

**COUNCIL MEETING – 9 SEPTEMBER 2026
NOTICE OF MOTIONS 184 AND 185
COUNCIL PROCEDURE RULE NOS. 4.28 – 4.34**

MOTION NO.	PROPOSER	SECONDER	MOTION
184	Councillor Storey	Councillor Clynch	Regulation of estate management companies This Council notes that: Many homeowners on new developments are required to pay private estate management charges for the upkeep of roads, green spaces, communal doors and other communal areas, in addition to paying full council tax. Residents often have little control over the management company, the services provided, or the level of charges imposed. Concerns include rising and unclear fees, poor maintenance, excessive administration charges, difficulties challenging unreasonable costs, and the threat of disproportionate enforcement action over unpaid or disputed charges. The Leasehold and Freehold Reform Act 2024 contains measures to strengthen homeowners' rights, but key protections have not yet been fully implemented. This Council calls on the Government to: Bring the relevant provisions of the Leasehold and Freehold Reform Act 2024 into force without further delay, and explore other means of implementing full statutory regulation of property management companies.

			Strengthen the enforcement and regulation of estate management companies to give local authorities the powers needed to support residents. Give homeowners stronger rights to inspect accounts, challenge unreasonable charges, cap excessive administration and property-sale fees, and replace poorly performing management companies. End disproportionate enforcement powers that can place a homeowner's property at risk over relatively small or disputed estate management charges. This Council resolves to: Write to the Secretary of State for Housing, Communities, and Local Government, and Middlesbrough's MPs setting out these concerns and enclosing a copy of this motion. Explore how the Council's planning policies and negotiations with developers can reduce the use of private estate management arrangements on future developments.
185	Councillor Clynch	Councillor Storey	Maintaining a respectful online discourse in politics This Council notes: • The increasing use of artificial intelligence to create realistic but false images of real individuals. • Recent national concerns regarding the creation and circulation of AI-generated imagery depicting women and girls in degrading, sexualised or otherwise inappropriate ways. • That AI-generated imagery can also be used to ridicule, humiliate or misrepresent individuals through the manipulation of their appearance, body shape, personal relationships or conduct.

		• The growing concern that such behaviour may deter people from participating in public life, standing for election or engaging in democratic debate. This Council believes: • A robust political debate is an essential part of democracy. • Political disagreement should focus on policies, decisions and ideas rather than personal attacks on an individual's appearance or private life. • Women and girls are disproportionately affected by online abuse, intimidation, misogyny and degrading portrayals. • Those serving in public life should be able to do so without being subjected to manipulated imagery intended to humiliate, denigrate or undermine them. This Council therefore: • Condemns the use of AI-generated imagery which seeks to degrade, intimidate, harass or misrepresent individuals. • Reaffirms its commitment to respectful political discourse and democratic engagement. • Encourages all elected representatives, political parties, campaigners and members of the public to engage in political debate responsibly and respectfully. • Recognises the importance of creating an environment in which women, young people and people from all backgrounds feel able to participate in public life and consider standing for elected office. • Resolves to support initiatives which promote civility, respect and participation in local democracy.
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