

**AGENDA**

**MIDDLESBROUGH TOWNS FUND BOARD**

**Friday 1<sup>st</sup> December 2023**

**11am – (virtual meeting)**

1.	Election of a temporary Chairperson
2.	Apologies and declarations of interest
3.	Minutes from previous meeting
4.	Programme update and Progress Report
5.	Project Adjustment Request – Urban Living
6.	Town Deal Board Terms of Reference Renewal
7.	Membership and Constitution Renewal
8.	A.O.B
9.	Date and time of next meeting: TBC

**Towns Fund Board**  
**Friday 24<sup>th</sup> February 2023 at 11am via Teams**

**Present:**

Andy Preston - Mayor of Middlesbrough  
Tony Parkinson, Middlesbrough Council Chief Executive  
Andy McDonald - Member of Parliament for Middlesbrough  
Laura Sillars - Dean of mima School of Art & Design Teesside University  
Adam Suleiman – Cities and Local Growth Unit  
Simon Clarke - Member of Parliament for Middlesbrough South and East Cleveland  
Zoe Lewis – Middlesbrough College  
Chris Smith – Thirteen Group  
Rachel Anderson - Assistant director of Policy NECC  
Mark Fenwick – Arriva  
Wendy Tinckler attending on behalf of Marc Anderson

**In attendance**

Richard Horniman – Director of Regeneration  
Sam Gilmore - Head of Economic Growth and Infrastructure MBC  
Louise Antill - Towns Fund Programme Manager  
Bill Vince – Arts Council

<b>1.</b>	<p>Apologies and declarations of interest</p> <p><b>Apologies:</b> Marc Anderson – Cleveland Police Mieka Smiles – Deputy Mayor Gary Macdonald - TVCA</p> <p>Meeting was quorate.</p> <p><b>Declarations of Interest:</b> N/A</p>
<b>2.</b>	<p><b>Minutes from previous meeting</b></p> <p>Minutes were agreed as a true record</p>
<b>3.</b>	<p><b>Programme update and Q3 Progress Report</b></p> <p>LA shared a progress monitoring update for the overall programme and provided information on each project:</p> <p><b>Urban Living</b> - Programme on hold awaiting outcome of Project Amendment Request.</p>

**Middlesbrough Experience - Nature Reserve** - Work is on-going. Sculptured gateway feature has now been designed and sent for fabrication lead in is expected to be 16 weeks before installation.

**Ward Initiatives** - Five schemes are now complete including 3 new growing areas, a new footpath at Cypress Road and planters in place at district shopping centres. The remainder are at various stages of delivery. The majority of funding will be spent in 2022/23 with a minimal amount carried forward in to 2023/24.

**Community Hubs - Southlands Centre** -The situation regarding the reprovision of playing fields at Southlands to enable development at Marton Avenue has been problematic and complicated. Officers are working closely with the Football Foundation on a funding bid which will look to contribute towards a new 4g pitch. The aim is to submit a funding application in July 2023, with a decision in September / October 2023. The aim is to start site development in November 2023 and as a result, the conditions relating to Marton Avenue housing development can be achieved in line with the expected build rates.

**Nunthorpe Community Centre** - The Council received interest from separate organisations proposing a community facility at two separate locations. Location 1 being next to the new Medical Centre, and location 2 being at Nunthorpe & Marton Playing Field Association. A bidding process was developed in Autumn 2021 to identify the most appropriate organisation to design, build and manage the community facility. The process was a two-stage bidding process in which initial expressions of interest were submitted, with further refinement at stage 2. The deadline for submissions at stage 2 was 17th December 2021. The bidding process was independently evaluated by external stakeholders, along with Middlesbrough Council staff, and a conclusion was reached regarding a successful bidder. However, this process was halted following an internal review.

An Executive report was approved in September 2022 identifying a new approach which outlined the need for a community consultation, and that the Council would manage the design and build of the new facility. The Executive report also identified a need to undertake a process to appoint an organisation to run the new facility. Consultation was conducted between December 2022 and January 2023 for a period of 6 weeks. The consultation asked members of the public to provide positive and negative feedback for both options and asked which location people would prefer. A total of 369 individuals responded to the consultation.

#### **Building a Knowledge Economy**

- Campus heart/ LRC/ reception (£1m) – Complete and in use save for some final Campus heart branding and furnishing
- IOT centre (£3.3m) – Works completed in late 2021. 1,100m<sup>2</sup> new space in use.

- T level builds Digital/Construction (£5.4m) – Works now complete.

Operationally all new space and facilities are operational and in use by students

All match expenditure has now been committed on Construction/ equipment/ campus

Student number data now updated for the August 2022 enrolment following confirmation of learner numbers for 2022/23 and achievements for the prior year

### **Enterprise Infrastructure**

**Historic Buildings** - The Captain Cook Pub has completed, and the building is being marketed by Valuations and Estates.

**Old Town Hall** - Executive approved a report on the 12th July for an Expression of Interest to be submitted to the Heritage Lottery Fund; this was scheduled for September 2022 however MBC were advised to submit the EOI following the HLF's site visit in early November. The EOI was submitted to the HLF on the 24th November, and rejected on the 7th December. Following feedback with the HLF in mid-January MBC have been encouraged to resubmit the EOI for consideration at their February board.

**Centre Square Development** - The building was completed and handed over to the freeholder, TVCA, on Monday 9th January, ahead of the projected 19th January date.

