

## PLACE SCRUTINY PANEL

<b>Date:</b>	<b>Monday 29th September, 2025</b>
<b>Time:</b>	<b>1.30 pm</b>
<b>Venue:</b>	<b>Mandela Room</b>

## AGENDA

1. Welcome and Fire Evacuation Procedure

In the event the fire alarm sounds attendees will be advised to evacuate the building via the nearest fire exit and assemble at the Bottle of Notes opposite MIMA.

2. Apologies for Absence

3. Declarations of Interest

To receive any declarations of interest.

4. Minutes - Place Scrutiny Panel - 17 July 2025

3 - 4

5. Barriers to Regeneration - Scrutiny Review

5 - 12

The Head of Growth and Assets and the Strategic Town Centre Manager will be in attendance to provide an overview on Barriers to Regeneration.

Recommendation: that the Panel determines what further information will be required for this scrutiny investigation.

6. Barriers to Regeneration Scrutiny Review - Terms of Reference

13 - 16

Recommendation: that Panel Members consider, discuss and agree the Terms of Reference for the scrutiny review of Barriers to Regeneration.

7. Overview and Scrutiny Board Update

The Chair will provide a verbal update on matters considered at the meeting of the Overview and Scrutiny Board 30<sup>th</sup> July

2025 & 17<sup>th</sup> September 2025.

8. Date and Time of Next Meeting

27 October 2025 at 1:30pm.

9. Any other urgent items which in the opinion of the Chair, may be considered.

Charlotte Benjamin  
Director of Legal and Governance Services

Town Hall  
Middlesbrough  
Friday 19 September 2025

**MEMBERSHIP**

Councillors D Branson (Chair), T Livingstone (Vice-Chair), C Cooper, D Coupe, J Ewan, D Jackson, J Kabuye, L Lewis and T Mohan

**Assistance in accessing information**

**Should you have any queries on accessing the Agenda and associated information please contact Joanne McNally 01642 728329/Tabitha Frankland 01642 726241, 01642 728329/01642 726241, joanne\_mcnally@middlesbrough.gov.uk; tabitha\_frankland@middlesbrough.gov.uk**

**PLACE SCRUTINY PANEL**

A meeting of the Place Scrutiny Panel was held on Thursday 17 July 2025.

**PRESENT:** Councillors D Branson (Chair), T Livingstone (Vice-Chair), C Cooper, D Coupe, J Ewan, D Jackson, J Kabuye and T Mohan

**OFFICERS:** G Field, T Frankland and S Lightwing

**APOLOGIES FOR ABSENCE:** were submitted on behalf of Councillor L Lewis

25/8 **WELCOME AND FIRE EVACUATION PROCEDURE**

In the event the fire alarm sounds attendees will be advised to evacuate the building via the nearest fire exit and assemble at the Bottle of Notes opposite MIMA.

25/9 **DECLARATIONS OF INTEREST**

MEMBER	TYPE OF INTEREST	ITEM/NATURE OF INTEREST
Cllr D Coupe	Non-Pecuniary	Lives in a conservation area.
Cllr J Ewan	Non-Pecuniary	Lives in a conservation area.

25/10 **MINUTES - PLACE SCRUTINY PANEL - 30 JUNE 2025**

The minutes of the Place Scrutiny Panel meeting held on 30 June 2025 were submitted and approved as a correct record.

25/11 **SETTING THE SCRUTINY PANEL'S WORK PROGRAMME 2025-2026**

The Democratic Services Officer presented a report, the purpose of which was to assist Members of the Panel to consider and agree its work programme for the 2025-2026 Municipal Year. A list of suggestions received in respect of the Scrutiny Panel's remit were contained in the submitted report. It was suggested that the Scrutiny Panel should select two topics to review. Members discussed the suggestions received from Councillors, Council Officers and members of the public. The Chair invited Panel Members to suggest topics at the meeting.

Recycling was a topic of interest for Members but it was suggested by the Director of Environment and Community Services that due to the introduction of new recycling initiatives in the town, it would be more useful to look at this topic at a later date once these changes had been fully implemented.

