



Middlesbrough Development Corporation Board

Date: Wednesday 19th July 2023 at 10am

Venue: TVCA Offices, Teesside Airport Business Suite, Teesside International Airport, Darlington DL2 1NJ

Membership:

Mayor Ben Houchen (Tees Valley Mayor)

Paul Booth (Independent Member)

Mayor Chris Cooke (Middlesbrough Mayor)

Cllr Mieka Smiles (Independent Member)

Idrees Rashid (Independent Member)

Steve Turner (Independent Member)

Associate Membership:

Julie Gilhespie (Group Chief Executive TVCA)

Clive Heaphy (Chief Executive, Middlesbrough Council)

Independent Advisor:

Mark Webster (Chief Constable, Cleveland Police)

AGENDA

- 1. Chairs Welcome & Apologies for Absence**
- 2. Declarations of Interest**
Attached
- 3. Minutes of Previous Meeting**
Attached
- 4. Chairs Update**
Verbal
- 5. Governance & Appointments**
Attached
- 6. Investment Zone Update**
Verbal
- 7. Middlesbrough Development Corporation Masterplan**
Attached
- 8. Gresham Update**
Verbal
- 9. Investment Proposal A**
Under the terms of paragraph 3 of schedule 12a Local Government Act 1972, this item is not for publication
- 10. Investment Proposal B**
Under the terms of paragraph 3 of schedule 12a Local Government Act 1972, this item is not for publication
- 11. Investment Proposal C**
Under the terms of paragraph 3 of schedule 12a Local Government Act 1972, this item is not for publication
- 12. Date and Time of Next Meeting**
Wednesday 30th August 2023 at 10am
TVCA Offices, Teesside Airport Business Suite, Teesside International
Airport, Darlington DL2 1NJ



Middlesbrough Development Corporation Board

Declaration Of Interest Procedure

1. The purpose of this note is to provide advice and guidance to all members of the Development Corporation Board and Audit & Governance Committee on the procedure for declaring interests. The procedure is set out in full in the Development Corporation's Constitution under the "Code of Conduct for Members" (Appendix II).

Personal Interests

2. The Code of Conduct sets out in full, the principles on the general conduct of members in their capacity at the Development Corporation. As a general principle, members should act impartially and should not use their position at the Development Corporation to further their personal or private interests.
3. There are two types of personal interests covered by the Constitution:
 - a. "disclosable pecuniary interests". In general, a disclosable pecuniary interest will involve any financial interests, such as paid employment or membership of a body, interests in contracts, or ownership of land or shares. Members have a pecuniary interest in a matter where there is a reasonable likelihood or expectation that the business to be considered will affect your well-being or financial position, or the well-being or financial position of the following persons:
 - i. a member of your family;
 - ii. any person with whom you have a close association;
 - iii. in relation to a) and b) above, their employer, any firm in which they are a partner, or a company of which they are a director;
 - iv. any person or body in whom persons described in a) and b) above have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
 - v. any body as described in paragraph 3 b) i) and ii) below.
 - b. Any other personal interests. You have a personal interest in any business of the Development Corporation where it relates to or is likely to affect:
 - i. any body of which you are a member (or in a position of general control or management) and to which you are appointed or nominated by the Development Corporation;
 - ii. any body which:
 - exercises functions of a public nature;
 - is directed to charitable purposes;
 - one of whose principle purposes includes influencing public opinion or policy (including any political party or trade union) of which you are a member (or in a position of general control or management).

Declarations of interest relating to the Councils' commercial role

4. Financial relationships between the Development Corporation and individual councils do not in themselves create a conflict of interest for Council Leaders who are also Development Corporation Board members. Nor is it a conflict of interest if the Development Corporation supports activities within a council boundary. Nevertheless, there are specific circumstances where the Board may consider entering into direct contractual arrangements with a council, for example in relation to a particular commercial investment project, or in which that council is a co-funder. In these circumstances a non-pecuniary declaration of interest should be made by the Council Leader or their substitute.

Procedures for Declaring Interests

5. In line with the Code of Conduct, members are required to adhere to the following procedures for declaring interests:

Register of Interests

6. Each member is required to complete a register of interests form with their personal interests, within 28 days of their appointment to the Development Corporation. If no declaration is received from elected members within 28 days the matter may be referred to the Head of Paid Service of your local authority and Leader of the political group you represent on your council for action. If a Declaration is not submitted within an appropriate timescale you may be prevented from attending committee meetings. Details of any personal interests registered will be published on the Development Corporation's website, with the full register available at the Development Corporation's offices for public inspection. The form will be updated on an annual basis but it is the responsibility of each member to notify the Monitoring Officer of any changes to the register throughout the year. Notification of a change must be made to the Monitoring Officer within 28 days of becoming aware of that change.

Declaration of Interests at Meetings

7. The Development Corporation will include a standing item at the start of each statutory meeting for declaration of interests. Where members are aware that any of their personal interests are relevant to an item of business being considered at a meeting they are attending, they must declare that interest either during the standing item on the agenda, at the start of the consideration of the item of business, or when the interest becomes apparent, if later.
8. Where members consider that their interest could be considered by the public as so significant that it is likely to prejudice the members' judgement then they may not participate in any discussion and voting on the matter at the meeting, but may attend the meeting to make representations, answer questions or give evidence relating to the business, before it is discussed and voted upon.
9. If the interest is a disclosable pecuniary interest (as summarised in paragraph 3a) then the member must leave the meeting room during discussion and voting on the item of business, but may make representations, give evidence and answer questions before

leaving the meeting room. Failure to comply with the requirements in relation to disclosable pecuniary interests is a criminal offence.

Sensitive Information

Members can seek the advice of the monitoring officer if they consider that the disclosure of their personal interests contains sensitive



MIDDLESBROUGH DEVELOPMENT CORPORATION BOARD

Wednesday 22nd March 2023
1pm

Mandela Room, Middlesbrough Town Hall, Albert Road,
Middlesbrough, TS1 2QJ

These minutes are in draft form until approved at the next Board meeting and are therefore subject to amendments.

<u>ATTENDEES</u>	
<u>Members</u>	
Mayor Ben Houchen (Chair)	Tees Valley Mayor
Andy Preston (Vice Chair)	Independent Member
Paul Booth	Independent Member (via Teams)
Idrees Rashid	Independent Member
Mieka Smiles	Elected Member of Middlesbrough Council
Steve Turner	Independent Member
Julie Gilhespie	Associate Member
Richard Horniman	Associate Member
Mark Webster	Independent Advisor
<u>Officers in Attendance</u>	
Gary Macdonald	Group Director of Finance & Resources (TVCA)
Sarah Walker	Head of Investment Development (TVCA)
Victoria Pescod	In House Lawyer (TVCA)
Nicola Dean	Governance & Scrutiny Officer (TVCA)
<u>Apologies</u>	
Tony Parkinson	Associate Member
Emma Simson	Interim Chief Legal Officer (Monitoring Officer TVCA)

MDC 01/22	<p>CHAIRS WELCOME & INTRODUCTION</p> <p>The Chair welcomed Members to the first meeting of the Middlesbrough Development Corporation (MDC) Board.</p>
MDC 02/22	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies for absence were submitted as detailed above.</p>
MDC 03/22	<p>DECLARATIONS OF INTEREST</p> <p>There were no interests declared.</p> <p>The Chair noted that the Board will review and decide on schemes of delegation at the next meeting.</p> <p>Members were informed the MDC Board would make decisions on strategic planning applications within the red line boundary and as such, all Members would be required to complete future training on this area and governance of the MDC. The Board were advised that in order to sit on the Board, this training was mandatory for planning purposes.</p> <p>RESOLVED that: Planning Training to be organised for Board Members.</p>
MDC 04/22	<p>MIDDLESBROUGH DEVELOPMENT CORPORATION DRAFT CONSTITUTION</p> <p>The Chair informed Members that the Middlesbrough Development Corporation Constitution had undergone a thorough consultation process and was subsequently endorsed by the 5 Leaders of the Combined Authority.</p> <p>It was agreed Mark Webster, (MW), be noted as an Independent Advisor until his statutory obligations as Chief Constable and his role on the Board were finalised. It was agreed that there would be an update on this at the next meeting.</p> <p>Members discussed the process by which the MDC takes responsibility for Planning. Members were informed that it was expected that planning powers within the red-line boundary would be conferred on to MDC on 1st June. The asset transfer consultation was expected to open during April and, subject to the outcome of this, assets are expected to legally transfer in the Summer.</p> <p>A Member queried if there was any personal liability if a decision was made that may impact a business. It was clarified that MDC is a legal entity so any issues arising would be brought against the DC itself. It was confirmed there would be awareness raising on this and how the DC sits alongside other interests in the town.</p> <p>The Board discussed what may happen to assets if MDC wound down. It was explained that where the DC still owns assets at the end of its life, they would be transferred back to the LA.</p>

	<p>The Board discussed the legal requirement for an elected Middlesbrough Council member on the Board, and it was clarified that should that Member not be re-elected, a formal resignation would need to be submitted, and another elected Member nominated in their place.</p> <p>RESOLVED that: - The Board endorsed the DRAFT Middlesbrough Development Corporation Constitution as FINAL.</p>
<p><i>THE MAYOR PROPOSED A MOTION TO EXCLUDE THE PRESS & PUBLIC FROM THE FOLLOWING CONFIDENTIAL ITEM UNDER THE TERMS OF PARAGRAPH 3 OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972</i></p> <p><i>This was agreed by Steve Turner (ST) and seconded by Idrees Rashid, (IR).</i></p>	
<p>MDC 05/22</p>	<p>PROJECT DEVELOPMENT</p> <p>A presentation on the Project Development Pipeline was delivered to the Board.</p> <p>RESOLVED that: - Members noted the presentation.</p>
<p>MDC 06/22</p>	<p>DATE OF NEXT MEETING</p> <p>A meeting was agreed to be arranged for May time following local elections.</p>



AGENDA ITEM 5

REPORT TO THE MIDDLESBROUGH DEVELOPMENT CORPORATION (MDC) BOARD

19th JULY 2023

REPORT OF ACTING MONITORING OFFICER

GOVERNANCE AND APPOINTMENTS

SUMMARY

Following the recommendations from the meeting of the Middlesbrough Development Corporation Board on 22 March 2023 this report details for approval, proposed amendments to the Development Corporation Constitution and Scheme of Delegation, which are attached at Appendix 1.

This Report also details the Audit requirements for the Development Corporation and requests the Board to notes and approves the next steps in that regard.

RECOMMENDATIONS

It is recommended that the Middlesbrough Development Corporation Board:

- i. approves the proposed amendments to the Middlesbrough Development Corporation Constitution;
- ii. approves the proposed amendments to the Scheme of Delegation for the Middlesbrough Development Corporation;
- iii. notes the Audit requirements for the Development Corporation and approves the proposed make-up of the Corporation Audit Committee to enable proposals for the membership of that Committee to be presented to the Board at next possible opportunity; and
- iv. approves the Development Corporation corporate seal.

