

EXECUTIVE MEMBER REPORT TO COUNCIL

EXECUTIVE MEMBER: Eric Polano, Executive Member for Regeneration

DATE OF MEETING: 18 January 2023

The purpose of this report is to provide an update to members on areas of activity within my portfolio including performance against strategic priorities.

STRATEGIC PRIORITIES

Strategic Priority: *Open three entertainment facilities within Captain Cook Square*

Update: The lighting works to the main square and the link between the centre and the car park have now been completed. This work sits alongside the public realm works that were recently completed, with new seating, bins and improvements to the facades. Further work will also be undertaken in the spring to clad the façade of the bus station to provide a better frontage facing onto the square. The first operators should be open by the end of February, with others following throughout the spring and summer, with an official launch currently being planned. In terms of security, management arrangements between the Cleveland Centre and Captain Cook Square have been merged to provide greater physical presence and improved CCTV coverage. The opening hours of the car park will also be extended from the current 7pm to cover evenings once the leisure operators start to open, with additional security presence to accompany this.

Strategic Priority: *St Hilda's housing starts around the Old Town Hall*

Update: The first 17 units of the Boho Village housing scheme at Middlehaven have been completed and handed over to North Star Housing Association. The first tenants have moved into the units, with others lined up to receive their keys as the remaining 44 units are completed by April 2023. The development represents the first phase of new housing at St Hilda's that will ultimately see over 500 new homes constructed.

DIRECTORATE PRIORITIES

Directorate Priority: *Market the premium housing sites at Nunthorpe Grange and Newham Hall*

Update: The Council has entered into an agreement with Homes England with a view to collaborating on the long term development of the Newham Hall housing site. The site, which is allocated in the Local Plan for 1,000 new homes will require significant infrastructure investment to bring it forward, and Homes England will seek to bring in both

funding and expertise to enable this to happen - in partnership with the Council. Homes England are currently undertaking the necessary due diligence on the site to enable a masterplan to be prepared, and infrastructure to be designed – ahead of any plans coming forward for Planning. It is anticipated that plans will be available for public consultation later in 2023.

Directorate Priority: *Commence programme of investment at Middlesbrough Station and the areas around it*

Update: Work is due to commence in the next few weeks to complete the physical improvements at Exchange Square. The area exposed / disrupted by the demolition of the former Slam nightclub will be repaved to blend in with the recently completed public realm works. Further work has also commenced on the Bloom and former Chequers nightclub buildings, that will take the number of buildings restored in the area to four once complete. Work on the overall restoration of buildings is expected to be complete by March 2024.

Directorate Priority: *Develop central Middlehaven for commercial space (Boho X)*

Update: After much delay, the Council has been provided with dates for the connection of the power supply at Boho X. The current national backlog with Northern Power Grid had delayed the expected completion of the works at Boho X, as the permanent power supply is critical to the completion and commissioning of the mechanical and electrical infrastructure in the building. This should enable the contractors to complete their work on site, with an overall completion date likely to be around May.

HIGHLIGHTS

Housing Growth Performance

The Taylor Wimpey and Persimmon sites at Hemlington Grange continue to perform extremely well, with completions, sales and values all exceeding expectations. The increase in values achieved will provide the Council with a financial boost, as overage agreements capture any uplift from the values included in the original 'pre-development' appraisal. The Hemlington North site is also due to go on the market in January for the development of a further 40 units of affordable housing. Progress at other sites such as Bracken Grange (Brackenhoe) are also driving excellent performance against the annual targets for housebuilding, with a year to date figure of 405 against an annual target of 450.

THE TIME AHEAD

Reports are being brought forward for consideration by the Council's Executive on 24th January regarding:

- Middlesbrough Development Company
- Disposal of Site L at Coulby Newham
- Purchase of a Town Centre Asset

Eric Polano

9th January 2023