

Margate



RENEWAL PARTNERSHIP

Margate Renewal Partnership Renewal
Wednesday 13th June 2007
Margate Media Centre

Minutes

| | |
|---------------------|--|
| Pam Alexander | SEEDA |
| Richard Russell | Arts Council England South East |
| Anita Gardiner | English Partnerships |
| Simon Bandy | English Partnerships |
| Theresa Bruton | KCC |
| Keith MacKenney | KCC |
| Amanda Honey | KCC |
| Cllr Richard Long | KCC, Member |
| Clair Fisher | GOSE |
| Derek Harding | Margate Renewal Partnership |
| Tahnee Wright | SEEDA |
| Allert Riepma | SEEDA |
| Chris Moore | SEEDA |
| Anne Knight | SEEDA |
| Susan Priest | SEEDA |
| Sam Thomas | Thanet District Council |
| John Bunnett | Thanet District Council |
| Cllr Robert Bayford | Thanet District Council, Member |
| Richard Samuel | Thanet District Council |
| Cllr Sandy Ezekiel | Thanet District Council, Leader of the Council |
| Doug Brown | Thanet District Council |
| Nick Dermott | Thanet District Council |
| Phillip Round | Turner Contemporary |
| Sally Holloway | SEEDA (minutes) |

Apologies:

Pete Raine – KCC
 Cllr Roger Gough – KCC
 Andrew Brown - English Heritage
 Sheena Vic – Heritage Lottery Fund

PA welcome Cllr Sandy Ezekiel, Leader of Thanet District Council, to the meeting and informed the Board that Cllr Ezekiel will be taking over the portfolio for the partnership from Cllr Robert Bayford.

SB informed the Partnership that David Edwards will be the Regional Director for English Partnerships from 23rd July and will become the EP representative on the Partnership.

1. Minutes and matters arising

The minutes from 9th March 2007 were taken as an accurate record of the meeting.

DH presented the table of progress and actions, as requested at the last meeting. Two points were raised:

1. Due to pressures on the agenda, the Neighbourhood Renewal presentation has been deferred to the September meeting; and
2. Anne Knight gave a verbal update on the progress with the Thanet Economic Action Plan and Priorities document. It was agreed that AK would notify the Board of the work undertaken on Business Support.

2. Programme Director's Report

DH asked that the Report be taken as read and picked up on the following within the reports:

- DCLG response to the Coastal Towns report
RS informed Board that TDC are hugely disappointed and feel that the Government are not dealing with a difficult issue. Dover and Thanet agreed to lobby for a meeting with DCLG to put forward a case. The Kent Partnership could co-ordinate an approach.

RS mentioned the work done with cross party MPs with regarding to CTRL as an example of best practice and requested a similar co-ordinated approach be taken with Ministers. PA confirmed her involvement with this.

PA updated the Board that SEEDA is leading the approach to exchanging best practice. There are strong links to the RES implementation plan and the coastal contours.

Action:

- **Officer Group to meet late June/early July and draw together high level input for a response to DCLG before the summer recess – using report and comments from the 7th June meeting.**
- **SEEDA to produce information report on RES implementation plan for noting at the September Board meeting.**
- Harbour Arm Project
A planning application is expected within the next 2 weeks for change of use to café, arts studios, galleries etc. Could include Canterbury Christ Church Arts department. Developer is Pineapple Properties.
- Publications and Communications

Website for Margate Renewal Partnership is currently being set up and is expected to be live by the end of June.

The Board agreed that the MRP minutes and papers should be available on the website, following screening for commercially sensitive information.

- Inward Investment Campaign
DH has been working with local stakeholders on a postcard campaign created with a webportal to links to specific information on opportunities within Margate. Partnership working with Locate In Kent and is to be launched in July to coincide with the publicity on Phase C of Turner Contemporary.

3. Turner Contemporary

AH introduced the item and handed over to PR to present an update on the draft Business Case. PR stated that this was 'work in progress' and as such the figures are still slightly cautious. KCC welcomed input from all. Public Consultation on Phase C will take place on 18th June at the Winter Gardens.

PR gave a presentation on progress to date (attached). The Board had a wide ranging debate following the presentation with the following key points being raised:

- PA asked for confirmation that the 400 jobs were permanent. AH confirmed that the 400 jobs included the construction workers' jobs.
- Gallery due to be opened end of 2010. Some concern was raised regarding the opening towards the end of the summer season, team is hoping to trim some time off but air quality testing within the gallery does need to take place before an exhibition is installed. KCC has always stated that 2010 for opening and DCA have always been specific about finishing in 2010.
- A question was raised regarding Gross Max and their ability and experience outside of a city environment. PA stressed the importance to consider the nature of the place, town and seascape. PR confirmed that the team is working together with the Renewal Partnership on the public realm aspects. Concerns were also raised regarding the funding for this and how it will be phased.
- SE raised the absence of retail within with 18 new businesses proposed. PR confirmed that the economic modelling still needs future work.
- PA raised the question at what point does this project and the others provide a 'tipping point' for Margate and is it transformational? A number of Board members stated that Turner Contemporary will be a key project for Margate and this in turn will be the gateway for unlocking private investment in other parts of the town. Expectations are very high and confidence has built up as a result of the Turner.
- PR stated that it was also important to think about the Gallery content and what draw the exhibitions and activities will have. In addition, PR was concerned about the potential impact of projects such as M&S and the mixed messages that were being sent out to the arts community.
- KCC gave reassurances that the timing for work on the Rendezvous and Fort Hill. De-dualling will start in April 08 and it is intended to redevelop the remainder of the Rendezvous within the same timetable as for Turner.

- PA stated that KCC should look at alternative ways of being iconic e.g. be an exemplary example of economic sustainability. PR confirmed that a comprehensive strategy for sustainability will be completed as part of Stage D.

4. Dreamland/Arlington Development Brief

SB introduced the item and presented the report which followed the discussion at the last Board meeting. AG gave a presentation on the new appraisal work (attached) which led into a debate regarding the site.

The following questions were raised following the presentation:

- The inclusion of a Heritage Park was discussed at the previous Board and there was concern about the nature of use and its viability. DH confirmed that it is a different concept than originally discussed.
- ND confirmed that the issues surrounding the Scenic Railway are not laid down by English Heritage but it is Government guidance. The Scenic Railway is listed and as such should be considered a fixed component.
- Concerns were raised regarding impending planning applications, in the absence of planning guidance.
- SE stated that the public would not accept solely residential development and the 7 acre heritage park is viable.
- RS stated that if TDC refuses one of the applications there is the prospect of an appeal.
- What is the menu of items to be dealt with by enabling development – what elements need to come first?
- PA asked for some principals to be set out, for example, Arlington and Dreamland can be taken forward separately but they must work together.
- Can the Cinema be protected to be refurbished/renovated at a later date?
- JB asked that a programme of work is produced including how to resource the additional £20m gap.
- DB stated that basic requirements need to be reflected in brief. Phasing of work, level of affordable housing and other S.106 matters will be set out in the brief.

Actions:

- **Officer Group to take forward work on the document for the Special Planning Guidance working towards TDC timetable for Cabinet meetings.**
- **The Board is to be kept informed of progress by DH between meetings.**

5. Traffic Study

ST introduced the interim Traffic Study report. A key issue was the bank holiday parking surveys in May were not completed as the weather was bad. Progress is outlined in paragraphs 3 and 4. September is the key Board meeting for the next presentation. TB confirmed that funding via KCC has been secured to replace the lost days for the traffic survey and the Board were in agreement that the peak time surveys were to be conducted.

6. Draft Implementation Plan

PA took the implementation plan as being read due to the Board Members giving comments to DH since the last meeting and therefore duly approved.

DH stated that the plan would be updated annually.

SP requested that job targets be included in later versions and DH confirmed that lifetime targets for the document would follow once further work on analysing figures had been completed.

RS requested that the following be noted. Margate and Cliftonville is predominantly residential most of the job opportunities within the area are located in Ramsgate or Westwood Cross, so therefore large scale job creation will be outside of Margate.

7. Progress Reports

DH took the Board through the red and amber projects. Concerns were raised regarding the potential loss of the ERDF money. Every effort should be made to ensure the monies are retained within Thanet. PA requested that the Board should be engaged fully as a group between meetings and that they should be kept informed of key developments as and when they arise.

8. AOB

RS asked a question of SEEDA regarding the sub-regional partnership review and the implications for the Margate Renewal Partnership. TDC is very keen to keep the impetus going.

PA responded that the Partnership is not seen as a sub-regional partnership and the review will not have any implications for SEEDA's commitment to the Margate Renewal Partnership.

Date of next meeting: 5th September
 TDC Offices, Margate

| BOARD MEETING ACTION POINTS AND PROGRESS REPORT | | |
|--|--|--|
| 9th March 2007 | Action | Progress |
| 4. Thanet Economic Priorities | <ul style="list-style-type: none"> • JB to progress and present to TDC cabinet. | <ul style="list-style-type: none"> • Consultation undertaken with key stakeholders including the LSP. • Working group established to develop Action Plan. To be presented to TDC Cabinet in November 2008. |
| 8. Neighbourhood Renewal | <ul style="list-style-type: none"> • Deferred presentation to June Meeting | <ul style="list-style-type: none"> • On Agenda |
| 13th June 2007 | <ul style="list-style-type: none"> • | <ul style="list-style-type: none"> • |
| Item 2 – DCLG Response to Select Committee | <ul style="list-style-type: none"> • Officer Group to meet late June/early July and draw together high level input for a response to DCLG before the summer recess – using report and comments from the 7th June meeting. • SEEDA to produce information report on RES implementation plan for noting at the September Board meeting. | <ul style="list-style-type: none"> • Issue raised at Kent Partnership. Advised to wait until after summer recess to allow cabinet re-shuffle to bed down. Meeting of Coastal Towns on 16th August. See Director's report – Item 3. • On agenda – 5th September 2007. |
| Item 2- MRP website | <ul style="list-style-type: none"> • The Board agreed that the MRP minutes and papers should be available on the website, following screening for commercially sensitive information | <ul style="list-style-type: none"> • Not yet completed due to other priorities. To be actioned by end of September. |
| Item 4 – Dreamland Arlington | <ul style="list-style-type: none"> • Officer Group to take forward work on the document for the SPG as soon as possible working towards TDC timetable for Cabinet meetings. (Subject to discussions with Officer Group, JB to be consulted before going to Cabinet). • The Board is to be kept informed of progress by DH. | <ul style="list-style-type: none"> • Approved by TDC Cabinet on 2nd August for consultation. Update on the 5th September 2007 agenda – see Director's Report. |



| | |
|-----------------------|---|
| Date: | 5 September 2007 |
| Item No: | 3 |
| Item Title: | Update on the draft South East Regional Economic Strategy Implementation Plan & Consultation/South East Coastal Framework |
| Author: | Anne Knight |
| Purpose: | For information. |
| Recommendation | To note. |

1. Introduction

- 1.1 The draft South East Regional Economic Strategy (RES) Implementation Plan was published on the 1 June 2007 and the consultation period ended on 24 August 2007.