DETAIL

MIDDLESBROUGH DEVELOPMENT CORPORATION CONSTITUTION

1. At its meeting on 22 March 2023, subject to the comments at 2 below, the Board approved draft the Constitution for the Middlesbrough Development

Corporation and agreed to adopt it as its governing document.

2. It was noted that it is not necessarily appropriate for complaints under the Corporation Code of Conduct regarding Members or Associate Members of the Board, whose conduct in office is, by their regulated profession governed by statutory regimes, to be enforced in the first instance. in accordance with the Code of Conduct, managed by the Monitoring Officer.
3. A copy of the proposed amendments is shown as tracked changes in Appendix 1. It is proposed that Clause 9 be included in Part 1 of the Code of Conduct in the Constitution to recognise the position of Members or Associate Members in that position and give the Monitoring Officer the flexibility to enable any complaints about those Members or Associate Members to be dealt with outside of the Code of Conduct for the Corporation, as appropriate.

MIDDLESBROUGH DEVELOPMENT CORPORATION SCHEME OF DELEGATION

4. At its meeting on 22 March 2023, the Board discussed the requirement for a Scheme of Delegation. A Scheme of Delegation is included in the Constitution for the Development Corporation at Appendix IV.
5. Following a review of the Scheme of Delegation:
 - a. an amendment is proposed to paragraph 2.8 to ensure that the Board is informed of any matter determined by a Chief Officer following specific authority from the Board; and
 - b. paragraph 7 – Matters Reserved to the Board of the Corporation has been included as a proposed addition.

PLANNING POWERS

6. Planning powers were conferred on to MDC on 1 June 2023 giving MDC the power to determine planning applications within the redline boundary. The Board is presented with a Scheme of Delegation for the determination of planning applications (Appendix 2). It sets out the criteria for those applications that will come for decision at Board meetings and those that will be delegated to an Officer on behalf of the Development Corporation.
7. MDC has entered into an agreement with Middlesbrough Council (MBC) for MBC to discharge the MDC's planning obligations until 15 September 2023, which is the date of MBC's September Planning Committee. The agreement is that, in accordance with the legislation, the MDC will receive all planning applications for the MDC area, and once the MDC is in receipt of the appropriate planning fee for each application, the application will be send to MBC for consideration and determination in accordance with its own procedures and a Planning Scheme of Delegation which mirrors the Scheme of Delegation MBC uses for its own planning applications. Notwithstanding this arrangement, for the discharge of the functions, as the Local Planning Authority for the Development Corporation area, all planning decisions will be made in the name of MDC.

8. On expiry of the Agreement referred to above, MBC will continue with, and finalise those applications that they are in the process of dealing with, and the agreement in place covers this 'run off period'. From and including 16 September, the responsibility for the management of the planning process for the Development Corporation will sit with MDC.
9. The MDC Board will be the decision maker for MDC area planning applications. All MDC Board Members will have received or will shortly receive, an invitation to planning training. It is imperative that all Board Members attend this training to enable the MDC to manage its planning applications from 16 September 2023.

AUDIT AND GOVERNANCE COMMITTEE

10. Paragraph 39 of the Corporation's Constitution provides that the Board shall establish an Audit Committee, and that the Mayor of the Tees Valley Combined Authority, with agreement of the Combined Authority will appoint the Chair of the Audit Committee. The Constitution provides that the other members of the Audit Committee shall be appointed by the Board.
11. The Chartered Institute of Public Finance & Accountancy (CPIFA) has published a position statement which sets out the purpose, model, core functions and membership of the audit committee in Local Authorities and the Police.
12. In relation to membership of the Audit Committee, CPIFA provides that '*members of the committee will need to be of high calibre. When selecting elected representatives to be on the committee or when co-opting independent members, aptitude should be considered alongside relevant knowledge, skills and experience.*'
13. It is proposed that the make-up of the Development Corporation Audit & Governance Committee be as follows:
 - (a) a member and a substitute member from Middlesbrough Council with current or recent experience of having sat on its Audit and Governance Committee(s), and who is not a Member of the Corporation Board. The substitute member shall have authority to act in the place of the appointed representative; and
 - (b) the membership of the Committee shall also include at least five independent persons for the purposes of providing advice in relation to standards matters under the Localism Act 2011 and assisting the Committee in the discharge of its financial functions. A person is independent if the person:
 - i. Is not a member, co-opted member or officer of the Middlesbrough Council or the Tees Valley Combined Authority;
 - ii. Is not a relative, or close friend of a person referred to in sub paragraph (i) above;
 - iii. Was not at any time during the 5 years ending with an appointment under paragraph (b)(i) above.
14. This report therefore seeks the Board's approval of the proposed make-up of the Corporation's Audit & Governance Committee and approval to begin

recruitment of Independent Members, to enable a proposal for membership of the Audit & Governance Committee to be presented to the Board for approval at the earliest opportunity.

CORPORATION SEAL

15. Paragraph 21 of the Development Corporation Constitution provides for the authentication and sealing of documents on behalf of the Development Corporation. The proposed design for the Corporation Seal is attached at Appendix 3 for Board approval.

FINANCIAL IMPLICATIONS

15. It is expected that it will cost MDC around £1m per annum to run the planning function and these costs will be covered through the fees collected for planning applications. It should be noted that planning fees are variable and therefore any surplus would be held to cover costs, but that the expectation is that the position would be neutral. This position would be reviewed annually through the budget.

LEGAL IMPLICATIONS

16. The Constitution (along with the Scheme of Delegation) is the Governing document of the Corporation which set out its powers and responsibilities. The proposals in this report serve to enhance and improve the Constitution and the Scheme of Delegation.
17. The Agreement with MBC regarding the discharge of the MDC planning functions, to 15 September 2023 has been the subject of much discussion and has been approved by legal services on behalf of MDC, with assistance from MDC's engaged Planning Consultants.
18. This report seeks the Board's approval of the official seal for the Development Corporation, in line with legislative requirements and accepted practice.

RISK ASSESSMENT

19. Tees Valley Combined Authority has adopted a group approach to managing risk which is aligned to ISO and Orange Book standards. This approach has been used to successfully identify, manage, and monitor risks across the Group risk portfolios.
20. The risk management framework uses a suite of standard tools and techniques which deliver the effective and efficient management of risk, supported by the implementation of an automated platform, enabling real time reporting to be used in key decision making, driving accountability and delivery of action plans.
21. To date, a Risk Register has been documented to monitor the development and delivery of the Development Corporation.

CONSULTATION & COMMUNICATION

22. This report is the result of discussions at the previous board meeting and is therefore presented back to the Board for approval.

Name of Contact Officer: Emma Simson

Post Title: Acting Chief Legal Officer

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**TEES
VALLEY**

Middlesbrough Development Corporation

Constitution

MDC | Middlesbrough
Development
Corporation

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Document Control

Document Title	Date Approved by Board	Replaces Version	In force from:
Constitution Version 1	TBC	N/A	TBC
Constitution Version 2 (TVCA Amendments)	TBC	Version 1	TBC

Introduction

1. Middlesbrough Development Corporation (the “**Corporation**”) is the Mayoral Development Corporation responsible for the agreed development and regeneration functions limited to the specified area of land at Middlesbrough as outlined at Appendix I.
2. The Corporation has been established pursuant to the powers devolved to the Tees Valley Mayor (TVCA Mayor) under the Tees Valley Combined Authority (Functions) Order 2017. This Constitution reflects this statutory framework and constitutes a direction to the Corporation pursuant to s220 Localism Act 2011.
3. This Constitution takes effect when the required statutory arrangements are enacted.

Objectives

4. The overriding objectives of the Corporation are:
 - a. To further the economic development and regeneration of the Middlesbrough area, so that Middlesbrough continues to be a major contributor to the Tees Valley economy and the delivery of the Tees Valley’s Strategic Economic Plan;
 - b. To assist in attracting private sector investment and secure additional jobs, accessible to the people of the Tees Valley;
 - c. To transform and improve the environment of the Corporation area, providing good quality commercial, leisure and housing facilities for the benefit of the people of Middlesbrough.
5. In support of these overriding objectives, the Corporation will work collaboratively with the Tees Valley Combined Authority, Middlesbrough Council and other partners to contribute positively to local and Tees Valley-wide initiatives on skills, job opportunities for local people inward investment, transport, sustainable development, culture and tourism and where possible seek to compliment existing activity.
6. To support the achievement of its overriding objectives, the Corporation will develop, a Master Plan, setting out how its objectives will be secured by the development of land and infrastructure within its area of responsibility.

Boundary

7. The precise area covered by the Corporation (the “Site”) is shown at Appendix A.

The Board

8. Save for as detailed in paragraphs 8 and 9 below, the Board of the Corporation shall be appointed by the Combined authority, following a proposal put to it by the TVCA Mayor.
9. The Chair shall be the Tees Valley Combined Authority Mayor or other Board members nominated by him/her.
10. An elected member of Middlesbrough Council or the Mayor of Middlesbrough Council shall be the Vice Chair of the Corporation Board .
11. With the exception of the TVCA Mayor and Vice Chair, all Board members will serve for a period of 2 years or until the Annual General Meeting following a Mayoral Election but may be reappointed if so proposed by the TVCA Mayor.
12. There shall be a minimum of 6 (this being 5 Board members plus the TVCA Mayor) and a maximum of 8 Board Members in total. The Board shall always include at least one elected member of Middlesbrough Council.
13. A Board member may resign by serving notice on the TVCA Mayor.
14. Any Board member may be removed by the TVCA Mayor, where there is due cause to do so in accordance with Schedule 21(5) Localism Act 2011.
15. All decisions of the Corporation, unless otherwise delegated, shall be taken by the Board in accordance with the arrangements set out in this Constitution. The Board shall seek consensus on all matters, but where consensus cannot be achieved decisions shall be made by majority vote. Each member of the Board shall have one vote. The Chair shall not have a second or casting vote. If the vote is tied, it shall be deemed not to have been carried.
16. The Corporation may decide on its own procedure, and the procedure of any of its Boards, or workstreams established by the Board.
17. The quorum shall be:
 - a. half of the members in office;
 - b. include the TVCA Mayor or their named substitute;
 - c. Include at least one Member who is an elected Member of Middlesbrough Council or the Middlesbrough Council Mayor, whichever is on the board.

18. The Group Chief Executive of the Combined Authority shall be appointed as an Associate Member, with the right to participate fully in Board discussions and to receive all papers but not vote.
19. The Corporation shall hold an Annual Meeting to consider any amendments to its procedures, to recommend any changes to this Constitution to the Combined Authority, except those amendments set out at paragraph 47, and to make appointments to Committee roles.
20. The Chief Executive of Middlesbrough Council shall be appointed as an associate member of the board, with the right to fully participate in board discussions, whether confidential or not, and to receive all board papers no less than 5 days before a meeting of the board.
21. The Chair and Vice Chair may each nominate another member as a Substitute Member, with the authority to act in place of the Chair or Vice Chair.
22. All members of the Board and the Statutory Officers must sign up to the Corporation code of conduct prior to participating in Board meetings. This shall include an obligation to provide up to date conflict of interest declarations, act The Board shall act in accordance with the Nolan Principles at all times.