The lease over part of the Ground Floor, and all the first and second floors, with AXA completed on Monday 23rd January. Marketing activity is continuing to progress letting of the available floor space

The building and facilities management services are in place, providing liaison with AXA's contractors Overbury, who are commencing a 12 week fit out programme.

**Boho Campus Infrastructure** - Proposal to bring forward spend to carry out public realm works around the Old Town Hall.

AMc inquired about on-going revenue costs caused by the delays to the Southlands site. RH confirmed that no revenue costs were being incurred and that an Executive report will be considered on 7<sup>th</sup> March 2023 which will ask for approval to proceed with the recommended location for the Nunthorpe Community Hub.

ZL gave an update on Middlesbrough College's TTE development, regarding DfE control of FE finance, increasing financial costs due to specialised piling required at the dock and the requirement to sign contracts imminently to ensure the agreed costs and timescales can be achieved.

<p><b>4.</b></p>	<p><b>Towns Fund Audit - Declarations of Interest</b></p> <p>Following audits of the FHSF and Towns Fund both programmes were award Substantial Assurance. However, a recommendation was made to ensure that all Town Deal Board Members submit Declarations of Interest forms.</p> <p>SG asked that any Board members that hadn't already done so, to submit their forms as soon as convenient.</p>
<p><b>5.</b></p>	<p><b>Update on Project Adjustment Request</b></p> <p>SG informed the Board that Project Adjustment Request submitted in December was still awaiting approval from DLUHC. Although initial feedback indicated there were no issues</p> <p>AS added that a formal decision should be received in a few weeks.</p>
<p><b>6.</b></p>	<p><b>Levelling Up Application Update</b></p> <p>SG provided an update on the Levelling Up submission. The Town Centre bid for the House of Fraser and Crown were unsuccessful in Round 2. However, the joint bid with Redcar and Cleveland was successful and will allow the creation of a new road to allow access to a housing site in Coulby Newham.</p> <p>AS confirmed, there was around £1 billion of Levelling Up resource available, and work was taking place to establish how this will be delivered.</p> <p>SC thanked those involved in the successful bid and highlighted the positive benefits of unlocking a major housing development.</p> <p>LS asked that lessons learned in previous rounds be considered should further resource be available and projects that weren't as developed at the time of submission be reconsidered in any future bidding rounds.</p> <p>AMc expressed disappointment at the town centre did not receiving much needed support to tackle the significant challenges being faced.</p> <p>AP informed the Board that despite an unsuccessful bid the Council had purchased the Crown and that Level X had opened the day before the meeting, the first development to open within the leisure hub.</p> <p>It is likely that the Towns Fund themes would form the basis of any future Levelling Up submission.</p> <p>A discussion took place regarding the upcoming vote to for a Mayoral Development Corporation with Board members presenting arguments for both sides.</p>

7.	<b>Any other business</b>  N/A
8.	<b>Date and time of next meeting</b>  TBC

# PROJECT UPDATES

BUSINESS CASE	COMPLETION DATE (including full independent assurance and approval)	PROGRESS UPDATE	KEY RISKS	OUTCOMES MANAGEMENT
Urban Communities and Place Making	March 2026	Programme has been realigned to address current need in Middlesbrough and maximise the grant, whilst not overlapping with the plans of the Mayoral Development Corporation.	<ul style="list-style-type: none"> <li>Quality of development</li> <li>Inflation</li> <li>Delivery timescales</li> <li>Developer Interest</li> </ul>	
Middlesbrough Experience	March 2024	<p><b>Nature Reserve</b> – Complete</p> <p><b>Ward Initiatives</b></p> <p><b>Completed Projects</b> - Fairy Dell boardwalk, Bonnygrove Park and Marton West Beck, Upgrade of Easterside play park (MUGA), New children's play area at Newham Way, Footpath along Cypress Road, Glebe Road Park, Newport - new play area / upgrade, Refresh of 22 existing play parks across the town, Planters across district centres and communities across the town, Fencing of Albert Park bowls and croquet greens, Thorntree Park lighting, Thorntree and Pallister Parks – refurbishment, Upgrades to current garden at Trinity Methodist Church, Whinney banks to turn it into a community growing garden, Upgrades to current garden at Trinity Church North Ormesby to turn it into a community growing garden, Upgrades to Bexley Gardens Allotment – Easterside and New community growing garden at Grove Hill Hub - Bishopton Road.</p> <p>New play park at Marton Manor / Tollesby - Proposal developed, Cllr Grainge conducted residents consultation and residents were opposed to a new play area in this location - scheme not going ahead.</p>	<ul style="list-style-type: none"> <li>Obtaining co-funding</li> <li>Additional costs due to inflation</li> <li>Ground conditions</li> <li>Agreeing facilities and projects that meet the needs of all residents</li> <li>Sourcing suitable contractors</li> </ul>	



