

AGENDA

MIDDLESBROUGH TOWNS FUND BOARD

26TH MARCH 2021 11-12pm – (virtual meeting)

1.	Apologies and declarations of interest	
2.	Minutes from previous meeting (enclosed)	
3.	Membership / Admin changes confirmed (verbal)	
4.	Board administration / voting rights and quorum (verbal)	
5.	Revised programme and fast track preferences debate	
6.	Middlesbrough College presentation (Zoe Lewis)	
7.	Next steps and Timescales (Verbal)	
	Date and time of next meeting: TBC	

Towns Fund Board
Friday 24th July 2020 at 1.00pm via Webex

Present:

Kevin Parkes, MBC
Andy Preston, Mayor, MBC
Tony Parkinson, MBC
Louise Antill, MBC
Sam Gilmore, MBC
Cllr Mieka Smiles, MBC
Adrian Coates, BEIS
Andy McDonald MP
Gary Macdonald, TVCA
Chris Smith, Thirteen
Sharon Paterson, Teesside University
Marc Watterson, Arup
Thomas Smith
Adam Suleiman
Paul Wright, New River
Zoe Lewis, Middlesbrough College
Nicholas Baumfield
Simon Clarke MP

Apologies:

Professor Croney
Laura Sillars
Ian Wardle

1.	<p>Overview / Update on Government funding opportunities: Future High Streets Fund / Towns Fund / Brownfield Homes Fund – Kevin Parkes (verbal)</p> <p>KP advised that the Future High Street Fund bid has been submitted for £20.5m.</p> <p>Government recently launched a Brownfield Homes Fund with £19m allocated to TVCA who are working with the 4 Boroughs to put submissions together. Middlesbrough put forward 7 schemes.</p> <p>AP enquired when we would hear back regarding the Brownfield Homes Fund SG advised that the TVCA allocation of £19m has been approved but there is some breakdown and distribution from Tees Valley and currently waiting to hear. AC currently doesn't have any information but will find out and report after the meeting. AP stressed that they would like to hear asap on when and how much Middlesbrough will be getting.</p>
2.	<p>Future High Streets submission (Circulated for comment)</p> <p>AP invited people to ask questions.</p>

	<p>AMcD enquired about capacity and finding alternative locations for businesses to relocate. SG explained that due diligence regarding acquiring the Captain Cook Square had taken place. Also the Council are in regular dialogue with businesses. Some main companies are looking to downsize and discussions are taking place to ensure businesses are kept in the town.</p> <p>SC enquired about the timelines and the plan over the next year. AP advised of exciting plans with a major leisure provider. SG advised that they are working through the leases.</p> <p>SC asked about the House of Fraser building and would it remain a retail outlet. AP advised of some ideas and aspirations regarding the building and the need for a quality retailer and the need for rental income.</p>
3.	<p>Towns Fund draft overview of submission – <i>Sam Gilmore</i></p> <p>SG advised that for cohort 1 submissions were due by the end of July. A presentation was shared.</p> <p>TP enquired how strong the public engagement process was. SG advised that engagement has taken place through the MyTown website and a great deal of previous consultation/engagement data was used to develop the projects in the submissions,</p> <p>KP advised that further community engagement is ongoing and will form a key role of the Board. SG/TS/KP to discuss further offline.</p>
4.	<p>ARUP (representing MHCLG) feedback on Towns Fund Bid – <i>Marc Watterson / James Gore</i></p> <p>Marc Watterson shared screen and advised they are aiming for early cohort and are to support the town in the bid. Middlesbrough advanced compared to other towns.</p> <p>MW went through the presentation. The Boards role, recommendations and next steps.</p>
5.	<p>Community Engagement</p> <p>Discussed earlier in meeting.</p>
6.	<p>Any other business</p> <p>None.</p>
8.	<p>Date and time of next meeting</p>

Friday 25th September at 13.00 - after submission. SG will circulate - KS to circulate invite??

Thanked everyone for helping put this together and SG team for getting everything prepared.

**Invest in
Middlesbrough**



MIDDLESBROUGH
Can do people
Can do place

MIDDLESBROUGH TOWN DEAL BOARD

26TH MARCH 2021



Constitution and Governance

Business

- Change of Council representation (non-voting) from Kevin Parkes (retired) to Richard Horniman – Director of Regeneration and Culture

Governance

- Functional Terms of Reference adopted through bid stage – requires fortification for delivery phase.
- Good practice to align to Council Constitution and standards (and any recently adopted changes)
- Legal Services engaged to review.
- Mainly covering transparency, declarations of interest and voting / quorum parameters.
- Will report back with recommendations
- Does not obstruct ability to revise / reduce programme today.