The Statutory Officers

23. The Combined Authority Group Chief Executive will serve as Head of Paid Service with overall responsibility for the Corporation's operations and staff, and to act as lead adviser to the Board.
24. The Group Director of Finance & Resources of the Combined Authority (the "Group Director of Finance") shall fulfil the role of Group Director of Finance & Resources of the Corporation. The powers of the Group Director of Finance & Resources are set out in this Constitution and Statute. The Group Director of Finance & Resources shall oversee the interface between the financial responsibilities of the Combined Authority and the Corporation, to ensure the financial integrity of both organisations.
25. The Group Chief Legal Officer is the Monitoring Officer to the Combined Authority (the "**Monitoring Officer**") and the Corporation. In the event of a conflict of interest the Deputy Monitoring Officer of the Combined authority will intercede.

Powers of the Corporation

26. Subject to Legislation and this Constitution, the Corporation may do anything it considers appropriate for the purposes of delivering the overriding objectives within the designated area.

27. The Corporation has a number of specific powers from the Localism Act, as set out below in this section. All of the powers are subject to the overriding objectives set out in paragraph 4, and the provisions of this Constitution, and are summarised as:

a. Powers in relation to infrastructure

- i. This includes the power to provide, or facilitate the provision of infrastructure.

b. Powers in relation to land

- i. The power to regenerate or develop land.
- ii. To bring about the more effective use of land.
- iii. To provide buildings or other land.
- iv. To acquire, hold, improve, manage, reclaim, repair or dispose of land, buildings, plant, machinery, equipment or other property.
- v. To carry out building or other operations, including demolishing buildings.

c. Powers to acquire land

- i. To acquire land in its area or elsewhere, in accordance with the provisions of the Localism Act 2011.

d. Powers in relation to acquired land

- i. To override easements.
- ii. To extinguish public rights of way (with the consent of the Secretary of State).

e. Powers in relation to businesses and companies

- i. To carry on any business.
- ii. To form or acquire interests in any business or company.

f. Financial assistance powers

- i. To provide financial assistance to any person.

This may be given in any form, including grants, loans, guarantees, investments, or the incurring of expenditure for the benefit of the person assisted.

g. Powers in relation to discretionary relief from non-domestic rates

- i. To determine the amount of discretionary rate relief from non-domestic rates (i.e. business rates).

h. Powers in relation to Planning

- i. To be the local planning authority, for the purposes of
 - Part 3 of the Town and Country Planning Act 1990.
 - Part 2 of the Planning and Compulsory Purchase Act 2004, and
 - Part 3 of that Act.
- ii. To have the functions conferred on the local planning authority by the provisions mentioned in Part 1 of Schedule 29 to the Local Government, Planning and Land Act 1980.
- iii. To have, the functions conferred on the relevant planning authority by Schedule 8 to the Electricity Act 1989 so far as applying to applications for consent under section 37 of that Act.
- iv. The provisions specified in Part 2 of Schedule 29 to the Local Government, Planning and Land Act 1980 are to have effect, in relation to land and to the MDC, subject to the modifications specified in that Part of that Schedule.

28. The MDC can request at any time that the powers it holds in respect of Planning be exercised by Middlesbrough Council and may at any time require that any powers so passed be returned to it with 2 month's notice if the said power relates to overall planning powers for all matters. If the planning power relates to minor planning applications the MDC can request that Middlesbrough Council take responsibility with immediate effect.

29. Middlesbrough Council shall continue to be the billing and collecting authority for non-domestic rates for existing operations.

Decision Making

30. The Corporation must not make any decision which imposes a financial or other liability on Tees Valley Combined Authority or Middlesbrough Council (with the exception of non-domestic rates, as covered by paragraph 35)

31. The Statutory Officers shall advise the Board in writing where it believes a decision which would be prohibited by paragraph 30 might be made. Information on the Breach shall be shared in writing with the Combined Authority and Council, and representations from each shall be invited, prior to any decision being made.
32. Where the Board identifies a significant risk of breaching paragraph 28, it shall recommend to the Board that in their view this gives rise to Breach.
33. A decision by the Corporation to exercise powers in relation to discretionary relief from non-domestic rates which has an adverse financial impact upon Middlesbrough Council must also be approved by the elected member or Mayor of Middlesbrough Council whichever is on the board.

Reporting

34. As soon as reasonably practicable after the end of each financial year, the Corporation must prepare an annual report on how it has exercised its functions during the year, including a copy of its audited statement of accounts for that year, and send that report to the Combined Authority's Cabinet, Overview and Scrutiny Committee, Audit and Governance Committee. The "financial year" shall mean a period of 12 months ending with 31st March.
35. The Corporation's officers shall respond promptly to requests from the Group Director of Finance & Resources, and follow any advice and actions required in a timely manner. The Corporation shall make available any financial information reasonably requested from the Combined Authority, or from Finance Directors of the Combined Authority's constituent councils.

Committees

36. In addition to the Group Audit & Governance committee the Corporation may establish committees of the Board.
37. A workstream may, with agreement of the Board, include persons who are not members of the Corporation. The work of these workstreams, or any recommendations made by them, will be reported back to the Board as part of the Group Chief Executive's standing update or by additional report as appropriate.
38. The Board must approve the Terms of Reference of any such committee.

Audit and Governance Committee

39. The Corporation shall establish an Audit & Governance Committee. The TVCA Mayor, with agreement of the Combined Authority shall appoint a Chair of the Audit Committee. The other members of the Audit & Governance Committee shall be appointed by the Board.

Delegations

40. The Corporation may delegate any of its functions to any of its members, committees, or staff.

41. A Committee of the Corporation may delegate any function conferred on it to any member of the Corporation, any sub-committee of the Committee, or any of the Corporation's staff.

42. The Corporation shall establish:

- a. A Scheme of Delegation to include appropriate financial limits;
- b. Procurement Policy which accords with the Public Contract Regulations 2015;
- c. Financial Procedure Rules including provision for setting an annual budget;
- d. A Code of Conduct together with a register of interests;
- e. Provisions relating to the resolution of conflict of interests;
- f. Access to information procedure rules.

Amending the Constitution

43. This Constitution is a living document and shall be amended as the Corporation progresses. Authority is delegated to the Monitoring Officer of the Combined Authority, in consultation with the Group Chief Executive of the Combined Authority, to make amendments to the Constitution to reflect organisational or legislative changes, or to make any minor textual or grammatical corrections. Any other amendments which impact upon the scope of the Corporation, shall be agreed by the MDC Board

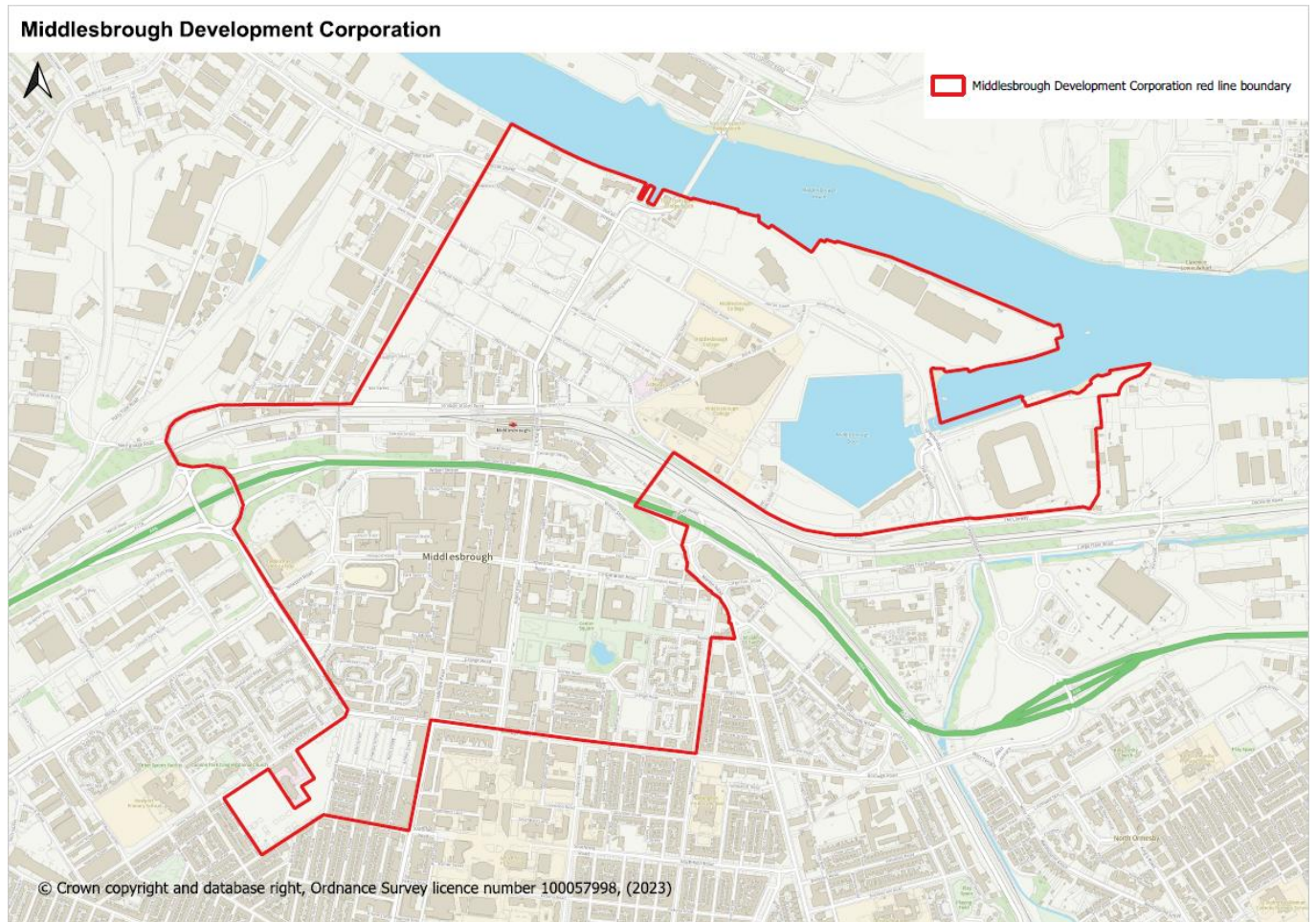
Review of the Corporation:

Records

44. In the event of the dissolution of the Corporation, all records will be held by the Council. All sites and rights held by the Corporation will revert to the Council, unless the Secretary of State for Levelling Up, Housing and Communities determines otherwise. The Corporation, Council and Combined Authority agree to collaborate in the lead up to the End Date (this

being the final day of operation for the Corporation) to ensure a smooth transfer of functions. In the event of dissolution, the Council will give the Corporation full and unvetted access to the records.