Following discussion, Panel Members agreed the following topics for review:

1. Barriers to Regeneration (ongoing review)
2. Commemorating Middlesbrough's Bicentenary in 2030
3. Development of a Vision for the Town
4. The Council's Role in Housing

The regular Statutory Updates will also be included in the programme as follows:

5. Flood Risk Management
6. RIPA (Regulation of Investigatory Powers) (Annual update)
7. Community Safety Partnership (Annual update)
8. Prevent and Channel (Annual update)

In relation to topics 3 and 4, the Panel envisage including other suggestions put forward for the work programme rather than stand alone reviews including greening the environment, the Conservation Policy and the Housing Strategy.

**AGREED** as follows that:

1. The information provided was received and noted.

2. The topics listed at 1 to 4 above, would be submitted to the Overview and Scrutiny Board for approval.
3. The Director of Environment and Community Services would provide an update at a future meeting about the council's new recycling initiatives and the community engagement and education resources available to promote recycling in the town.

25/12      **DATE AND TIME OF NEXT MEETING - 29 SEPTEMBER 2025**

The next meeting of the Place Scrutiny Panel was scheduled for Monday 29 September 2025 at 1.30 pm.

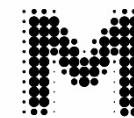
25/13      **PROPOSED SCHEDULE OF MEETING DATES 2025-2026**

A proposed schedule of meeting dates for the Place Scrutiny Panel for the 2025-2026 Municipal Year was submitted for the Panel's consideration.

**AGREED** that the proposed meeting dates for 2025-2026 were approved.

25/14      **ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED.**

None.



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# Barriers to Regeneration in Middlesbrough

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**Sam Gilmore – Head of Growth and Assets**

**Michelle McPhee – Strategic Town Centre Manager**

Agenda Item 5





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# Stakeholder Consultation

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December 2024 to February 2025

Major institutional stakeholders, members and Exec invited to comment.

Open Questions / inviting simple priorities and assessments:

- **Top 5 Challenges which are holding Middlesbrough back from fulfilling its potential?**
- **Top 5 things which need to change for Middlesbrough to improve?**
- **Top five things which we need to collectively concentrate investment in or apply for funding for?**



# Top 5 Challenges which are holding Middlesbrough back from fulfilling its potential?



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1. ASB & Crime
2. Empty properties / over supply
3. Reduced funding from central government
4. Poor perception
5. Footfall / work patterns

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Others:

Pavements poor and trip hazards, Daytime economy stops at 3:30, Poor lighting from transport hubs to town centre, Poor family offer, Retail Park Competition, Lack of vision Roles and responsibilities of MDC and Middlesbrough Council, Not enough footfall, Lack of employment opportunities, Lack of youth engagement, Poor transport and accessibility, Residential accommodation, Quality hotel accommodation, Quality of serviced office space, Viability gap funding, Town Centre offer (communicated).

\*note omissions



# Top 5 things which need to change for Middlesbrough to improve:



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1. Safer environment
2. Improve physical environment
3. High profile and consistent policing
4. Animation and events
5. Diversify / Repurpose vacant units and Blight Sites

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## Others:

Reduce retail units, Cleaning regime, Better lighting , Diverse night life, Better use of Centre Square as an event space, Improved public transport, Town Centre Offer, Employment opportunities for young people, Youth services in the area, Quality office accommodation, Quality residential accommodation, Strategy with funding to deliver, Family feel to the town, More events in the town centre, Address vacancies, More sector approach to town centre, Fund Town Centre Ambassadors





# Top five things which we need to collectively concentrate investment in or apply for funding for?



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1. Make the town centre feel safe and increase Police presence
2. Attractions and events (focused in the heart of the town centre)
3. Rebalance / Diversify Middlesbrough's economy
4. Improve physical environment

5. Residential

Others:

Radical clearance, Family areas i.e. play areas, Christmas Tree, Attract broader mosaic profiles, Youth work, Boost apprenticeships, Regenerate Middlehaven, Derelict buildings and blight sites, Arts and culture programmes, Funding for new uses of high street shops, Invest in heritage buildings, Joint ventures / partnership, Business and retail support initiatives, Business rate incentives, Enterprise Zones, Invest in visual arts for the town centre

