

AGENDA
MIDDLESBROUGH TOWNS FUND BOARD
24 February 2023
11am – (virtual meeting)

1.	Apologies and declarations of interest
2.	Minutes from previous meeting
3.	Programme update and Q3 Progress Report
4.	Towns Fund Audit - Declarations of Interest
5.	Update on Project Adjustment Request
6.	Levelling Up Application Update
7.	A.O.B
8.	Date and time of next meeting: TBC

Towns Fund Board
Friday 28th October 2022 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
Miranda Jupp – For Simon Clarke
Sara Marshall – Middlesbrough College for Zoe Lewis
Rachel Steel – Thirteen Group for Chris Smith
Darren Birkett – Cleveland Police

In attendance

Sam Gilmore - Head of Economic Growth and Infrastructure MBC
Louise Antill - Towns Fund Programme Manager

1.	<p>Apologies and declarations of interest</p> <p>Apologies: Ben Houchen – Tees Valley Mayor Simon Clarke - MP for South Middlesbrough and East Cleveland Gary Hutchinson – Arriva Zoe Lewis, Principal and Chief Executive Middlesbrough College Rachel Anderson - Assistant director of Policy NECC Rachel Stockdale - Chief Inspector Cleveland Police Nicholas Baumfield - Arts Council Thomas Smith – Public Engagement Specialist Cllr Mieka Smiles - Deputy Mayor MBC Chris Smith – Thirteen Group</p> <p>Meeting was quorate.</p> <p>Declarations of Interest: Sara Marshall and Andy McDonald declared an interest and withdrew from voting on Agenda Item 5 due to their involvement with Middlesbrough College.</p>
2.	<p>Minutes from previous meeting</p> <p>Minutes were agreed as a true record</p>
3.	<p>Programme update and Progress Report</p> <p>LA shared a progress monitoring update for the overall programme and provided information on each project:</p> <p>Urban Living and Place Making – Programme being reviewed to align with the plans of the Mayoral Development Corporation.</p> <p>Middlesbrough Experience – Ward initiatives – 19 schemes have been agreed and are at differing stages of design, procurement and delivery. A dedicated project</p>

manager is overseeing all the schemes and is closely monitoring the progress of each. The schemes a wide ranging and spread across the whole town.

Nature Reserve - New item of equipment for grassland maintenance and collection now ordered. Pond and path work completed. Volunteer management continues on site with meadow cutting and site surveys to establish increase in biodiversity. Sculptured gateway feature has been commissioned.

Community Hubs -Southlands Centre - The situation regarding the reprovision of playing fields at Southlands to enable development at Marton Avenue has been problematic. This is largely due to resident's desire to locate a community centre on the same area that was planned for reprovision. The cost of providing all desired elements has however risen significantly due to inflation and other cost price increases within the construction industry. Latest price estimates indicate it will cost almost £4.7m to deliver the full plan. As a result, the Council is unable to deliver all proposed elements from the allocated budget. Further resource is therefore being sought from the Towns Fund.

Nunthorpe Community Centre - Commissioning and Procurement are leading on this scheme. A report was presented to Executive on the 6th of September outlining the process to be taken. The report outlined a 6-week consultation and that a project plan with milestones will be developed by 30th November 2022 and that works will commence on a new facility by June 2023.

Knowledge Economy – Expansion programme to the existing college building now completed and learners enrolled. Whilst it was the College's intention to develop a town centre unit to further enhance its engagement and delivery in the community, this investment has been paused due to a combination of an increasingly difficult trading environment for the College and significant pressure on other capital budgets due to materials cost inflation. The principal capital project which the College is currently working on is the TTE relocation from South Bank to Middlehaven. The commencement of this project has been delayed as the College has sought to mitigate significant market driven cost increases which have driven up costs from an initial RIBA stage 3 estimate of £9.8m to in excess of £14m. The College is working to bring down overall costs by value engineering some aspects of the project whilst adjusting the planned curriculum delivery model to recover c £1.9m of VAT. Following this process, the latest (pre-tender) cost estimate for the project is c £12.8m.