BUSINESS CASE	COMPLETION DATE (including full independent assurance and approval)	PROGRESS UPDATE	KEY RISKS	OUTCOMES MANAGEMENT
<p><b>Middlesbrough Experience</b></p>	<p>March 24</p>	<p>New play area and community growing garden at Thorntree Shops - Formal outcome of Planning application received on 16th October (following review at Planning Committee on 12th October) which declined / rejected the application for the play area in the location of Millbrook Avenue. Currently awaiting guidance regarding next steps for this scheme.</p> <p>Pallister Park - refurbishment of MUGA - the budget for this scheme has been included in a bid to the Football Foundation as match funding for investment in wider play park improvements across the town – the bid has been submitted and the Football Foundation have approved the application to the next stage. The team have now proceeded to the 'Narrowing the Focus' stage which involves community engagement and the final confirmation regarding whether or not the funding bid has been successful is expected in approximately July / August 2024.</p> <p>New community growing garden at Nunthorpe's new Community Centre - no progress made on this scheme to date - this is dependent upon the development of the new Community Centre (where the garden is intended to be located) - this is tied up in the wider Nunthorpe development proposal with developers. The current estimate for completion of the community centre / garden is May 2025.</p> <p><b>Community Hubs</b> Southlands Centre The proposed scheme was dependent upon a successful bid to the Football Foundation to contribute towards the delivery of the additional sporting elements identified to meet Sport England amended condition for Marton Avenue.</p>	<ul style="list-style-type: none"> <li>• Obtaining co-funding</li> <li>• Additional costs due to inflation</li> <li>• Ground conditions</li> <li>• Agreeing facilities and projects that meet the needs of all residents</li> <li>• Sourcing suitable contractors</li> </ul>	



BUSINESS CASE	COMPLETION DATE (including full independent assurance and approval)	PROGRESS UPDATE	KEY RISKS	OUTCOMES MANAGEMENT
<p><b>Middlesbrough Experience</b></p>	<p>March 24</p>	<p>A new planning application was developed and approved on 22nd March 2023. At the same time officers engaged with a consultant commissioned to support with the bid to the Football Foundation. Unfortunately, the consultant identified a lack of demand for the proposed new 3g pitch and that any bid to the Football Foundation would likely be unsuccessful. In the absence of access to Football Foundation funding and the increased costs identified through the tender process a new approach was proposed. The new approach would look to revert to the original Marton Avenue planning condition, and to deliver the new Community Facility to the west of the site, removing the requirement for Football Foundation funding. Before this new approach could be formally presented to Executive for approval, a new potential partner approached the Council seeking to utilise the site to relocate their base to the Southlands site. The proposal from the partner will look to deliver all elements within the amended condition for Marton Avenue and reopen the potential for attracting additional funding from the Football Foundation. Sport England have advised in principle they would be in support of this approach, and it would meet requirements needed to discharge the Marton Avenue. Initial concept designs have been developed and a cost of delivery has been estimated. These have been shared with the potential partner. Once the strategic direction is formally confirmed and partners confirmed commitment to the scheme, a change control will be submitted.</p> <p>Nunthorpe Centre Location is now confirmed to be on the site of Nunthorpe Grange, adjacent to the new Medical Centre. Design Services are currently developing the concept designs allowing officers to seek expressions of interests for a management organisation. Designs expected to be complete by end of October.</p>	<ul style="list-style-type: none"> <li>• Obtaining co-funding</li> <li>• Additional costs due to inflation</li> <li>• Ground conditions</li> <li>• Agreeing facilities and projects that meet the needs of all residents</li> <li>• Sourcing suitable contractors</li> </ul>	





BUSINESS CASE	COMPLETION DATE (including full independent assurance and approval)	PROGRESS UPDATE	KEY RISKS	OUTCOMES MANAGEMENT
<p><b>Building a Knowledge Economy</b></p>	<p>March 26</p>	<p>The first college project funded by the Towns Fund completed in April 2022 and has allowed 1682 new enrolments.</p> <p>The TTE Build project commenced the construction phase in March 2023 and is progressing in accordance with the planned schedule, the impact of this project will be seen in student enrolments and subsequent achievements from the 2024/25 academic year onwards.</p>	<ul style="list-style-type: none"> <li>• Obtaining co-funding</li> <li>• Additional costs due to inflation</li> <li>• Sourcing suitable contractors</li> </ul>	



BUSINESS CASE	COMPLETION DATE (including full independent assurance and approval)	PROGRESS UPDATE	KEY RISKS	OUTCOMES MANAGEMENT
Enterprise Infrastructure	March 26	<p><b>Enterprise Infrastructure</b> - Centre Square 6 is now complete, with AXA insurance renting the majority of the building and employing 525 staff. Interest has been showed in the remaining space but not let to date.</p> <p><b>Captain Cook Pub</b> - A tenant has been selected to take a long lease on the building.</p> <p><b>Old Town Hall</b> - The Heritage Lottery Fund have confirmed that Middlesbrough's Stage 1 application has been successful. The Authority will receive £229,737 grant from the NHLF to develop the Stage 2 bid, utilising £25,526 of Town's Fund money. The Stage 2 bid is scheduled to be submitted in May 2024, and will be subject to a competitive process, with a determination anticipated later that summer.</p>	<ul style="list-style-type: none"> <li>• Timing of funding approval and receipt</li> <li>• Project timeline completion</li> <li>• Cost overruns</li> </ul>	
BOHO 8	Fast-track	Complete		



## PROGRAMME OVERVIEW

Project	RAG		July-Sept			Oct-Dec			Jan-March			April-June		
Urban Communities and Place Making	Yellow	Yellow	Light Blue	Light Blue	Light Blue	Green Star	Green Dot							
Middlesbrough Experience	Yellow	Yellow	Light Blue	Green Star	Green Dot									
Building a Knowledge Economy	Green	Green	Green Dot											
Enterprise Infrastructure	Yellow	Yellow	Light Blue	Light Blue	Light Blue	Green Star	Green Dot							

**KEY**

- Light Blue: Independent assurance/approval
- Green Star: Business case complete
- Green Dot: Summary documents submitted

