



Agenda

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Meeting: **Otterpool Park Working Group**
Date: **23 April 2020**
Time: **11.00 am**
Place: **Zoom Virtual Meeting**

To: Councillors Gary Fuller, Michelle Keutenius, Jim Martin, David Monk (Chairman), Terence Mullard and David Wimble

Councillors Connor McConville, Tim Prater and Lesley Whybrow

1. **Apologies for Absence**

2. **Declarations of Interest**

Members of the Council should declare any interests which fall under the following categories*:

- a) Disclosable pecuniary interests (DPI);
- b) Other Significant Interests (OSI);
- c) Voluntary announcements of other interests.

3. **Minutes**

To consider and approve the minutes of the working group meetings held on 6 November and 16 December 2019.

4. **Otterpool Park LLP - Structuring and initial activities**

This report makes recommendations regarding the corporate structuring and initial activities of Otterpool Park LLP (the "Delivery Vehicle"), the Council's delivery vehicle in relation to the development of the Otterpool Park garden town (the "Project").

Queries about the agenda? Need a different format?

Contact Sue Lewis– Tel: 01303 853265
Email: kate.clark@folkestone-hythe.gov.uk or download from our
website
www.folkestone-hythe.gov.uk

If members have any particular questions on the report it would help the management of the meeting if they could send them on or before next Tuesday to committee@folkestone-hythe.gov.uk. Members can raise matters in the meeting of course but knowledge of the areas of any concern prior to its commencement will aid the running of the meeting.

Minutes

Otterpool Park Working Group

Held at:	Boulogne Room, Civic Centre, Folkestone
Date	Wednesday, 6 November 2019
Present	Councillors Ray Field, Gary Fuller, Jim Martin, David Monk (Chairman), Terence Mullard and David Wimble
Apologies for Absence	None
Officers Present:	Kate Clark (Committee Services Officer), Andy Jarrett (Chief Strategic Development Officer), John Bunnett (Corporate Director - Place and Commercial Services), Tim Madden (Corporate Director - Customer, Support and Specialist Services), Susan Priest (Head of Paid Service), Charlotte Spendley (Assistant Director) and Julia Wallace (Masterplanning Project Manager)
Others Present:	Councillors Lesley Whybrow and Ian Meyers, Victoria Seal (Director, BNP Paribas Real Estate), Tim Mitford- Slade (Director, Strutt & Parker), James Bailey and Rob Cowardrey (PwC)

7. **Welcome and Introduction**

Susan Priest, Head of Paid Service, opened the meeting with introductions and advised that the Chairman, Councillor Monk, would be slightly delayed.

8. **Declarations of Interest**

There were no declarations of interest.

9. **Minutes**

The minutes of the meeting held on 7 October 2019 were approved.

10. **Presentation from BNP Paribas, Commercial Advisors to the Council**

An overview and presentation were given by Victoria Seal, Director, BNP Paribas Real Estate.

The presentation included:

- Overview of the assumptions and plans
- Approach to the appraisal
- Appraisal outcomes
- Opportunities available

11. Presentation from PWC on the financial model

James Bailey, Director at PwC introduced himself and gave examples of other developments he has been involved with. His presentation to members included:

- Roles in the project
- Indicative financial analysis
- Further considerations and potential next steps.

Discussions followed around:

- Build and infrastructure costs
- Green infrastructure
- Delivery vehicle
- Employment
- Inflation
- Assessment of risk
- The quantum of funding
- Council tax income
- New Homes Bonus Funding

12. Decisions for Council in November's Cabinet and Council reports

A majority of Members of the working group were in agreement to support the recommendations to Cabinet and Council as outlined in the committee paper.

13. Future delivery of Otterpool Park

Councillor Mullard gave his opinion on the name of the development and believed it would be better known, for example, as Westenhanger Park. He believed this to be more identifiable with the public as to its position with the existing train station, whereas Otterpool Park is not easily recognised. There was agreement to return to the matter at a future meeting.

14. To agree items for future Otterpool Park Working Groups

Further subjects for discussions at future Otterpool Park working groups (in addition to the list drawn up at the meeting of 7 October) included ground source heating, grey water disposal and ecology.

15. **Next steps**

John Bunnett, Corporate Director, advised members the importance of establishing monies to enable the project to develop further. The November Cabinet & Council meetings will consider a £100m capital budget to be 'earmarked' for the scheme. Decisions will be made at Cabinet and Council on 20 November 2019

Further details will be given to the working group with regard to this decision and negotiations.

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Otterpool Park Working Group

Held at:	Council Chamber - Civic Centre Folkestone
Date	Monday, 16 December 2019
Present	Councillors Gary Fuller, Jim Martin, David Monk (Chairman), Terence Mullard and David Wimble
Apologies for Absence	Councillor Ray Field
Officers Present:	Kate Clark (Committee Services Officer), Andy Jarrett (Chief Strategic Development Officer), John Bunnett (Corporate Director - Place and Commercial Services), Tim Madden (Corporate Director - Customer, Support and Specialist Services), Charlotte Spendley (Assistant Director) and Julia Wallace (Masterplanning Project Manager)
Others Present:	Councillors Ian Meyes, Connor McConville, Tim Prater and Lesley Whybrow

16. **Declarations of Interest**

There were no declarations of interest.

17. **Otterpool Park**

Mr John Bunnett, Corporate Director, Place and Commercial, reminded the Working Group members of the earmarked funding availability of £100 million to enable this proposal to progress further for a new town at Otterpool Park.

A key element considered was further negotiations with Cozumel Estates Ltd.

Members unanimously agreed to support the recommendations in report C/19/53 to be discussed at Cabinet on 20 December 2019, with no further comments.

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