2. RES Implementation Plan

- 2.1 The Plan identifies how the 2006-16 RES will be delivered, acting as a high-level business plan for the region. It provides an overview of:
- the strategic actions required to deliver the RES targets, actions and the eight transformational actions in the RES;
 - lead partners and others responsible for delivering the actions,
 - broad indication of phasing, costs and funding mechanisms.
- 2.2 Although the Plan indicates funding requirements and sources, this does not represent allocated monies. Rather it is an estimate of funding required to achieve the activity and its likely source. Before any investment is made, projects will need to undergo the appropriate evaluations and appraisals of the funding organisation to meet their priorities.
- 2.3 Improved alignment between partners and regional strategies is critical to the successful delivery of the RES, including the South East Plan. Both SEEDA and the South East Regional Assembly (SEERA) have committed to producing a single implementation plan for the region. The draft RES Implementation Plan and the draft South East Plan October 2006 will therefore provide a good foundation to begin to produce a Single Implementation Plan during Autumn 07.

3. Implementation and Consultation

- 3.1 SEEDA proposes to create a "living RES" by maintaining an annual cycle of review, to include assessing the impact of on-going policy changes and funding cycles; quantitative assessment of progress and impact against the three RES objectives and 14 high level targets; reviewing the RES actions in light of new policy or evidence of impact and publishing update at SEEDA AGM.
- 3.2 The consultation period has given partners the opportunity to comment on the Plan and identify ways in which they may contribute to the delivery of the RES.

3.3 The key questions that the consultation posed to partners were:

- Do you agree the proposed principles and key actions in implementing the RES?
- What can you contribute to delivering the actions contained in the Plan?
- Do you agree the proposals for a living RES?

3.4 A presentation was made to the Margate Renewal Partnership Officer Group in July 2007 to explain the draft RES Implementation Plan and to encourage a formal response to the consultation.

3.5 SEEDA received an officer level response from MRP on 23 August 07 (copy attached). The key points raised were:

Margate has some of the highest levels of deprivation across the South East and as such should be priority for continued intervention and support.

Margate Renewal Programme is delivering against each of the core objectives of the RES at a local level.

Margate's social and economic issues need to be addressed by coordinated action from central, regional and local Government and public sector agencies and the private and voluntary sector.

Support should be particularly targeted to Cliftonville West and Margate Central wards.

Actions could be more explicit under the Coastal South East section of the Plan in relation to the visitor economy and creative/cultural sectors. It was recognised that the draft SE Coastal Framework consultation would provide a more appropriate opportunity for ensuring this level of detail.

Margate should be particularly highlighted for support in relation to overcoming its negative housing issues (large proportion of HMO's, overcrowding and poor conditions).

3.6 In addition to the Implementation Plan, spatial economic frameworks are being prepared for the three economic contours of the South East (inner, rural and coastal). The key priorities for these areas will be identified, linked to the targets and transformational action and included in the RES Implementation Plan. The draft Coastal framework was sent out for consultation in early August (Appendix 1). The vision is for a sustainable coast in which resources are managed as an integral element of sustainable economic growth. The 3 key priorities within the framework are a creative and inspiration coast; an inclusive and connected coast and a competitive cost with strong maritime economy. This document is an early draft and will be discussed with key stakeholders and partners over the next 2 months, specifically to develop the 4 Transformational Action Areas. Comments will be fed back to the Coastal Framework Steering Group at the end of October. The consultants have been invited to present to the Margate Officers Group on the 13th September in preparation to provide a formal response.

4. Recommendation

- Report to be noted.
- If the information is available in time for the Board, SEEDA to provide a verbal update on the generic key messages which have arisen from the consultation.

Appendix 1 – Coastal South East Framework for Action

Appendix 2 – MRP response to RES Implementation Plan.

Appendix 1

Coastal South East: Framework for Action

Update Note for Partners

July 2007

The purpose of this note is to update partners on progress on the development of the Coastal South East Framework for Action. The note is divided into two main sections: Section I summarises the context for the Framework and outlines briefly the work undertaken to date, while Section II explains how the draft Framework will be developed further – in consultation with partners – over the months ahead. This note has been drafted to coincide with the publication of the draft Framework for Action (which is posted on SEEDA's website) and should be read alongside it.

Section I: Context and the early development of the draft Framework

Background and Context

In both the new Regional Economic Strategy and the Consultation Draft of the RES Implementation Plan, SEEDA has made a clear commitment to work with its partners to develop an appropriate Strategic Framework for each of three “contours”: Inner South East, Rural and Coastal South East.

In the context of the Coastal South East, the aim was that the Framework should help to “*raise the [area's] economic performance, by realising its untapped potential in an inclusive and sustainable way*”. This statement of purpose reflected both the historic underperformance of the Coastal South East but also the area's enormous assets, opportunities and potential.

Progress to Date

In February 2007, SQW Consulting was commissioned by SEEDA to develop a strategy and framework for action for the Coastal South East. An intensive period of desk-based research and partner engagement/consultation followed. This included bilateral consultations, sub-regional workshops, a Visioning Event (held on 22nd March) and a first meeting of a large Steering Group (29th March). Towards the end of March, a first draft of a strategy and framework for action was prepared. This was included – in summary form – in the draft of the RES Implementation Plan (which is currently undergoing full public consultation).

Subsequently, progress on the detailed development of the Framework was delayed for various reasons including, in particular, significant slippage with regard to the timescale for CSR2007.

A second meeting of the wider Steering Group however took place towards the end of June and this provided further clarity with regard to the nature, purpose and importance of the exercise, and renewed commitment to it. Key emerging parameters included the following:

- rather than a strategy, the exercise should be focused on producing a *Framework* which will (a) reflect key pan-coastal issues in a manner which is evidentially robust, and (b) support the implementation of key sub-regional strategies by providing a contour-level “check and challenge”
- linked to this, the output ought to have the character of a *Prospectus* – setting out clearly the potential opportunities for the Coastal South East and providing a mechanism for engaging and enthusing private and public sector investors alike
- the Framework should focus on key catalytic actions, but rather than starting from scratch, it should take the best of what is already underway sub-regionally and explore how this can be supported (and possibly replicated in complementary ways across the geography of the Coastal South East) such that the total impact is genuinely *Transformational*.

Relationship between the Framework for Action for the Coastal South East and the RES Implementation Plan

Within this context, it is worth stating precisely the relationship between the Framework for Action and the RES Implementation Plan. Within the body of the Implementation Plan there are already a number of area-specific priorities for each of the contours: the purpose of these is to ensure that the RES actions reflect the particular needs and opportunities of each area – and the people and businesses within them. The draft RES Implementation Plan is currently undergoing consultation – the consultation period closes on 24th August.

The Framework for Action looks above and beyond the individual actions within the Implementation Plan to explore the scope for new or additional dimensions that can be genuinely transformational; often the “kernels” of these interventions are already well defined, but the Framework for the Coastal South East can, in addition, offer the opportunities for intervening at scale.

Section II: Draft Framework – and next steps

Draft Framework for Action for the Coastal South East

In the light of this steer, a Draft Framework for Action has now been prepared. It is available on SEEDA’s website and we will welcome comments on it.

The Draft Framework seeks to respond fully to the views of partners expressed during the course of the first phase of work and distilled at the two big Steering Group meetings.

However it clearly needs more work. Working with its consultants, SEEDA intends to engage with its partners to test and refine the Framework, taking into account the consultation feedback on the draft Implementation Plan insofar as that relates to the Coastal Contour. Additionally, the four Transformational Action Areas – identified in the draft Framework – need to be substantively developed. As explained in the draft Framework, the intention is that these should complement and support a range of on-going activity, focusing specifically on:

- Action Area 1: maximising beneficial use of key coastal sites

- Action Area 2: sustainable economic strategy for “sea-dependent” sectors
- Action Area 3: planning for coastal connectivity
- Action Area 4: empowering civic leaders and communities.

Developing the Framework

In order to advance the Framework, SEEDA would like to work with partners in various ways over the next few months:

- first, it would welcome the opportunity for the draft Framework to form a subject for consideration and debate at sub-regional partnership meetings; consultants from the SQW team would welcome an opportunity to present the draft Framework and to discuss it with groups of partners
- second, it would like to invite individual partners – including colleagues from the private sector – to work closely with SQW on the development of the four Transformational Action Areas over the next 2-3 months
- third, it would like to invite the wider steering group to a third and final meeting at which the emerging findings from this second phase of work will be considered in detail. A date for this meeting still needs to be agreed, but it is likely to be in mid-late October 2007.

Keeping in touch

If you have any questions about this process and/or would like any further information, please contact either Joy Walley (joywalley@seeda.co.uk) from SEEDA or Christine Doel from SQW (cmxxxx@xxx.xx.xx). We will look forward to continuing to work with you over the months ahead.

22nd August 2007

Mr R Nolan
Head of Policy
SEEDA
Cross Lanes
Guildford
Surrey
GU1 1YA

Dear Mr Nolan,

Margate Renewal Partnership: RES Implementation Plan – Consultation Document

Thank you for the opportunity to provide comments on the RES Implementation Plan.

I have enclosed a copy of the Margate Renewal Partnership (MRP) Implementation Plan and Framework. The document provides you with an overview of the Partnership, some background information on Margate's social and economic challenges, our vision and a summary of the key projects within our programme.

The Partnership has committed over £35 million over 2006 – 2009 in a range of initiatives across four core strands. The Project Plan (pages 18 – 21) provides a list of the projects and their relevance to the objectives of the RES. As you will note, our programme is delivering across each of the core objectives of the RES.

Margate has some of the highest levels of deprivation across the Southeast region and as such should be a priority for continued intervention and support. To this end, MRP is a key partnership and delivery agent for implementing the objectives of the RES at a local level.

Margate faces some particular challenges that relate to the complex social needs of many residents including, low skills base, poor health and high levels of incapacity and transiency. These complex problems require co-ordinated and concerted actions by a range of agencies including DTI, Business Link, the Enterprise Gateway, Colleges etc. As such, it would be helpful to explicitly target the region's worst areas such as Cliftonville West and Margate Central to ensure effective delivery at a local level in the RES Implementation Plan. This applies across the range RES Targets, particularly for Smart Growth, skills, physical, development, transport and employment. Likewise, the Principles and Priority Actions for Sustainable Prosperity should recognise the particular issues faced by severely deprived areas such as Margate. Specifically, support to encourage community engagement, capacity building and engaging young people.

The priorities for the Coastal South East should recognise the value and importance of the visitor economy for towns such as Margate. As such the Actions within 5.3 could be more explicit by proposing separate actions relating to the visitor economy and the creative/cultural sectors. Again, the Specific Actions that relate to housing (improving stock and meeting demand) should recognise the particular challenges of coastal towns such as Margate. The legacy of the decline of the seaside visitor economy is a large proportion of HMO's (overcrowding and poor conditions), a high level of flatted accommodation and relatively low values. These issues pose a particular challenge to promoting investment in housing and a major obstacle to creating mixed and balanced communities.

I appreciate that a number of these points will be addressed in the SE Coast Framework and it may be more appropriate to feed these comments into the consultation on the draft Coastal Framework.

Please note that these comments have not been discussed or endorsed by the Margate Renewal Partnership Board and represent an officer level response to the consultation.

Once again, I would like to thank you for the opportunity to give comments and wish you every success in the implementation of the RES.

