

EXECUTIVE MEMBER REPORT TO COUNCIL Wednesday 5th December 2018

1. Investment Prospectus

Middlesbrough's Investment Prospectus has secured further validation as a transformational economic strategy.

The Good Growth for Cities index ranks Middlesbrough and Stockton, as 2nd in the 'most improved' category, which scores areas on factors affecting everyday life from housing costs to the daily commute - the most important being employment, health, pay and skills.

Compiled by professional service specialist PWC and cross-party think tank Demos, it measures areas against 10 indicators based on the views of the public and business, as to what is key to economic success.

Middlesbrough's ranking is largely weighted on major growth factors such as employment rates, income inequality, business start-up rates, housing affordability, transport infrastructure and commuting times; representing some of the 'quality of life' factors which are crucial factors underpinning economic prosperity.

This report adds to the raft of recent recognition Middlesbrough has been gaining for its economic performance. It also provides impartial evidence that the economic strategy for the area is well-conceived and beginning to deliver tangible results.

2. TeesAMP

The contracts for the development is in the final stages of the tender process and all information will be reviewed in the coming weeks. The successful contractor is now programmed to mobilise during January 2019 (as to avoid unnecessary cost over the Christmas holiday period) and the first units remain scheduled for completion from summer 2019; meeting the timescales for the first confirmed tenancy – Industrial & Marine Hydraulics (IMH).

A number of very significant enquiries are being progressed for which TeesAMP has significant location and supply chain advantages. These companies would not only bring significant manufacturing capacity back into Middlesbrough, they would place the town at the cutting-edge of some of the most highly-technical, futuristic and industry-leading manufacturing opportunities, with massive growth potential and huge spin-off potential. The negotiations for these leases will be progressed over the coming months.

Key to the interest in TeesAMP has been the comprehensive, three-pronged offer which has been presented to the market: (1) premium and efficient accommodation; (2) influential networking and clusters; and, (3) a supported business growth environment.

The proposed development cannot be merely considered as a response to a short-term accommodation opportunity. Accommodation is only one part of the equation and a truly successful cluster will add value to businesses with a comprehensive network of opportunity

which will embed knowledge-share, innovation and integrated supply chain; with a ready supply of highly-skilled workers from local educational institutions.

The focus for TeesAMP is to provide an industry-leading, technical cluster of modern manufacturing businesses. The vision for TeesAMP is for a facility, set apart from any usual business park or cluster, underpinned by a supportive environment and a wrap-around package of business support with continuing investment in research and human capital. The presence of TWI provides an open-access research / business facility that will also enhance this cluster.

3. Centre Square

The project is progressing well and is programme to be delivered on time – Building 1 August 2019 and Building 2 July 19. The Contractor Bowmer and Kirkland are reporting that over 50% of the local labour on site is from a 25 mile radius of Middlesbrough with 25% coming from a 5 mile radius demonstrating that the project is benefitting the wider Tees Valley economy.

As part of the projects engagement with the local community a series of meetings have been held with Middlesbrough College to discuss how the project can assist their level 3 construction and design students with practical experience of a live development site. Nine students jumped at the chance of a hard hat tour of the development and will be offered work placements throughout the life of the project.

Building One

Works are progressing well with the contractor Bowmer and Kirkland continuing with the erection of structural steel works and the concrete floors at each level. The pre cast lift shaft is now and place and drainage works around the perimeter of the building will continue.



Building Two

Building 2 is slightly ahead of building 1 in terms of development. The structural steel work and concrete floor at each level are complete and the internal curtain walling works have commenced. Work is due to commence on the roof and the external walls, this will be a milestone for the development and will see the vision of the project becoming a reality.



4. Rail Station

A stakeholder workshop took place on 19th November 2018. The workshop was facilitated by BDP Consultants (who produced the masterplan) and attendees consisted of Middlesbrough Council, TVCA, Network Rail and the rail franchises. The purpose of the workshop was further explore options for the development of the southern entrance. All stakeholder feedback will be incorporated into the development, in particular the commercial and passenger facilities offer.