Appendix A– Plan of the area of responsibility of the Middlesbrough Development Corporation



Appendix I

RULES OF PROCEDURE

1. Interpretation

- 1.1 The Middlesbrough Development Corporation is referred to as the "**Development Corporation**" in these rules.
- 1.2 These rules apply to meetings of the Development Corporation Board ("**Board**") and where appropriate to the meetings of the audit committee and workstreams established by the Board. In the event of conflict between these rules and the constitution, the rules shall have effect.
- 1.3 References in these Rules to the "Chair" mean the Member for the time being presiding at the meeting of the Board, and at a meeting of the Audit Committee or other workstream established by the Board.
- 1.4 These Rules shall be read in conjunction with other parts of the Constitution.
- 1.5 These Rules are subject to any statute or other enactment whether passed before or after these Rules came into effect.

2. Annual meeting of the Development Corporation Board

- 2.1 The Annual Meeting will:
 - (a) confirm the TVCA Mayor as the person who is to preside at meetings;
 - (b) approve the Members of the Development Corporation; agree the portfolio responsibilities of each of the members and any functions delegated to them;
 - (c) confirm an elected member of Middlesbrough Council as the Vice Chair(s);
 - (d) approve the minutes of the last meeting;
 - (e) receive any declarations of interest from Members;
 - (f) receive any announcements from the TVCA Mayor and/or the Group Chief Executive;
 - (g) consider any recommendations from the Audit & Governance Committee;
 - (h) appoint the Group Audit Committee;

- (i) appoint such other workstreams as the Development Corporation considers appropriate;
- (j) appoint the membership of the workstreams referred to in the preceding sub-paragraphs after:
 - (i) deciding the number of members to be appointed to each workstream and their term of office;
 - (k) appoint the Chair and Vice-Chair of the Audit Committee, after considering any proposal put to them by the Committee.
 - (l) appoint the Chair and Vice-Chair of the workstreams referred to in the preceding sub- paragraphs;
 - (m) appoint to outside bodies;
 - (n) agree the officer scheme of delegation;
 - (o) consider amendments to the Development Corporation's procedure rules, as appropriate;
 - (p) approve the Development Corporation's allowances scheme;
 - (q) decide the date and time for the ordinary meetings of the Development Corporation Board;
 - (r) consider any other business set out in the agenda for the meeting.

3. Ordinary Meetings of the Development Corporation Board

3.1 At an ordinary meeting of the Development Corporation, the Board will:

- (a) approve the minutes of the last meeting;
- (b) receive any declarations of interest from Members;
- (c) receive any announcements from the TVCA Mayor and/or the Group Chief Executive including those relating to the work or recommendations of any workstreams established by the Board;

- (d) deal with any business from the last ordinary meeting;
- (e) receive reports from the Audit Committee or where appropriate any workstream established by the Board;
- (f) consider any other business specified in the agenda for the meeting.
Extraordinary Meetings of the Development Corporation Board

4. Admission of the Public

- 4.1 All meetings of the Board and Audit & Governance Committee shall be open to the public, except to the extent that they are excluded whether during the whole or part of the proceedings either:

In accordance with Section 100A(2) of the 1972 Act; or

By resolution passed to exclude the public on the grounds that it is likely, in view of the nature of the business, that if the public were present there would be disclosure to them of exempt information as defined in Section 101 of the 1972 Act. Any such resolution shall identify the business or part of the business to which it applies and state the description, in terms of Schedule 12A to the 1972 Act of the exempt information giving rise to the exclusion of the public.

5. Notice of Meetings

- 5.1 At least five clear days before a meeting of the Board and the Audit Committee, notice of time and place of the intended meeting shall be published at the offices of the Corporation.
- 5.2 An invitation to attend the meeting, specifying an agenda for the meeting shall be left at, or sent by, electronic mail or post to all Development Corporation Members at their usual place of residence, or to such other place as may be requested by a Member.
- 5.3 Lack of an invitation to a Member shall not affect the validity of a meeting.
- 5.4 Agendas and papers for Board meetings and meetings of the Group Audit & Governance Committee will be published on the Corporation website five clear days prior to the meeting date unless ruled commercially or operationally

sensitive under Paragraphs 1 and 2 of Schedule 12A of the Local Government Act 1972, with written agreement of the relevant Chair

6. Chair of Meeting

- 6.1 At a meeting, the Chair shall preside. If the Chair is absent, the Vice-Chair shall preside. If both the Chair and the Vice-Chair are absent, the Members present shall choose which Member is to preside at the meeting.
- 6.2 Any power or duty of the Chair in relation to the conduct of the meeting, may be exercised by the person presiding at the meeting.
- 6.3 The ruling of the Chair on the interpretation of these Rules in relation to all questions of order and matters arising in debate, shall be final.

7. Items of Business

- 7.1 No item of business may be considered at any meeting except:
 - the business set out in the agenda;
 - business required by law to be transacted at the annual meeting; or
 - business brought before the meeting by reason of special circumstances, which shall be specified in the minutes, and where the Chair of the meeting is of the opinion that the item should be considered at the meeting as a matter of urgency.
- 7.2 Any business raised under the agenda item any other business shall be for information only and not business requiring a decision, unless agreed by the Chair.

8. Order of Business

- 8.1 Items of business shall be dealt with in the order specified in the agenda for the meeting, except that such order may be varied at the discretion of the Chair, or on a request agreed to by the meeting.

9. Order of Debate

- 9.1 The Chair will introduce each item and may invite a Member or Officer to present it.
- 9.2 Each Member, including Associate Members of the Development Corporation, shall be given an opportunity to speak on the matter and on any recommendations contained in the report.
- 9.3 The order in which anyone will be invited to speak will be decided by the Chair.
- 9.4 Members may speak more than once on the same item, with the agreement of the Chair.
- 9.5 Any Member, when speaking, may move that:
 - (a) an amendment be made to the recommendation(s); or
 - (b) that an item be withdrawn.
- 9.6 Any such motion, if seconded, shall either be agreed by consensus amongst those Members present, or be voted upon.
- 9.7 Subject to the outcome of any such motion, once each Member who wishes to speak has done so, the Chair shall move the item, which if seconded, shall again either be agreed by consensus or shall be voted upon.

10. Duration

- 10.1 At any meeting the Chair shall have discretion to adjourn the meeting for a short period of time unless the majority of Members present, by vote, determine it shall stand adjourned to another day, the date and time of which shall be determined by the Chair.

11. Minutes

- 11.1 The Chair will sign the minutes of the proceedings at the next suitable meeting. The Chair will move that the minutes of the previous meeting be signed as a correct record. Discussion of the minutes should be restricted to their accuracy.

12. Code of Conduct and Protocols

- 12.1 Members and Associate Members shall comply with the provisions of the Development Corporation's Code of Conduct for Members and of any other Codes or Protocols, approved by the Development Corporation Board, including those relating to registering and disclosing pecuniary and other interests.

13. Access to Information

13.1 In accordance with the Local Government Act 1972 as amended:

- (a) All meetings of the Board and Audit Committee shall be open to the public unless it is likely in view of the nature of the business to be transacted that either confidential information (as defined in section 100A(3) of the 1972 Act) or information falling within one of the categories of exempt information in Schedule 12A (as amended) of the 1972 Act would be disclosed.
- (b) Copies of the agenda, and reports open to the public will be available for public inspection at least five clear days before a meeting or where the meeting is convened at shorter notice from the time the meeting is convened. If an item is added to the agenda later, the revised agenda and any additional report will be open to inspection from the time it was added to the agenda. Copies of any agenda or reports need not, however, be open to inspection by the public until copies are available to members of the Corporation. In addition, an item of business may be considered urgently, whereby reason of special circumstances, which shall be specified in the minutes, the Chair is of the opinion that the item should be considered at the meeting, as a matter of urgency.
- (c) The Corporation will make available for public inspection for six years after a meeting the minutes of the meeting (but excluding any part of the minutes when the meeting was not open to the public or which disclose confidential or exempt information), a summary of any proceedings not open to the public where the minutes open to inspection would not otherwise provide a reasonably fair and coherent

record, and the agenda for the meeting and reports relating to items when the meeting was open to the public.

- (d) The author of any report will set out in it a list of those documents (called background papers) relating to the report which in his/her opinion disclose any facts or matters on which the report is based and which have been relied on to a material extent in preparing the report (except for documents which are published works or which disclose confidential or exempt information). Such background papers will remain available for public inspection for four years from the date of the meeting.
- (e) Where information is withheld under these provisions the fact must be made known to the member of the public concerned who shall be advised of the categories of information being withheld and the way in which the withholding of the information can be challenged.

14. Exclusion of Access by the Public to Meetings

14.1 (a) Confidential information – requirement to exclude public

The Public must be excluded from meetings whenever it is likely in view of the nature of the business to be transacted or the nature of the proceedings that confidential information would be disclosed.

Confidential information means information given to the Corporation, its Committees and Sub-Committees by a Government department on terms that forbid its public disclosure or information that cannot be publicly disclosed by reason of a Court Order or any enactment.

(b) Exempt information – discretion to exclude public

The public may be excluded from meetings wherever it is likely in view of the nature of the business to be transacted or the nature of the proceedings that exempt information would be disclosed.

Exempt information means information falling within the following categories (subject to any qualifications):

- (i) information relating to any individual;

- (ii) information which is likely to reveal the identity of any individual;
 - (iii) information relating to the financial or business affairs of any particular person (including the authority holding that information);
 - (iv) information relating to any consultations or negotiations, or contemplated consultations or negotiations in connection with any labour relations matter arising between the Combined Authority, its Committees and Sub-Committees or a Minister of the Crown and employees of, or office holders under, the Combined Authority, its Committees and Sub-Committees;
 - (v) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings;
 - (vi) information which reveals that the Combined Authority, its Committees and Sub-Committees proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment;
- (c) Exclusion of Access by the public to reports

If the Proper Officer considers it appropriate, the Corporation and the Group Audit & Governance Committee may exclude access by the public to reports which in the Proper Officer's opinion relate to items during which the meeting is likely not to be open to the public. Such reports will be marked "Not for Publication" together with the category of information likely to be disclosed.

15. Reporting of Proceedings

- 15.1 Without prejudice to the Chair's powers in procedure rule 5.3, and subject to procedure rules 17.1 and 17.2, while any meeting of the Corporation is open to the public any person attending the meeting may report on the meeting, and publish or disseminate any recording at the time of the meeting or after the meeting.
- 15.2 The Chair may decide not to permit oral reporting or oral commentary of the meeting as it takes place, if the person reporting or providing the commentary is present at the meeting.

- 15.3 Where the public are excluded from a meeting in order to prevent the likely disclosure of confidential or exempt information, the chair may also prevent any person from reporting on that meeting employing methods which can be used without that person's presence at the meeting, and which enable persons not at the meeting to see or hear the proceedings at the meeting, as it takes place or later.

