

EXECUTIVE MEMBER REPORT TO COUNCIL Wednesday 24th July 2019

DECISIONS

1. **M Homes**

An Executive Member Decision was approved to add Cllr Ashley Waters to MHomes (Middlesbrough) Limited Shareholder Matters.

2. **Denmark Street Car Park**

A report was agreed at the July Executive meeting to consider the proposed disposal of the Council's freehold interest of land at the Denmark Street Car Park. A new flagship building on this site would be the centrepiece of developments in central Middlesbrough, a significant contribution in the context of the overall regeneration of the town centre. In terms of quality and impact, the development would set the tone for other proposed developments and go a long way to determining how Middlesbrough is to be perceived, enjoyed and utilised in the future.

STRATEGIC

3. **British Steel Liquidation**

The Economic Growth service has engaged with Tees Valley Combined Authority (and other key strategic partners), to explore contingency arrangements and the deployment of support services in relation to the potential risks posed to the Skinningrove (including associated Darlington site) and Lackenby sites. Partners are hopeful of a credible acquisition of the Tees Valley assets, as a going concern, but stand ready to respond quickly to a range of scenarios and contingency arrangements in support of the local workforce and supply chain.

4. **Strategic Transport Plan**

The draft of the Tees Valley Strategic Transport Plan (STP) was considered at the TVCA's Transport Board on 5th July which will be going out to Public Consultation shortly. This details the strategic transport priorities across the Tees Valley. The Strategic Transport Plan is a statutory document under the Local Transport Act 2008 and covers the TVCA's policies and delivery plans for transport.

5. **Middlesbrough Rail Station**

The Council attended a workshop at the beginning of July, as a key stakeholder with Network Rail and TVCA to feed into the design process for the Station's southern entrance and undercroft (formerly a nightclub). This project will ensure the parts of the Listed Building are brought back into use for station users and the wider general public. The designs will be sympathetic to the buildings listed status and how it interacts with the surrounding area; improving both permeability and accessibility for all users – acting as more than a transport hub and being the gateway to the Town Centre.

6. Brackenhoe

Following exchange of contracts in April, the land sale of land at Brackenhoe has completed 9 months early. Housing developer Galliford Try Partnerships will be developing 350 new homes on the site, including approximately 180 affordable units. Pre planning application discussions are underway and Galliford Try Partnerships have conducted pre planning public consultation, with the view of submitting the reserved matters application mid-August 2019.

Galliford Try will be working in partnership with Thirteen. There will be extensive consultation with residents in the area when a planning scheme is put forward.

7. Future Highstreets

Middlesbrough Council are submitting an EOI to Historic England to create a Future Highstreets Heritage Action Zone (HAZ) in the Historic Quarter Conservation Area – the area around the railway station.

Historic England are inviting EOIs between £ 250k – £2m and expect them to be match funded by approx. 50%. The EOI stage is competitive, successful bids will go through to a second non-competitive round where the details of the scheme will be worked up.

The key points in our EOI are as follows:

- this is a key heritage corridor between Middlesbrough's retail core, the railway station and Middlehaven and forms people's first impressions of the town for those arriving by rail and it is therefore crucial the area is improved;
- the Historic Quarter is a high-quality Victorian townscape that was the nucleus of the town's expansion during the second half of the 19th century and approx. half of the buildings in the Conservation Area are listed;
- aiming for £1m for property improvement grants to target vacant / part vacant buildings in poor condition to bring them back into economic.
- £1.1m invested in the public realm at Exchange Square and pedestrianisation of Zetland Road, the focal points for visitors arriving by train;
- a cultural programme / activities which would reach out to the local community and give people the opportunity to learn about and engage with the area / heritage; and
- all of the above would be complemented by Network Rail's investment in the railway station and the surrounding regeneration initiatives – Boho Next Gen, Albert Road North and Centre Square to name a few. This area is one of the last pieces of the overall city centre 'puzzle'.

PERFORMANCE

8. Building Excellence Awards

The LABC (Local Authority Building Control) Northern Region Building Excellence Awards 2019 took place on 5th July. The awards are a celebration and recognition of the best in design, construction quality and skilled construction as well as a reflection on attitude to achieving the best in building projects. There were a total of 16 different judging categories which recognised the variations in building types including best domestic extensions, Best Change of Use, Best Education Building and Best Large Commercial Project, as well as categories relating to key construction personnel including Best Site Manager and Best Construction Professional.

There were five finalists which are aligned to development within Middlesbrough and endorsed by Middlesbrough Council Building Control as worthy of recognition within their categories. Of the five finalists, which included Adapt Architectural Solutions Ltd within the 'Best Partnership with a Local Building Control Team', two were category winners and two were highly commended for their entries.

Best Extension or Alteration to an existing Home Category saw 'The Old Smithy' at Stainton, Middlesbrough receive a Highly Commended Award. Work was undertaken by Francis W Construction.

Commerce House in Middlesbrough Town Centre's historic quarter received a Highly Commended Award within the 'Best Small Commercial Project' category based on the efforts of Rare Earth Holdings, Space ID Ltd and Stile Joinery.

LABC Non Residential Construction Professional of the Year Category was won by Jason Hartnell of Kier Construction in recognition of his role as Site Manager for the newly refurbished Middlesbrough Town Hall Scheme.

Middlesbrough Town Hall also won the 'Best Public Service Building' award in recognition of the overall achievements including the work and efforts of those working on the scheme including Kier Construction, Atkins, Faithful + Gould and Middlesbrough Council.