In order to bridge the remaining c£2m cost increase in the project, the College is seeking further funding support for the project. To date discussions have been held with both DfE and TVCA, neither of whom have further funding available. Against this backdrop the College would request that the remaining c £33k of funding on this project could be re-purposed to support the College's investment in TTE and that discussions around a town centre presence be deferred until the current market turbulence subsides.

Enterprise Infrastructure – Historic Buildings - The Captain Cook has completed, and the building is being marketed by Valuations and Estates. Footpath works will be completed in line with the Boho Village development. Retention and some fees yet to be paid.

The Old Town Hall - Executive have 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 have been advised to submit the EOI following the HLF's site visit in early November. All surveys are now complete, but some costs are still pending.

Centre Square Development – The works remain on programme and construction team report gains in some areas and losses in others. Additional on-site parking has been agreed between the developer, landlord and main tenant. The target practical completion date remains 19.01.23.

Boho Campus Infrastructure – project not due to start until 24/25

Boho 8 – Project complete

AMc asked for further information on the Southlands overspend. SG explained that a number of factors have contributed including ground conditions and residents requesting a specific location for the centre which needed some reworking to accommodate. SG clarified that football pitches would be replaced as part of the project and Middlesbrough Council were working with the Football Foundation.

AMc asked for clarification on the amount required by the College to allow the TTE project to proceed. SG confirmed that the college has a £2m shortfall, with a reprofile of £33k and an additional £967k being requested from the Towns Fund (Agenda Item 5), the remaining £1m will come from the Council's Indigenous Growth Fund allocation.

4. **Towns Fund and FHSF Reprofilling Proposal**

SG presented a report explaining the need for a number of funding reprofiles over both the Future High Street Fund and Towns Fund Programmes. Whilst the vast majority of interventions are on track and progressing well, for both programmes, market forces are squeezing the fundamental viability of the housing programmes. Construction inflation is ranging between 10% and 20%, rendering some developments beyond the reach of commercial viability, even with significant gap funding. Similarly, rising interest rates and the cost of living will place additional pressures on household budgets and this will reflect in the short-term demand for property.

Similarly, the issue of Nutrient Neutrality has, effectively, placed a moratorium on residential planning decisions unless a clear and demonstrable mitigation strategy can be agreed which means that any residential development has to have a neutral or net positive impact on the primary watercourses. National legislation and clarification is anticipated to ease this burden, albeit details are limited at the moment.

Together, these factors mean that the gap funding of Urban Living units will deliver fewer outputs for the available budget, it is therefore an opportune time to reprofile programme spend and outputs.

The proposed reprofiles are as follows:

FHSF

Project	Current Budget	Proposed Budget
CSI	£2,500,000	£0
Urban Living	£1,000,000	£1,545,448
Cycle Infrastructure	£250,000	£250,000
Network Adaptations	£400,000	£400,000
Leisure Hub	£9,500,000	£11,454,552
Culture	£270,352	£270,352
Covid Grants	£250,000	£250,000
Total	£14,170,352	£14,170,352

Towns Fund

Project	Current Budget	Proposed Budget
Urban Living and Placemaking	£13,318,000	£11,451,292
Community Hubs	£1,250,000	£2,150,000
Knowledge Economy	£1,175,000	£2,141,708
Other programme themes	£6,157,000	£6,157,000
Total	£21,900,000	£21,900,000

The Board was asked to approve the following recommendations, subject to the Department of Levelling Up Homes and Communities (DLUCH) approval:

- a) notes the inflationary pressures on Middlesbrough's Town Investment Plan;
- b) endorses a change control process to reprofile Middlesbrough's Future High Streets Fund programme – reprofiling £1.954m from Urban Living to Leisure Hub;
- c) considers Middlesbrough College business case for funding (separate agenda item);
- d) approves the reprofiling of the Town Investment Plan as set out in Table 1; and,
- e) notes that all programme amendments will be subject to approval by DLUCH.

