

## EXECUTIVE MEMBER REPORT TO COUNCIL Wednesday 6<sup>th</sup> September 2017

### 1. Middlesbrough Railway Station / Rail

BDP Consultants were appointed in April 2017 to produce a masterplan for Middlesbrough Rail Station. Their team consists of themselves, WSP and Aspinal Verdi and are collectively working to provide a masterplan for the future development of the station, to ensure its fit for purpose as both a key transport interchange and destination facility. This is not just aligned to the Middlesbrough Investment Prospectus, but to support the Combined Authority's aspirations for improved connectivity and job creation in the wider region. To date, there have been meetings and workshops with both local and industry stakeholders. The aforementioned workshops were positively received, and have brought some interesting ideas to further explore as part of the commission, and it is due to be completed around in Autumn 2017.

It is hoped that the programme will identify improvements to the station to allow for the new direct London service, which is due to commence in 2020 and express trains to Newcastle.

Northern trains are intending to have new rolling stock on the Darlington to Saltburn line by early 2018.

### 2. Tees Valley Combined Authority Single Pot

Middlesbrough Council recently submitted seven expressions of interest to the current round of Tees Valley Combined Authority's Single Pot.

Four projects have secured development funding to progress their investigations and feasibility work and work towards the submission of an outline business case for further funding. They are:

- Teesside Advanced Manufacturing Park - £120k development funding for site investigations.
- Rail and Historic Quarter - £650k development funding for design and feasibility works.
- Boho Next Generation - £100k preliminary design works and financial modelling.
- Teesside Media and Innovation Village - £1m plus (subject to additional information) towards design, masterplanning and feasibility.

A further two projects have been accepted to progress directly to outline business case. They are:

- Hemlington Grange Business Park – bidding for £2m investment in site infrastructure and business space; and,
- South Middlesbrough Infrastructure – a multi-million pound bid to deliver strategic transport infrastructure improvements.

Further bids are in discussion with TVCA in order to discuss delivery options and potential funding support. Bids will be formally approved in the Autumn with all outline business cases submitted over the next twelve months with delivery anticipated to commence between now and 2021.

### 3. Middlehaven Dock Bridge and Relief Road

On 24th July, Work commenced on the Middlehaven Relief Road and Dock Bridge. The 12 month project will deliver much needed highway access to Middlehaven, further increasing its appeal for development investment. The vehicular road bridge will finalise a consolidated route between the North Ormesby Interchange and Cannon Park interchange, offering additional relief to the A66 and

adding resilience to the City Centre highway infrastructure. Work is ongoing to ensure that disruption is minimised to businesses in the area and any match day interactions at the Riverside.

Additionally, the bridge and road will also provide a primary route which will assist in the unlocking of c30ha of undeveloped land (mix of public and private) by providing key, direct and necessary infrastructure to service such sites. This will inevitably make Middlehaven more attractive to investors and ideally promote new development, particularly on the back of the current proposals for the new snow centre.

#### **4. Gresham**

Progress has been made with the remaining 18 properties within the Gresham Acquisition area. We have recently completed on 1 property, with a further 3 due to be completed within the next 2-3 weeks. We are also in discussions with a further property owner who is looking to instruct legal teams to start sale proceedings.

Demolition contract is progressing well. 58 properties have been demolished, leaving only 7 properties within phase 1 area. A further 16 properties are due for demolition within the next 3 weeks.

#### **5. Town Centre Update**

Bistrot Pierre is the latest in the long line of major retail and leisure brands to invest in Middlesbrough. The restaurant which specialises in provincial French Cooking was initially expanded across the midlands and now has restaurants throughout the country. Bistrot Pierre's newest restaurant on Albert Road, which is due to open on 22nd September, has seen an investment of over £1m which will see the creation of over 30 jobs.

Work to build a new Premier Inn hotel in central Middlesbrough has commenced and will be complete at the end of this year. The hotel will be located on the car park alongside the existing Jury's Inn hotel and Unite buildings on Wilson Street. The ground floor of the new building will consist of the reception area, a restaurant and bar and a number of bedrooms with the remaining floors each having a similar layout of 16 bedrooms, with a total of 83-rooms in the building. Once complete the hotel will create around 40 new jobs.

The planning application for Lane7 a boutique bowling alley located on the basement floor of Centre North East was approved on the 7<sup>th</sup> August 2017. The premises licence was granted on 18<sup>th</sup> August and will allow plays, films, indoor sporting events, live music, recorded music, performance of dance, and the sale of alcohol until 2am daily. Lane 7 is due to open end of November. A sky bar on the seventeenth floor of the building, a casino and a well-known restaurant chain are among the other things in the pipeline.

The £3m refit of the new luxury retailer Flannels, which has been ongoing since earlier in the year is nearing completion and the store is due to open in early November. Flannels, which is home to over 200 established and contemporary brands will take over the ground floor of the 50,000 sq ft building whilst clothing retailer USC and Sports Direct will occupy the first floor. In total, the project is expected to create over 50 new full and part-time jobs across the three new stores.

#### **6. Centre Square Masterplan**

Albert Road South Public Realm Improvements - Middlesbrough Council is investing C. £650,000 in the public realm along Albert Road north. The prospect of this investment has been key in securing the Holiday Inn extension, Pierre Bistrot and Turtle bay, already. This amounts to direct investment of £4m, the creation of C. 90 new jobs and the creation of new business rates estimated in the hundreds of thousands.

And that is only what has been secured to date. New owners of the Centre North East have active plans and interest for Student Accommodation, a Gym, Bowling Alleys, sky bar / restaurant and a casino. When complete, this would represent an additional multi-million pound investment, hundreds of jobs and a significant business rates injection into the Council coffers.

The public realm works have been strategically designed to coincide with the completion of Middlesbrough's C£8m investment in the Town Hall, which signifies a wholesale change in the animation and appeal of this important town centre area.

Building on the significant improvements and momentum being made in the Centre Square area, there is an opportunity to look at the wider area and develop a deliverable, cohesive masterplan that is complementary to, and maximises the appeal of these developments. This will support the office development proposed by Ashalls at the eastern end of the square.

The masterplan strategy, intends to define a series of measures for urban invigoration and regeneration opportunities that will strengthen Middlesbrough's position as the regional capital and creating a desirable town centre.

The aim of the masterplan is to provide:

- a) a spatial strategy that creates an enhanced civic, cultural and commercial quarter;
- b) a vehicle to enable activation of the public realm and buildings;
- c) a tool for stakeholders to shape the future of the town centre;
- d) recommended locations for investment and development opportunities;
- e) recommendations for phasing of delivery;
- f) deliverability.

It is anticipated the master plan will be presented this autumn.