Top programme risks	RAG	Mitigations	Milestones		Budget			
			Achieved since last Board	Upcoming milestones	Actual spend	Budget	Forecast outturn	
Timing of funding approval and receipt	Yellow	Processes are in place to draw down funding to fit with project timescales						
Project timeline completion	Yellow	Experienced project manager, project team, project management tools and contract terms will be utilised to ensure programme stays of track.	Majority of Ward Initiative schemes completed Nature Reserve complete TTE centre construction commenced HLF first round bid successful	Submission of R2 HLF bid Commencement of infrastructure for housing programme STACK to commence on site	£7,566.663	£21,900,000	£21,900,000	
Cost overruns	Yellow	Project planning and fixed price contracts aim to minimise any potential overruns						
Obtaining the necessary co-funding	Yellow	Project plans for co-funding are advanced and confidence of achievement is high.						
<b>Overall programme rating</b>								



## **PRESCRIBED OUTPUTS (M&E)**

### **1 of 3**

OUTPUT	AMOUNT
£ co-funding committed (private and public)*	£158,382,967
£ spent directly on project delivery (either local authority or implementation partners)*	£66,840,153
# of full-time equivalent (FTE) permanent jobs created through the projects*	971
# of temporary FT jobs supported during project implementation*	2947
# of residential units provided	1051
# of sites cleared	6
# of derelict buildings refurbished	5
# of heritage buildings renovated/restored	5
# of learners enrolled in new education and training courses	500
# of learners/students/trainees gaining certificates, graduating or completing courses at new or improved training or education facilities, or attending new courses	500



## PRESCRIBED OUTPUTS (M&E)

### 2 of 3

OUTPUT	AMOUNT
# of learners/trainees/students enrolled at new education and training facilities	500
Amount of capacity of new or improved training or education facilities	2967m2
Amount of floor space repurposed (residential, commercial, retail)	45231m2
Amount of new office space	12541m2
# of trees planted	5200
Amount of existing parks/greenspace/outdoor improved	5
Amount of new parks/greenspace/outdoor space	7200m2
Amount of rehabilitated land	5000m2



## PRESCRIBED OUTPUTS (M&E)

### 1 of 3

OUTPUT	AMOUNT
Number of improved community/sports centres	5
Number of improved cultural facilities	2
Number of new community/sports centres	2
Number of new non-domestic buildings with green retrofits completed	2
Number of public amenities/facilities created	6
Total length of new pedestrian paths	0.4Km
Total length of pedestrian paths improved	1km
Total length of resurfaced/improved road	0.2Km
# of additional residential units with broadband access of at least 30mbps	200



## OFFICER DELEGATED DECISIONS FORM

**State the Delegated Authority that you are relying on in order to make this decision:** e.g. specific (identified in constitution) or general

Delegate Authority approved to the Director of Environment and Community Services and the Director of Regeneration and Culture in relation to the reallocation of the remaining balance within the £1m Town's Fund Ward Initiatives budget.

This authority arises from the: **Towns Fund – Ward Initiatives** Executive report of 8<sup>th</sup> March 2022. Citing recommendation E:

- a) the Director of Regeneration and Culture and Director of Environment and Community Services, in consultation with the Mayor, will be authorised to determine an alternative project for delivery, from the reserve list, should any project be unable to progress due to any legal or technical reason.

**Subject of decision:** e.g. freehold disposal of land (16K-149K), contract extension, new policy

It is proposed that the remaining underspend balance of £94,818 is re-allocated as follows:

- 50% (£47,409) to be used for improvements to Newham Grange Leisure Farm.
- 50% (£47,409) to be allocated to the Events Team in order for public / community events to take place.

**Text of decision:** e.g. can include monies received by the Council, list any terms agreed, brief summary of the policy – Do not include any confidential information.

**Reason for decision:** e.g. benefits, new legislation requires a policy, review of opening hours, non- key decision, outside of agreed budget framework

- The remaining balance of £94,818 is a result of underspend against initial cost estimates across a range of the schemes as follows:
  - Ladgate Ward (upgrade of Easterside (Broughton Avenue) play park) - £37,852 underspend
  - Newport Ward (upgrade of Glebe Road play area) - £13,189 underspend
  - Pallister and Thorntree Parks (upgrades to play areas) - £19,424 underspend
  - Community garden at Trinity Church Whinney Banks (upgrades to existing garden) - £1,172 underspend
  - Bexley gardens allotment Easterside (upgrades to existing allotments) - £1,301 underspend
  - Brambles / Thorntree scheme for the proposed new play area at Millbrook Avenue - £63,451 underspend

## OFFICER DELEGATED DECISIONS FORM

<p>Totals - £136,389 underspend</p> <p>Minus the collective overspend from the other schemes that went over budget leaves a total of <b>£94,818 underspend available to be re-allocated.</b></p> <ul style="list-style-type: none"><li>The proposed scheme for Brambles / Thorntree ward for a new play area at Millbrook Avenue was not viable due to rejection of the planning permission application. Alternative locations within the ward were explored with Ward Members however no other suitable location is available in this location.</li></ul>
<b>Other options considered (if any)</b>
<p>For the Brambles / Thorntree ward all other possible locations within the ward were explored as alternative locations for the new play area but no other locations were viable.</p>
<b>Has an Impact Assessment been completed Yes/No – if yes please attach to the decision.</b>
<p>No</p>
<b>Declarations of Interest by any member or relevant local government body</b>
<p>N/A</p>
<b>Who have you consulted as part of the decision making process e.g. Head of Service, Executive Member, Community Association, Surveyor?</b>
<p>Geoff Field – Director of Environment and Community Services</p> <p>Richard Horniman – Director of Regeneration and Culture</p> <p>Paul Shout – Finance Business Partner</p> <p>Lisa Weatherhead - Finance Business Partner</p>
<b>Date of decision</b>
<p>TBC</p>
<b>Service area</b>

