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Barriers to Regeneration in Middlesbrough

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Stakeholder Consultation



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December 2024 to February 2025

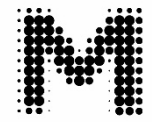
Major institutional stakeholders, members and Exec invited to comment.

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

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

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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

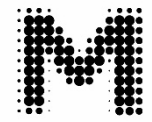
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Others:

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

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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



General Barriers



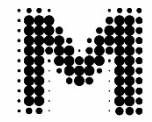
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- Infrastructure capacity
- Funding availability
- Disposable income – consumer economy
- Skill gaps, employment and opportunities
- Perceptions internally and externally
- Immature professional sectors
- Fragility to shocks
- Confused legislative 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



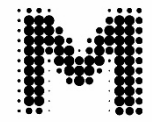
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- Street Security proposals (funded)
- Stronger relationships with MDC officers
- Right direction of travel (long journey)
- Working to repurpose major sites (HoF, Debenhams, M&S, Next)
- Genuine engagement and ownership of Town Board
- Investment 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.

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