Yours sincerely

Derek Harding

Enc.

| | |
|-----------------------|--|
| Date: | 5 September 2007 |
| Item No: | 4 |
| Item Title: | Towards an Action Plan for Margate's Creative Quarter |
| Author: | Sarah Wren |
| Purpose: | For Decision |
| Recommendation | <p>1. To note the development of Arts Council England South East's Priority Place agenda and plans for a Shared prospectus for East Kent</p> <p>2. Note the production of a consensus driven Kent Cultural Strategy and agree to engage in the process.</p> <p>3. Support the direction and initiatives outlined in <i>Towards an Action Plan</i> and request an update on the Action Plan in December 2007.</p> <p>4. Support a local cultural partnership and its development as a partner in the cultural regeneration of Margate and make suggestions for how it can gain influence in local governance structures.</p> <p>5. Agree to a further paper that details how creativity may be embedded into the planning and regeneration processes.</p> |

1. Cultural Regeneration in Margate – Background

- 1.1 The development plans for a Creative Quarter in Margate and the Town's commitment to culturally led regeneration are not new and can be found rooted in a raft of strategy documents and funding applications. What is new is that there is re-discovered energy to make things happen and for stakeholders to align policies, programmes and projects.
- 1.2 Arts Council England South East has identified East Kent as a Priority Place for investment – one of only four such places in the South East – from April 2008 onwards. The Place agenda represents an investment strategy that is already in evidence in East Kent, and Margate in particular, whereby the Arts Council directs resources to parts of the region where there is the greatest need, opportunity and enthusiasm for taking forward its Agenda. The strategy for each Priority Place will be articulated in a Shared Prospectus developed with local partners over the coming months.
Kent County Council has also demonstrated its commitment to cultural regeneration in Margate through the ongoing development of Turner Contemporary, financial support for the Margate Theatre Royal and the joint funding of the Arts and Regeneration Officer post with Arts Council South East, which has a 50% focus on Margate.

- 1.3 The Margate Renewal Partnership has secured ERDF funding for the development of a Margate's Creative Quarter. This builds on a bedrock of work carried out over the last ten years, largely led by Thanet District Council, which has provided the impetus and funding to rescue the Old Town area from near dereliction. The CIBAS project, which provided sectoral business advice and networking, started the clustering of creative SME's. Crate and Limbo's emergence as Margate's only dedicated artist studios added to the critical mass of an embryonic creative sector. More than anything else, these initiatives, along with some high profile arts based projects and the promise of the Turner Contemporary, have started to change perceptions of Margate and it is now viewed as a ripe investment opportunity.
- 1.4 The Creative Sector is in a period of exponential growth. The design industry earns more than the financial industry in London now.¹ But the arts and creative sector also face some threats:
- A continuing decline in the level of income from the National Lottery with implications for Lottery distributors such as the Arts Council
 - Further uncertainty over the resources available to all regional cultural agencies until the outcome of the Comprehensive Spending Review is announced in the Autumn. This will require a measured response from all the stakeholders involved in Margate's regeneration if its ambitions for a Creative Quarter and a productive, flourishing creative economy are to be realised.

So, what will Margate's Creative Quarter look like? We know that the creative sector operates in clusters and gravitates towards visually appealing areas of a town - not necessarily highly developed or heavily invested in - offering (often independent) retail; bars and cafes that support informal and formal networking and business to business contact; galleries and creative work spaces; and business support and opportunities for networking.

- 1.5 How does this translate to Margate and what is appropriate to the mix? We can look at Gateshead and Bilbao, St Ives and Brighton and take the best and most appropriate of those essential elements and grab the opportunity to be innovative and create something distinctive and sustainable.
- 1.6 Margate is at a critical stage of its development and there are some key actions that need to take place now to underpin future developments and ensure the Turner Contemporary sits in and is wrapped around by a community that will directly enhance, support and benefit from, its existence.

The key to successful transformation is not what type of change is promoted, but how it is carried out. If it is delivered in a manner which is in tune with the soul of the place, it is likely to succeed. But if it goes against the grain of local distinctiveness and identity, it will struggle to take root and is far more likely to falter.
A, Minton Northern Soul: Culture, creativity, and quality of place in Newcastle and Gateshead 2003

2. Margate Now – A snapshot of cultural activity

- 54 Cultural SME's and organisations ②
- Theatre Royal Margate - re-opening as a community theatre September 2007
- Turner Contemporary
- Creative Partnerships – creativity in schools and network of artists

- Winter Gardens - venue for popular entertainment
- Quex – venue with a programme of outdoor cultural events
- Art Galleries – Old Town Gallery, Limbo, Community Pharmacy
- Dedicated artists studios – Crate and Limbo (13 individual studios)
- Cultural and arts organisations – IOTA, Beeping Bush, Channel Theatre Company
- Training and support – Community Gallery arts workshops, Turner Contemporary workshops and professional advice for artists.

2.1 Margate has a fragile, but emerging, creative sector. It is characterised by a high level of activity from a small number of organisations and practitioners that are enthusiastic about Margate. But the sector lacks a single campaigning voice and a platform for networking and sharing information – features of successful creative clusters that need to be nurtured, not imposed. There are bursts of activity and high profile projects - from within the creative sector and the organisations that champion it - that are not sustained and the energy and relationships are lost. There is a great deal of potential for creating synergy – both formal and informal - between different organisations, projects, policies and people.

Participation in cultural activities delivers a sense of belonging, trust and civic engagement, bringing far-reaching benefits including improvement in education and health, and reduction of crime and anti-social behaviour.
Culture at the Heart of Regeneration DCMS 2006

3. Towards an Action Plan

3.1 Mapping

Building on the cultural infrastructure audit already under way, mapping research will qualitatively assess the impact of the creative sector now and its potential for growth. The research will identify priority areas for intervention, support and ensure that the “wrap around” structure is in place to enhance the capital investment in Turner Contemporary. It will also serve as a baseline for longitudinal impact assessments and will inform the evaluation and impact assessment process.

This research project will also inform the development of a detailed action plan for Margate. What follows below are preliminary steps to maintain momentum and create the building blocks for the Action Plan.

3.2 Establish a Local Cultural Partnership

- Represents the creative sector in Margate (which may include wider Thanet representation but with a primary focus on Margate) that will form a bridge between the creative sector and the local governance structures, act as a consultation forum, sounding board for ideas, a source of inspiration and origination of new projects that support Margate’s regeneration strategy.
- A source of expertise – local and committed.
- Bottom up approach – engagement, participation and empowerment.
- Work with consultants undertaking the mapping research.

3.3 Creative Sector Workshop

A day long facilitated workshop with representatives from the creative sector and local stakeholders involved in planning Margate’s regeneration. The aim is to make space for blue sky thinking and encourage creative risk taking in identifying practical steps that translate the vision within the ERDF project plan *Delivering a Creative Quarter*, into a reality. This will feed into the mapping research.

3.4 Networks

Networks and networking happen largely informally within a cultural environment. Any intervention needs to be light of touch and ownership must be within the sector. Collaboration forges the links and creates sustainable relationships. This is picked up in projects below. There is a place for sign posting and increasing the profile of activity and people. This might be achieved via a web-based initiative, possibly building on the existing Culture-net site.

3.5 Projects and cultural activity

Encourage and support projects that contribute to key themes :

- Partnership and collaboration between players creating a more networked creative sector.
- Bringing together people and places.
- Community participation in the regeneration process.
- Encouraging catalysts and “fire starters” for greater creative activity.
- Entrepreneurialism and creative enterprise .

3.6 Local Communities – Opportunity and participation

Involving people in Margate in the process of regeneration. Participation through cultural activity offers the opportunity to:

- Enhance creative skills that can lead to employment and business start up in the creative sector
- Enhance quality of life
- Support community focused initiatives around issues like Supporting Independence.

3.7 Investment Strategy

With a likely direct hit on the levels of funding available, there is a need to re-position from subsidy and financial support for the arts to an investment strategy with clearly identified outputs, promoting growth and sustainability. Funding priorities of the local and regional agencies need aligning to meet this challenge.

3.8 Creative workspaces

- Identifying supply, demand and potential rental levels for creative workspaces in Margate.
- Support the growth of sustainable workspace including investigating alternative management solutions
- An East Kent regional space development and marketing initiative to identify potential properties available for use as creative spaces – both temporary and permanent- and market them to a UK and international audience.

3.9 Business support and advice

Create a flexible, cost effective method for delivering sectoral advice taking into consideration:

- Business simplification agenda
- Ancer Spa report
- Research carried out by Anne Knight at SEEDA
- Legacy of CIBAS

Practically, this is likely to be an East Kent focussed project, potentially working in partnership with Higher Education and partnering Canterbury Council's lead.

3.10 Skills and Training -

Linking with the Thanet Economic and Regeneration Strategy, identify skills shortages and opportunities for closer collaboration between FE and HE institutions and the creative business sector. Building on the work by Creative Partnerships, maximise the involvement of schools in the cultural regeneration of Margate.

3.11 Cultural Tourism

Changing people's perceptions of Margate as the Turner Contemporary develops as an iconic landmark and visitor attraction attracting high yield visitors - re-balancing its appeal to a more cosmopolitan/high street market sector.

- Creative input into branding and marketing campaigns. Margate must shout culture to prospective audiences and provide marketing material that is appropriate.
- Capacity building the offer to tourists to capitalise on the profile created by the Turner Contemporary including other cultural activity and a review of bed spaces.
- Signpost and reveal the high quality built and natural environment around Margate, encouraging a move from day trips to short stay tourism.

3.12 Positioning and Embedding Creativity

Ensuring that creativity and culture are embedded into the planning and regeneration processes for Margate and given an effective voice. This is about ensuring that the arts and culture are recognised within opportunities like master planning, S.106 agreements and tariff systems. But, in a broader context, creativity and culture can contribute to other key delivery areas like crime reduction, housing, and the delivery of care services. There are a variety of best practice case studies and toolkits available to guide this process, including Arts at the Strategic Centre and the Single Cultural Improvement Toolkit.

3.13 A Festival for Margate – celebration ..and a little business.

Margate already has a range of cultural activity - from Gay Pride to Margate Rocks, the Jazz Festival, Carnival, and Margate's Big Event - and the Festival will recognise these, drawing together elements to create a unique celebration of the town and its people. The festival will aim to raise the profile of the town and its cultural vibrancy; create a method for marketing all Margate's cultural activity and provide a more sustainable platform for other events by creating opportunities for collaboration.

Running alongside the celebratory and fun elements, the festival will afford the opportunity for creative practitioners and organisations to showcase work to a regional/national audience and network. For example, this may be through open studios, a series of workshops or an "Expo".

4.The Story so Far

4.1 Mapping:

- An **audit** of the cultural infrastructure, activity, and practitioners is underway. This included one to one meetings and a survey.
- There is agreement to fund the **mapping** research that has arisen from discussions between stakeholders involved in the development of the M&S site. This research will also inform the **evaluation and impact** process.

4.2 Engagement

- The first meeting of the Margate creative sector took place in July and there was agreement to take forward the concept of a **Local Cultural Partnership**. Its name, form and terms of reference are being devised.
- A **workshop** is planned for October that will bring key players around the table to discuss the development of the Creative Quarter.

4.3 Projects

- An ad hoc working group that emerged from the creative sector meeting has been involved in the design and delivery of the signage and navigation element of the current ERDF funding. This has resulted in a **high profile competition**, launched in early August.
- *Hold*: This unique arts project aboard a boat picks up on some of the key themes for the area including encouraging entrepreneurialism, partnership and collaboration by travelling up and down the coast and across the Channel, linking arts projects, buildings and people. The boat will also showcase the talent of Kent 's creative sector to a broader, international audience.

4.4 Cultural tourism

- KCC are planning to exploit the opportunity offered by the Folkestone Triennale – a high profile international arts festival planned for next year - with a pilot cultural tourism project that will encourage visitors to stay in East Kent and draw them out of Folkestone to experience a wider cultural offer and the “hidden” heritage and natural environment.

