

**COUNCIL MEETING – 15 JULY 2026
NOTICE OF MOTIONS 182 AND 183
COUNCIL PROCEDURE RULE NOS. 4.28 – 4.34**

MOTION NO.	PROPOSER	SECONDER	MOTION
182	Councillor L Young	Councillor J Ewan	Planning reform - 'track record' test for developers This Council notes that: 1. The quality, pace and completion of development directly affects residents' quality of life. 2. Communities here and across the country are blighted by stalled or abandoned schemes and long-term derelict 'blight sites', often where developers have secured permission but failed to build out. 3. Under current planning law there is no clear, statutory 'track record' test for developers, and councils have limited ability to take full account of an applicant's track record of delivery and compliance. This Council believes that: 4. A developer's track record - including any pattern of uncompleted developments or creation of blight sites - should be a material consideration when determining planning applications. 5. Councils should have explicit powers to require transparency over ownership and company structures, and to refuse, condition or phase permissions where there is evidence of repeated failure to deliver or serious non-compliance.

			This Council therefore resolves to: 6. Write to the Secretary of State for Housing, Communities, and Local Government to call on the UK Government to reform planning law and policy, including the Town and Country Planning Act and the National Planning Policy Framework, to: • Introduce a statutory 'track record' test for developers; • Make a clear track record of uncompleted developments and blight sites a material planning consideration; and • Strengthen councils' powers to secure completion, remediation and timely delivery of sites. 7. Write to: • Both Members of Parliament representing Middlesbrough; and • The Local Government Association, setting out the Council's position and seeking support for these reforms.
183	Councillor I Morrish	Councillor M Saunders	Improving the Handling of Member's Code of Conduct Complaints procedure: * Public confidence in the standards regime depends upon complaints being handled fairly, transparently and within reasonable timescales. * The Local Government and Social Care Ombudsman expects councils to determine complaints within a reasonable period, and Middlesbrough Council has consistently failed to meet those expectations. * Unlike many local authorities, Middlesbrough Council has no clear maximum timetable governing the completion of Members' Code of Conduct complaints, leading to unnecessary delays and reduced confidence in the standards process.

		* The Monitoring Officer has access to commissioned resources, including Independent Persons and external legal advisers, and therefore delays attributable to those parties should not be treated as exceptional circumstances. This Council believes that: * Members and the public are entitled to a complaints process that is timely, transparent and accountable. * Delays undermine confidence in the standards framework and the Council's commitment to good governance. * Introducing clear performance standards and democratic oversight of lengthy investigations will improve efficiency and public trust. Council therefore resolves that: 1. A maximum target of 20 weeks shall apply to the completion of all Members' Code of Conduct complaints from the date the complaint is received to the conclusion of the matter. 2. The only exception to this maximum target timescale shall be where delays arise from external statutory bodies outside the Council's control, such as the police or other law enforcement agencies. 3. Time taken by individuals or organisations commissioned, instructed or engaged by the Council—including Independent Persons, external solicitors or any other advisers—shall count within the maximum 20 weeks period, as these resources are under the authority's control. 4. Where an investigation cannot reasonably be completed within the 20 week limit, the Monitoring Officer will report any delays to the Standards Committee via the quarterly report and the monthly email updates to Members of the Standards Committee.
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			5. The Monitoring Officer is instructed to prepare and implement a formal Code of Conduct Complaints Timetable and Procedure incorporating these requirements and to report regularly to Council on compliance with the agreed standards. Council further believes that adopting a clear timetable comparable to that used by many other local authorities will strengthen governance, improve accountability, drive greater efficiency within the standards process and restore confidence amongst councillors and the public that complaints will be dealt with promptly and fairly.
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