The result will be an output definition document (ODD) that will be formally issued to Network Rail by TVCA, as the lead client on the development. Network Work will design and cost up a suite of three options to present the options back to the programme board for a decision on the preferred option for construction. It is expected that the final option will be agreed in the New Year, construction commencing in summer / early autumn 2019.

5. Student Village

A Task and Finish Group with representation from the Council and Teesside University has been established to drive the development of the Gresham Student Village project. A site boundary has been agreed that: maintains rear access to the commercial properties on Linthorpe/Borough Roads and The Crown; and, will enable the development of a surface level car park to support the local businesses and serve the night time economy. The University are to appoint a Design Team to develop their vision for the site and will engage with the Council throughout the process.

6. Boho Next Generation

Middlesbrough's digital cluster continues to strengthen and grow. Boho One is at full capacity and Boho Five is rapidly filling; well ahead of occupancy projections. This, coupled with similar capacity issues in the local private sector offering, is presenting a significant increase in demand for quality accommodation in the area.

Some digital businesses have significant expansion plans and other interest is forthcoming from new start-ups and entrants to Middlesbrough's cluster. In the short term, this demand can be managed through existing private stock (such as the redevelopment of the Albert Road area) and digital businesses with aspirations of purchasing their own properties. Middlesbrough Council is exploring a range of long term accommodation opportunities to

meet cluster demand and ensure that Middlesbrough can offer a long term option to new and growing businesses.

Development funding has been awarded to Middlesbrough from Tees Valley Combined Authority and this is enabling research into a number of options for the cluster to own, rent and occupy suitable premises in the long term. Focusing on the Boho Zone around the Rail Station and through to Middlehaven, the study will present options to a future meeting of the Executive for enabling further investment and external funding opportunities.

7. Northern School of Art

The Northern School of Arts carried out an assessment of all available Tees Valley sites for their new College building. Cushman Wakefield as their appointed representatives conducted a full review and gave recommendation to the College that the best site for them was the Land offered by Middlesbrough Council at Denmark Street car park.

The college are currently working with the TVCA on a £14m grant being offered by the TVCA to allow them to develop on the Denmark Street site. The Capital Projects team are currently working on the due diligence for the land to assist the College with their bid to the TVCA.

The Northern School of Arts preferred location is seen as a significant benefit/anchor for the Western Gateway development (TMIV). The current strategic bus study being carried out in support of the new Bus Station and proposed strategy for bus routing around Middlesbrough is incorporating this location into to its calculations and assessments.

8. Christmas Programme 2018

The Festive programme consists of a series of events supported by a wrap around City Centre offer.

The Festive programme is broken down into four work streams. Christmas lighting, events, business engagement and marketing.

Christmas lighting:

A series of upgrades and improvements have been made with capital finance assistance to the current Christmas lighting stock.

These upgrades will see the following delivered:

- A curtain of lights installed along sections of Linthorpe road/Corporation road Crossroads
- A curtain of lights installed on Baker and Bedford street
- Upgraded LED lights on Centre Square

Events:

22nd November: The Christmas Dream Machine and Light switch on – Centre Square.

Emergency Exit Arts who are an internationally renowned outdoor theatrical production company will be on site from Wednesday 21st November creating the event site.

The professional performers will be supported by contributions from the following community groups:

- Linthorpe Primary school - 2 groups
- Middlesbrough Town Hall performing Arts School
- Middlesbrough Town Hall community choir
- Rhythm train Drumming troop.

The event schedule is as follows:

18:00 Smooth Radio will be on site to deliver 25 mins of fun, games and giveaways featuring MFC footballers Jordon Hugill and Dael Fry.

18:29 Smooth Radio presenter hands over to Emergency Exit arts for the Christmas dream machine.

18:30 Christmas Dream machine outdoor theatre production begins.

19:10 Lights will go on accompanied by a firework finale as the dream machine finishes.

22nd November – 22nd December: Festive Huts

A festive market will be in position and trade every day from the 22nd November onwards. Fifteen stalls will be positioned along the pedestrianised section of Linthorpe road trading from 10:00 till 17:00 each day.