4.5 Cultural infrastructure

- The **Theatre Royal Margate** has been supported by a range of stakeholders to ensure its sustainability as a community Theatre. A public consultation project is now taking place to build new partnerships and opportunities for engagement with the local community prior to its opening on 29 September. The results of the consultation will also inform a broader picture of identifying community organisations and groups that are interested in participating in the arts.
- **Creative workspace** - Work has taken place to create a dialogue between Crate and Limbo and the other stakeholders during the development of the M&S site. This process has also informed and created the opportunity for dialogue on how creativity can be **embedded into the planning process**. There are also a number of new studio/gallery developments coming on line including 6 studios, a gallery, arts teaching space and accommodation as part of the Harbour Arm; 10 creative spaces as part of Queens Arms Yard; studios spaces and a gallery as part of the plans for the former Pie Factory, Broad Street, and 7 – 8 studios and a gallery in 42 High Street. Along with some financial support, support has been offered on management structures and other funding options and links made to local practitioners.

5. Recommendations

- 5.1. Note the development of Arts Council England South East's Priority Place agenda and plans for a Shared prospectus for East Kent
- 5.2. Note the production of a consensus driven Kent Cultural Strategy and agree to engage in the process.
- 5.3. Support the direction and initiatives outlined in *Towards an Action Plan* and request an update on the Action Plan in December 2007. .
- 5.4. Support a local cultural partnership and its development as a partner in the cultural regeneration of Margate and make suggestions for how it can gain influence in local governance structures.
- 5.5. Agree to a further paper that details how creativity may be embedded into the planning and regeneration processes.

References:

1. Towards 2010 New times, new challenges for the arts: Robert Hewison
2. ABL Cultural Vitality in Kent Audit 2005



| | |
|------------------------|--|
| Date: | 5 th September 2007 |
| Item No: | 5 |
| Item Title: | Margate Neighbourhood Renewal Programme |
| Author: | Carla Wenham Jones |
| Purpose: | Update |
| Recommendation: | <ol style="list-style-type: none">1. To note progress on the housing renewal programme and the proposed declaration of a renewal area across the two wards;2. To provide comments on the research project and request a further report on the results of the study. |

1. Margate Neighbourhood Renewal Programme

Margate Neighbourhood Renewal has developed rapidly since its launch in May 2005. There are several connecting programmes that are underway.

This report provides:

- a) An overview of the presentation to be provided at the 5th September Board meeting.
- b) An update on the Housing Renewal Programme, the Safer Stronger Communities Fund, and the Mixed Communities Pilot Demonstration Area programme.

2. Overview of presentation: Mixed Communities and Neighbourhood Renewal

The presentation on Mixed Communities and Neighbourhood Renewal will provide an overview of the many complex issues within the two wards relating to 'people', which combined together impact upon the levels of deprivation found there. It is hoped that this will stimulate debate and discussion with the Board, and the Board will provide thoughts and consideration on whether a cohesive strategy might be the appropriate method forward to strategically align and tackle these issues with the wider economic and physical regeneration programmes and projects.

The presentation will provide statistical data on indices of deprivation, housing, employment, education and skills, benefit claimants, crime and health. This statistical data will be used to evidence discussion on the key drivers of deprivation that need to be addressed such as, the housing mix consisting of a large proportion of small one bedroom flats and a high percentage of private rented accommodation much of which is in poor condition. This mix of housing type and tenure has resulted in a

concentration of vulnerable residents and a highly transient community, many of whom are benefit claimants, low skilled, unemployed, and have other support needs. The concentration of highly deprived residents results from a number of factors. The poor housing conditions, relatively low private rental levels, low land values and large Victorian properties combine to make the private rental market quite buoyant and attractive to landlords and developers (as opposed to conversion or refurbishment for sale). The large properties and low values have also attracted a high proportion of care homes, children's homes and outside placements of both children and homeless families and individuals. The issues associated with the placements of children was exposed by the Thanet Inquiry Report and resulted in recent policy changes. The placement of homeless, unemployed people was highlighted in the Select Committee Report. These combined drivers of deprivation are also seen as key to the high levels of crime and anti-social behaviour found within these two wards.

The Mixed Communities objectives are outlined in Section 5. As part of this project the CLG have been asked to commission research to develop more understanding of the policy levers or powers that could be instigated to tackle the problems found within the two wards, how to engage with a transient population, and to also provide evidence of drivers that could bring about change to the many complex social issues within the two wards. The Board is asked to provide comments on the scope of this study and the agencies to be involved.

3. Update: Thanet District Council's (TDC) Housing Renewal Area Programme

Phase 1: Cliftonville West

Since the launch of the housing improvement grants in May 2005 there have been:

| | | |
|-----|--|-------------|
| 138 | Housing improvement grant works completed | £247,515.83 |
| 28 | Approved - work in progress. | £54,150.50 |
| 6 | Awaiting approval (applications received). | £12,000.00 |
| 17 | Cancelled. | |
| 3 | Grant reclaimed. | -£6,755.00 |

Property owners have contributed £182,400.42 investment to date towards the cost of works undertaken. 109 grants have been provided for owner-occupied properties, 34 freeholder/leaseholder properties, 24 landlords, and the remainder for residential units above commercial properties.

A majority of the work has been for external decoration of properties, window and door repairs, roof repairs, improvements to guttering, and security. This has helped to begin to raise the appearance of the area, increase safety and improve energy efficiency in properties, which should start to impact on reducing fear of crime and support health issues of residents in the area.

Several applications have been cancelled due to the applicants selling their properties, and therefore negating eligibility for a grant, or applicants have had financial debts owed to the Council and therefore a grant will not be provided until all debts are paid. Three properties were sold after a grant had been paid, and therefore funds were reclaimed under grant terms and conditions.

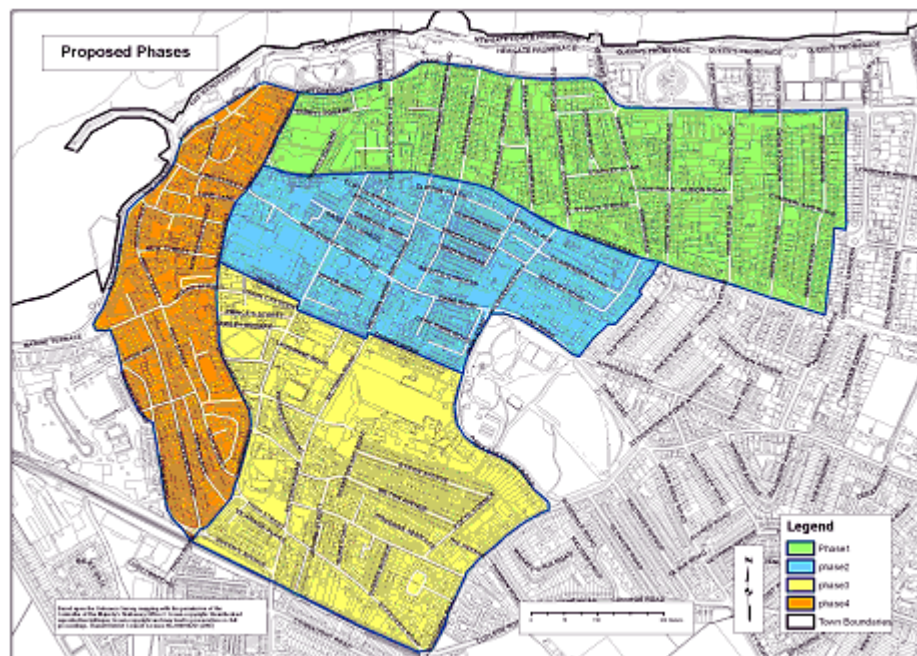
In addition to the housing improvement grants, TDC has provided £89,026.23 funding towards projects such as, alley-gates, hanging baskets along the commercial area of Northdown Road, and lighting of St. Paul's Church to reduce anti-social behaviour in the area surrounding the church.

Further phases to be declared

In August 2007 Cabinet approved the start of a consultation period with local residents and stakeholders, with the intention to declare further areas of renewal within Margate Central and Cliftonville West wards from early 2008. Three consultation days will take place during October and feedback from this consultation will inform a report to Cabinet in December 2007 for a final decision.

The map below provides details of all of the areas being considered for renewal declaration. Phase 1 (green) was declared in May 2005, and the intention is to declare all further phases together. The objective behind this is to focus on the wider geographical area of the two wards earlier than previously considered, linking the wider area with the geographical boundaries of connecting programmes of renewal.

There are also funding streams currently available until March 2008, such as Regional Housing Board funding, which could be utilised to provide an greater initial impact if areas are declared in January 2008.



Regional Housing Board (RHB) funding

RHB funds have to be spent or committed to a property by March 31st 2008 and funds for 2006/07 (£1.58m) and 2007/08 (£1.45m) are being utilised to provide grants and loans on a Thanet-wide basis to:

- Tackle fuel poverty in Thanet.
- Increase the number of Decent Homes identified with Category 1 Hazards under the new Housing Health and Safety Rating System.
- Provide fire safety in Houses of Multiple Occupancy (HMO).
- Provide funds to Registered Social Landlords to acquire empty or derelict properties, or HMOs for sale, to convert into shared ownership schemes.
- Funding is also being utilised to fund Renewal grants in 2007/08. This will enable the Council's funding to be carried over into the next financial year 2008/09, thus providing £400k towards housing improvement grants across all of the phases that the Council has an intention to declare by early 2008.
- The criteria for bidding for RHB funding from April 2008 to March 2011 stipulates an East Kent bid is provided and Thanet District Council is leading on this East Kent Triangle bid. This will be submitted in October 2007.

Housing Renewal Team

In April 2007 the Council merged the Renewal team, Private Sector Housing team and Empty Properties programme into the Housing Renewal team, with the objective to achieve a combined delivery focus on the two renewal wards Margate Central and Cliftonville West.

Balancing the Thanet-wide needs with the key renewal area needs has complexities, however Officers and current funding resources are being strategically steered towards ensuring there is a high level of service focus within the wider area of renewal.

4. Safer & Stronger Communities Fund (SSCF)

The SSCF Programme is overseen by the SSCF Programme Board, which is a sub-group of the Local Strategic Partnership, and includes residents, local Councillors and Voluntary and Community Sector (VCS) organisations.

The key objectives of the SSCF are to improve the quality of life for residents in Margate Central and Cliftonville West through making the area "Cleaner, Safer and Greener" and developing community cohesion through "governance", "cohesion", "volunteering", "improving the condition of the VCS" and "increase the level of public services delivered by VCS".

To date, 41 projects have been funded, across a variety of relevant themes and service providers.

2006/07 spend £987,216

2007/08 committed to date £1,450,331

Current balance outstanding £260,669

Match funding committed for various projects £830,274

Match funding providers:

Thanet District Council £284,659

ERDF £252,415

Voluntary & Community Sector £113,936

Private Sector Businesses £73,002

East Kent Partnership £50,000

Kent County Council £28,000

Kent Police £17,750

Schools & Colleges £10,512

5. Mixed Communities

Margate Central and Cliftonville West wards are one of 12 pilot demonstration areas chosen by CLG and GOSE in 2005. The three key objectives of the Mixed Communities programme are:

1. Major changes to housing stock and tenure to change income mix.
2. Improvements to the surrounding environment and quality of local schools and retail/leisure facilities.
3. Action to reduce joblessness, low educational attainment, poor health, crime and anti-social behaviour.

GOSE first put the area forward to be considered as a pilot because of the Council's declaration of a Renewal Area and the many complex issues that exist within the two wards, which combined provide the high level of indices of multiple deprivation for the two wards. The particular interest in this area, as a Mixed Communities area, relates to the high density of private sector rented accommodation, which is predominately flats, and the social and environmental issues that this unbalanced housing market has influenced.

