion of Youth Centre £250,000 - expand Info Zone or develop new provision with other partners. Integrated Youth Support Services to be delivered from one location in the area - town centre. Cost ranges from £250k to £1.2m. Lower figure used as assuming expansion for this exercise.	The Core Strategy has not been adopted yet
Project	In the medium term, there is capacity within town centre		University for the Creative Arts £75,000,000 campus (student accommodation excluded as no costs supplied) Training Resource for adults with £1,058,415 a Learning Disability. 4-6 x 1 Bed flats. Meadowview, Westree Road, Maidstone Town Centre public realm £5,000,000 Improvements - phase 2 and 3 Accommodation for Kent Police £2,274,859 Affordable rent £3,600,000 Affordable intermediate £1,000,000 Total funding required £89,033,774 Projected Contributions Assumed £15,000 based on local £3,750,000 and national comparisms and initial viability work Residual funding required £85,283,774 Funding Requirement (£)	Issues/Risks
Maidstone Borough Council	Brief Description	Lead Agency/Authority		
Long Term				
Central Maidstone Area Long Term (10 – 20 years)	In the longer term, there is capacity on town centre sites for a further 25,000 sqm comparison retail floorspace, an additional 8,000 sqm office floorspace and an additional 150 new dwellings from 2020-2026 including the provision of 60 new affordable homes. This will be accompanied by further transport and public realm improvements.	Kent County Council and Maidstone Borough Council	Cycle Network improvements £100,000 A229 Barracks Roundabout £1,500,000 Conversion to Traffic Signals Pedestrian Bridge Earl Street to St Peters St. £2,000,000 Town Centre Bus Stop Improvements £250,000 Accommodation for Kent Police £2,274,859 Town Centre public realm improvements - phase 2 and 3 £5,000,000 Affordable rent £2,160,000 Affordable intermediate £600,000 Total funding required £13,884,859 Projected Contributions Assumed £15,000 based on local £2,250,000 and national comparisms and initial viability work Residual funding required £11,634,859	The Core Strategy has not been adopted yet