Towns Fund Application Figures

Project	Funding offer limit
Urban Communities and Place Making The development of a new urban community and new urban housing products in the centre of Middlesbrough	£15.75m
The Middlesbrough Experience Delivering community enhancements and building an experiential economy.	£3.35m
Knowledge Economy Delivering community enhancements and building an experiential economy	£1.175m
Enterprise Infrastructure Expanding Middlesbrough's commercial base.	£4.73m





URBAN COMMUNITIES AND PLACE MAKING

Boho Tower	Residential units on brownfield regeneration site as part of the DigitalCity campus. Gap funding required to address funding gap for commercial development.	100 units	£2,000,000
Boho Village	60 residential units.	C 60 residential units	£500,000
CIAC 2, Middlehaven Dockside	80 residential units on brownfield regeneration site with water frontage. Gap funding required to address funding gap for commercial development.	Additional Urban living	£1,000,000
Middlehaven Dockside (south side)	200 residential units on brownfield regeneration site with water frontage. Gap funding required to address funding gap for commercial development.	Additional Urban living	£3,000,000
Office Conversions	500 converted residential units	Additional Urban living	£3,750,000
Shepherdson Way / Teardrop Site, Middlehaven	170 residential units on brownfield regeneration site with water frontage. Gap funding required to address funding gap for commercial development.	Additional Urban living	£2,500,000
Wood Street Car Park	Residential Development - approx 200 apartments with additional potential of conversion of archive building for hotel development Gap funding required to address funding gap.	Additional Urban living	£3,000,000





THE MIDDLESBROUGH EXPERIENCE

Cargo Fleet Nature Reserve	Use of the lower Ormesby Beck as a new nature reserve adjacent to North Ormesby, second most deprived Ward in England.	Community resource / nature habitat created along beck corridor.	£100,000
East Middlesbrough / Southland's Centre Community Hub	New community hub in East Middlesbrough. Contribution providing a range of support services in one of England's most deprived areas	Community Cohesion and capacity building.	£1,250,000
Nunthorpe Community Hub	New community facility in South Middlesbrough providing a range of services supporting residents in the area. Will be complimented by new GP surgery funded by CCG.		
Ward Initiatives	A community-led grant programme for each Middlesbrough ward to design and deliver local interventions to improve local amenity. 20 wards at £50k each.	£50k for each of the ward areas.	£1,000,000
Town Centre Animation and events	Town Hall and Library cultural adaptations – Archives.	Consolidation of public services in Central Middlesbrough.	£1,000,000



Invest in Middlesbrough



KNOWLEDGE ECONOMY

Middlesbrough College Expansion	Contribution to the expansion of the Middlesbrough College Campus and creation of town centre presence.	Skilled workforce pipeline - sector targeted employment growth attract and retain talent.	£1,175,000
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ENTERPRISE INFRASTRUCTURE

Old Town Hall / Former Captain Cook PH	Renovation and restoration of Old Town hall and former Captain Cook pub as part of the DigitalCity campus. Restoration to safe and secure shell to enable private sector investment to follow to archive conversion to new uses - tenant to fit out.	New housing / workspace. Historic buildings restored - integrated into modern campus.	£1,000,000
Centre Square - development	Additional commercial/residential opportunities.	Mixed use integration with current development areas.	£2,000,000
Centre Square - Integration	Business and residents can build links with the town centre	Increased footfall in town centre.	£225,000
Boho Campus - amphitheatre and plaza	Development within Boho Campus of amphitheatre and Plaza to complement the DigitalCity development and BohoX .	Economic Growth / place making.	£750,000
Conversion Queens Square - match	Conversion Queens Square / former Kalinka's- gap funding to match private investment to address viability.	Conversion to SME office space - renovation and let - approx. 35,000 sqft. Accommodate 500 jobs.	£750,000



For Debate – Recommended Reductions

Theme / Project	Reasoning	Saving Requirement	£3,100,000
Urban Living	The maximum Urban Living theme allocation available is £15.75m (or 72% of the £21.9m programme offer). Whilst some schemes are well developed, others require more detailed market engagement and modelling to progress. A non-specified reduction of £1.875m would retain a theme budget of £13.875m and would still represent > 63% of the overall programme.		-£1,875,000
Centre Square - Integration	This project aimed to drive links between the Centre Square office quarter and the town centre. This would largely seek to improve links via the Cleveland Centre. This requires third party cooperation and the funding allocation is unlikely to cover the opportunity cost of displaced floor space / rents. As such, the funding is deemed insufficient to ensure delivery certainty.		- £225,000
Town Centre Animation and events	This project was earmarked to make provisional adaptations to the Town Hall (Civic Spaces) and Middlesbrough Central Library, to promote public use and deliver an additional range of public / cultural services. This funding contribution was contingent upon a significant amount of match funding being sought from internal / external sources; and is insufficient to deliver the full scope of adaptations required.		-£1,000,000



Fast Track Process

- MHCLG Offer Letter Sets out themes eligible for fast-track support.
- Only applies where meaningful investment can commence or occur within the first 3 months (Oven Ready).
- For Middlesbrough, the only candidate identified was Knowledge Economy – College Campus Enhancements.
- Further Business cases will be developed over the coming months and considered by the Town Deal Board in detail.
- **RECOMMENDATION** – Approve College Fast-Track funding, subject to business case and MHCLG agreement.



