

EXECUTIVE MEMBER REPORT TO COUNCIL

EXECUTIVE MEMBER: Executive Member for Development

DATE OF MEETING: 09 July 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.

COUNCIL PLAN PRIORITIES

Place & People

1. HIGHLIGHTS

Update:

1.1 Executive Decisions; Middlesbrough college investment. (**Approved 11 Jun 2025**)

The purpose of the report sought Executive approval to invest in expanded facilities, and capacity, at Middlesbrough College. The investment would allow for provision to meet the demand for expanded student capacity in engineering and technical qualifications (TTE) and provided an enhanced skills pipeline for the major industrial developments planned across the Tees Valley.

Executive Passed following proposals.

1. Approves investment in Middlesbrough College of up to £1,600,000 of capital funding from within the approved Capital Programme to enable facility expansion to grow the educational capacity of the college.
2. Approve an amendment to the existing lease of land at Middlesbrough College to introduce a rental value of £131,234 per annum, for a period of 20 years.
3. Approve that the arrangement set out was subject to acceptance by Middlesbrough College Board of Governors.
4. Approve the delegation of any administration and determination of the terms of the lease amendment to the Chief Finance Officer (S151).

1.2 Southlands Centre

Wharton Construction are now on site preparing the ground for the state-of-the-art new hub, which will replace the former Southlands Centre on Ormesby Road. Led by Middlesbrough Council - in partnership with MFC Foundation, the ambitious scheme will deliver top-class sports, education and community facilities. It will provide a base for grassroots football, youth programmes, mentoring, employability training and more – supporting people of all ages to get active, gain new skills and connect with their community. The facility is expected to be complete by April 2026.

1.3 **Newham Hall Infrastructure**

Work has started on the road infrastructure to support major housing development at Newham Hall. Subject to planning permission, up to 1,000 new homes could be built on the 71-hectare Newham Hall site in the Coulby Newham ward at the south of the town in the coming decades. A new road will provide access to the site, running from north to south from the Bonnygrove Roundabout to the B1365 and will be completed by April 2026. A temporary 30mph speed limit will be in force on the B1365 in the vicinity of the works. The £4.8 million scheme will be paid for through the Government's Levelling Up Fund 2 and will unlock potential for future housing development. The new road has been designed by Lynas Engineers and will be delivered by Cleveland Land Services on behalf of Middlesbrough Council.

1.4 **Canon Park Sub Station**

The Council are working closely with Northern Power Grid to identify a site for a new primary sub-station in the Canon Park area. The sub-station is required to provide the capacity in the grid for additional development, and ease constraints currently in place where new facilities are to be constructed, or major infrastructure is planned to be switched to electric power.

1.5 **Local Plan**

The Publication Local Plan was subject to statutory public consultation from March – April 2025, where representations were invited on the Plan's soundness and legal compliance matters. There were four drop-in events in various parts of the borough, where members of the public could talk to staff about the Plan. Approximately 480 representations were received from nearly 100 individuals and organisations. The Council has been processing and logging the representations, and providing a response to each of these, as part of preparing the 'Regulation 22 Statement' that is required by the legislation. This will be submitted alongside the Local Plan and other key documents to the Secretary of State, who will appoint a Planning Inspector to undertake an Independent Examination of the Local Plan.

A small number of representations have been received from statutory consultees that require further dialogue and assessment work to be undertaken ahead of submission. Whilst these representations raise issues that are not insurmountable, it is important that a resolution is reached before submission takes place in order to ensure smooth progression at Examination. In preparation for submission, the Council has appointed a Programme Officer (PO), which is an essential position without which the Examination would not be able to progress. The PO will commence work for the Planning Inspector once submission has taken place.

Town Centre Update

1.7 **New Cinema**

The new cinema development in Captain Cook Square is now complete. Subject to a license being granted in mid July, the three screen boutique cinema will open, offering a unique, more intimate experience to complement the larger multiplex experience provided by the new Odeon Deluxe. The Roxy Cinema represents the latest investment in Captain Cook Square, alongside Bazaar, Wendy's, Fun Shack and Level X.

2. THE TIME AHEAD

Update:

Upcoming Executive Reports in the Forward plan:

2.1 Nunthorpe Community Centre – Next Steps (Decision due: 16 Jul 2025)

To provide Executive with an update on the development of the new Nunthorpe Community Facility, provide details of the proposed lease agreement with Nunthorpe Parish Council, and to seek approval to proceed to construction.

2.2 Commercial Property Executive Report (Decision due: 16 Jul 2025)

To seek Executive approval for the administrative arrangements in relation to the bad debts and operating income accounts, relating to Commercial properties held by Middlesbrough Council.

2.4 Housing Solutions

The Council is considering proposals to invest in Social Impact Funds to free up some of the currently empty housing supply in the town. Work is ongoing to assess the viability of investing in a fund that would work with local partners to purchase and refurbish empty properties to be used by the Council as temporary accommodation. Proposals are expected to be brought forward in September/October, subject to the satisfactory completion of due diligence on the proposals.

2.5 Head of Strategic Housing

A new Head of Strategic Housing will join the Council in late July, marking a new approach to the provision of housing in the town. The role will specifically focus on:

- Reducing the Council's expenditure on temporary accommodation
- Bringing empty properties back into use
- Improving standards in the private rented sector

The role will work closely with internal and external partners to maximise the impact of any investment the Council puts into housing, to improve the lives of people in crisis, and reduce the amount of money spent with external landlords.