16. General Disturbance

- 16.1 If a general disturbance makes orderly business impossible, the Chair may:
- adjourn the meeting for as long as the Chair considers necessary.
 - call for any part of the meeting room open to the public, to be cleared, if the disturbance is in that part.
- 16.2 If a member of the public interrupts proceedings, the Chair shall warn the person concerned. If they continue to interrupt, the Chair may order them to be removed from the meeting room.
- 16.3 If the Chair considers at any meeting that a Member is behaving improperly or offensively, or is deliberately obstructing business, the Chair may move that the Member should not be heard further. If seconded, the motion shall be voted upon without discussion.
- 16.4 If the Member continues to behave in the same way, the Chair may:
- (a) adjourn the meeting for a specified period; and/or
 - (b) move that the Member leaves the meeting (if seconded such a motion will be voted on without discussion).

17. The Forward Plan

- 17.1 Forward Plans for the Corporation will be prepared to cover a period of four months. The Plans will be updated on a monthly basis.

Contents of the Plan

- 17.2 The Forward Plan will contain details of key decisions which relate to the discharge of Corporation functions and which are proposed to be taken during the period covered by the Forward Plan. The details relating to these key

decisions, insofar as they are available or might reasonably be obtained, will be as follows:

- the matter in respect of which a key decision is to be taken;
- the decision maker's name and title, if any;
- the date on which, or the period within which the decision is to be made;
- a list of documents submitted to the decision maker for consideration in relation to the matter, in respect of which the decision is to be taken;
- the address from which, subject to any prohibition or restriction on their disclosure, copies of or extracts from any document listed, is available;
- that other documents relevant to the matter may be submitted to the decision maker; and
- the procedure for requesting details of those documents (if any) as they become available.

17.3 For the purposes of the Forward Plan, a "key decision" means a decision of a decision maker, which in the view is likely to result in the Combined Authority or the TVCA Mayor incurring significant expenditure, or making significant savings, having regard to the Combined Authority's budget for the service or function to which the decision relates.

Publication of the Forward Plan

17.4 The Forward Plan will be published at least 28 days before the start of the period covered in the Plan.

17.5 It will be published on the Combined Authority's website and made available for inspection by the public at the Combined Authority's offices. Exempt information need not be included in the Forward Plan and confidential information cannot be included.

18 Urgent Decisions

18.1 Where a decision needs to be taken urgently and it is not practical to convene a quorate meeting of the Board or relevant committee or subcommittee of the Development Corporation, the Group Chief Executive, in consultation with the Chair (or in their absence the Vice Chair) of the Board or relevant committee or subcommittee, the Group Director of Finance and Resources and the Monitoring Officer, has the authority to take an urgent decision.

- 18.2 An urgent decision is one which, in the opinion of the TVCA Mayor and the Chief Executive of TVCA, in consultation with the TVCA Monitoring Officer, cannot reasonably await the assembly of a board meeting before it is taken.
- 18.3 The Monitoring Officer will maintain a record of all 'urgent' decisions and submit a report on these decisions to the board at the next meeting of the board and a report of all urgent decisions must be presented at least annually to TVCA Cabinet. The report will include a summary of the subject matter of the decisions taken.

19 Confirmatory or minor decisions in writing

- 19.1 Where a decision of a minor or confirmatory nature (for example to confirm of the decisions of an unexpectedly inquorate meeting) the chair of the Board or relevant committee or subcommittee of the Development Corporation may request that confirmation of such a decision be made in writing. A written confirmation of the decision by each member of Board, the committee or subcommittee shall be treated as a decision of that body when it is signed by the Chair of the body, who shall have authority to confirm that decision.
- 19.2 The Monitoring Officer will maintain written a record of all ~~written records of~~ decisions made pursuant to 19.1 and report them to the next meeting of the ~~relevant body-Board. The board will also receive a report and submit a report~~ on of these decisions, ~~at least annually to the Board.~~ The report will include a summary of the subject matter of the decisions taken by this method.

20. Officers' Interests

- 20.1 If it comes to an Officer's knowledge that a contract in which the Officer has a pecuniary interest, whether direct or indirect, has been, or is proposed to be entered into by the Development Corporation, the Officer shall as soon as reasonably practicable give notice in writing to the Monitoring Officer of the fact that he/she has such an interest.
- 20.2 An Officer shall be treated as having an indirect pecuniary interest in a contract if he/she would have been so treated by virtue of Section 95 of the Local Government Act 1972 had he/she been a member of the Development Corporation, i.e. the other party to the contract is a company or other person or body (other than a public body) of which the Officer or his/her spouse/partner is a member or employee or partner.

- 20.3 The Monitoring Officer will keep a record of any such notices/interests and the record shall be open for inspection by any Member of the Development Corporation at its offices.

21. Sealing of Documents

- 21.1 A decision of the Board or the Mayor (or of a joint committee, committee, subcommittee, person or persons to whom the Cabinet has delegated its powers and duties) shall be sufficient authority for the signing or sealing of any document necessary to give effect to the decision. The Common Seal will be affixed to those documents which in the opinion of the Monitoring Officer should be sealed.
- 21.2 The Common Seal of the Development Corporation shall be kept in a safe place in the custody of the Monitoring Officer and the affixing of the Common Seal shall be attested by the Monitoring Officer or other person nominated by him/her, unless any enactment otherwise authorises or requires, or the Corporation has given requisite authority to some other person (See authority of the Group Chief Executive in accordance with delegation CEO8 (Appendix IV)).

22. Authentication of documents

- 22.1 Where any document is necessary for any legal procedure or proceedings on behalf of the Development Corporation it will be signed by the Monitoring Officer or other person nominated by him or her, unless any enactment otherwise authorises or requires, or the Corporation has given requisite authority to some other person.

23. Committees

- 23.1 The Board shall at its Annual Meeting each year appoint such committees as are required to be appointed by or under any statute, and may at any time appoint such other joint committees, committees or sub-committees as are necessary to carry out the work of the Corporation but, subject to any statutory provision, may at any time dissolve a joint committee, committee, sub-committee or alter its membership;

23.2 No joint committee, committee or sub-committee shall continue in office longer than the next Annual Meeting.

23.3 These procedure rules shall, with any necessary modifications, apply to meetings of committees and sub-committees of the Board. Save where it is otherwise stipulated elsewhere in this Constitution or in legislation, decisions of the committees and subcommittees of the Development Corporation shall be made by way of a simple majority of the Members present and voting, and the Chair shall have not have a second or casting vote.

24. Attendance

24.1 The Monitoring Officer shall record the attendance of each Member at each meeting of the Board and committees and subcommittees of the Development Corporation, and it shall be the responsibility of each Member to sign such a record, if requested.

25. Failure to attend Meetings

25.1 Subject to the exceptions prescribed by statute, if a Member of the Development Corporation fails throughout a period of twelve consecutive months to attend any meeting of the Board or the joint committees, committees or subcommittees of the Development Corporation to which they have been appointed, he/she shall (unless the failure to attend was due to a reason approved by the Board before the end of that period), cease to be a Member of the Development Corporation. For the purpose of this provision, the period of failure to attend shall date from the first meeting which the Member could have attended as a Member.

26. Resignation

26.1 A person appointed as a Member of the Development Corporation may at any time resign his/her office by a notice of resignation in writing signed by him/her and delivered to the Monitoring Officer and the Chair or Vice Chair of the committee that appointed him/her, as the case may be.

27. Members' Allowances

- 27.1 The Development Corporation may pay travel and subsistence allowances to its Members in accordance with a scheme drawn up and approved by the Board.

- 27.2 The Development Corporation may pay allowances to eligible members, in accordance with recommendations made by the Tees Valley Combined Authority's Independent Remuneration Panel contained in a report submitted by the panel to the Tees Valley Combined Authority Cabinet.

Appendix II

CODES OF CONDUCT

PREAMBLE

FOR INFORMATION ONLY GENERAL PRINCIPLES OF CONDUCT

Preamble

The principles of public life apply to anyone who works as a public office-holder. This includes all those who are elected or appointed to public office, nationally and locally and all people appointed to work in the civil service, local government, the police, courts and probation services, NDPBs and in the health, education, social and care services. All public office-holders are both servants of the public and stewards of public resources. The principles also have application to all those in other sectors delivering public services.

Selflessness

Holders of public office should act solely in terms of the public interest.

Honesty and Integrity

Holders of public office should be truthful and should avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family or their friends. They must declare and resolve any interests and relationships.

Objectivity

Holders of public office must act and take decisions impartially, fairly on merit, using best evidence and without discrimination or bias.

Accountability

Holders of public office are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this.

Openness

Holders of public office should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing.

Personal Judgement

Members may take account of the views of others, including their political groups, but should reach their own conclusions on the issues before them and act in accordance with those conclusions.

Respect for Others

Members should promote equality by not discriminating unlawfully against any person and by treating people with respect, regardless of their race, age, religion, gender, sexual orientation or disability. They should respect the impartiality and integrity of the Development Corporation's Statutory Officers and its other employees.

Duty to Uphold the Law

Members should uphold the law and, on all occasions, act in accordance with the trust that the public is entitled to place in them.

Stewardship

Members should do whatever they are able to do to ensure that their authorities use their resources prudently and in accordance with the law.

Leadership

Holders of public office should exhibit these principles in their own behavior. They should actively promote and robustly support the principles and be willing to change poor behavior wherever it occurs.

NOTE: THIS PREAMBLE AND THE GENERAL PRINCIPLES OF CONDUCT SPECIFIED WITHIN IT ARE FOR INFORMATION ONLY, AND THEY DO NOT FORM A PART OF THE DEVELOPMENT CORPORATION'S CODE FOR ENFORCEMENT PURPOSES.

MIDDLESBROUGH DEVELOPMENT CORPORATION
(THE “DEVELOPMENT CORPORATION”)
CODE OF CONDUCT FOR MEMBERS AND OFFICERS

Members Code of Conduct

Part 1 General Provisions

Introduction and Interpretation

1. (1) This Code applies to **you** as a Member of the Development Corporation when you are acting in that capacity.
- (2) This Code is based upon and is intended to be consistent with the General Principles of Conduct specified in the preamble.
- (3) It is your responsibility to comply with the provisions of this Code.
- (4) This Code does not cover matters in respect of which the Secretary of State may under the Act specifically provide that criminal sanctions will apply.

Interpretation

2. In this Code:

“the Act” means the Localism Act 2011

"meeting" means any meeting of:-

- (a) the Development Corporation or the Development Corporation Board;
- (b) the Development Corporation Group Audit & Governance Committee and any workstream established by the Board

“Member” includes the TVCA Mayor, elected and co-opted Members and Associate Members.

General Conduct

3. (1) You must always comply with the law.

(2) If you are in any doubt as to whether your conduct has complied with the law, you should report this to the Monitoring Officer.

(3) You must treat others with respect.

(4) You must not do anything which may cause the Development Corporation to breach any of the equality enactments (as defined in Section 33 of the Equality Act 2006).

(5) You must not bully any person and you must not intimidate or attempt to intimidate any person who is involved in any complaint about any alleged breach of this Code.

(6) You must not do anything which compromises or is likely to compromise the impartiality of anyone who works for or on behalf of the Development Corporation.