Next Steps

- Revised programme (£) and detailed Heads of Terms agreed with MHCLG by - end of April 2021
- Detailed Business Cases developed by project leads and brought for Board Consideration – From May 2021
- Middlesbrough Council Executive – Programme Endorsement – May 2021



Towns Fund Board
Friday 26th March 2021 at 11.00am via Webex

Present:

Andy Preston, Mayor of Middlesbrough
Tony Parkinson, Middlesbrough Council Chief Executive
Andy McDonald, Member of Parliament for Middlesbrough
Gary Macdonald, Group Director of Finance and Resources TVCA
Thomas Smith, Life Sciences Public Engagement Expert
Adam Suleiman, Cities and Local Growth Unit BEIS
Zoe Lewis, Principal and Chief Executive Middlesbrough College
Ian Wardle, Group Chief Executive Thirteen Group
Laura Sillars, Dean of mima School of Art & Design Teesside University
Daryl Thomlinson, Cleveland Police
Rachel Anderson, Assistant director of Policy NECC

In attendance

Andrew Perriman, Head of Legal Services MBC
Sam Gilmore, Head of Economic Growth and Infrastructure MBC
Louise Antill, Towns Fund / FHSF Programme Manager MBC

1.	Apologies and declarations of interest Apologies: Richard Horniman submitted apologies Andy McDonald raised the importance of transparency and appropriate declarations of interest in any governance and decision making of the group. Andy Preston declared an interest in property located in the Middlehaven area, as a decision was going to be made on where Towns Fund resource would be allocated and the Middlehaven area was one of those areas, AP withdrew from the meeting and Tony Parkinson took over as chair.
2.	Minutes from previous meeting Minutes of last meeting agreed as a true record.
3.	Membership / Admin changes confirmed Following Kevin Parkes retirement, it was agreed that Richard Horniman Director of Regeneration and Culture would take his place on the Board; in a non-voting capacity.
4.	Board administration / voting rights and quorum Andrew Perriman, the Council's Head of Legal Services was invited to discuss the administration of the board and ensure a system was in place for any Board members to declare their interests in any decisions taking place. It was agreed that Andrew would review and rewrite a Constitution for the board.

<p>5.</p>	<p>Revised programme and fast track preferences debate</p> <p>Sam Gilmore delivered a presentation detailing the programme of funding submitted and details of the funding Middlesbrough was awarded. Funding applied for was £25m and funding received was £21.9, therefore the programme needs to be reduced by £3.1m. The presentation made a number of suggestions on how the reductions could be made, based on how developed each of the projects are. The Board agreed the savings proposals debated.</p> <p>£1.875m would be withdrawn from the Urban Living programme</p> <p>£225k was removed from Centre Square Integration</p> <p>£1m was removed from the adaptation/consolidation of Civic spaces at the Town Hall and Central Library.</p> <p>The Towns Fund programme allows for projects to be fast tracked, as the Building a Knowledge Economy has a requirement to start on site in the next month, it was suggested that it be put forward for fast track.</p>
<p>6.</p>	<p>Middlesbrough College presentation</p> <p>Further to the above fast track project, Zoe Lewis gave a detailed presentation on the overall developments at Middlesbrough College and the contribution the Towns Fund resource will make.</p> <p>The Board approved Middlesbrough College's Expansion programme, investment of £1.175m, to be fast tracked, given its advanced progress. This decision commits the funding subject to completion of the detailed business case documentation.</p>
<p>7.</p>	<p>Next steps and Timescales</p> <p>By early May, key documentation needs to be completed detailing the amount each project requires, outputs and outcomes and how conditions of funding will be met etc. and submitted to MHCLG.</p> <p>Business cases can then be written for each project and submitted to the Board for local assurance and sign off, once these are agreed summary documents will be collated and submitted to MHCLG to access payment.</p>
<p>6.</p>	<p>Any other business</p> <p>Tony Parkinson would like a strategic overview of how the Towns Fund fits with other key funding streams to be presented at the next Board meeting.</p>
<p>8.</p>	<p>Date and time of next meeting</p> <p>21st May 2021 – 11am</p>