Stalls will mainly be populated with Artisan creative businesses from around the Tees Valley.

The stalls are being used as a business development offer as part of our Creative factory project. Providing opportunities to trade and test products and ideas for independent creative businesses.

There are 465 trading days possible across the 15 stalls that are to be populated (10 are owned by Middlesbrough Council). At this point we have 435 trading days filled and are continuing to populate the remaining trading days.

30th November - 2nd December Town Hall's Building Sounds

BUILDING SOUNDS is a series of sound installations that will be operational from Friday 30th November to Monday 6th December, in and around Middlesbrough Town Hall. The work will be created by sound artist Dan Fox and will feature installations in:

- Middlesbrough Centre Square – near the fountains
- Middlesbrough Town Hall – Court yard

- Middlesbrough Town Hall – Foyer/Entrance
- Middlesbrough Town Hall – Cells
- Middlesbrough Town Hall – Fire Station

The installations will be interactive and members of the public will be encouraged to play and listen to each.

2nd December: Magical Middlesbrough Parade 13:00

The annual Middlesbrough parade has grown from achieving an audience of 20,000 people to an audience in excess of 45,000 people over the last five years.

By far the most popular event within the Christmas program the arrival of Santa and his Reindeer for many families and children is seen as the real start to the magical festive season.

This year to safely accommodate the growing audience we have changed the route of the parade to remove the pedestrianised areas. This decision was taken following consultation with health and safety and the police. The pedestrianised area of Linthorpe road is simply not wide enough to deal with the crowd loading that this event draws.

The route is as follows:

- Start : 13:00 Teesside University Curve Building
- Southfield road
- Turn Right on to Linthorpe road
- Continue along Linthorpe road until the junction with Grange road
- Turn Right onto Grange road
- Continue along Grange road until the junction with Albert road
- Turn left onto Albert road
- Continue along Albert Road until the junction with Corporation road
- Turn right on to Corporation road
- Continue along Corporation road until the junction with Dunning street
- Turn right onto Dunning street
- Parade terminates on Dunning street/Town Hall.

Over 350 participants will feature in the parade made up of performers, groups and schools.

2nd December: Pop Up Fair Ground - Centre Square 11:00 - 18:00

Crows fair will pull onto site on the evening of the 1st November.

The fair will trade from 11:00 till 18:00 on Sunday 2nd November on Centre Square and then pull off site overnight.

8th December and 15th December Festive pop ups

Pop up grotto will be in position in Captain Cook Square from 09:00 till 16:30. Bookings to see Santa his helper Elf and Holly Christmas can be done on line through the love Middlesbrough firm step site. Our Santa will be played by a professional actor who is scripted to know very special personal details about each child to ensure the experience is magical.

Pop up Music and big sing will be in position in the retail centre across from the Christmas tree on Newport from 10:00 till 16:00. Apollo Arts will deliver a day of festive sing along's featuring professional artists and community groups. Song sheets will be distributed throughout the day to provide opportunities for shoppers to join in the 'Big Sing'.

22nd December: Orange Pip Christmas Special 12:00 till 18:00

Due to the cancelation of the last two festive Orange Pip Market's the decision has been made to move the event into a location that will provide weather resilience. The Town Hall Crypt, Carriage Drive, Fire Station and Courtyard will be fully utilised to deliver a festive Orange Pip. The very best pip traders and entertainers from the last three years have been chosen to return for the first Christmas special.

Business Engagement:

The City Centre management function have taken the following steps to engage local businesses

- Agreed co-ordinated opening hours with all shopping centres:
 - Late Thursday: every Thursday from 22 November – 13 December open until 7 PM
 - Last chance December: from Monday 17th December – Friday 21st December open until 7 PM (except Thursday 20th December until 8 PM)
- Agreed free parking after 4:00 PM on all late night shopping nights in all Middlesbrough Council car parks and Cleveland Centre, Hillstreet Centre and Dundas Shopping Centre
- Introduce 12 days of Christmas marketing campaign promotion individual offers for local businesses to be promoted each day.
- Collated exclusive offers from food and beverage businesses for Light Switch On and Middlesbrough Parade