

KENT INVICTA CHAMBER OF COMMERCE
EAST KENT ECONOMIC DEVELOPMENT GROUP (EKEDG)

WEDNESDAY 28th NOVEMBER 2018 10.00am

The Burlington Hotel, Earls Avenue, Folkestone, Kent, CT20 2HR.

1. Welcome and Apologies

Members Present:

Ray Johnson - Chair

Dan Deed –Woodley Coles

Mike Marsh - Barclays Bank

Jonathan Clarke – Morgan Jones

Daniel Sangiuseppe – Castlewood Hotels

Graham Hammond – Folkestone & Hythe District Council

Karen Dean – Brachers LLP

Lee May – Brachers

Mark Minus – MHA

Philip Clapham – Smith Wooley

Ella Brocklebank –Jenner Construction

Jason Lewis – Peter Brett Associates

Peter Bettley – Harbour Development (guest of chair)

Apologies:

Jo Rossi – Locate in Kent

Tarih Bolton – Martello

Kimberley Anderson – Discovery Park

Steve Wisbey – NIC Instruments Ltd

Richard Christian – Betteshanger Park

Jonathan Smith – East Kent College

Kimberley Anderson – Discovery Park

Louise Askew – Thanet District Council

RJ introduced JL to the group and introductions around the table were made.

2. Minutes of Previous Meeting:

Agreed.

3. Outstanding Action

- Nothing outstanding.

4. Chairman's Comments and Report

RJ reported as follows:

BREXIT

- RJ remains optimistic and feels once everyone knows what is happening businesses will roll their sleeves up and carry on.
- Banks ready to lend once everything sorted.
- If anyone has anything drop an email to RJ and he will share.
- Interesting politically – local Government getting out and talking to businesses.

Lower Thames Crossing

- RJ attended presentation, opening 2027
- Working with the local business community
- Quicker journey times.
- There will be two tunnels
- Community funding consultation feedback to 20/12/2018

Heathrow

- 2026 new runway
- Supply change
- Everything now around air/noise/carbon
- Currently 43m passengers which they feel could go up to 78m.
- Carbon neutral by 2020

DS mentioned Lydd Airport expansion. There are now delays due to the landowners wanting more money for the land. The Council may get involved as it may come to a CPO. The chair has offered remediation services and the suggestion has been appreciated but not taken up at this stage.

5. Update/discussion – Peter Bettley – Harbour Development

PB gave a slide presentation relating to the Folkestone Harbour and Seafront Development Company.

- Planning permission granted in 2015 for the development of up to 1000 homes.
- There will be some mixed use development.
- The Roger De Haan Charitable Trust acquired and renovated a significant number of dilapidated buildings in the old town of Folkestone which is now designated a Creative Quarter. Over 80 buildings have been refurbished to a high standard and leased to the Creative Foundation for 125 years on a peppercorn rent.
- They were looking for Education campus and the harbour site became available in 2004.
- The Rotunda site was bought in 2007.
- Improvements began in 2011 with the Rock Salt being the first commercial activity
- 2016 – renovation of the Harbour structure
- 2017 Customs House renovations making it available for the Folkestone Triennial.
- When the Harbour Arm opened 3 businesses opened, as well as the Step Short Charity. There are now 18. In 2017 it received 0.5million visitors. There are no figures yet for 2017 but screens showing the world cup and Wimbledon proved very popular.
- The railway station and viaduct restoration was completed earlier this year.
- The viaduct was restored in 2017.
- Last year the inner harbour was dredged and the material used to build up the area for development.
- 1st phase for development of 84 homes going to planning on 20.12.2018. 8% affordable housing over the whole development, to be brought forward in future phases as agreed in Section 106. In the long term, keeping all public amenities going forward, some burden will fall on the new residents and some revenue will go in. £70m private investment has gone in so far with an additional £5m from the Regional Growth Fund on the basis that jobs and housing will be created.
- Quite separately, The Roger de Haan Charitable Trust has committed £18m into sports, £4m into education, £42m towards the arts and £1.3m in to various local community ventures.
- Building an urban sports park – children within Folkestone will be able to use by taking out membership costing them £1.00 per month. People from outside the area would pay a commercial rate.

PB asked the table whether they would invest.

JC felt that the housing market will fall with developers holding back.

PC felt would suit retired/young people. He felt that prices will drop and that Agents were over pricing. He feels that Folkestone delivers value but that economically it was going to be a difficult 12 months. A negative will be bank funding in the current climate.

DD commented that it was a very much wait and see. He felt that Folkestone is good value.

MM felt that the site would be positive.

JL said that he overheard a conversation on a train and Londoner's felt they get great value moving out.

RJ commented that Folkestone had the possibility of being the new Brighton and being very unique. He commented that people wanting beach properties have to pay a massive premium.

PB spoke about the provision of car parking and that by phase 6 which is 10 to 15 years away transportation may have changed massively.

JL commented there was disparity between young and old over cars and youngsters look at different ways of transport.

JC commented that the work environment would change with more working from home. Most people in the future would probably have more than one job.

RJ commented he would be slightly optimistic that Folkestone should hold its own.

RJ thanked PB for his very insightful talk.

6. Sector Update

RJ said he would send over update from Jo.

RJ said that Kimberly would update next time regarding Discovery Park.

JC reported that nationals working in the UK for the last 5 years will be able to apply through an App to carry on. He has slides from a conference he had been to which he will share with the group.

RJ said that had office space available in his building if anyone knew of anyone that needed it. <https://www.motis-estates.com/property/sandgate-road-folkestone-ct20/motis-003114/1>

7. Any other business & topics

RJ mentioned Tech hub in Dover, £20m development. Will let the group know more information once he gets it.

Glassworks have facilities if required – digital hub.

Date of next meeting

31.01.2019 – The Yarrow Hotel

Rev RJ 09/01