TP – Informed the Board that a proposal had just come in for serviced apartments on the CSI site. SG felt that the proposal may fit within the Towns Fund Urban Living programme as there remains adequate funding to support new projects. TP and SG to discuss further.

Ahead of Agenda Item 6 a discussion took place regarding the funding requirements for Middlesbrough College.

LS – asked about other programmes requirements for additional resource, SG stated that ample contingency had been included and those projects already in delivery were progressing as planned.

SG asked AS to clarify DLUHCs position regarding making amends to projects. AS stated, that the process was still being developed.

TP asked for more information on the leisure hub requirements and noted that the central space may need further investment. It would be possible to spend a significant amount more than the budget given the scale of work required across the centre, however only 5% of the FHSF programme can be utilised for beautification projects. TP also asked about reprofiling Towns Fund money currently allocated to Urban Living to the Leisure Hub. SG and LA to investigate this proposal further.

AMc – asked about the Mayoral Development Corporation (MDC) mentioned at paragraph 17 of the report. SG explained that the majority of planned housing in the programme would be located in Middlehaven and overlaps with areas the MDC will potentially control. TP updated on progress of the MDC, however timescales for its establishment are still not clear.

The recommendations were passed as follows:

Andy Preston - For
Tony Parkinson - For
Andy McDonald - For
Laura Sillars - For
Adam Suleiman - For
Miranda Jupp - For
Sara Marshall - For
Rachel Steel - For
Darren Birkett - For

5. Middlesbrough College/TTE

SG presented a Business Case setting out further funding requirements for Middlesbrough College.

Middlesbrough College has developed a business case and rationale for the proposed relocation of its (recently acquired) TTE training company and associated subsidiaries. However due to inflation pressures, the quoted project costs have increased circa 40% to a current estimate of circa £14m for the equivalent facility. This is partly due to ground conditions / inclusion of renewables etc but mainly due to a significant uplift on costs from contractors to cover inflation and risks – a significant reflection of current market dynamics.

A process of value engineering and specification changes has successfully saved circa £0.6m and prudent use of alternative DfE funding can help the equip the facility.

Middlesbrough Council has already committed £1m in support of the project via the Indigenous Growth Fund. Department for Education (DfE) have been approached, as have TVCA and additional funds are not available.

Middlesbrough College therefore seeks to reallocate the remaining £33k it has in the Towns Fund – allocated to a Town Centre presence and seeks a further £967k, to create a balance of £1m to secure the delivery of the project. This will be matched by a further £1m from Middlesbrough's local Indigenous Growth Fund (IGF) settlement.

	<p>This brings an additional 1,000 learners to the town centre and builds a further-consolidated College Campus with significant economic benefit for the town centre economy.</p> <p>Without the full funding package secured in the next two months, the College will need to assess whether this project proceeds or not – i.e., whether to renegotiate a lease and stay at South bank instead of relocating to Middlehaven.</p> <p>Middlesbrough College is currently tendering all packages which will give the final fixed cost figure which will be known before end Nov 2022. If all funding can be secured and tenders remain in line with latest QS estimates, the College is hopeful to signing contracts (with DFE, contractors and the bank) and starting on site early in the New Year – with an opening date of Summer 2024.</p> <p>LS – asked that the market section of the Business Case be more specific around the 16-18 market. SG – agreed to included this in the funding agreement.</p> <p>The recommendations were passed as follows: Andy Preston - For Tony Parkinson - For Andy McDonald – Withdrawn from voting Laura Sillars - For Adam Suleiman - For Miranda Jupp - For Sara Marshall - Withdrawn from voting Rachel Steel - For Darren Birkett - For</p>
<p>7.</p>	<p>Any other business</p> <p>LS – presented a proposal to access funding from UKRI for Digital Screen, a commercial partner is needed along with match funding. The proposal would involve a development at Dunning Street. The Board agreed to back the proposal and SG will support Laura in establishing co-funding.</p> <p>AMc asked for an update on Eton College and Outwood Riverside progress – SG to provide an update separately.</p> <p>AMc asked for detail on the prescribed outputs of the programme – LA to bring an update to the next meeting.</p>
<p>8.</p>	<p>Date and time of next meeting</p> <p>TBC</p>