There have been several meetings with CLG to discuss the impact of the partnership works being delivered to date by the Margate Renewal Partnership, Thanet District Council's Housing Renewal programme and other connecting programmes, such as SSCF.

CLG recognises that the MRP framework and Implementation Plan sets out the priorities for the current activity and the MRP Board provides an effective vehicle to co-ordinate the renewal work of various agencies. However, CLG believe that there needs to be a more cohesive plan that demonstrates the link between the physical and economic renewal and the complex underlying drivers of deprivation. The MRP Implementation Plan identifies some of the wider issues as 'Other Priorities' – Skills, Education and Employability, Business and Enterprise Support, Cultural and Creative Development. There are plans for bringing forward initiatives under these

headings over the next 12 months. However, there are a range of complex issues associated with the most socially excluded that are not being addressing in a cohesive and concerted way; issues such as poor health, high levels of incapacity and benefits dependency, low basic skills, teenage pregnancy and a high proportion of NEAT's (Young people not in Employment and Training). Much of these issues are inter dependent and relate to the policies and housing conditions that have resulted in concentrations of vulnerable individuals in the two wards outlined earlier in the report. Whilst much has been learnt about the issues of 'looked after children' through the Thanet Inquiry, we still do not understand the relationship between the drivers of exclusion nor are we addressing the needs of the most vulnerable residents.

CLG have agreed to support research to investigate these issues and identify effective action. The results would feed into next year's Implementation Plan. The scope of the study would include:

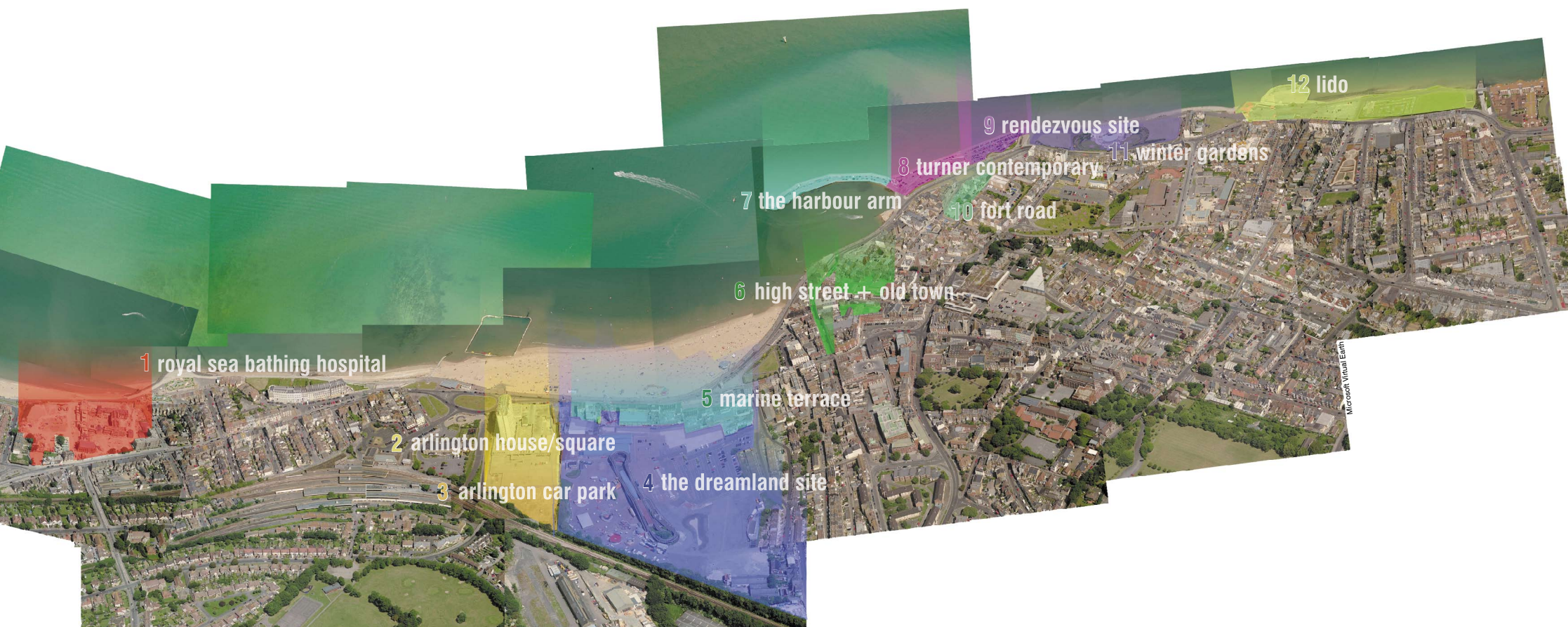
- Examining the outcome and impact of Thanet Inquiry, policy developments, practical implementation and impact on population.
- Statistical analysis and desk top research drawing on BMG survey; and anecdotal evidence from KCC, Job Centre Plus, other support agencies etc
- Mapping existing services and support
- Identifying the key drivers of adult worklessness (including benefits dependency/trap, poor health, low basic skills)
- Identifying key drivers of concentrations of adult deprivation:
 - housing supply (rents, benefits)
 - allocations and out of area placements
- The challenges of transiency
- The potential impact of displacement
- Matching support to complex client needs
- Identifying gaps and recommending actions / way forward

CIG has requested the brief by 10th September and the work will be completed within this financial year. The study is likely to take 3 – 4 months and it is envisaged that a draft report will be presented back to MRP Board in December 2007.

Recommendations

1. To note progress on the housing renewal programme and the proposed declaration of a renewal area across the two wards;
2. To provide comments on the research project and request a further report on the results of the study.







| | |
|-----------------------|--|
| Date: | 5 September 2007 |
| Item No: | 6 |
| Item Title: | High Street/ M&S Update |
| Author: | Allert Riepma |
| Purpose: | For decision |
| Recommendation | The Board is asked to note the report and support the course of action including commissioning specialist advice on the cultural regeneration opportunities. |

1. Background

- 1.1 Since the last meeting, the former M & S site has been subject to extensive masterplan discussions between the partners involved with this project, SEEDA and Thanet District Council. Discussions have also been held with the various landowners, in particular the two artist groups occupying the Crate and Limbo Arts buildings adjacent to the former M & S buildings.
- 1.2 The first phase of the masterplan exercise has now been completed with CTM Architects. This has highlighted the complexity of the site given the urban context. Two masterplan options have evolved, one working around the Crate and Limbo Arts buildings and the other incorporating the two buildings. Both options have clear advantages and disadvantages. In the background a number of studies have been carried out such as an extensive topographical survey, transport assessment, a site condition report, planning information and other background material.

2. Update

- 2.1 An ongoing dialogue is taking place with representatives from the Creative Sector including Limbo and Crate. The purpose of these discussions is twofold. First, the partners are keen to involve the Creative Sector in the development process and second a continuing consultation is taking place with Crate and Limbo Arts to ensure that their future in Margate is secured either where they are or elsewhere in Margate Town Centre if this proves necessary. Support has also been offered to both organisations to provide assistance to allow the voluntary board members to engage in this process and specialist legal and property advice. This is reflected a draft Memorandum of Understanding (Appendix 1).
- 2.2 The stage has now been reached to take the development site to the market to secure a development partner. Drivers Jonas, the planning and development consultants for the site, have prepared a developer selection brochure which will be presented at the Board Meeting. The draft brochure has been discussed with the partners and the Creative Sector. The brochure will also be reviewed by cultural regeneration specialists who will be commissioned by MRP and work to a brief agreed between all partners including Crate and Limbo. This

will ensure that the partners' ambition that this project fully fits within the overall culturally led regeneration of Margate is met.

- 2.3 The development will be presented to the market as two phases, phase 1 south of New Street (former M & S site) being the first phase and phase 2 mainly comprising TDC's car park north of New Street. It is intended that the site is taken to the market by November of this year. A traditional two stage developer selection process will be undertaken whereby a long list of developers is invited for interview first followed by a shortlisting exercise. Subsequently 3 to 4 developers will be asked to present their specific intentions for the site in more detail. It is anticipated that a preferred developer will be selected in the summer of next year. The partners will then work with the developer through the means of a development agreement and it is anticipated that a planning application will follow in the autumn of 2008 with planning permission early spring 2009. Assuming all remaining sites can be acquired by agreement, it is anticipated that the new scheme will be completed and let towards the middle of 2011. Should Compulsory Purchase be necessary for any of the interests, then the scheme could be delayed by a further two years.

3. Recommendation

- 3.1 The Board is asked to note the report and support the course of action including commissioning specialist advice on the cultural regeneration opportunities.

Appendix 1 – Memorandum of Understanding between SEEDA, TDC, Crate and Limbo.

MEMORANDUM OF UNDERSTANDING – (Draft 5)

Between

- South East England Development Agency (SEEDA)
- Crate
- Limbo
- Thanet District Council (freeholders of former M&S site)

1. Purpose and Objectives

While this document has no legal status it represents a commitment from the partners – SEEDA, Thanet District Council, Crate and Limbo – to work together in the interest of the regeneration of Margate and, in particular, the development of the M&S site and associated spatial development.

SEEDA's responsibilities as a Regional Development Agency are for the sustainable economic development and regeneration of the South East of England.

Thanet District Council's remit is owner's of the site, planning authority and partner in the Margate Renewal Partnership.

Crate is an artist-led organisation based in East Kent supporting contemporary visual artists' research and practice. Crate promotes critical debate and the exchange of ideas without prescribed outcomes.

Based in an old print works near the sea front in Margate, Crate's building has been bought and refurbished with major support from Arts Council England South East, East Kent Partnership and Thanet District Council. The building opened in July 2006.

The building combines working and project space and is designed to give artists access to dedicated, affordable space for experimentation, production, documentation and research. There are three floors of studios, and two project spaces on the ground floor. The project spaces are available for short-term use by practitioners, alongside a programme initiated by Crate.

Limbo is an a limited company with a Board of Directors and a studio membership. Limbo has a lease on sub station building from EDF providing studio, project and gallery space.

Where each parties objectives are mutually reinforcing there is an agreement to work together to progress these for the purpose of supporting the culturally d economic and social regeneration of the town of Margate and in particular the progressing the re-development of the former M&S site within this context.

2. Roles and Responsibilities

SEEDA has agreed to:

- Encourage and consider creative input from with key stakeholders into the development process through a review of the master plan bringing in specialist expertise that will inform the design brochure and developer selection process.
- A commitment to exploring through the development process whether there is the physical space for the Crate and Limbo organisations to be retained within the scheme and, should relocation be required/necessary, seek to provide alternative premises for both organisations. If alternative accommodation is required this will be on a similar basis
- Provide property advice to Crate and Limbo during the development process and work with them to explore options for ensuring that Crate and Limbo have the necessary ongoing professional representation/support during the development process.

Thanet District Council has agreed to:

- Participate in an on going dialogue and provide planning and other specialist advice when required.
- Assist in the engagement of local stakeholders in the process
- Lead on local community consultation at appropriate stages of the project.

Crate has agreed to:

- Participate in an ongoing dialogue over the development of the M&S and associated sites
- Provide input and their views during the development process
- Advise other partners on any need for additional support that would be required to enable Crate's full participation in the process

Limbo has agreed to:

- Participate in an ongoing dialogue over the development of the M&S and associated sites
- Provide input and their views during the development process
- Advise other partners on any need for additional support that would be required to enable Limbo's full participation in the process

3. Ways of Working

Working methods will be underpinned by tenets that value collaboration, encourage and respect contribution, and aim to achieve mutually agreed aims by working in partnership.