## OFFICER DELEGATED DECISIONS FORM

Environment and Community Services and Regeneration and Culture
<b>Name of Delegated Officer making decision</b> - i.e. Officer who is designated the power in the Constitution
Director of Environment and Community Services – Geoff Field Director of Regeneration and Culture – Richard Horniman
<b>Name of the Officer making the decision – if power has been sub-delegated to another Officer.</b>
Director of Environment and Community Services – Geoff Field Director of Regeneration and Culture – Richard Horniman
<b>List of background papers</b> (do not list if contain exempt/confidential information)
<i>Towns Fund – Ward Initiatives</i> Executive report of 8 <sup>th</sup> March 2022
<b>Signed:</b>  <b>Dated:</b>

## Proposed Changes to Urban Living and Placemaking Project

The Town Deal Board are asked to consider and approve the following changes to the Urban Living and Placemaking programme of activity to allow a Project Adjustment Request to be submitted to DLUHC.

The rising level of inflation and issues such as Nutrient Neutrality have created pressure on the delivery of the Urban Living project in terms of timescales for delivery and the demand for town centre living. It is therefore necessary to reshape the programme to align more effectively with local need. At the time of application, the impacts of covid had not been realised, nor had the cost-of-living crisis or the impact of the mini budget on the housing market. The proposed changes have been designed to ensure the outputs are still achieved and current housing needs are addressed.

The initial objective of the housing programme was to introduce novel housing products for a younger professional audience in central Middlesbrough. These schemes were at the margins of viability, even with low interest rates and market inflation. The approach has pivoted to bring forward and enable more mainstream housing as this suits the market conditions, yet there are still significant development barriers. The proposal below considers 'inclusivity' of the wider programme and reflects improved housing opportunities for all residents across the social spectrum including improving the residential opportunities for those in the Adult or Children's social care system, care leavers and the vulnerable. As such the programme will now include additional development of accommodation for sheltered accommodation, children's care and homelessness.

### Original Scheme

Project	Budget	22/23	23/24	24/25	25/26	Total
Urban Living	£9,151,000	£0	£0	£0	£9,151,000	<b>£5,151,000</b>
Boho Bright Ideas and Tollesby Shops	£1,275,000	£0	£1,275,000	£0	£0	<b>£1,275,000</b>
Placemaking: Blight Sites	£1,000,000	£200,000	£0	£800,000	£0	<b>£1,000,000</b>
Placemaking: STACK	£25,000	£0	£25,000	£0	£0	<b>£25,000</b>
<b>Total</b>	<b>£11,451,000</b>	<b>£200,000</b>	<b>£1,300,000</b>	<b>£1,500,000</b>	<b>£8,451,000</b>	<b>£11,451,000</b>





## Revised Scheme

Project	Budget	22/23	23/24	24/25	25/26	Total
Newham Hall	£5,151,000	£0	£0	£500,000	£4,651,000	<b>£5,151,000</b>
Adult Social Care	£2,000,000	£0	£0	£100,000	£1,900,000	<b>£2,000,000</b>
Children's Social Care	£2,000,000	£0	£0	£100,000	£1,900,000	<b>£2,000,000</b>
Boho Bright Ideas and Tollesby Shops	£1,275,000	£0	£1,275,000	£0	£0	<b>£1,275,000</b>
Placemaking: Blight Sites	£1,000,000	£200,000	£0	£800,000	£0	<b>£1,000,000</b>
Placemaking: STACK	£25,000	£0	£25,000	£0	£0	<b>£25,000</b>
<b>Total</b>	<b>£11,451,000</b>	<b>£200,000</b>	<b>£1,300,000</b>	<b>£1,500,000</b>	<b>£8,451,000</b>	<b>£11,451,000</b>



## MIDDLESBROUGH TOWN DEAL BOARD

### TERMS OF REFERENCE

#### Town Deal Board – Refreshed Terms of Reference

**Aim:** The legacy responsibility of Members is to advise the Middlesbrough's Town Deal Board on the delivery and monitoring of the Town Investment Plan. The Town Investment Plan has been designed to inform the delivery of the strategic Economic Development priorities for Middlesbrough and is subject to the funding terms, and objectives, of the Town Deal financial settlement – to March 2026.

The Town Deal Board will build on the objectives of the original Town Deal settlement to debate the strategic economic issues of the day and develop meaningful strategies and policy responses; with the aim of directing effort and resources of major strategic institutions and local economic actors.

The group will comprise a smaller number of senior institutional leaders and will advise the policy framework for Middlesbrough's economic growth. Ideally, the group will advise the strategic plan for the area as a co-designed local strategy framework which will pre-emptively inform bids to major national, and sub-regionally devolved, funding programmes.

It is envisaged that the memberships will comprise no more than 10 leading institutional stakeholders including mandatory representation from the Mayor of Middlesbrough and both Middlesbrough Members of Parliament.