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 being reviewed to align with the plans of the Mayoral Development Corporation.	<ul style="list-style-type: none"> Quality of development Inflation Delivery timescales Developer Interest 	
Middlesbrough Experience	March 2024	<p>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.</p> <p>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.</p> <p>Fairy Dell boardwalk - the first section of the board walk replacement is fully completed and materials have been ordered to replace a further section of the board walk with the remaining budget.</p> <p>Bonnygrove Park - tender process for required new play equipment is completed, contractor scheduled to commence works on 13th February.</p> <p>Marton West Beck - identified repair works have commenced and will be completed by end of March.</p> <p>New play park at Marton Manor / Tollesby - Proposal developed, consultation found that residents were opposed to a new play area in this location. Full budget to be spent on upgrades at Easterside (Broughton Avenue) play park.</p> <p>Upgrade of Easterside play park (MUGA) and upgrading of the torn / ripped outdoor football pitch - tender process for required new play equipment is completed, contractor scheduled to commence works on 20th February.</p>	<ul style="list-style-type: none"> Obtaining co-funding Additional costs due to inflation Ground conditions Agreeing facilities and projects that meet the needs of all residents Sourcing suitable contractors 	





BUSINESS CASE	COMPLETION DATE (including full independent assurance and approval)	PROGRESS UPDATE	KEY RISKS	OUTCOMES MANAGEMENT
<p>Middlesbrough Experience</p>	<p>March 24</p>	<p>New children's play area at Newham Way - Planning permission has been granted, contractor scheduled to commence works on 13th March.</p> <p>New play area and community growing garden at Thorntree Shops - Ward Members and residents opposed to location due to ASB, various other locations explored, agreed to install at Colmore Avenue / rear of Milbrooke Avenue. Play area design signed-off with Ward Members on 13th July. Residents consultation conducted, feedback reviewed (residents in favour of play area but against community growing garden) and approval to proceed with final specification (play area only) provided by Ward Members on 21st September. Planning application was submitted in November, awaiting outcome.</p> <p>Glebe Road Park, Newport - new play area / upgrade - tender process for required new play equipment is completed, contractor scheduled to commence works on 20th February.</p> <p>Refresh of 22 existing play parks across the town - tender process for required new play equipment is completed, contractor has started works and is due to complete the scheme by end of March.</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 will now proceed to the 'Narrowing the Focus' stage which involves community engagement. This scheme will not be completed by March 2023.</p> <p>Fencing of Albert Park bowls and croquet greens - Planning permission and Listed Buildings permission have been granted. Contractor to commence imminently.</p> <p>Thorntree Park lighting - quotations obtained and showed initial scheme to be cost prohibitive - change control submitted to remove some areas from the scope of the scheme, the MUGA, teenage play area and junior play area will now not have the improved LED lighting (all these areas already have lighting, just not LED) - areas still being lit are the 6 x light columns for the path between The Greenway and Spencerfield Crescent. Works expected to be completed by end of January.</p>	<ul style="list-style-type: none"> • Obtaining co-funding • Additional costs due to inflation • Ground conditions • Agreeing facilities and projects that meet the needs of all residents • Sourcing suitable contractors 	



