

EXECUTIVE MEMBER UPDATE TO COUNCIL

EXECUTIVE MEMBER: Councillor Theo Furness - Executive Member for Development

DATE OF MEETING: 26 November 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

Update:

1. Executive Decisions

1.1 Middlehaven Housing - Passed

1.1.1 The Middlehaven site has been a derelict brown field site for decades with many proposals and ideas put forward in the past that have not materialised for various reasons. We believe by the appointment of Capital and Centric as the Council's development partner to lead the regeneration and development of Middlehaven is a way we can ensure this massive task can be realised for the betterment of the whole of the town.

1.1.2 We will use £3.6m from the Towns Fund grant allocation for Urban Living and Placemaking to develop designs up to RIBA Stage 4 to enable the procurement of a main contractor.

1.1.3 The proposed redevelopment could ultimately deliver around 3,400 housing units and provide high quality public space as well as retail and leisure facilities, which will contribute to the achievement of the Council's ambitions for Middlehaven. To be a thriving part of the town once again.

1.1.4 Capital and Centric have a track record of delivering award-winning developments that demonstrate their ability to combine expertise in creating a masterplan vision, with a commitment to long term community creation and curation. Their appointment as development partner for Middlehaven could positively impact residents and visitors for generations to come.

1.1.5 Uniquely, Capital and Centric are both a Development Partner and End User who will be invested in the area and ensure the sustainability of the site in the long-term. This contrasts with previous historic proposals, which were to act solely as the Council's Development Partner.

1.1.6 This decision will not directly deliver the redevelopment of Middlehaven but by the the appointment of Capital and Centric as the Council's Development Partner will enable the feasibility work to be undertaken and planning approval to be secured that will be required to bring forward a sound business case for investment.

2. HIGHLIGHTS

Update:

2.1 MFC Foundation Southlands

2.1.1 The Southlands project is progressing well with no delays and is anticipated to be delivered within budget. The natural turf pitch work is complete, with an establishment and maintenance plan in place. The main building is progressing well and expected to be watertight soon, with the access road and carpark work well underway. The playing field to the South of the site has been treated ahead of levelling and reseeding, with the 3g pitch stripped ready for refurbishment early next year. Weather depending, the site is expected to be completed by May/June 2026

2.2 Nunthorpe Community Centre

2.2.1 The appointed contractor, Hobson Smith, started work on the development of the Nunthorpe Community Centre on the 15th September 2025 and good progress is being made. The steel frame has been erected and the work on the roof is underway. The work is scheduled to be complete by April 26 and the project is expected to be delivered within budget. Heads of Terms have been agreed with Nunthorpe Parish Council, who have been selected to manage the facility, and a formal lease agreement will be put in place in the coming months.

2.3 Local Plan

2.3.1 Following the submission of the Local Plan to the Secretary of State, Inspectors C Mulloy BSc (Hons) DipTP MRTPI and L Hughes BA (Hons) MTP MRTPI have been appointed to hold the independent examination. The Inspectors have conducted an initial review of the submitted documentation and have written to the Council setting to out their preliminary matters and initial questions. The timetable for the examination will be determined by the Inspectors over the coming weeks.

2.4 Coulby Newham Neighbourhood Plan

2.4.1 The Examination of the Coulby Newham Neighbourhood Plan has concluded with the publication of the Examiner's Report, received by the Council on 10th November. The Report includes a number of proposed modifications that the Examiner considers necessary for the Plan to meet the Basic Conditions and Legal Requirements. The Council will be asked to consider the proposed modifications at a future meeting, before the Plan is subject to a referendum of Coulby Newham Ward residents. The Plan will become part of the statutory development plan for area (alongside the Local Plan) should a majority of those voting in the referendum vote in favour of the Plan.

2.5 Old Town Hall

2.5.1 A contractor has been selected following a tender process via the Pagabo framework, and a start on site date is likely to be confirmed for early January 2026. Stopping Up Order notices have been displayed on site with a 28 day consultation period running from 20th November. As part of the heritage funded work a company has been selected to undertake work on the digitalisation of the St Hilda's model currently housed in the Town Hall, a 50 Futures Placement is currently underway looking at a Roaming Archive display as part of the public engagement work and Oral Histories are being promoted for participants to contribute to between October and April 2026.

3. THE TIME AHEAD

Update:

Upcoming Executive Reports

3.1 Investment in Temporary Accommodation

3.1.1 The increase in Temporary accommodation usage and lack of move on accommodation has increased in Middlesbrough in last few years. To address this challenge, the Councils Transformation Programme sets out a clear action to align housing supply to demand.

3.1.2 Within this action there are three work areas:

- Develop a Strategic Housing Needs Assessment (Town).
- Develop an information / data process and "Demand Plan" to assess and understand the demand and projected demand for accommodation.
- Develop a "Demand Reduction Plan" including sourcing options for increasing housing supply, developing new working initiatives.

The report will set out some options for increasing housing options for clients moving forward, we have set up working groups to start the planning for the SHMA, Demand Plan and Demand Reduction Plan. We need to establish the clientele needs as to what we want and where. This does link into the EH work but presently we need to understand our data so we can plan for developing housing solutions that match what we currently need and what we can project into the future.