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# General Barriers



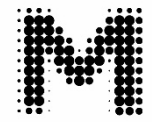
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- Infrastructure capacity
- Funding availability
- Disposable income – consumer economy
- Skill gaps, employment and opportunities
- Perceptions internally and externally
- Immature professional sectors
- Fragility to shocks
- Confused legislative environment (business rates, incentives, taxes)
- Competition wider-region / alternative methods
- Aligning multiple stakeholders
- Cost / value equation – all sectors
- Fragmented vision (major area of work now)



# Opportunities



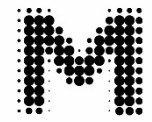
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- Street Security proposals (funded)
- Stronger relationships with MDC officers
- Right direction of travel (long journey)
- Working to repurpose major sites (HoF, Debenhams, M&S, Next)
- Genuine engagement and ownership of Town Board
- Investment Zone status
- Strengths in digital and creative – education and commercial
- Fair Funding settlements? (Based on need)
- Cultural strengths and hosting major events
- Urban Living and Housing Stock in central Middlesbrough



# Conclusion and Next Steps



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1. No surprises – we are self-aware of the challenges
2. Not always born out by statistical background - perceptions
3. Consolidate evidence for strategy – Locus 2018 – 2025 comparison
4. Regeneration Strategy to be steered by Town Board
5. Suite of Strategic Documents
6. = Investment Prospectus and Investment plan – how we target external resources and aligned our collective spend influence.



# Scrutiny@Middlesbrough

Credit: Mike Kipling

## SCRUTINY PANEL – INVESTIGATION OUTLINE

**Review Topic:**  
Barriers to Regeneration

**Investigation By (Scrutiny Panel):** Place

**Type e.g. Full/Task & Finish:** Full

**Which of the 4 priorities in the Council Plan does the topic meet?** 1 and 4

**Priority 1: A successful and ambitious town**

Maximising economic growth, employment and prosperity in an inclusive and environmentally sustainable way.

**Priority 2: A healthy place**

Helping our residents to live longer, healthier lives.

**Priority 3: Safe and resilient communities**

Creating a safer environment where residents can live more independent lives.

**Priority 4: Delivering best value**

Changing how we operate to deliver affordable and cost-effective outcomes for residents and businesses.

**Purpose of Investigation:**

*To investigate the barriers to Regeneration caused by Anti-Social Behaviour and how we can attract more business to the town.*

**Desired Outcomes:**

*That Middlesbrough is a town that businesses choose to invest in.*

**Terms of Reference:**

- 1) *To establish what the barriers to regeneration are in terms of anti-social behaviour*
- 2) *To identify good practice from other local authorities in relation to attracting businesses to the area by tackling anti-social behaviour*
- 3) *To investigate what measures are in place to make people feel safer in our town centre and neighbourhoods*

4) *To gain an understanding of current legislation available to local authorities to tackle anti-social behaviour*

<b>Key Issues/Lines of Enquiry:</b>  <i>Establish what is currently in place and whether it can be improved.          Consider current policy/compare with other authorities'.          Look at best practice/different methods.</i>	<b>Risks:</b>
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<b>Venue:</b>  Mandela Room, Town Hall	<b>Timescale:</b>  4 meetings
<b>INFORMATION AND SOURCES</b>	<b>Allocation of Tasks – Who is doing each task:</b>  <i>29 September 2025 – DSOs to arrange overview           27 October 2025 – DSOs to arrange for presentation from Police &amp; Crime Commissioner           Task and Finish Group – to be determined</i>
<b>Documents/evidence (e.g. performance data, information from department):</b>	
<b>Witnesses:</b>	
Richard Horniman/Marian Walker Matt Storey Representatives from businesses	
<b>Research/Consultation (e.g. legislation or info from other organisations):</b>	
Cleveland Police and Crime Plan	
<b>Site Visits:</b>	

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<b>Officer Support from other departments:</b>	<b>Budget Requirements (e.g. hire of minibus for site visit etc.):</b>
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<b>Target Body for Recommendations:</b>  Executive
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