

EXECUTIVE MEMBER REPORT TO COUNCIL

EXECUTIVE MEMBER: EXECUTIVE MEMBER FOR DEVELOPMENT

DATE OF MEETING: 15 January 2025

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

Update

1.1 MDC

The board has agreed to put in £7m into the Gresham development to get it started. MDC has teamed up with property developers iMpeC and Buccleuch Property to deliver a project to rejuvenate Gresham. The funding enables the project to move ahead with planning, detailed design, and construction procurement.

1.2 LiveWell

Middlesbrough residents can enjoy access to new and expanded health and wellbeing services as the LiveWell centre opens in its new Cleveland Centre headquarters. The completed facility will be handed over and is anticipated to be fully operational by the early this year. The project represents a win / win as we aim to transform the oversupply of retail space in the town with alternative uses, whilst improving resident access to health and wellbeing services.

1.3 Employment Hub

The new Skills and Employment Hub planned for the Cleveland Centre has met its first major development milestone. The planning application or a change of use at the site means that work will commence in the new year on a dedicated centre to give Middlesbrough residents new skills and qualifications, along with access to the latest employment opportunities and support. The construction contract will be delivered throughout 2025 with opening in early 2026.

1.4 Odeon Cinema returns to Middlesbrough

The major cinema brand has secured a new agreement to take over the former Cineworld site and will invest and upgrade the site.

Once the Cineworld tenure on the site concludes in February next year, the refurb will get underway, with hopes to open the new ODEON to the public later in 2025.

1.5 Southlands Community Facility

The Secretary of State has given the green light to planning permission for the new Southlands Community and Sports facility. At the Executive meeting of 13 November 2024, the lease of the completed facility has been agreed with Middlesbrough Football Club Foundation to bring high-level sports to the site and scope to expand provision in the future. The centre will be a real boost to East Middlesbrough and can serve as the focal point for sport and community initiatives for the local residents. Construction tenders were submitted on 18th November 2024. Contractors will be appointed shortly and the construction phase is anticipated to run between January and November 2025.

1.6 Local Plan

A new National Planning Policy Framework (NPPF) was published by the Government on 12th December 2024. A number of significant changes have been made in finalising the NPPF which impact upon the ability to bring the Middlesbrough Publication Local Plan forward under transitional arrangements. These key changes are:

- The transitional period for bringing forward the Local Plan has been extended to 3 months, meaning Publication needs to be reached no later than 12th March 2025;
- The Local Housing Need (LHN) figure for Middlesbrough has been revised downwards from 589 to 522 dwellings per annum; and
- To enable the Local Plan to be taken forward under transitional arrangements it will be necessary for the Local Plan to identify a Housing Requirement of a minimum of 80% of the LHN.

To enable the Local Plan to progress under the transitional arrangements it is necessary to achieve the 80% mark. In order to do this, it will be necessary to lift the Local Plan housing requirement from 400 dwellings per annum proposed in the Draft Local Plan to 420 dwellings per annum. This equates to an additional 380 dwellings over the Plan period. Further work is required to identify how this can be met and delivered, although good recent delivery and the inclusion of a buffer in the Draft Local Plan will help limit the impact of this.

Executive Decisions

1.7 Restoration of the Old Town Hall - Heritage Lottery Funding

Announcement to follow.

1.8 Housing Supply (Approved)

This report approved to allocate money from the Towns Fund (£4m) and Levelling Up Partnership (£2.141m), as set out in the Business Case, to acquire and refurbish properties to increase the supply of housing in order to reduce expenditure on the councils temporary accommodation.

As with all local authorities, Middlesbrough Council is spending increasing sums each year on placing people in expensive temporary accommodation solutions provided by the private sector, in order to comply with legislative duties in relation to homelessness. The rising cost of this temporary accommodation is leading to significant revenue overspends in both Adult Social Care and Children's Social Care. The potential to reduce the amount spent on temporary accommodation has

been identified within the Council's transformation programme, through a series of capital investments aimed at securing a supply of suitable properties within the Council's control. Funding has been identified to support this capital investment through the Towns Fund, and Levelling Up Partnership, that would allow costs to be reduced, and secure better outcomes for families, single people with complex needs, and young people leaving care. If implemented, the measures in the report should see a reduction in temporary homelessness costs and provision of external residential care for care leavers of £2.091m over a five year period.

1.9 Southlands Centre (Approved)

This report was approved by the Executive for Middlesbrough Council to partner with Middlesbrough FC Foundation and provide them with a 25-year lease to manage the new proposed Southlands Community Facility and Sporting Hub.

1.10 Review of alternative operating models for the Captain Cook Birthplace Museum (CCBM) (Approved)

This report was approved by the Executive for continuing the operation of the existing CCBM through the securing revenue support from an external partner, whilst working with the said partner to develop a new museum facility to replace the existing building.

1.11 Corporate Asset Management Plan 2024/25 - 2027/28 (Approved)

The size, shape and location of our land and property portfolio is vitally important to enabling the success of the Council's ambitions. It provides assets for the delivery of our public services; it helps create jobs and economic growth; as well as income to invest in our services. The strategic management of this valuable resource is important to the Council and to the communities we serve. To achieve this Executive approved the Corporate Asset Management Plan (CAMP) as the strategic plan which sets out how the property portfolio will support the Council Plan, Transformation Programme and provide direction for the ongoing management of the portfolio over the next three years to 2027-28.