

EXECUTIVE MEMBER REPORT TO COUNCIL Wednesday 26th July 2017

1. Middlesbrough Railway Station

The Council and Tees Valley Combined Authority (TVCA) recently commissioned consultants, BDP to undertake the Rail Station Masterplan. The initial draft is likely to be complete by the end of August. The plan intends to:

- set out the future plans for improvements to the railway station, including assessing options for platform provision to allow for enhanced services, including the London direct service; and,
- proposals for the enhancements of the wider area around the station.

Two workshops have recently been held. The first of which consisted of major, local stakeholders such as the University, the College and the various shopping centres. The second workshop was the rail industry workshop, where by the long term strategic aspirations were discussed. Both were well received and the findings will inform the final recommendations.

At the next project board workshop, BDP will present some outline sketches and ambitions for the area. The relevant departments will review the sketches and ambitions, then provide feedback through the project board, so that BDP can review all feedback and take it to the final stage of the process. The plans will be presented formally to the Executive in October for their consideration.

The Council has also submitted an application to TVCA, to the Single Pot Fund. It has requested development funding for 2018/19 to take the masterplan recommendations to the next stage. It is envisaged that if successful, the Council will begin designing highway and public realm improvements around the station building and historic quarter. Along with this, the Council will plan to work with Network Rail to commission the next GRIP (Governance in Railway Investment Projects) stage for industry related improvements, such as a third platform.

2. Middlehaven

Following the acquisition of the HCA land, and in line with the current snow centre and bridge and road proposals, it has been identified that a Land Disposal Strategy, with associated strategic rationale, is required to ensure Council assets are disposed of in a timely manner. Work is now underway on this, and a further update will be provided in Autumn.

- Snow Centre

Since outline planning permission was received (31st March) Cool Runnings have been in the process of appointing their design and project management team, in order to develop detailed plans and designs to progress the snow centre to the next stage. In parallel to this, work is ongoing with investors to develop the funding for such. A start on site is anticipated by summer 2018, with a proposed completion by December 2019.

- Middlehaven Relief Road

Following independent due diligence, and project review, a target price has now been agreed with Balfour Beatty (BB) for the bridge and road. It is anticipated that a Contract Order will be placed with BB by the Council meeting, with a start on site scheduled w/c24 July. It is estimated that the construction programme will take 12 months, hence all works to be completed by end of July 2018.

3. Centre Square Masterplan

Colour Urban Design and Seymour Architecture have now developed a draft masterplan for Centre Square which has considered the context of the site and its relationship with the surrounding town centre uses how it currently exists.

Colour will work the vision into working concept drawings and will therefore be to a measurable scale that can be costed by Faithful and Gould.

4. Centre Square Development

On 26th May, Middlesbrough Council approved plans submitted by developer Ashall Projects to redevelop Centre Square East to accommodate 5 Grade A Office buildings. Buildings 1 and 2 have detailed planning permission and buildings 3, 4 and 5 have outline permission. Ashall Projects has 12 months from date of planning approval to secure a tenant with a term no less than 15 years.

The Centre Square East development will see Ashall Projects transform the land around Centre Square to create and deliver circa 210,000 sq. ft. of Grade A office accommodation, enhanced public realm and landscaping with additional food and beverage outlets.

Ashall's plans form part of the Investment Prospectus between 1,500 and 2,000 jobs will be created.



5. Gresham Student Village

Middlesbrough Council approved a high level masterplan for Gresham, and the start of the Compulsory Purchase Order (CPO) process, on the 1st November 2016. It is anticipated that most properties will still be purchased through voluntary acquisition.

Acquisitions and demolitions had been ongoing since 2006 to assemble the redevelopment site and there were only 18 of the 561 properties in the clearance area still to acquire. By adopting the masterplan for the area, it provided a basis for the CPO process and would demonstrate to an Inspector why the Council needed to acquire the properties. The CPO process has subsequently commenced and the Order is scheduled to be made by the end of June, which constitutes the start of the legal process. The Council will continue to negotiate with the remaining home owners to acquire their properties and positive progress has been made on a number of potential purchases, which it is anticipated will complete by the end of the year.

The high level masterplan proposed designated areas for the development of a student village, the creation of public open space, and, for residential development. The Gresham site was considered to be an ideal location for a student village, given its proximity to the existing University campus and the town centre. The Student Village was envisaged to be the first phase of the redevelopment of Gresham and would act as a catalyst for future development. Discussions are ongoing with Teesside University and their prospective development partners.