4. Shared Values

All parties agree to operate transparently and seek to engender a relationship based on respect and trust.

Signed on Behalf of SEEDA

----- Date-----

Signed on Behalf of Thanet District Council

----- Date-----

Signed on Behalf of Crate

----- Date-----

Signed on Behalf of Limbo

----- Date-----

| | |
|------------------------|--------------------------------|
| Date: | 5 th September 2007 |
| Item No: | 7 |
| Item Title: | Programme Director's Report |
| Author: | Derek Harding |
| Purpose: | For Information |
| Recommendation: | To Note |

1. Introduction

- 1.1 The following report provides Board members with an overview on programme activity and wider policy and contextual developments.

2. Policy & Strategic Developments

- 2.1 At the last Board meeting, members discussed the CLG's response to the Coastal Towns Select Committee report. It was agreed to raise the issue with the Kent Partnership and seek a meeting with CLG/Ministers. Following advice from the local MP, it was decided to wait until after the summer recess. On 16th August, a meeting was held in central London with representatives of a number of Coastal towns with the view to co-ordinating a national response. In Summary, it was agreed to produce a collaborative lobbying document. To this end additional research is needed on the specific socio-economic characteristics of coastal towns. A small working group has been established to co-ordinate the research. Richard Samuel who attended the meeting will provide a verbal update.
- 2.2 An officer level response has been provided to SEEDA on the draft RES Implementation Plan. Consultation has commenced on the SEEDA Coastal South East Framework for Action (see Item 3).
- 2.3 The Thanet Economic Growth and Regeneration Strategy has been discussed with key stakeholders and the LSP. Work continues on producing the Action Plan and the document will be presented to TDC's Cabinet in November for approval and adoption.

3. Key Developments Update

- 3.1 Item 8 Progress Reports provides a detailed update on the key projects within the Programme. The following section is a summary of the progress on the key development sites (except High St/M & S which is subject of a separate report – Item 6).

- 3.2 **Dreamland** – Following the last Board meeting, a draft planning brief has been prepared. It was approved by TDC Cabinet on 2nd August for the purposes of public consultation. A consultation strategy has been agreed, based upon:
- Exhibitions
 - Focus groups
 - Thanet Extra publicity
 - Letters requesting views of local residents

This will run through September/October with the consultation results and amended brief being reported to Cabinet in November and Council in December, where it will be recommended that the brief be adopted for Development Control Purposes. This will enable a more productive response to any future development proposals. The Consultation exercise is anticipated to cost in the region of £5,000.

The brief draws out issues beyond development potential, including the need for connectivity with the seafront and town centre and the need to resolve environmental issues, including probable contamination and the need to clean up discharge from Tivoli Brook, which runs through the site.

The Dreamland owners have requested a screening opinion to determine whether an EIA is required for an application for their 'Duke of York' scheme. It has been determined that an EIA is required. In the interim, initial discussions with Save Dreamland and the landowners of Dreamland and Arlington have been productive.

Further discussions are required to progress the proposals for the Heritage Park and Dreamland Cinema. A full feasibility study and business plan is required which should also examine the regenerative value and sustainability of the concept.

- 3.3 **Turner Contemporary** - Positive progress is being made with the project. In relation to the building, RIBA Stage C has been achieved and it is anticipated a planning application will be submitted in mid November following completion of stage D. Wave modeling analysis continues and results are expected in the next month. A series of workshops has been established to explore the development of sustainability options for the gallery.

The latest cost plan analysis at Stage C indicates the project remains on track to be delivered within budget

In the last two to three months much work has been undertaken to complete the business planning for the project. The project team is planning to submit the ACE Development Plan and SEEDA Business Planning Case for approval to respective agencies by the end of August as a basis to attract supporting funding and as the basis of our formal partnerships. DCA will present the next designs to the public at the Theatre Royal at 6pm on 16th October.

- 3.4 **Rendezvous** - KCC forward funding has now been identified for the dedualling of Fort Hill with a provisional commencement of works on 1 April 2008. Donaldsons produced a marketing brief laying out the aims and objectives of the project and the developable areas of Fort Hill and the Rendezvous site. Fifteen expressions

of interest were received in response to the brief from which a shortlist of four has been selected. These are:

- Crest Nicholson Ltd in conjunction with Land Regeneration UK Ltd
- Ellandi Property Ltd in conjunction with Helical Bar PLC
- Gleeson Homes Ltd
- Urban Splash

The project is now proceeding to Stage 2 and it is hoped that the developer partner will be selected by the end of the year.

- 3.5 **The Harbour Arm** – Heads of Terms have been agreed with Pineapple Properties and the lease and grant agreement has been drawn up based on a maximum of a 10-year lease. Planning permission for change of use is expected shortly for a café/restaurant, 6 artists' studios and gallery space (to be managed by Isle of Thanet Arts Organisation) and teaching accommodation for Canterbury Christ Church University's art department. The project will also include a public toilet block.
- 3.6 EKP and SSCF funds have been secured for a new artistic and safety lighting scheme (see Appendix 1) which will include an extension of the traditional Margate seafront lighting along the entire length of the lower arm; floodlighting of the upper walkway by two lights installed on the 'Lookout' tower; 6 uplighters to illuminate the lighthouse; 6 uplighters to illuminate the Clock Tower of Droit House, the clock internally and the front façade of the building; and a string of 40 multi-coloured LED lights along the top edge of the stone pier to illuminate and mark the structure. The lights will also allow any colour combination to be displayed. This can be controlled by SMS Text Messaging allowing the general public to control the lighting scheme and sequence. The artistic lighting is scheduled to be installed and ready for the launch of the Turner Contemporary Rag and Bone exhibition on 6th October (New sculptures by Laura Ford on the Pier and at Droit House).
- 3.7 **Sea Bathing** - Work is nearing completion on the first phase and a number of the flats have been sold and are now occupied. Resolution to award permission for an additional 113 units was given by the planning committee in July 2007 (in addition to 272 in Phase 1). Negotiations are still underway regarding section 106 contributions. Independent consultants are carrying out a viability exercise.
- 3.8 **The Lido** -. Discussions are on going with Paigle Properties and initial schemes have been prepared for a mixed-use scheme including residential, leisure and hotel. The developers have been asked to prepare an E.I.A. to support a planning application as the proposal impacts upon coastal nature conservation designations. Natural England and Environmental Agency are being kept informed.

4. **Other Developments**

- 4.1 **Old Town** – Over the summer months, the Old Town has been the focus of a number of events including the regular Thursday night Late 'n' Live programme and the Jazz Festival. Developer activity also continues with the completion of the refurbishment of 3 & 4 Market Place and works starting on properties in Fort Road and Market Street. However, traders report that business has been very poor and outside the events, football remains low. The planned environmental improvements, the CCTV, the new lighting and the new pavement works will

hopefully increase the attractiveness of the area. Combined with new activities on the Harbour Arm and re-use of some key buildings, it is hoped that this package will create the critical mass required to establish a vibrant and successful area.

Developer activity in the Lower High Street has also increased including the refurbishment of the Galleria for residential apartments and the acquisition of 42 High Street (formerly vacant Pound Shop) by the Thanet Development Group. A planning application has been submitted for 8 artists' studios, a gallery/shop with residential units above.

Under the Objective 2 Programme, we have supported the installation of a new artistic lighting scheme in Market Square and part funded the Margate Town Partnership's new performance stage and market stalls. The contract has been awarded for the CCTV scheme and works are planned to start in September 2007. The site and Buildings Opportunities Fund has been launched and we are anticipating applications from owners/developers of some key vacant buildings. However, we are forecasting a potential underspend, (see Progress Report Item 8).

- 4.2 **ERDF** – Following discussions with GOSE, it was agreed to submit a bid for Objective 2 underspend (£2m from M&S Project) focusing on the 'Eastern Seafront'. An outline proposal will be presented to the Objective 2 PSC on 6th September entitled 'Opening Up Margaret's Eastern Seafront'. The aim of the project is to support a cohesive plan of improvements that will unlock key development opportunities (Rendezvous, Winter Gardens, Harbour Arm and Fort Hill), increase connectivity with the Old Town and significantly improve the public realm. If supported, the bid will be in the region of £1 million, which needs to be spent by December 2008.

The Officer Group had discussed a range of other proposals for the remaining £1 million but they either failed to fit the scheme criteria (Priority 2 – Spatial Development) or there were issues around match funding and deliverability within the timeframe. As such, we agreed with GOSE that Hastings should bring forward proposals that would assist in meeting the overall Programme targets thereby reducing the risk of claw back from Europe.

As part of this process, an innovative proposal was put forward to GOSE to support the acquisition of a boat to create a mobile arts facility. The project entitled 'HOLD' proposes to convert a vessel to create a gallery, work space and education facility that could travel around the East Kent region with an initial focus in Margate temporarily moored along the Harbour Arm. The project would cost in the region of £150,000 - £200,000 (capital and start up) but does not fit the Priority 2 objectives. Further discussions are planned with ACE, SEEDA and others to identify potential funders.

- 4.3 **Aquarium Developer** – Preliminary discussions have been held with a company that has successfully developed and managed a number of UK aquariums / sea life centers. The basic business model operates on the basis that land is donated by the public sector. The facility could attract over 300,000 visitors and create up to 50 jobs.

- 4.4 **Parking, Movement and Access Study** – The study work is proceeding well and the main surveys were undertaken in May and June. A further survey will be carried out over the August Bank Holiday to assess peak demands. The analysis undertaken so far shows that parking provision is adequate and the potential loss of some 400 spaces through redevelopment could be absorbed elsewhere. The issues that require further examination are the impact of increases in commercial activity, the location and condition of existing available parking, pedestrian and vehicular movement and the risks associated with potential loss of privately owned car parks (Dreamland and College Square which represent nearly half of the off street parking stock). The analysis will be completed over the next 2 months and a full report will be presented in December.
- 4.5 **Lower High Street** – On a related note, following discussions with traders representatives and a petition, TDC is working with the Margate Town Partnership (MTP) to commence formal procedures to pedestrianise the Lower High Street. A public meeting is planned for 16th September to discuss the proposal. In addition MTP has secured an agreement with a market operator to hold a regular general street market in the Lower High Street on Wednesdays. Subject to consents, this is scheduled to commence on 10th October 2007.
- 4.6 **Shell Grotto** – KCC has provided funding for some urgent repairs to Shell Grotto. The Grotto had been damaged by water penetration due to ineffective rainwater dispersal. A dialogue is continuing with the owners to support future investment and expansion plans.
- 4.7 **Business & Enterprise Support** – SEEDA has completed an audit of business and enterprise support. This has informed the Thanet Economic Action Plan and provides the basis for further discussions with BLK and others such as Canterbury Christ Church University with the aim of undertaking some primary research and engaging key agencies in developing future provision. This will be influenced by the ongoing business simplification agenda. The emerging priorities for MRP are tailored support for key sectors (creative, retail and visitor), promoting local business and encouraging collaboration.
- 4.7 **Creativity & Cultural Development** – (See Item 4) A project brief for the *Mapping of the creative sector* in Margate is currently being developed. This will include a quantitative study of Thanet with more focus and a qualitative approach applied to Margate. This will tie in with the development of the *Thanet Cultural Strategy*, due to be published as a consultation document in August and the development of the *MRP Creative Industries Action Plan*. A *Creative Industries Workshop* is planned in October. It will consider the interventions required to encourage growth and capacity including ensuring that the development of the Turner Contemporary happens within the context of a growing creative sector that can capitalise on the investment. The *Theatre Royal* re-opens its doors, with commitment and funding from key stakeholders including the Arts Council England, TDC and KCC, on 29 September. The Theatre will be encouraging greater participation and presenting high quality professional shows. The development of a *Margate Festival* is in its embryonic stage and is a priority for KCC. *Margate Rocks*, a contemporary arts festival, is currently establishing its management organisation as a CIC, developing its Programme for a festival in 2008, seeking funding and building partnerships within Margate.

