

NOTES OF THE ECONOMIC REGENERATION & INVESTMENT BOARD

6th July 2018

Attending: Cllr Clarkson (Chairman)
Cllr Ovenden
Cllr Shorter

Also Present: Chief Executive
Director of Finance and Economy
Head of Corporate Property and Projects
Commercial Property Solicitor (Locum)
Communications & Marketing Manager
Member Services & Ombudsman Complaints Officer

Apologies: Cllr Galpin

<p>1. Declarations of Interest</p> <p>Cllr Clarkson made a Voluntary Announcement as he was a Director of A Better Choice for Property Ltd.</p> <p>Cllr Shorter made a Voluntary Announcement as he was a Director for A Better Choice for Building Consultancy Ltd and Kent Play Clubs.</p> <p>The Chief Executive made a Voluntary Announcement as she was a Director of A Better Choice for Property Ltd and A Better Choice for Building Consultancy Ltd.</p> <p>The Head of Corporate Property and Projects made a Voluntary Announcement as he was a Director of A Better Choice for Property Ltd.</p>	
<p>2. The Notes of the Meeting of 25th April 2018</p> <p>The Notes of the Meeting of the Economic Regeneration and Investment Board on 25th April 2018 were agreed as a correct record.</p>	
<p>3. Elwick Place</p> <p><u>Background and Progress</u></p> <p>The Head of Corporate Property and Projects introduced this item. He explained the background and history to the Elwick Place development and drew Members' attention to point b) of the paragraph on Background and Progress. He gave an update on the situation regarding the letting</p>	

of the A3 units, and clarified that the obligation to let the remaining A3 units lay with the developer for two years post completion. He advised that the market was very tight at present. Members discussed options with regard to encouraging lets and the Portfolio Holder for Finance and IT reassured Members that arrangements would be in place to fill all units, even if only on a temporary basis, by the time the development opened before Christmas 2018.

The developer should be advised to proceed with letting the empty units on the current basis.

There was also discussion on the roadworks around Elwick Place and the Shared Space. Members considered that the road surface in that area was not satisfactory and it was important that improvements were made before the opening of the Elwick Place development. It was agreed that the next meeting of the Ashford Strategic Delivery Board would provide an opportunity to prompt KCC that the work must be addressed as a matter of urgency. Members agreed that there was little definition to show where the Shared Space began and ended and some kind of 'announcement effect' was needed.

Members agreed to leave the leasing strategy unchanged for the present and monitor the situation closely.

Phase 2

A Member noted a typing error in the report, and that £3 should read £3m. Members agreed the following:

- that the provision of C2 accommodation should be removed from the residential scheme proposals
- net proceeds would be shared between the Council and the developer on a 50:50 basis.
- costs should be capped at £150k for each party.
- The Head of Corporate Property and Projects would report to September Cabinet and the following Full Council.

Phase 3

Members discussed options for the land currently being used as a temporary car park on Elwick Road.

It was agreed that this would be retained for car parking purposes for the time being whilst Officers and Members considered other options for future use.

PMck

PMcK

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7. Dates of Next Meetings	
3 rd August 10am Council Chamber	
4 th Sept 2pm Committee Room 1	
5 th Oct 2pm Council Chamber	
2 nd Nov 10am Council Chamber	
7 th Dec 10am Council Chamber	

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