

EXECUTIVE MEMBER UPDATE TO COUNCIL

EXECUTIVE MEMBER: Councillor Theo Furness - Executive Member for Development

DATE OF MEETING: 01 April 2026

COUNCIL PLAN PRIORITIES

Place & People

1. HIGHLIGHTS

Update:

- 1.1 Nunthorpe Community Centre; Work continues and the building is expected to be ready on time.
- 1.2 Southlands: The grounds are now starting to take shape along with the building and the full facility is coming along at speed. Construction of the new Community and Sports Facility at the Southlands Site continues without major issue. Construction will complete in the coming months and Middlesbrough Football Club Foundation will be supported in their relocation to the site.
- 1.3 Old Town Hall: the initial excavation work unveiled a time capsule that saw old newspapers and official documents stored within it. This hasn't stopped work towards the 12-month programme that will see the heritage asset developed into a business space within the Boho Zone. A modern marketplace extension will contrast the old and the new, highlighting Middlesbrough's early industrial expansion and it will be a key feature of Middlesbrough's Bicentenary in 2028.
- 1.4 Newham Hall masterplan draft is taking shape; Newham Hall is a 71 hectare site which sits adjacent to Coulby Newham. It lies north east of Middlesbrough Golf Course and its southern boundary is hugged by the road that runs from Hemlington to Stokesley. The land is owned by Middlesbrough Council and allocated in the current and forthcoming Local Plan as a housing development site with potential to accommodate up to 1000 homes. The development of this site will support the critical supply of land for housing development and in turn support economic growth in the town and the delivery of Council services. The boundary of the site comprises of former agricultural land and woodland.

1.5 *Middlehaven Development*

- 1.5.1 Capital and Centric have officially commenced work on a new development masterplan for Middlehaven. An Executive report of 12 November 2025 set out the

work programme for masterplanning and development plans for up to 3,400 houses and a mixed-use development in the Middlehaven area.

- 1.5.2 Work is now commencing on sites surveys, assessments and residential designs to take the scheme to RIBA stage four. This stage will deliver planning approvals, financial modelling and development plans, which will enable investment in the area and the development of a new community in central Middlesbrough.
- 1.5.3 The process will start from scratch to consult upon and determine the best mix of products for Middlesbrough residents and the commercial market. The outcome is not predetermined, and this is a completely fresh look at how this major regeneration opportunity can come forward. Preparations will be made across 2026 with planning approvals, masterplan and financial cases presented in spring 2027.

1.6 Skills and Employment Hub

- 1.6.1 Middlesbrough Community Learning Service (MCLS) will be moving into their new, purpose-built Skills and Employment Hub, in April 2026. The new facility is based in the Cleveland Centre (across from Costa) and will provide an accessible hub for Middlesbrough residents to enhance their skills and gain support to enter the employment market or secure more advanced positions.
- 1.6.2 The facilities have been deliberately located closer to employers and to give a centralised location for transport and accessibility. The site will be equipped with cutting-edge learning equipment in a space which has been specifically designed for learning.

1.7 Fountain Court Solar

- 1.7.1 A large-scale, rooftop solar energy system with battery storage has been installed at Fountain Court. This will support cleaner, locally generated power for council services. The system includes 219 solar panels, generating around 89,000 kWh of renewable electricity each year – enough to power a significant portion of the building's energy demand.
- 1.7.2 A 116-kWh battery system stores excess solar energy for use later in the day, significantly reducing reliance on the National Grid and improving energy efficiency. The project is expected to cut electricity bills by around £26,000 per year, helping protect council budgets from rising energy costs. Funding for this scheme was secured from the Government's publicly owned clean energy company Great British Energy to deliver a series of renewable energy projects at key sites across the region.
- 1.7.3 Each year, the system will deliver carbon savings equivalent to:
- Planting around 475 trees
 - Removing nearly 8,000 litres of petrol use
 - Avoiding almost 9 tonnes of coal being burned
- 1.7.4 This project supports the Council's wider commitment to reducing carbon emissions, increasing renewable energy use, and leading by example across the borough.

1.8 Captain Cook Square

- 1.8.1 Umami will be joining the culinary line up at Captain Cook Square, in 2026. Umami offers a pan-Asian and world buffet dining experience and is a fantastic addition to the offering in Middlesbrough's leisure quarter.
- 1.8.2 Leases have been finalised and the Umami team will be mobilising their fit-out works very soon. The construction programme will progress quickly and Middlesbrough residents can expect the new restaurant to open in Summer 2026.

2. THE TIME AHEAD

Update:

2.1 Executive decisions - Town Centre Future Development

- 2.1.1 We are wanting to be more proactive with the potential new owners of a major town centre asset, as a Council we want to work in partnership on a major plan to take forward town centre regeneration. Following completion of the purchase, it is intended that a joint plan would be agreed that would tackle some of the underlying issues affecting the long-term sustainability of the town centre, which could in turn inform the preparation of a new Town Centre Strategy for Middlesbrough.
- 2.1.2 The Town Centre requires significant physical intervention to ensure a sustainable future. The Council does not have the capacity to deliver this level of investment on its own. This can only be achieved by working with key partners. The proposed sale of a major town centre asset will bring new investors into the area and the Council wants to work with the potential buyers to explore ways to transform the Town Centre through some form of partnership.

2.2 Executive decisions - Pride in Place Programme - Thorntree, Park End and Impact Fund

- 2.2.1 Park End and Thorntree areas of Middlesbrough have been identified as Pride in Place Neighbourhoods in the second phase of the Pride in Place programme. Each area has been awarded a funding commitment of £20 Million each over the next ten years, from April 2027, to deliver an Investment Plan which is to be consulted, designed and delivered by a representative Neighbourhood Board to be convened in each area.
- 2.2.2 Between now and April 2027, the Chairpersons of the Neighbourhood Board are to be identified, followed by wider Board Membership. When the Neighbourhood Board is convened it will commence work to identify and consult upon 'hyper-local' priorities for investment and prepare an Investment Plan to Government by Winter 2026/27. In practical terms, there are few limitations as to how the funding can be used, other than strict capital and revenue apportionment.
- 2.2.3 In addition, Middlesbrough has been awarded £1.5 Million of Pride in Place – Impact Funds, which are targeted towards the enhancement of community areas and public spaces within central Middlesbrough. This funding is designed to deliver immediate impact and therefore, does not require a Neighbourhood Board to be

convened, rather it relies on the relevant Member of Parliament consent. In this case this is Andy McDonald MP.

- 2.2.4 Middlesbrough Council has two functions in these funding programmes. The first is that the Council is to be the Accountable Body for the Pride in Place funds. Secondly, the Council is to provide secretariat support for the delivery and administration of Neighbourhood Boards. The Pride in Place Programme is designed to give communities the agency and resources to react to the most pressing issues in their immediate communities.