(7) You must not conduct yourself in a manner which could reasonably be regarded as bringing the Development Corporation, or your office as a Member of the Development Corporation, into disrepute.

(8) You must not use or attempt to use your position as a Member improperly to confer on or secure for yourself or any other person any advantage or disadvantage.

4. When using or authorising the use by others of the resources of the Development Corporation:-

(1) You must act in accordance with the Development Corporation's reasonable requirements.

(2) You must ensure that such resources are not used improperly for political purposes (including party political purposes); and

(3) You must have regard to the Development Corporation's Transparency Code.

5. You must not prevent, or attempt to prevent, another person from gaining access to information to which they are entitled by law.

6. You must not disclose information which is given to you in confidence, or information acquired by you which you believe, or ought reasonably to be aware, is of a confidential nature, unless:-

(a) you have the consent of a person authorised to give it; or

(b) you are required by law to do so; or

(c) the disclosure is made to a third party for the purpose of obtaining professional legal advice, provided that the third party agrees not to disclose the information to any other person; or

(d) the disclosure is reasonable, in the public interest, made in good faith, and made in compliance with the reasonable requirements of the Development Corporation.

7. Where you have been involved in the making of any decision or the taking of any action by the Development Corporation Board or Group Audit & Governance Committee, or recommendation made by any workstream established by the Board, you must not take part in that scrutiny process other than for the purpose of answering questions or giving evidence relating to the business.

8. (1) When making decisions on any matter you must have regard to any relevant advice provided to you by:

(a) the Group Chief Executive; or

(b) the Group Director of Finance & Resources; or

(c) the Monitoring Officer, where that Officer is acting pursuant to his or her statutory duties.

(2) You must give reasons for all decisions in accordance with any statutory requirements and any reasonable additional requirements imposed by the Development Corporation.

Specific Exclusions and Alternative Recourse

9.1 It is recognised that the conduct of a Member or an Associate Member may be governed by a separate applicable statutory regime, for example that of the Police & Crime Commissioner/Independent Office of Police Complaints . Where this is the case, the Monitoring Officer will refer any complaints received under this Code of Conduct to the relevant body/through the relevant Statutory regime for the question of conduct to be dealt with through that regime.

9.2 Advice as to the applicability of Clause 9.1 to the Conduct of a Particular Member/Associate Member can be sought from the Monitoring Officer, who may, following receipt of a complaint pursuant to this Code of Conduct may redirect a complaint pursuant to Clause 9.1 of this Part, as they deem suitable. If this course of action is taken, a complainant will be advised.

Part 2 Interests

Registration of Members' Interests

9. Subject to paragraph 12, you must register in Development Corporation's register of Members' interests ("Register") information about your personal interests. For the purposes of paragraphs 9 to 15 inclusively 'your personal interests' or 'personal interest' means:-

- (a) any 'disclosable pecuniary interest' (as specified at the Appendix to this Code or as defined by any statutory provisions in force from time to time under the Act) which you know about and which is held by
- you, or
 - your spouse or civil partner, a person with whom you are living as husband and wife, or a person with whom you are living as if you are civil partners; and
- (b) any other interests held by you as set out in paragraph 11.

10. You must register information about your personal interests by giving written notice to the Monitoring Officer, who maintains the Register, within 28 days of:-

- this Code being adopted by the Development Corporation;
- your election or appointment as a Member of the Development Corporation; and of
- becoming aware of any new interest or change to any registered interest.

11. You have a personal interest in any business of the Development Corporation and for the purposes of paragraph 9(b) where either it relates to or is likely to affect:-

- (a) any body of which you are a Member (or in a position of general control or management) and to which you are appointed or nominated by the Development Corporation;
- (b) any body which:-
- (i) exercises functions of a public nature or

- (ii) is directed to charitable purposes or
- (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a Member (or in a position of general control or management);

Sensitive Information

12. Where you think that disclosure of the details of any of your personal interests could lead to you, or a person connected with you, being subject to violence or intimidation, you may inform the Monitoring Officer; and if the Monitoring Officer agrees, a note will be made in the Register to the effect that you have a personal interest, details of which are withheld under Section 32 of the Act.

Declaration of Interests

13. Where you attend a meeting and you are, or ought reasonably to be, aware that any of your personal interests are relevant to an item of business which is being considered, then you must disclose to that meeting the existence and nature of that interest at the start of the consideration of that item of business, or when the interest becomes apparent, if later.

14. Where you have a personal interest in any business of the Development Corporation which relates to or is likely to affect a body of a type described in paragraph 11(a) and 11(b)(i), you need only disclose to the meeting the existence and nature of that interest when you address the meeting on that business.

15. Where you have a personal interest but, by virtue of paragraph 12, sensitive information relating to it is not registered in the Register, you must indicate to the meeting that you have a personal interest, but you need not disclose the sensitive information to the meeting.

16. Where you attend a meeting, and you are, or ought reasonably to be aware that a decision in relation to any item of business which is to be transacted might reasonably be regarded as affecting your well-being or financial position, or the well-being or financial position of a person described in paragraph 17, to a greater extent than most of the inhabitants of the area affected by the decision, then you must disclose to that meeting the existence and nature of that interest at the start of that item of business, or when the interest becomes apparent, if later.

17. The persons referred to in paragraph 16 are:-

- (a) a Member of your family;
- (b) any person with whom you have a close association;
- (c) in relation to persons described in (a) and (b), their employer, any firm in which they are a partner, or a company of which they are a director;
- (d) any person or body in whom persons described in (a) and (b) have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
- (e) any body of a type described in paragraph 11 (a) and (b).

Non participation

18. Where you have a personal interest of the type described in paragraph 16 in any business of the Development Corporation, and the interest is one which a Member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest and the business:-

- (a) affects your financial position or the financial position of a person or body described in paragraph 17(a) to (e) inclusively; or
- (b) relates to the determining of any approval, consent, licence, permission or registration in relation to you or any person or body referred to in the preceding sub-paragraph (a),

then subject to paragraphs 19 and 20:-

- (a) you may not participate in any discussion of the matter at the meeting;
- (b) you may not participate in any vote taken on the matter at the meeting;
- (c) if the interest is not registered, you must disclose the interest to the meeting; and
- (d) if the interest is not registered and is not the subject of a pending notification, you must notify the Monitoring Officer of the interest within 28 days.

19. Where you have an interest of the type described in paragraph 18 in any business of the Development Corporation, you may attend the meeting and make representations, answer questions or give evidence relating to that business before the business is considered and voted upon, provided the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

Disclosable Pecuniary Interests

20. In addition to the requirements of the Act regarding the registration and declaration of a disclosable pecuniary interest, you must also comply with the statutory requirements relating to withdrawal from participating in any discussion or voting on any matter in which you have a disclosable pecuniary interest.

Requirement to Leave a Meeting Room

21. You must comply with any procedural rule or standing order adopted by the Development Corporation which requires a Member to leave the room during any meeting at which a matter in which they have a disclosable pecuniary interest is being discussed.

Part 3

Disclosable Pecuniary Interests

1. The duties to register, disclose and not to participate in respect of any matter in which a Member has a disclosable pecuniary interest are set out in Chapter 7 of the Localism Act 2011.
2. Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No. 1464) as follows:-

For this purpose:-

“the Act” means the Localism Act 2011;

“body in which the relevant person has a beneficial interest” means a firm in which the relevant person is a partner or a body corporate of which the relevant person is a director, or in the securities of which the relevant person has a beneficial interest; “director” includes a member of the committee of management of an industrial and provident society; “land” excludes an easement, servitude, interest or right in or over land which does not carry with it a right for the relevant person (alone or jointly with another) to occupy the land or to receive income;

“M” means a member of a relevant Authority;

“Member” includes a co-opted member;

“Development Corporation” means the corporation of which M is a Member;

“relevant period” means the period of 12 months ending with the day on which M gives a notification for the purposes of section 30(1) or 31(7), as the case may be, of the Act;

“relevant person” means M or any other person referred to in section 30(3)(b) of the Act;

“securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Interest	Prescribed Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Development Corporation) made or provided within the relevant period in respect of any expenses incurred by M in carrying out duties as a Member, or towards the election expenses of M. This includes any payment or financial benefits from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992).
Contracts	<p>Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the Development Corporation:-</p> <p>under which goods or services are to be provided or works are to be executed; and</p> <p>which has not been fully discharged</p>
Land	Any beneficial interest in land which is within the area of the Development Corporation.
Licenses	Any license (alone or jointly with others) to occupy land in the area of the Development Corporation for a month or longer.
Corporate tenancies	<p>Any tenancy where (to M's knowledge):-</p> <p>the landlord is the Development Corporation; and</p> <p>the tenant is a body in which the relevant person has a beneficial interest</p>

Securities

Any beneficial interest in securities of a body where:-

that body (to M's knowledge) has a place of business or land in the area of the Development Corporation; and

either –

the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or

if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

Officers' Code of Conduct

1. Purpose

1.1 This code sets out the standards of conduct that the Middlesbrough Development Corporation ("the Development Corporation") expects from its Officers. The aim is to promote high standards of conduct and to maintain public confidence in the Development Corporation and its services.

2. General Principles

2.1 The public is entitled to expect the highest standards of conduct from all Officers. The role of Officers is to represent the Development Corporation in delivering services to the local community. Officers must perform their duties to the best of their abilities with honesty, integrity, impartiality and objectivity and contribute to the maintenance of high standards in public service. Officers must at all times act in accordance with the trust that the public is entitled to place in them.

2.2 This code should be read in conjunction with the Development Corporation's Constitution and other relevant Policies and Procedures.

3. Gifts and Hospitality

3.1 All offers of gifts or hospitality should be treated with caution. Where a gift or hospitality could be perceived as an inducement or reward for performing Development Corporation duties, or where acceptance of the gift or hospitality could be open to misinterpretation, Officers should tactfully but firmly refuse the offer.

3.2 Gifts of a promotional nature, e.g. calendars, diaries and pens which are of a low monetary value i.e. less than £25 may be accepted.

3.3 All offers of gifts and hospitality of £25 or more in value, including any offers of sponsorship for training or development, whether or not they are accepted, must be recorded promptly (and no later than 28 days from the date of the offer) in a register held by the Senior Administrator.

3.4 It is a criminal offence under the Bribery Act 2010 to accept a bribe or to bribe another person. The offence of being bribed will occur where an employee agrees to receive or accepts an advantage (for their own or another's benefit and whether or not he or she actually receives it), in order to carry out the improper performance of a

Development Corporation function, or where the advantage may be a reward for already having performed the function improperly.

3.5 The offence of bribing another person occurs where an employee offers, promises or gives a financial or other advantage to another person, with the intention that this will induce that person to improperly perform a function, or in order to reward that person for the improper performance of such a function or activity.

3.6 Guidance on the Bribery Act indicates that bona fide hospitality and promotional, or other business expenditure which seeks to improve the image of a commercial organisation, better to present products and services, or to establish cordial relations, is recognised as an established and important part of doing business and it is not the intention of the Act to criminalise such behaviour of Officers are in any doubt about the acceptance of a gift or hospitality they should inform the Monitoring Officer in advance (where feasible) and seek advice. Where an employee receives an unsolicited gift or believes that a person is otherwise attempting to influence him or her, the Monitoring Officer should be informed immediately.