Associate Members will have no voting rights and will include:

- a) Chief Executive Middlesbrough Council
- b) Adam Sulieman – Area Lead Tees Valley DLUHC

Sub-committees will be formed at the discretion of the Town Deal Board on an adhoc basis to gather information for a specific issue / policy area, or on a Task-and-Finish basis. This process will call on broader disciplines and specialist stakeholders, as appropriate.

Building on the existing Tees Valley Strategic Economic Plan, Mayoral Priorities, Local Economic Growth Strategy, Cultural Strategy and Investment Prospectus, the Board will prioritise economic growth interventions which improve the economic performance of Middlesbrough for businesses and residents.

#### Outputs and Performance

- Collectively Endorsed Economic Growth and Town Centre Strategy
- An agreed spatial masterplan to inform ongoing development of Local The development of an Investment prospectus 2.0.
- Increase weekly incomes by place of residence
- Increase GVA per capita
- Increased tourism rates





- Increased adult population level three and above
- Health outcomes improved
- Talent retention – halting the graduate / specialist drain
- Mosaic profiles – who are we targeting – what does a functional economy look like
- Business start up and growth rates
- Any other proxy or ad hoc metrics the board deem appropriate
- Develop a vision for what good looks like in terms of a transformed Middlesbrough economy, including:
  - A professional economy which develops young talent and local career development; with the opportunity to establish roots and retain talent.
  - A skilled population which attracts inward investment and meets local industrial growth needs.
  - A vibrant social and leisure lifestyle where attractive spaces are animated and alive.
  - Opportunities for vulnerable children and adults to be economically-active and ambitious.
  - An inclusive economy which reflects the rich cultural heritage of Middlesbrough.

## Responsibilities:

1. Provide a strategic vision for creating the right place to live, work and play within, to achieve the following:

## Place

- a) Economic Development, Productivity and Growth – growing GVA, Incomes and Outputs.
- b) Spatial Master planning – representing a Local Plan consultative role.
- c) Considering Infrastructure requirements to underpin mobility and economic drivers.
- d) Industrial Strategy – targeting and prioritising strategic and future growth sectors.
- e) Town Centre Strategy – considering mitigation for retail decline and repurposing town centres with a new role.
- f) Crime and anti-social behaviour – addressing poor perceptions and damaged confidence of businesses and residents.
- g) Communications and tackling stereotypes – Considering meaningful measures for enhanced place marketing and proper engagement with businesses and residents.
- h) Urban Housing – the role and scale of the housing offer in our urban areas.





- i) Developing a unique selling point for Middlesbrough, capturing our economic role in the Tees Valley and prioritising economic activities which build upon our comparative advantage and special characteristics.
- j) Development of a compelling inward investment proposition which can excite, inflame and attract new businesses to enter the local economy.
- k) Transformational change and addressing market failures – ensuring that effort and resource genuinely shift our market deficiencies and provides a commercial landscape which is less reliant on subsidy or public support.

## People

- a) Addressing the skills gap of the resident population and supporting the skills pipeline for new and emerging industries.
  - b) Improving employability of local residents and ensuring that the benefits of economic growth measures are reflected with increased resident opportunities.
  - c) Social value contracting measures and the strength of the multiplier effect on local trades and businesses.
  - d) Apprentice levy utilisation – latent underuse of this key resource – can this be deployed to greater effect.
  - e) Crime and anti-social behaviour – addressing the material and social issues which blight our communities, businesses and economic potential.
  - f) Resident and business engagement – engage and consult in a meaningful way, where views are acknowledged and challenged, with the opportunity for participatory budgeting and codesign.
  - g) Vulnerable people – how do we share economic opportunity with the most deprived or vulnerable in society and make a generational change in prosperity and aspirations.
  - h) Embed a Resident-Centred-Approach to policy measures, economic interventions and the services we provide. Do we listen? Do we hear?
  - i) Inclusivity and opportunity – to ensure that economic opportunity is not limited to any Middlesbrough resident – particularly those with protected characteristics – and ensure that opportunity is not limited by background or deprivation.
2. Ensuring that sufficient investment is aligned to meet the economic development aspirations of Middlesbrough; maximising opportunities for private leverage.
  3. Enabling growth of urban living as a vehicle for economic growth, ensuring a sufficient range of quality is available.
  4. Provide a strategic vision to support, diversify and grow Middlesbrough's town centre.
  5. Provide a strategic vision to support and grow the area's leisure and cultural offer





6. To ensure that any other key issues emanating from local, national and Tees Valley strategies are represented.
7. To oversee and monitor activities of the Town Deal / Town Investment Plan.
8. To make recommendations to the Town Deal Board on strategic investment decisions.

## **Meeting arrangements:**

1. The Town Deal Board will meet quarterly – unless otherwise agreed.
2. The board will make decisions and recommendations which will be managed, monitored, delivered and reported by Middlesbrough Council Economic Growth and Infrastructure staff; overseen by Middlesbrough Council's project management and governance arrangements.
3. Middlesbrough Council will provide secretariat support for the Town Deal Board.

## **Membership:**

1. Membership of the Refreshed Town Deal Board will be nominated from within the existing Membership of The Town Deal Board.
2. In the event that a member cannot attend a meeting, it is not recommended that a substitute is nominated.
3. The Town Deal Board will be Chaired by the nominations and must be representative of private sector and commercial interests. A Vice Chairperson will be elected from the wider membership.
4. Some senior Council / Civil Servant representatives may be in attendance from time to time; without any voting rights.

## **Voting:**

1. Decisions will be voted upon, with a simple majority carrying any vote.
2. The Chair has voting rights and the casting vote, in the event of a tie.
3. Quorate membership attendance for decision making is three members.