- 4.9 **The Visitor Economy** - KTA has recently completed a visitor perception survey for East Kent. Results will inform a local action plan. (The Locum Destination Strategy will form the basis of a visitor Action Plan that will be presented to the Board in December 2007). TDC has recently appointed 2 new posts – a part time Tourism Development Manager and a full time Visitor Information Services Manager.

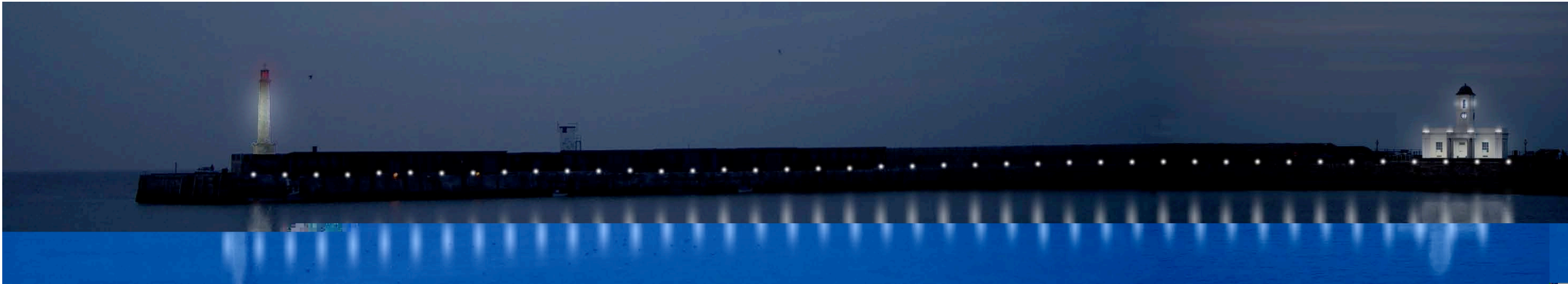
5. Publicity/Communications/Events

- 5.1 The MRP website went live in June 07. The website address is www.margaterenewalpartnership.co.uk The website will include Board minutes and it is intended to include 'news' bulletins providing regular updates on key developments.
- 5.2 The second residents' newsletter has been distributed to all households with the Margate Central and Cliftonville West. Local press coverage has focused on the Turner plans, Dreamland Development brief and summer events. There has also been national features on Margate including a specific feature in the Guardian's July edition of the Guide to the Seaside and a double page spread in the London Evening Standard's Homes and Property supplement on 25 July.
- 5.3 BBC South-East as part of the BBC2 Politics Show on 15th July examined the challenges of Coastal Towns and included an interview with the Programme Director and a live debate involving the Leader of the Council and Steve Ladyman MP. BBC SE also had a live broadcast on 3rd August featuring Carnival Weekend.
- 5.4 The 2 week Big Sky Jazz Festival culminated in a weekend of live Jazz on the piazza on 14/15 July attracting over 6,000 people over the 2 days. The first Thanet Gay Pride event took place on 21st July with live performers and attractions along Marine Drive. Finally, the Margate Carnival took place on 5th August and although there are no estimated visitor numbers, the town centre and beach were extremely busy over the whole weekend.
- 5.5 Exodus was screened in Margate in July to an invited audience of local actors and crew. The film is part of the Venice Film Festival and will be screened on Channel 4 later this year.
- 5.6 **Margate Town Partnership** – MTP has appointed a co-ordinator and a part-time administrator. The Board has established sub groups for events, marketing and street scene. The Programme Director is involved in the latter two.
- 5.7 Details of the main events over the next 3 months can be found in the summer newsletter.

Appendix 1 – Harbour lights project

Appendix 2 – Press Cuttings (June – September)

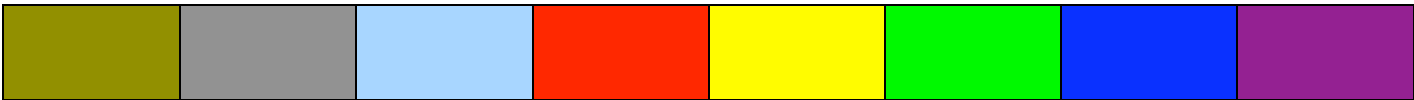
Margate Harbour - *Lighting Opportunities*



The scheme is highly visible by day and Night from the station and the length of the sea front and is designed as a unique destination marker for visitors to Turner Contemporary. The Light House and Custom House are lit to frame a view of an array of active LED luminaries each of which can display every colour and intensity of light. Creating an ever changing spectacle on the water and harbour arm. The control system we have in mind can receive instructions via a web browser or a mobile phone. This would allow visitors to alter the lighting to their own design, within safety parameters for marine navigation.



The fittings are robust, require very infrequent maintenance and are rated for underwater use. They are robust enough and well engineered for permanent installation in a working marine environment. Led's have a very long life and the fittings are sealed to a very high standard. Infrequent maintenance and extremely low running costs make for a dynamic, affordable scheme that is easy to own. A unique addition to the harbour and a real draw to the new development.



Initial Concept



| | |
|------------------------|---|
| Date: | 5 th September 2007 |
| Item No: | Item 8 |
| Item Title: | Key Project Update |
| Author: | Derek Harding |
| Purpose: | For Approval |
| Recommendation: | The Board is asked to consider the progress reports and agree the actions required to ensure effective delivery as summarised for 'Red' and 'Amber' projects. |

1. Report

- 1.1 The principle role of the Board is to oversee the delivery of the programme and take action on critical aspects that may undermine the overall success of the programme. To provide the Board with information in a succinct and clear fashion, we have adopted a project monitoring system that presents key information only. A coding system of Red, Amber or Green has been adopted to highlight action required by the Board.

2. Action

- 2.1 The Board is asked to consider the progress reports as summarised in the schedule. The following action is proposed for the Red and Amber projects.

| Ref | Project | Status | Action |
|-------|--|--------|---|
| MRP11 | Old Town – Delivering the Creative Quarter | Red | <ul style="list-style-type: none"> The spend target for 2007 is £1.2m (match and ERDF). At present, we are forecasting spend of £605,000, resulting in approximately £510,000 underspend (£188,000 ERDF). This is allocated mainly to two projects: <ul style="list-style-type: none"> The Children's Playground – restrictive covenants on the land may prohibit built structures – legal and insurers advice has been sought. (£200,000) The Site & Building Opportunities Funds – launched last month and notionally committed but dependent on private sector partners and statutory permissions. (£200,000) Officers should develop contingency plans to be discussed and agreed with GOSE before the end of September. The Board should be kept informed of progress. |

| | | | |
|-------|---------------------------|--------------|--|
| | | | |
| MRP1 | Dreamland/ Arlington | Amber | A draft Development Brief has been approved by TDC Cabinet on 2 nd August. Consultation commences on 10 September. It is essential that no further delays are experienced to ensure the Brief is adopted in anticipation of a planning application. The final brief should be presented to the MRP Board at the December meeting. |
| MRP2 | M&S/High Street | Amber | <ul style="list-style-type: none"> • Since the last meeting, further appraisal work has concluded that the 2 schemes are not financially viable and it was decided to adopt a new approach to secure private sector interest by selecting a developer partner prior to submitting a planning application. Planning permission was a condition of the £2m ERDF associated with the proposed offices. GOSE has been advised that this funding will not be drawn down and will be re-allocated (see Director's report). • The new approach provides an opportunity to review the master planning process and re-engage the two arts organizations potentially affected by the proposal. • A working group has been established with the artists and developed a draft Memorandum of Understanding (attached). This includes an agreement to: <ul style="list-style-type: none"> - Fund consultancy work to assist the master planning process that engages the creative sector; - Specific support to CRATE and Limbo to provide independent property and legal advice. • The Board should be kept regularly informed of progress. |
| MRP3 | Queens Arms Yard | Amber | <ul style="list-style-type: none"> • Delays associated with re-designs and EA requirements present a risk to securing ERDF funding in 2007. Contingency plans should be developed to secure the ERDF (see MRP11 above). |
| MRP14 | Public Realm Programme | Amber | <ul style="list-style-type: none"> • There are a number of high profile projects that are being progressed in the absence of an overall Public Realm Strategy, such as the de- |

| | | | |
|--|--|--|--|
| | | | <p>dualling, Lower High Street works, Old Town signage and Rendezvous/Harbour Arm improvements. An overall framework is essential and has not been progressed due to other priorities and a lack of resources. A scoping brief has been produced focusing on key areas and nodal points. However, this will require external support and expertise to progress matters speedily and inform the on-going projects.</p> <ul style="list-style-type: none"> • The Board should request officers to finalise the brief for the study by the end of September and seek contributions from partners of up to £50,000 to fund this work. |
|--|--|--|--|

Progress Report

September 2007

Vision Statement

By 2015, Margate will become a dynamic, thriving and successful town. It will be a major hub and driving force of creativity and culture that excites and inspires residents and visitors alike. It will embrace and celebrate its traditions as a place of relaxation, leisure and seaside fun.

The Implementation Plan 2007/08

The MRP Implementation Plan identifies the priority activity for the next three years. The projects have been adopted from the Margate Futures Action Plan (produced by BBP for MRP in 2005) and Thanet Council's Neighbourhood Renewal Area Strategy (2004). Projects are grouped around the following core themes:

Unlocking the Potential

Bringing forward the development of key town-centre sites and buildings.

Housing Renewal

Investing to improve housing stock to provide quality homes.

Cleaner, Safer, Greener

Reducing crime, building community cohesion and improving the environment.

Traffic, Movement and Access

Improving vehicular and pedestrian circulation and increasing connectivity.