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<p>Middlesbrough Experience</p>	<p>March 24</p>	<p>Thorn tree and Pallister Parks - refurbishment of existing play areas - procurement process completed for provision of new equipment/materials, works are expected to be completed by end of January. 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.</p> <p>Community Hubs - Southlands Centre -The situation regarding the re-provision 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.</p> <p>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.</p> <p>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. An Executive report is expected to be considered on 14th February 2023 which will ask for approval to proceed with the recommended location. The next steps will include design works that will ultimately lead to the submission of a planning application.</p>	<ul style="list-style-type: none"> • Obtaining co-funding • Additional costs due to inflation • Ground conditions • Agreeing facilities and projects that meet the needs of all residents • Sourcing suitable contractors 	





BUSINESS CASE	COMPLETION DATE (including full independent assurance and approval)	PROGRESS UPDATE	KEY RISKS	OUTCOMES MANAGEMENT
<p>Building a Knowledge Economy</p>	<p>March 23</p>	<ul style="list-style-type: none"> • 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. 1,100m2 new space in use. • T level builds Digital/Construction (£5.4m) – Works now complete. <p>Operationally all new space and facilities are operational and in use by students</p> <p>All match expenditure has now been committed on Construction/ equipment/ campus</p> <p>Student number data now updated for the August 2022 enrolment following confirmation of learner numbers for 2022/23 and achievements for the prior year</p>		



BUSINESS CASE	COMPLETION DATE (including full independent assurance and approval)	PROGRESS UPDATE	KEY RISKS	OUTCOMES MANAGEMENT
Enterprise Infrastructure	Dec 2022	<p>Historic Buildings - The Captain Cook Pub has completed, and the building is being marketed by Valuations and Estates.</p> <p>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.</p> <p>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.</p> <p>Boho Campus Infrastructure - Proposal to bring forward spend to carry out public realm works around the Old Town Hall.</p>	<ul style="list-style-type: none"> • Timing of funding approval and receipt • Project timeline completion • Cost overruns 	
BOHO 8	Fast-track	Complete		



PROGRAMME OVERVIEW

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

KEY

- Independent assurance/approval
- ★ Business case complete
- 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	Amber	Experienced project manager, project team, project management tools and contract terms will be utilised to ensure programme stays of track.	Ward Initiatives underway	Nature Reserve Complete HLF Bid – Old Town Hall Town Centre Site located (MC) Mhaven Housing Sites – BCEGI Option	£4,987,105	£21,900,000	£21,900,000	
Cost overruns	Red	Unexpected rate of inflation, is resulting in project costs increasing far more than anticipated at programme inception						
Obtaining the necessary co-funding	Yellow	Project plans for co-funding are advanced and confidence of achievement is high.						
					Overall programme rating			