3.7 Particular care should be taken by Officers concerned with purchasing the award of official contracts or the allocation of grant monies. An Officer who knowingly accepts a gift or favour from a contractor or other person providing services to or seeking services or funding from the Development Corporation may put themselves at risk of a disciplinary investigation. Failure to record offers of gifts and hospitality may also be the subject of investigation by managers.

4. Confidential Information

4.1 Officers should treat all information they receive in the course of their employment as confidential to the Development Corporation. Officers must not use information in the Development Corporation's possession to further their private interests or those of their relations and friends. Deliberate exploitation of confidential information for personal gain may result in disciplinary action, including dismissal.

4.2 Officers are only permitted to disclose confidential information where it is required by law or where the Development Corporation has agreed to make the information available to the public. Where Officers are in any doubt as to whether they are permitted to release information they must consult their Manager before any disclosure is made.

5. Officer Interests

5.1 Officers must disclose any personal conflicts of interest and must not involve themselves in any decisions or matters where their actions could be perceived as biased. A personal conflict may arise where an Officer provides consultancy services in a private capacity which conflict with or are of a similar nature to the Development Corporation's services, or which may result in a reduction of the Development Corporation's services. Another example is where an employee, acting in a private capacity, causes conflict with a service provided by the Development Corporation to a service user.

5.2 Officers' interests in contracts must be disclosed in writing where Officers have any financial interest, direct or indirect, in any contract which the Development Corporation has entered into or is proposing to enter into, or any application by the Development Corporation for a licence, consent or permission. Officers are also required to identify a partner, relative or close associate who might have a legitimate interest in Development Corporation contracts or services.

5.3 Officers must also disclose in writing any interests where they are involved as either as an individual or as a partner in a business or as a Director of a Company or where they have a substantial shareholding in a public or private company which regularly has dealings with the Development Corporation. For this purpose, "substantial" can be defined as more than £5,000 nominal value or 1/100th of the nominal value of the company whichever is the lower. Friendship or membership of an association or society could also influence an Officer's judgements and should be treated in the same way.

5.4 If Officers are in any doubt as to what interests they need to declare they should seek guidance from the Monitoring Officer. Failure by Officers to declare interests in contracts or companies is a criminal offence. Failure to disclose a conflict of interest may result in disciplinary action.

6. Public Office

6.1 Officers who wish to seek public office in a Local Authority other than that with whom they are employed or act for are not generally prevented from doing so unless they occupy politically restricted posts under the Local Government and Housing Act 1989 ("the 1989 Act") but should discuss their intentions and the implications with the Monitoring Officer and seek legal advice.

6.2 Officers other than holders of politically restricted posts who become Councilors of other Local Authorities should ensure that their two capacities are kept separate. In particular, they should take care that they do not disclose or use for an unauthorised purpose confidential information which could benefit or cause harm either to the Authority represented or to the Development Corporation.

7. Political Activities

7.1 Political activities relate to standing for public elected office, engaging in party political debate in a personal capacity, by speaking or writing in public and canvassing at elections. The ability of Officers to engage in such activities is restricted if they occupy politically restricted posts, as defined by section 2 of the 1989 Act and specified in a list maintained by the Development Corporation as required by that Act.

7.2 An employee who proposes to engage in political activities should consider all aspects of this Code and ensure there is no conflict of interest between their duties as an employee and their political activities. Officers who regularly advise Members, regularly have contact with the public or media, or exercise delegated powers should take particular care when they propose to engage in political activities. They must in all cases consult their Manager.

7.3 Where Officers are required to advise Members they must do so in ways which do not compromise their political neutrality and must not allow their own personal or political opinion to influence or interfere with their work.

8. Recruitment and Employment

8.1 Officers involved in recruitment or decisions relating to discipline, promotion or grading must not be involved where they are related to an applicant or have a close association with an applicant or employee.

8.2 All Officers involved in recruitment and selection on behalf of the Development Corporation must be familiar with, and abide by, the Development Corporation's recruitment policy and procedures.

8.3 Canvassing of Members of the Development Corporation relating to any employment matter including appointments, is strictly prohibited and may result in disciplinary action.

9. Sustainability Issues

9.1 Officers must be aware of their obligation towards improving the environment and in particular ensure the wider long-term implications of their actions are in accordance with Development Corporation policy.

9.2 Officers are required to consider sustainability issues when undertaking their duties, including the procurement of goods and services. In particular they should seek opportunities to improve and promote energy conservation, advocate recycling and waste minimisation, reduce pollution and support Development Corporation initiatives to improve the environment.

10. Diversity

10.1 All Members of the local community, customers, contractors, Members and Officers have a right to be treated with fairness and dignity. All Officers are required to comply with the Development Corporation's diversity policies and in accordance with the legal requirements placed upon the Development Corporation.

11. Intellectual Property/Copyright/Lecture Fees

11.1 All creative designs, writings and drawings produced by Officers in the course of their duties are the property of the Development Corporation.

11.2 All inventions made by Officers remain the property of the Development Corporation if made during the course of their duties. The duties are described in the Officers terms of employment, job description and those arising from an instruction from a manager or other authorised officer of the Development Corporation.

11.3 Fees for giving lectures or writing articles may only be retained by Officers where these activities are not integral to their employment or position with the Development Corporation and they are conducted in the Officers own time.

11.4 Where Officers are interviewed by the media or agree to give lectures in connection with their official duties the Development Corporation's Head of Communications and Marketing must be consulted on any intended lecture or publication in the press or other media which is connected to their official duties and prior consent of their line manager must be obtained.

11.5 Officers should take care when expressing their personal views publicly that they do not undermine confidence in their objectivity in the performance of their duties.

12. Use of the Development Corporation's Facilities

12.1 Officers must ensure that they use public funds entrusted to them in a responsible and lawful manner. They should strive to ensure value for money to the local community and to avoid legal challenge to the Development Corporation.

12.2 The Development Corporation's resources should be used solely in respect of its business. No improper use must be made of premises, vehicles, equipment, stationery or services. A reasonable amount of personal use of ICT and telephone facilities may be made but is subject to any Development Corporation ICT protocols and any arrangements for the payment of personal telephone calls.

13. Performance of Duties

13.1 Officers are required to observe agreed working procedures, operational regulations, health and safety rules, regulations, professional codes of practice and the provisions of the Development Corporation's Constitution and to carry out reasonable and proper instructions in matters relating to their duties.

13.2 An Officer must not:-

(a) Fail to discharge through carelessness, or neglect an obligation placed upon him/her by contract or by law;

(b) Fail to report any matter which he/she is required to report;

(c) Fail to wear safety clothing or footwear, or use safety equipment which has been issued as being necessary in the interests of health & safety or otherwise fail to have due regard to health & safety requirements.

13.3 Failure to observe the Officers Code of Conduct or any human resources policies and procedures (for instance relating to substance misuse, smoking or ICT protocols) or other Development Corporation policies, regulations or standards, may lead to disciplinary action in accordance with the Development Corporation's disciplinary procedures.

Part 4

Protocol on Member/Officer Relations

1. The Role and Purpose of the Protocol

- 1.1 The Middlesbrough Corporation (“the Development Corporation”) strives to carry out its duties and provide services in a way that is effective; efficient in terms of the resources deployed; and responsive to the views and wishes of the people that might be affected by what it does.
- 1.2 Above all, the Development Corporation operates with, and promotes high ethical values and standards in an environment which demands close and effective working relations between all Members and Officers without either seeking to take unfair advantage of their position. This is achieved by means of a culture of mutual respect, trust, courtesy, openness and understanding, in which Members and Officers feel free to speak to one another openly and honestly.
- 1.3 With this in mind, the purpose of this Protocol is not in any way to change that relationship, but to offer guidance to Members and Officers on their respective roles and their working relations with one another, in order to help them to perform more effectively and thereby to ensure the efficient and effective running of the corporation and the delivery of best value services to the local community.
- 1.4 The relations between Members and Officers are complex and varied. This Protocol does not therefore aim to be either prescriptive or comprehensive. It is intended simply to offer guidance on some of the issues which most commonly arise. It is hoped however that the approach which it adopts to these issues will serve as a reference document for dealing with other issues.
- 1.5 This Protocol relies to a large extent on current practice and convention. It does, however, attempt to promote greater clarity and certainty for the benefit of both Members and Officers.
- 1.6 The Protocol also seeks to reflect and bring together the principles underlying the respective Codes of Conduct which apply to Members and Officers. The shared objective of these Codes is to enhance and maintain the integrity (both real and perceived) of Development Corporations and those who work within them and to maintain the very high standards of personal conduct required of all who serve the public.

1.7 Development Corporations do not however operate in isolation. The Development Corporation always seeks to work in partnership with other local organisations and agencies and regional and national bodies to the greatest effect for the people of the area. Increasingly the Development Corporation's Members and Officers are required to represent the Development Corporation on a variety of outside bodies and organisations with statutory and non-statutory links to the Development Corporation. Whilst the procedural aspects of the Protocol relate mainly to the Development Corporation, it is expected that Members and Officers representing the Corporation on outside bodies, continue to maintain the ethos of courtesy, respect and understanding advocated by this Protocol.

1.8 The Protocol must be read and operated in the context of all relevant legislation and national and local codes of conduct and the Development Corporation's Policy on confidential reporting. A copy of the Members' Code of Conduct and the Confidential Reporting Policy are reproduced in this part of the Constitution. Advice and guidance in connection with the Code and Policy, together with this Protocol can be obtained from the Development Corporation's Monitoring Officer.

2. The Roles of Members and Officers

2.1 Members

The roles of Members of the Development Corporation and Officers employed by the Development Corporation are different, but complementary. Members and Officers are servants of the public and they are indispensable to one another, but their responsibilities are distinct. All Members, including the TVCA Mayor, serve only so long as their term of office lasts. Officers are responsible to their Corporation (the Development Corporation). Their job is to give advice to all Members including the TVCA Mayor, and to the Corporation, and to carry out the Corporation's work under the direction and control of the Corporation.

Mutual respect between Members and Officers is essential to good governance. Close personal familiarity between individual Members and Officers can change this relationship and prove embarrassing to the Members and Officers.

2.2 The five guiding principles to be followed are that the Development Corporation should be:

Transparent – to ensure that the public are clear about who is responsible for particular decisions.

Understandable – to ensure that the decision-making process is simple, clear and unambiguous to Members, Officers and the public.

Efficient – to enable swift and responsive action.

Accountable – to ensure that decisions are open to scrutiny by Members and by the public and that members of the public are able to measure the Development Corporation's actions against its agreed policies.

Providing Best Value - to promote continuous improvement within the Development Corporation and demonstrate Best Value in ensuring resources are directed appropriately.