The two winners will be automatically entered into the LABC Building Excellence Awards 2019 Grand Finals which take place in London in November this year.

9. Albert Road Regeneration

The Albert Road area continues to progress its regeneration with some notable new tenancies starting in the area. Independent businesses including PieJackers (restaurant) has recently opened in the area, along with Publicity Seekers (PR Company) and CARBON (Digital services). This represents over seven new business entering the area over recent months, and over 50,000 sqft of newly occupied business accommodation. Promotion and marketing of the area continues with further new tenancies expected to be announced in the coming months.

10. Boho

Boho Next Generation is progressing with the procurement of the design team to take the first phase of the development forward. Local architectural companies have been invited to quote for the work and this will lead to the early development of high quality modular units, to be delivered by early 2020.

11. MB DIY

MB DIY has opened its new flagship, purpose-built store at Cargo Fleet in Middlesbrough. The investment represents 30,000 sq ft of new space, an investment of over £2.5m and the creation of 25 new jobs in Middlesbrough. The investment is a further major boost to Middlesbrough's Investment Prospectus targets and the attraction of major private investment to the local economy.

12. A66 Throughabout Improvement Scheme

In early autumn this year major works will start on site to introduce a 'throughabout' at the A66/A171 Cargo Fleet Lane junction, together with a signal controlled crossroads at the junction of A171 Cargo Fleet Lane and South Bank Road. Once operational, the new road layout will improve the capacity and resilience of both junctions, reducing journey times and improving journey time reliability, particularly during the busy morning and evening peak periods.

The works are expected to take between 8 and 9 months to complete, with temporary traffic management measures in operation throughout the contract period. The scheme is currently out to tender, and the detailed construction programme will be confirmed later in the summer once the contractor has been appointed.

Because of the size and scale of the scheme, and the potential impact on traffic movements during its construction, an extensive stakeholder engagement exercise is currently underway. Meetings have been held with a number of key stakeholders, including PD Ports (Teesport), the South Tees Development Corporation and Redcar & Cleveland Borough Council, and further meetings are planned over the coming weeks. In addition, a 'drop in' information session was held at the Cargo Fleet Offices on Middlesbrough Road on Thursday 11th July, to which the 450 or so businesses located in the vicinity of the scheme were invited. Further information about the scheme is available on the Council website at: <https://www.middlesbrough.gov.uk/parking-roads-and-footpaths/roads-and-highways/highway-improvements/a66a171-cargo-fleet-junction-improvements>.

INVOLVEMENT AND PROMOTION

13. Centre Square Business Event

Mayor, Andy Preston, hosted senior business leaders and investors in a first showaround of the newly completed Centre Square two. Around 100 invitees were shown the building, and its features, in an event where the Mayor outlined his ambition and vision for central Middlesbrough. The event highlighted the push to occupy the buildings and the hard work going on behind the scenes, to attract new employers to invest in Middlesbrough.

Detailed discussions are ongoing with a number of potential occupiers.

14. Tees Valley Skills & STEM Event 2nd July 2019

The Civil Engineering Team within Transport & Infrastructure supported the community learning Team at the Tees Valley Skills & STEM Event. The event was held on Tuesday 2nd July, at Teesside University, over 1200 learners aged 14-18 were due to attend over the day in various sessions. We were asked to provide a hands on activity for the day, so we took along a levelling equipment so students could set up and learn how to take readings. We also took along computer equipment and allowed students to use some CAD programmes such as CIVIL 3D and Vehicle Tracking. We were also able to display some of the 3D modelling created for existing schemes and gave talks the different disciplines involved with the design of a large engineering schemes. Overall feedback from the day was very positive.

15. Road Safety: Crucial Crew

Over 800 Year 6 pupils attended 'Crucial Crew', a week-long road safety event held at Teesside University. Middlesbrough Council's Road Safety Team delivered one of six separate sessions, each with an important safety message for the pupils. The road safety session focused on the dangers of distraction from mobile phones when crossing or near the road. Pupils also got the chance to 'sit in the driving seat' by testing their braking skills on the Team's brake reaction equipment. The brake reaction equipment helps pupils understand the need to wait for a safe space between vehicles before attempting to cross the road. All year 6 pupils in Middlesbrough, including pupils from schools that did not attend the event, have been provided with a magazine called 'Move On Up', which encourages them to plan safe journeys as they transition to secondary school in September.

16. Road Safety: Multi-Agency Partnership Road Safety Event

Middlesbrough Council's Road Safety Team worked with Cleveland Fire Brigade, Cleveland Police, Durham Police and Stockton Council road safety officers to deliver an intensive course in driving and road safety to 200 students at TTE's training centre in South Bank. The course focused on the so-called 'Fatal Four' – i.e. the dangers of drink/drug driving, speeding, driving whilst distracted and not wearing seat belts – and was developed in response to statistics showing that 500 young people (i.e. aged between 16 and 19) were injured in collisions between 2014 and 2018 in the Cleveland area. Of these, nearly half were car drivers, with failure to look out for other road users cited as the most common contributory factor.

The course included a staged car crash, where four volunteer young learners were extricated from a wrecked car, and students also had the opportunity to use the latest virtual reality technology to see at first hand the harrowing consequences of a road traffic crash. Officers from the Cleveland and Durham Police Specialist Operations Unit delivered a hard hitting drink drive case study to show how lives can be wrecked by a split second decision to drive while over the legal limit. The Police's Safety Camera Unit also attended, and students had the chance to learn about the latest detection measures and how excess speed can ruin lives. The young learners were also able to test their brake reaction times on specialist equipment.