6. Teesside Advanced Manufacturing Park

Work is ongoing on the Teesside Advanced Manufacturing Park (TAMP) site to build on the momentum of the first tenancy of TWI. The site is subject to significant remediation and infrastructure requirements, options for the resolution of which are being explored with the Combined Authority. Demand analysis and financial modelling is underway to enable the early development of the site as a cluster for advanced manufacturing. Various interests in the site are being pursued which have the potential to enhance the status of the site and provide a major catalyst for the onward development as a major strategic gateway for advanced industries.

7. Town Centre

The Town Centre Investment Programme aims to build upon existing and new developments in the town centre meeting the aims and objectives set out in the Council's Investment Prospectus. The programme aims to increase area appeal, by improving the image and perceptions of the area, encouraging further regeneration and investment.

The Council has already approved an allocation of £3m over a four year period to invest in the town centre. A number of projects are underway:

- Public Realm improvements to areas surrounding Baker Street and Bedford Street to encourage spill out of the Baker and Bedford Street concept and grow the independent scene;
- Public Realm improvements to Albert Road Central to integrate Centre Square to better-connect the area and encourage pedestrian flows in and around the area. The treatment will also complement the Holiday Inn Express and Town Hall developments as well as new businesses investing in the area (Le Bistrot Pierre in the vacant unit beneath The Holiday Inn and Turtle Bay in the former Walkabout unit). The treatment is known as 'table-top'. It means that there is no perceivable change of level between the footpath and the road surface. As well as having aesthetic appeal, this can also realise road safety benefits as the blur between the driver and pedestrian areas forces drivers to be more cautious; pretty much as it works in a supermarket car park – the drivers expect pedestrian and so are more wary.

Following the completion of Baker and Bedford Street and Albert Road Central, further Public Realm scheme have been identified to be delivered over the coming financial years. The next phase of works will see improvements to the South West corner of Albert Road and Corporation Road which will support the investment made by Turtle Bay in the former Walkabout unit.

Commercial Property Improvement Scheme – Phase 1 of the Commercial Property Improvements (114 to 122 Linthorpe Road and 103 to 115 Linthorpe Road) are now complete. The scheme has been developed to enhance the external appearance of prominent buildings and clusters within the Town Centre, creating a more attractive environment for visitors and residents whilst encouraging further investment in the area. The inspiration for the scheme came from a number of other successful projects, mainly Leyton High Road in East London which has seen a significant upturn in footfall since its completion in 2012. Work is currently underway to deliver the next phase of Commercial Property Improvements this financial year. This will focus on Grange Road (Block between Lloyds Bank and All Saints Church) and the remaining properties on Linthorpe Road between Borough Road and Grange Road Junctions.

8. Tech Nation

The UK digital tech sector is one of the country's economic success stories, growing twice as fast as the wider economy and creating highly skilled workers and well-paid jobs. With Middlesbrough at the cutting edge of this sector, we hope to grow great educational opportunities, and highly-paid employment, for the people of Middlesbrough. Further development work is ongoing to develop Middlesbrough's Digital Cluster and create a broader environment for technical businesses to thrive.

Middlesbrough has recently been recognised as a tech cluster of national importance for the first time. The Tech Nation 2017 report highlights a burgeoning cluster and the impact of recent investment in the world-class Boho Zone. Many prestigious tech companies are now based in Middlesbrough's Boho Zone with world-wide contracts with major brands. With a £211 million digital GVA, and 6,970 digital jobs in the cluster, it's clear the sector is thriving.

One of Boho's most recent success stories has been Ithica Films. On Thursday 27th April 2017 Ithica Films won the Best Creative Company at the North East Business Award for the entire region (not just the sub-regional heats). At barely three years old, this is an absolutely incredible achievement and to win in the Creative category was a huge compliment to everything that the Ithica team has been doing from the heart of the Boho Zone in Middlesbrough.



At the same event, gaming specialist Double Eleven also scooped the prestigious regional 'Lets Grow Award' to add to their impressive international haul since 2009. The award recognises rapid growth over the last 12 months, demonstrating exceptional levels of growth for its size and sector with a solid business plan for the year ahead.

So two of the thirteen awards have returned to Boho 1 Congratulations to all winners and nominees.