## **Confidentiality:**

1. Members may, from time to time, be presented with commercially sensitive and confidential information. Each member will be expected to treat such information in strict confidence. Members will be clearly notified when such information is being shared.

## **Housekeeping:**

1. The Town Deal Board is an opportunity for positive engagement and communication between Middlesbrough stakeholders. General operational issues or day to day management can be raised with the appropriate Council department.



# Invest in Middlesbrough



2. Any papers and agendas will be circulated one working week before each meeting.
3. Notification of the venue will be issued at least one week prior to the meeting.
4. Chatham House rules apply, although an action sheet will be circulated after each meeting.



**Towns Fund Board**  
**Monday 4<sup>th</sup> December 2023 at 1pm via Teams**

**Present:**

Chris Cooke - Mayor of Middlesbrough  
Clive Heaphy - Middlesbrough Council Chief Executive  
Adam Suleiman – Cities and Local Growth Unit  
Simon Clarke - Member of Parliament for Middlesbrough South and East Cleveland  
Zoe Lewis – Middlesbrough College  
Chris Smith – Thirteen Group  
Rachel Anderson - Assistant director of Policy NECC  
Mark Fenwick – Arriva  
Marc Anderson – Cleveland Police

**In attendance**

Richard Horniman – Director of Regeneration  
Sam Gilmore - Head of Economic Growth and Infrastructure MBC  
Louise Antill - Towns Fund Programme Manager  
Bill Vince – Arts Council

<b>1.</b>	<p><b>Election of a temporary Chairperson</b></p> <p>Clive Heaphy opened the meeting as the last meeting was Chaired by the previous Mayor of Middlesbrough and a new Mayor has been elected. To explicitly comply with the constitution of the board, nominations were sought for a temporary Chair.</p> <p>Mayor Chris Cooke was nominated as temporary Chair and the Board agreed he chair the meeting.</p>
<b>2.</b>	<p>Apologies and declarations of interest</p> <p><b>Apologies:</b> Andy McDonald - Member of Parliament for Middlesbrough Thomas Smith – Community Rep Gary McDonald – TVCA Laura Sillars - Dean of mima School of Art &amp; Design Teesside University</p> <p>Meeting was quorate.</p> <p><b>Declarations of Interest:</b> Chris Smith declared an interested in any decisions relating to Gresham.</p>
<b>3.</b>	<p><b>Minutes from previous meeting</b></p> <p>Minutes were agreed as a true record.</p>
<b>4.</b>	<p><b>Programme update and Progress Report</b></p> <p>LA shared a progress monitoring update for the overall programme and provided information on each project:</p>

**Urban Living** - Programme to be realigned to address current need in Middlesbrough and maximise the grant, whilst not overlapping with the plans of the Mayoral Development Corporation

**Middlesbrough Experience - Nature Reserve** – Project complete.

**Ward Initiatives** – Completed Projects: Fairy Dell boardwalk, Bonnygrove Park and Marton West Beck, upgrade of Easterside play park (MUGA), new children's play area at Newham Way, footpath along Cypress Road, Glebe Road Park/ Newport - new play area / upgrade, refresh of 22 existing play parks across the town, planters across district centres and communities across the town, fencing of Albert Park bowls and croquet greens, Thorntree Park lighting, Thorntree and Pallister Parks – refurbishment, upgrades to current garden at Trinity Methodist Church, Whinney Banks to turn it into a community growing garden, upgrades to current garden at Trinity Church North Ormesby to turn it into a community growing garden, upgrades to Bexley Gardens Allotment – Easterside and new community growing garden at Grove Hill Hub - Bishopton Road.

New play park at Marton Manor / Tollesby - Proposal developed, Cllr Grainge conducted residents' consultation and residents were opposed to a new play area in this location - scheme not going ahead.

New play area and community growing garden at Thorntree Shops - Formal outcome of Planning application received on 16th October (following review at Planning Committee on 12th October) which declined / rejected the application for the play area in the location of Millbrook Avenue. Currently awaiting guidance regarding next steps for this scheme.

Pallister Park - refurbishment of MUGA - the budget for this scheme has been included in a bid to the Football Foundation as match funding for investment in wider play park improvements across the town – the bid has been submitted and the Football Foundation have approved the application to the next stage. The team have now proceeded to the 'Narrowing the Focus' stage which involves community engagement and the final confirmation regarding whether or not the funding bid has been successful is expected in approximately July / August 2024.

New community growing garden at Nunthorpe's new Community Centre - no progress made on this scheme to date - this is dependent upon the development of the new Community Centre (where the garden is intended to be located) - this is tied up in the wider Nunthorpe development proposal with developers. The current estimate for completion of the community centre / garden is May 2025.

**Community Hubs - Southlands Centre** - The proposed scheme was dependent upon a successful bid to the Football Foundation to contribute towards the delivery of the additional sporting elements identified to meet Sport England amended condition for Marton Avenue.

A new planning application was developed and approved on 22nd March 2023. At the same time officers engaged with a consultant commissioned to support with the bid to the Football Foundation. Unfortunately, the consultant identified a lack of demand for the proposed new 3g pitch and that any bid to the Football Foundation would likely be unsuccessful.

