

## Appendix I – Initial MDC Consultation, August 2022

### **Do you think the Mayoral Development Corporation will support the economic regeneration of Middlesbrough Town Centre?**

Yes, for the following reasons:

The economy of Middlesbrough is evolving in line with national and global trends around retail, travel and leisure. The Covid pandemic has accelerated existing trends and created new challenges that mean the existing plans for Middlesbrough Town Centre are no longer sufficient to guarantee a sustainable, functioning economic area. The extent of the change needed, and the scale of investment required are potentially beyond the reach of Middlesbrough Council, and its existing range of partners.

The development of a mayoral development corporation should offer the opportunity to increase the public sector's ability to intervene in the economy of the town centre and engage more effectively with the resources of the private sector.

A mayoral development corporation should be able to utilise powers not currently available to the council, providing it with a greater opportunity to regenerate the town centre, and force the issues that would otherwise delay or obstruct the council's ability to act. When fundamental change is required to ensure the town evolves in line with national and global trends, this ability to act could be hugely beneficial.

The funding available to Middlesbrough Council in recent years has been significant, but not significant enough to tackle the major physical change required to truly transform the town. A mayoral development corporation may open the door to greater investment from TVCA and from Government. Given the potential links between the current Government's agenda, and the leadership of TVCA and the proposed mayoral development corporation, there is significant potential to ensure Middlesbrough is at the front of the queue for new initiatives, policy changes and funding rounds. If this is exploited, there would be a significant benefit to the town. The increased opportunity to influence government policy thinking should also be exploited.

Overall, a mayoral development corporation should be able to accelerate the regeneration of the town centre, and provide greater influence, resources and strategic direction to the planned transformation, than would otherwise be achieved without it.

### **Do you think the boundary is appropriate?**

Yes, for the following reasons:

The current proposed boundary takes in the majority of the areas where change is required in the centre of Middlesbrough. The key buildings that need transforming, and the public areas that needs uplifting are all currently included. There are a number of institutions and organisations that currently sit outside of the boundary, and the Council would not be averse to further extension of the boundary on the basis of including, rather than excluding those partners that would strengthen the overall business case.

Although the need for a boundary is understood, and the extent of the current boundary is agreeable, there needs to be some consideration given to its application if it results in situations where division causes issues sitting outside of the line (grants programmes for example).

**Do you think the proposed powers are the right ones to deliver our ambitions for the site?**

In broad terms, yes, but without having the details around the package of powers to be requested from Government then it is difficult to be too definitive. The mayoral development corporation has the opportunity to request and use powers that are either not available to local authorities, or are difficult for local authorities to implement, and these should be utilised fully.

We would expect to see those powers concerned with infrastructure, regeneration and acquisition used to the full to progress the strategic transformation required. The use of further powers around planning and business rates would obviously have some implications for the council, and as such we would welcome engagement over how they are shaped. We would clearly want to understand our own complementary role at an early stage, and ensure that there is no detrimental financial impact upon the council.

**Do you have any comments on the proposals to include planning powers?**

As above we would be supportive of the proposals if it can be demonstrated that they are required to deliver the regeneration agenda. The use of planning powers would obviously have some implications for the council, and as such we would welcome engagement over how they are shaped. We would clearly want to understand our own complementary role at an early stage, and ensure that there is no detrimental financial impact upon the council.