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



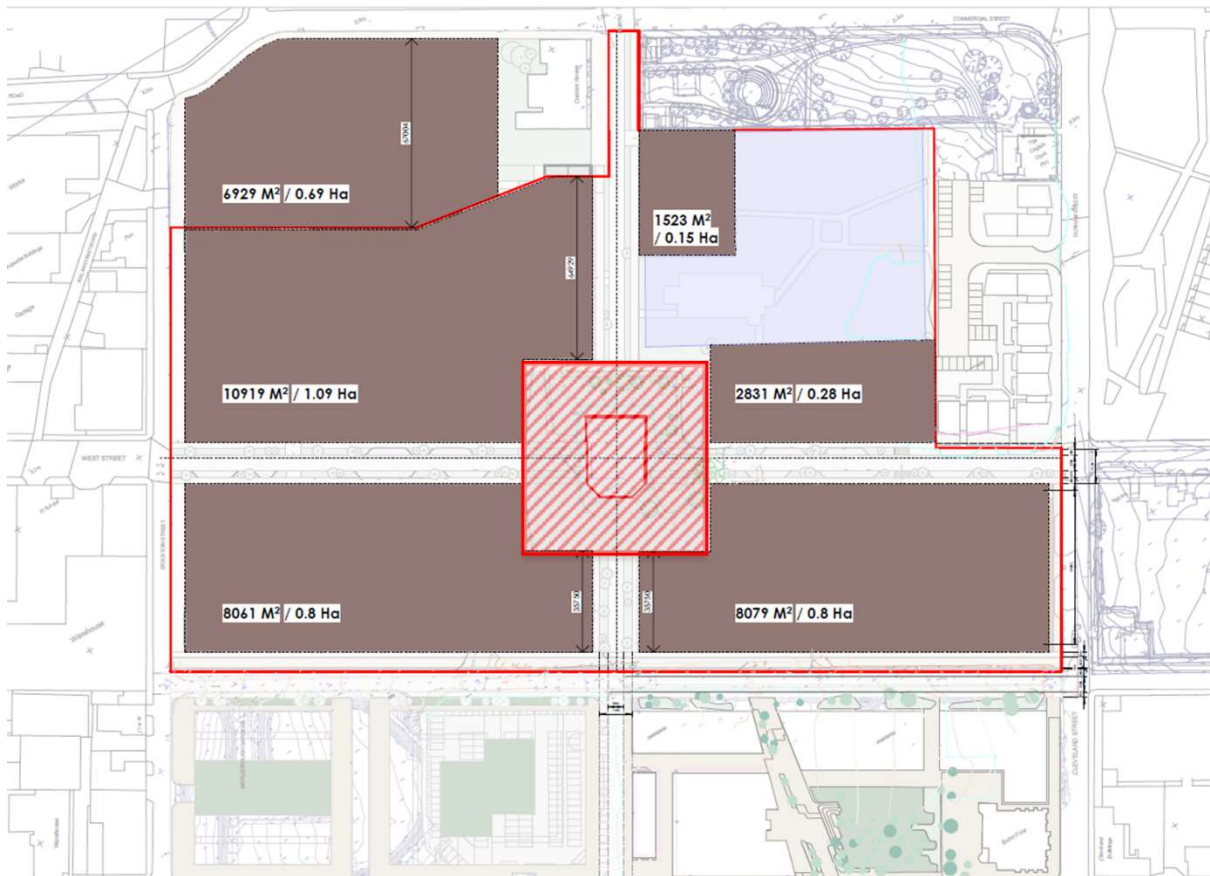
Towns Fund Proposal Boho Campus allocation

To date £1.3m has been received from the Town's Fund for work on two historic buildings, the Old Town Hall and the Captain Cook Pub. Works on the Captain Cook Pub completed in 2022 and is receiving interest from prospective tenants.

An Expression of Interest has been submitted to the Heritage Lottery Fund to complement the Town's Fund allocation to enable the building to be brought back in to use. A successful bid would require the Town's Fund allocation to be used as match funding. An unsuccessful bid would see the Town's Fund allocation used in earnest to ensure that the building is structurally sound and watertight.

It is proposed that the £700k allocated for Boho Campus is aligned with the restoration of the Old Town Hall. This approach to expenditure, in line with the restoration the Old Town Hall, will complement the public realm work already undertaken as part of the Boho residential development and the restoration of the Captain Cook Pub, allowing public realm works to be stitched together through a key section of Middlehaven's regeneration zone.

The below shows the area that would be improved through Towns Fund resource:



The Boho Village development addresses public realm from the corner of Durham / Commercial Street to the end of their development on East Street.

The brown block from the edge of Boho Village up to the edge of the OTH and that adjacent are the plots that BCEGI are set to develop on behalf of Thirteen. That will include public realm work. Similarly all other developers will be required to address public realm at their plots.

Towns Fund Board
Friday 24th 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

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

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- Campus heart/ LRC/ reception (£1m) – Complete and in use save for some final Campus heart branding and furnishing
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- 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

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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 7th 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>4.</p>	<p>Towns Fund Audit - Declarations of Interest</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>5.</p>	<p>Update on Project Adjustment Request</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>6.</p>	<p>Levelling Up Application Update</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.	Any other business N/A
8.	Date and time of next meeting TBC