	<p>In the absence of access to Football Foundation funding and the increased costs identified through the tender process a new approach was proposed. The new approach would look to revert to the original Marton Avenue planning condition, and to deliver the new Community Facility to the west of the site, removing the requirement for Football Foundation funding. Before this new approach could be formally presented to Executive for approval, a new potential partner approached the Council seeking to utilise the site to relocate their base to the Southlands site.</p> <p>The proposal from the partner will look to deliver all elements within the amended condition for Marton Avenue and reopen the potential for attracting additional funding from the Football Foundation. Sport England have advised in principle they would be in support of this approach, and it would meet requirements needed to discharge the Marton Avenue. Initial concept designs have been developed and a cost of delivery has been estimated. These have been shared with the potential partner. Once the strategic direction is formally confirmed and partners confirmed commitment to the scheme, a change control will be submitted.</p> <p><b>Nunthorpe Community Centre</b> - Location is now confirmed to be on the site of Nunthorpe Grange, adjacent to the new Medical Centre. Design Services are currently developing the concept designs allowing officers to seek expressions of interests for a management organisation. Designs expected to be complete by end of October.</p> <p><b>Building a Knowledge Economy</b> - The first college project funded by the Towns Fund completed in April 2022 and has allowed 1682 new enrolments.</p> <p>The TTE Build project commenced the construction phase in March 2023 and is progressing in accordance with the planned schedule, the impact of this project will be seen in student enrolments and subsequent achievements from the 2024/25 academic year onwards.</p> <p><b>ZL</b> – explained that the Amber RAG rating for the TTE scheme was due to the project still requiring confirmation of IGF funding. SG to contact TVCA for an update.</p> <p><b>Enterprise Infrastructure</b> - Centre Square 6 is now complete, with AXA insurance renting the majority of the building and employing 525 staff. Interest has been showed in the remaining space but not let to date.</p> <p><b>Historic Buildings</b> - A tenant has been selected to take a long lease on the building.</p> <p>The Heritage Lottery Fund have confirmed that Middlesbrough's Stage 1 application has been successful. The Authority will receive £229,737 grant from the NHLF to develop the Stage 2 bid, utilising £25,526 of Town's Fund money. The Stage 2 bid is scheduled to be submitted in May 2024, and will be subject to a competitive process, with a determination anticipated later that summer.</p>
<p><b>5.</b></p>	<p><b>Project Adjustment Request – Urban Living</b></p> <p>SG – Presented a paper to request changes to the structure of the Urban Living Programme. The need to make amendments is due to several reasons including the rising level of inflation and issues such as Nutrient Neutrality which have created pressure on the Urban Living project in terms of timescales for delivery and the demand for town centre living. It is therefore necessary to reshape the programme to align more effectively with local need. At</p>

	<p>the time of application, the impacts of covid had not been realised, nor had the cost-of-living crisis or the impact of the mini budget on the housing market. The proposed changes have been designed to ensure the outputs are still achieved and current housing needs are addressed.</p> <p>The proposal has been screened by colleagues in DLUHC and is permissible. The funding contribution to Newham Hall will allow the achievement of outputs within the timescales of the Towns Fund programme whilst allowing flexibility to support social housing issues in the short term, thus improving life chances.</p> <p>CC- would like to focus efforts to the west of Princes Road, with the aim of tackling a street at a time.</p> <p>CH – asked if revenue implications had been considered.</p> <p>SG – confirmed that revenue implications had been considered and detailed information would be provided at the Business Case stage.</p> <p>The Board agreed the content of the PAR and that it could be submitted to DLUHC.</p>
<p><b>6.</b></p>	<p><b>Town Deal Board Terms of Reference Renewal</b></p> <p>SG-presented a paper detailing the role of the Town Deal Board to ensuring relevance in the long term. Going forward the Board will still require a representative of the private sector; will provide a monitoring and evaluation role and will advise the policy framework for Middlesbrough’s economic growth. Ideally, the group will advise the strategic plan for the area as a co-designed local strategy framework which will pre-emptively inform bids to major national, and sub-regionally devolved, funding programmes.</p> <p>The Board will have a more limited membership to make it more streamlined to carry out this strategic role.</p> <p>CS – endorsed the proposal, as it is important for the Board to understand what has been achieved and what lessons can be learned going forward.</p> <p>SC – agreed that it is important to satisfy ourselves on the success of the Board, understand how we benchmark Towns Fund activity and the impact it has had.</p> <p>AS – informed the Board that DLUHC had some work to do with regard assessing the success of all Town Deal areas and that TVCA hold data on a local and regional level that could be used in assessing the work of Middlesbrough’s Board.</p> <p>The Board agreed the proposed renewal.</p>
<p><b>7.</b></p>	<p><b>Membership and Constitution Renewal</b></p> <p>SG – informed the Board that there will be no fundamental change to the Board’s constitution and quarterly meetings would resume in the new year.</p>

<p><b>8.</b></p>	<p><b>Any other business</b></p> <p>An underspend has occurred on the Ward Initiatives scheme due to some projects costing less than estimated and another not going ahead due to planning issues. It is therefore suggested that the remaining funding be utilised by Newham Grange Farm and the events team. As per the original executive report any delegated decisions on the scheme can be agreed by the Director of Regeneration and the Director of Environment and Commercial Services.</p> <p>MA – going forward any issues with planning and anti-social behaviour can be directed to Cleveland Police’s Architect Liaison Officer.</p> <p>SC – asked if prior to the next meeting, that the Board have a tour of the sites of completed projects. SG – to arrange.</p>
<p><b>9.</b></p>	<p><b>Date and time of next meeting</b></p> <p>February 24 date to be confirmed.</p>