Progress - September 2007

| | | |
|------------|--------------|---|
| Key | GREEN | = Progress is progressing to time-scale. Funding is secured |
| | AMBER | = Project is progressing but some difficulties have been encountered/ Action Plan in place to rectify problems. |
| | RED | = Project has been delayed and/or funding and investment is at risk. |

| Project Ref/ Status | Project Title | Project Owner | Project Description | Key Update information | Total Project Funding |
|--------------------------------|---------------|-------------------------|---|--|-----------------------|
| UNLOCKING THE POTENTIAL | | | | | |
| MRP1 AMBER | Dreamland | English Partnerships | To deliver a viable and deliverable masterplan for the existing Dreamland site (including Arlington House, Square, Car Park and Marine Terrace Frontage). 20 Acre site in the heart of the town. Mixed use scheme involving visitor attraction, residential and mall retail | <ul style="list-style-type: none"> - Landowners completed public consultation on 2 schemes in May 2007. - Officers met with landowners in July 2007. - Landowners seeking to submit planning application in autumn 2007. - Constructive dialogue commenced between Save Dreamland Campaign and TDC to further examine the viability of Heritage Amusement Park. - Appraisal work completed and Draft Development Brief prepared for public consultation. - A draft development brief has been written, in partnership with TDC, EP and Save Dreamland. This brief was submitted to Cabinet on 2nd August. The Cabinet approved the document to go to public consultation from commencing on 10th September. - Landowners were consulted on the draft brief. | £50k (2007/08) |
| MRP2 AMBER | High Street | Thanet District Council | Redevelopment of a key town centre site. SEEDA & TDC have acquired a former M&S and surrounding land in Margate Town Centre for redevelopment into a mixed-use scheme for offices, retail and residential. 40,000 sqft retail – 60 – 70 residential units. | <ul style="list-style-type: none"> - Retail study completed and 2 schemes designed. - KCC library has occupied building for 6 months from June 07. - Developer selection to commence in September 07 following selection of a developer in the course of 2008, a planning application is anticipated in the summer of that year together with a public consultation exercise. - Closer working relationships are being forged between the partners and the Limbo and Crate artists. A Memorandum of Understanding has been drawn up that seeks to engage the artists in the master planning process and commits to securing their future in Margate. | £6.5m |

| Project Ref/ Status | Project Title | Project Owner | Project Description | Key Update information | Total Project Funding |
|------------------------|---------------------|-------------------------|---|---|------------------------------------|
| MRP3 AMBER | Queens Arms Yard | Thanet District Council | The development of a key Old Town site for residential and ground floor "affordable" artists' studio space and residential. 24 apartments and 10 studio spaces. | <ul style="list-style-type: none"> - Architect completed new designs. - Revised planning application submitted. - Input received from local artists. Scheme unlikely to be suitable for artists' studios. Creative enterprises such as designers, architects and media companies would be more appropriate. - Negotiations on-going between landowners and prospective developers. - Delays in submitting Planning due to need for informal agreement with EA and also need for Flood Risk Analysis Report. Ownership issues (including road ownership) very complex and slower to progress than originally thought but still very positive. Developer still very keen and supportive. | Approx £2.5m |
| MRP4 GREEN | Fort Road | Thanet District Council | Redevelopment of partially derelict and underused Old Town site. The scheme will include residential and address a key "gateway" into the Old Town. Residential scheme produced for 70 flats. | <ul style="list-style-type: none"> - CTM Architects have completed outline design and are discussing valuation issues with owners. CTM are also in ongoing discussion with TDC officers re detailed design issues to include building of substantial height – detailed design to be informed by Turner Contemporary final design. Meeting arranged with owners agents regarding scheme viability and policy requirements for developer contributions. | Private Sector (no public funding) |
| MRP5 GREEN | Turner Contemporary | Turner Contemporary | To build a new gallery celebrating JMW Turner's links with Margate including exhibition gallery space, education space, care and administration areas. | <ul style="list-style-type: none"> - Draft Business Statement presented to SEEDA/ACE on 13th June. - SEEDA/ACE meeting planned 13th June 2007. - Public meeting on 18th June 2007 to release Stage C plans. - Gross Max landscape consultants employed. - Final business statement to be completed by end August for submission to ACE and SEEDA. - £1m ERDF bid to be submitted for public realm and linkages. - Positive progress is being made with the project. - In relation to the building, RIBA Stage C has been achieved and it is anticipated we will be seeking planning permission in mid November following completion of stage D. - We are continuing with our wave modelling analysis and results are expected in the next month. - Planning is proceeding with the de-dualling of Fort Hill Rd, with a provisional commencement of works on 1 April 2008. - A series of workshops has been established to explore the development of sustainability options for the gallery. - The latest cost plan analysis at Stage C indicates the project remains on track to be delivered within budget. - In the last two to three months much work has been undertaken to complete the business planning for the project. Our project team is planning to submit the ACE Development Plan and SEEDA Business | £17.4m |

| Project Ref/ Status | Project Title | Project Owner | Project Description | Key Update Information | Total Project Funding |
|--------------------------------|-----------------------------|-------------------------|--|---|-----------------------|
| | | | | <ul style="list-style-type: none"> Planning Case for approval to respective agencies by the end of August as a basis to attract supporting funding and as the basis of our formal partnerships | |
| MRP6 GREEN | Rendezvous & Winter Gardens | Kent County Council | The aim of this project is to develop the remainder of the Rendezvous site within the same timescale as the gallery and in conjunction with the Winter Gardens for mixed-use scheme. | <ul style="list-style-type: none"> Advert placed in Estates Gazette on May 26 inviting expressions of interest for a mixed-use scheme. Seeking to select preferred partner by December 07. KCC forward funding has now been identified for the dedualling of Fort Hill and a marketing brief produced laying out the aims and objectives of the project and the developable areas of Fort Hill and the Rendezvous site. Fifteen expressions of interest were received in response to the brief from which a shortlist of four has been selected. These are: <ul style="list-style-type: none"> Crest Nicholson Ltd in conjunction with Land Regeneration UK Ltd Ellandi Property Ltd in conjunction with Helical Bar PLC Gleeson Homes Ltd Urban Splash The project is now proceeding to Stage 2. Developer to be selected by December 2008. | £30k |
| MRP7 GREEN | Royal Seabathing | Thanet District Council | Return of vacant enclosed brownfield sites to beneficial use by private developer. Major residential scheme part refurbishment of listed building and part new build at Sea Bathing. | <ul style="list-style-type: none"> Planning permission for 272 units granted and being implemented. Resolution to award permission for an additional 113 units of planning committee July 2007. Negotiation still underway regarding section 106 contributions. Independent consultants carrying out viability exercise. | Private Sector |
| CLEANER, SAFER, GREENER | | | | | |
| MRP8 GREEN | Lido | Thanet District Council | Mixed-use scheme for residential, leisure, hotel and retail. Pre application scheme involves 450 – 500 residential units and 200 bed hotel. | <ul style="list-style-type: none"> Initial schemes prepared, preparation of E.I.A. to support planning application underway. Proposals impact upon coastal nature conservation designations. Natural England and Environmental Agency are being kept informed. | Private Sector |
| MRP9 GREEN | Cecil Square | Thanet District Council | Redesign of Cecil Square to allow for greater access by pedestrians and to recreate this space as the heart of the town centre. | <ul style="list-style-type: none"> Following results of Traffic Study redesign to be progressed. (Road closure dependent on next phase of Parking, Movement & Access Plan). Currently re-evaluating initial consultant design schemes in conjunction with Parking Access & Movement Study as well as with Public Realm Strategy work. Expect to go back to consultants (Jacobs) with urban design concept proposals in early autumn 2007. | To be secured |

| Project Ref/ Status | Project Title | Project Owner | Project Description | Key Update information | Total Project Funding |
|------------------------|----------------------------------|-------------------------|--|--|-----------------------|
| MRP10 GREEN | Lower High Street | Thanet District Council | Improvement of footway and carriageway surfaces including street furniture and planting for Lower High Street from New Street to the Parade, Market Street, and Lombard Street. | <ul style="list-style-type: none"> - Work delayed to September to avoid disruption during summer season. (If further delays, funding could be jeopardised.) - Pedestrianisation to be progressed commencing with public meeting in September 07. - The scheme is progressing steadily with the tender bring returned mid August. - The scheme has been approved by Kent County Council Highway Services for Stage 1 Technical Audit. A further submission for Stage 2 Technical Audit is being processed and a Section 278 Legal Agreement with Kent County Council is being concluded. - | £425,000 |
| MRP11 RED | Delivering the Creative Quarter | Thanet District Council | A package of works to establish a creative and cultural centre in Margate including support for creation of workspace and public realm improvements. | <ul style="list-style-type: none"> - GOSE pre-engagement report signed off. - 2nd Quarter claim submitted to GOSE Contract documentation issued to project partners. - KCC match funding confirmation is still outstanding. - Forecast underspend of £510,000 (approximately £188,000 ERDF). Early discussions required with GOSE. | £2m |
| MRP12 GREEN | Margate Harbour Arm | Kent County Council | To bring Margate Pier back into the public realm of Margate Old Town and the re-use of the Pier buildings for arts space, care/restaurants and retail units. | <ul style="list-style-type: none"> - Developer selected and architects appointed. - Discussions on going with potential tenants including Isle of Thanet Arts and Canterbury Christ Church University. - £100,000 of EKP and SSCF secured for new artistic and safety lighting scheme. - Seaweed/silt bore hole test to be carried out. - Project is likely to receive planning permission subject to minor amendment. | £150,000 |
| MRP13 GREEN | Safer, Stronger Communities Fund | Thanet District Council | To improve the quality of life for the people of the two wards of Cliftonville West and Margate Central. This will be achieved through: 1) Safer communities, 2) access to better public services, 3) stronger communities and 4) cleaner, safer and greener public spaces | <ul style="list-style-type: none"> - 41 projects work in progress. Outstanding funds available for projects @ August 07: - Neighbourhood Element revenue: £49,118. - CSG revenue: £153,161. (*CSG revenue can also be used as capital). - CSG capital: £58,390. | £3.7m |

| Project Ref/ Status | Project Title | Project Owner | Project Description | Key Update information | Total Project Funding |
|-------------------------------------|---------------------------------------|---|--|--|--|
| MRP14 AMBER | Public Realm Programme | Kent County Council | To commission and produce a Margate Public Realm Implementation Plan that establishes a strategic framework and opportunities for practical applications for delivering some high quality spaces and public art interventions. | <ul style="list-style-type: none"> - KCC and TDC officers have produced a scoping brief for this work. The focus will be on key nodes and the seafront, including the Old Town. - Funding will be required to engage landscape consultant and secure artistic input. - Project meetings held to define area of study, focal point nodes, materials pallet, principles, resources, sketch ideas in preparation to form part of a brief for detailed consultancy work. | £50,000 (to be secured) |
| HOUSING RENEWAL | | | | | |
| MRP15 GREEN | Housing Renewal | Thanet District Council | A 4-phased housing renewal programme for Cliftonville West and Margate Central to increase confidence and improve the quality of life of both residents and businesses. | <ul style="list-style-type: none"> - Housing renewal grants proceeding well. 170 completed. £437.6k committed. - Various empty properties progressed via enforced sale and CPO. - 50 Environmental Enforcement Notices for fly tipping, rubbish etc. - HMO Licensing – 39 licensed and 24 in progress. - Regional Housing Board funds used for: - Heating and installation grants – 06/07 £265k spent Renewal Area only. Heating and installation grants – 07/08 Thanet wide, to date 97 grants in progress, 21 completed. - Decent home standards grants – awaiting data. - Fire safety grants 07/08 Thanet wide – to date 8 grants £14k. - Consideration in 2007 to declare further phases of the Housing Renewal Programme. Consultation to take place in October. | TDC £1m over 5 years RHB £1m 07/08 only |
| TRAFFIC, MOVEMENT AND ACCESS | | | | | |
| MRP16 GREEN | De-dualling Fort Hill | Kent County Council | Narrowing of the vehicular carriageway to increase the connectivity between the Turner Contemporary and Rendezvous site to the Old Town. | <ul style="list-style-type: none"> - KCC agreed to forward fund and design/feasibility work commenced. - KCC has agreed to forward fund the de-dualling of Fort Hill. Construction is planned to commence in early 2008. - Jacobs commissioned and working with TDC to extend design to include Piazza/Old Town. | £0.5m |
| MRP17 GREEN | Lower High Street (Pedestrianisation) | Thanet District Council | Closure to vehicular traffic | <ul style="list-style-type: none"> - Formal consultation to commence in September 07 following petition submitted by traders. | To be secured |
| MRP18 GREEN | Parking, Movement & Access Plan | Kent County Council and Thanet District Council | Completion of traffic study for Margate (following on from Margate Masterplan) and Parking, Access and Movement Strategy. | <ul style="list-style-type: none"> - Phase 2 study brief approved by Board. Parking surveys undertaken during May 2007. Peak time surveys still to be completed. Interim report back to Board on 13 June 2007. Final report to be completed by December 08. | £38,000 |