2.3 Officers

2.3 Officers support and advise the Development Corporation, and the constituent parts of its decision-making processes; implement the Development Corporation's decisions and may themselves take decisions formally delegated to them through the approved Scheme of Delegation. All Officers are required to be politically neutral.

2.4 Both Officers and Members, including the TVCA Mayor, must comply in all respects and at all times with their respective Codes of Conduct, not only in their dealings with each other, but also when dealing with partners and the public.

2.5 In particular, it should be recognised that Members of the Development Corporation do not have any special immunity from civil or criminal wrongs that they may commit against fellow Members, Officers or members of the public. Members must ensure that they do not, therefore, for example, slander or libel another person. During the course of their normal duties for the Development Corporation, Members will only have a qualified (and not an absolute) protection against prosecution or civil action.

2.6 Any member of the public (including Officers) can complain to the Development Corporation's Monitoring Officer about a Members' alleged breach of the Development Corporation's Code of Conduct for Members and/or bring private, civil action against a Member. The Auditor can also take legal action against an elected Member and the Development Corporation, as a whole, for any alleged breach of the law.

2.7 The Development Corporation has statutory duties with regard to equality issues and in accordance with Development Corporation's Code of Conduct for Members, Members must promote equality by not discriminating against others. Members and Officers should not, therefore, by their behaviour or speech act in a discriminatory way with regard to, for example, a person's age, gender, race, disability, religion, ethnicity, nationality or sexual orientation. Such principles will apply to the implementation of personnel policies, recruitment and promotion as they apply to day to day dealings with fellow human beings.

2.8 Members' Expectations

Members can expect from Officers:-

- (a) A commitment to the Development Corporation as whole, and not to any particular political group.
- (b) A working partnership.
- (c) An understanding of and support for the respective roles, workloads and pressures.
- (d) Reasonable and timely response to enquiries and complaints.
- (e) Professional advice, not influenced by political views or preference, which does not compromise the political neutrality of Officers.
- (f) Regular, up to date information on matters that can reasonably be considered appropriate and relevant to their needs, having regard to any individual responsibilities that they have and positions that they hold.
- (g) Awareness of and sensitivity to the political environment.
- (h) Respect, dignity and courtesy and not acting in a discriminatory way through behaviour or speech.
- (i) That they have received relevant training and development in order to carry out their role effectively.
- (j) Integrity, mutual support and appropriate confidentiality

- (k) That employees will not use their relationship with Members to advance their personal interests or to influence decisions improperly.
- (l) That Officers will at all times comply with the relevant Code of Conduct.
- (m) Support for the role of Members as the local representatives of the Development Corporation, within the parameters of support approved by the Development Corporation.
- (n) That Officers will promote equality of opportunity in all Development Corporation matters.

2.9 Officers' Expectations

Officers can expect from Members:-

- (a) A working partnership.
- (b) An understanding of and support for the respective roles, workloads and pressures.
- (c) Leadership and direction.
- (d) Respect, dignity and courtesy and not acting in a discriminatory way through behaviour or speech.
- (e) Integrity, mutual support and appropriate confidentiality.
- (f) Not to be subject to bullying or harassment or to be put under undue pressure. Members should have regard to the seniority of Officers in determining what are reasonable requests, having regard to the relationship between Members and Officers, and the potential vulnerability of Officers, particularly at junior levels.
- (g) That Members will not use their position or relationship with Officers to advance their personal interests or those of others or to influence decisions improperly.
- (h) That Members will at all times comply with the Development Corporation's Members' Code of Conduct.

- (i) That Members will promote equality of opportunity in all Development Corporation matters.

2.10 **Limitations Upon Behaviour**

The distinct roles of Members and Officers necessarily impose limitations upon behaviour. By way of illustration, and not as an exclusive list:-

- (a) Close personal, as opposed to working, relationships between Members and Officers can confuse these separate roles and detrimentally affect the proper discharge of the Development Corporation's functions, not least by creating the perception in others that a particular Member or Officer may be securing advantageous treatment.
- (b) The need to maintain the separate roles means that there are limits to the matters on which Members may seek the advice of Officers, both in relation to personal matters and party political issues.
- (c) Relationships with a particular individual or party group should not be such as to create public suspicion that an employee favours that Member or group above others.

2.11 **Grievances or Complaints Procedure for Officers & Members**

- (a) From time to time the relationship between Members and Officers may break down or become strained. Whilst it will always be preferable to resolve matters informally, through conciliation by an appropriate senior manager or Member, Officers will have recourse to a Policy and Procedure relating to grievances, where the matter concerns their employment or to the Development Corporation's Monitoring Officer, as appropriate to the circumstances. In the event of a grievance or complaint being upheld, the matter will be referred to the Group Chief Executive Officer who will decide on the course of action to be taken.

Procedure for Members

- (b) In the event that a Member is dissatisfied with the conduct, behaviour or performance of an Officer, he/she should not raise the matter in public or before the press, as Officers have no means of responding to the same in public. The matter should be raised with an appropriate Officer.

Part 5

Confidential Reporting Policy

This policy enables employees, and other persons working for the Middlesbrough Development Corporation (“the Development Corporation”) on Development Corporation premises, together with suppliers and those providing services under a contract with the Development Corporation to voice confidentially serious concerns over alleged malpractice and alleged wrongdoing within the Development Corporation.

Officers will be nominated for the purpose of dealing with concerns raised by employees or other persons under this policy.

1. INTRODUCTION

1.1 Employees/Officers are sometimes the first to realise that there may be something seriously wrong, but they may not express their concerns because they feel that speaking up would be disloyal to their colleagues or to the Development Corporation; or they may fear harassment, victimisation or other reprisals. In these circumstances it may be easier to ignore the concern rather than report what may be just a suspicion of malpractice.

1.2 The Development Corporation is committed to the highest possible standards in the delivery of its services, and for full accountability for those services. In line with that commitment employees are encouraged to come forward and voice any serious concerns they may have about the Development Corporation’s operations. It is recognised that certain matters will have to be dealt with on a confidential basis. This policy makes it clear that you can do so without fear of reprisals. This policy is intended to encourage and enable you to raise serious concerns within the Development Corporation rather than overlooking a problem or “blowing the whistle” outside.

1.3 The policy applies to all Officers, employees and any contractors working for the Development Corporation on Development Corporation premises. It also covers suppliers and those providing services under a contract with the Development Corporation in their own premises.

2. AIMS AND SCOPE OF THIS POLICY

2.1 This policy aims to:

- (a) provide avenues for you to raise concerns and receive feedback on any action taken;
- (b) allow you to take the matter further if you are dissatisfied with the Development Corporation's response to the concerns expressed; and
- (c) reassure you that you will be protected from possible reprisals or victimisation

2.2 Complaints systems are in place to provide a mechanism for individuals to complain about the standard of service, action or lack of action by the Development Corporation or its employees, which affect our services to the public. If you are an employee there are procedures in place to enable you to lodge a grievance relating to your own employment. The Confidential Reporting Policy is intended to cover concerns that fall outside the scope of these procedures e.g. malpractice or wrongdoing. Thus any serious concern that you may have regarding possible malpractice or wrongdoing in any aspect of service provision or the conduct of Officers or Members of the Development Corporation (although complaints about Members' conduct will need to be forwarded to the Development Corporation's Monitoring Officer) or others acting on behalf of the Development Corporation, can and should be reported under this policy. Employees and Officers are expected to report malpractice and wrongdoing and may be liable to disciplinary action if they knowingly and deliberately do not disclose information relating to malpractice or wrongdoing in any aspect of service provision or the conduct of Officers or Members of the Development Corporation or others acting on behalf of the Development Corporation.

3. WHAT IS MALPRACTICE OR WRONGDOING?

3.1 Malpractice and wrongdoing may be about something which:-

- is unlawful; or
- against the Development Corporation's Procedure Rules or policies; or
- is not in accordance with established standards of practice; or
- amounts to improper conduct by an Officer or a Member.

The overriding concern should be that it would be in the public interest for the malpractice or wrongdoing to be corrected and, if appropriate, sanctions to be applied.

3.2The following are examples of issues which could be raised under this policy. It is not intended to be an exhaustive list and there may be other matters which could be dealt with under the policy:

- (a) any unlawful act or omission, whether criminal or a breach of civil law
- (b) maladministration, as defined by the Local Government Ombudsman
- (c) breach of any statutory code of practice
- (d) breach of, or failure to implement or comply with any policy determined by the Development Corporation
- (e) failure to comply with appropriate professional standards or other established standards of practice
- (f) corruption or fraud
- (g) actions which are likely to cause physical danger to any person, or give rise to a risk of significant damage to property
- (h) failure to take reasonable steps to report and rectify any situation which is likely to give rise to a significant avoidable cost, or loss of income, to the Combined Authority or would otherwise seriously prejudice the Development Corporation
- (i) abuse of power, or the use of the Development Corporation's powers and authority for any unauthorised or ulterior purpose
- (j) unfair discrimination in the Development Corporation's employment or services
- (k) dangerous procedures risking health and safety
- (l) damage to the environment
- (m) other unethical conduct

4. SAFEGUARDS

4.1 HARASSMENT OR VICTIMISATION

The decision to report a concern can be a difficult one to make, not least because of the fear of reprisal from those responsible for the malpractice or from the Development Corporation as a whole. The Development Corporation will not tolerate any harassment or victimisation and will take appropriate action in order to protect you if you raise a concern in good faith. In addition you are protected in law by the Public Interest Disclosure Act 1998, which gives employees protection from detriment and dismissal where they have made a protected disclosure, provided the legal requirements of the Act are satisfied.

This does not however necessarily mean that if you are already the subject of disciplinary procedures that those procedures will be halted as a result of a concern being raised under this policy.

4.2 CONFIDENTIALITY

It will be easier to follow up and to verify complaints if complainants are prepared to give their names. However, wherever possible the Development Corporation will protect those who do not want their names to be disclosed. It must be appreciated that any investigation process may nonetheless reveal the source of the information and that a statement from you may be required as part of the evidence.

4.3 ANONYMOUS ALLEGATIONS

Concerns expressed anonymously are much less powerful, and they will be treated with caution and considered at the discretion of the Development Corporation. In exercising this discretion, the factors to be taken into account would include:

- (a) the seriousness of the issues raised.
- (b) the credibility of the concern; and
- (c) the likelihood of obtaining the necessary information and confirmation of the allegation.

4.4 DELIBERATELY FALSE OR MALICIOUS ALLEGATIONS

The Development Corporation will view very seriously any deliberately false or malicious allegations it receives and will regard the making of any deliberately false or malicious allegations by any employee as a serious disciplinary offence which could result in dismissal.

If you make an allegation in good faith but it is not confirmed by the investigation, no action will be taken against you.

The Development Corporation will try to ensure that the negative impact of either a malicious or unfounded allegation about any employee is minimised. However, it must be acknowledged that it may not be possible to prevent all of the repercussions potentially involved.

5. HOW DO I RAISE A CONCERN?

5.1 If you suspect wrongdoing in the workplace:

- **do not** approach or accuse the individuals directly
- **do not** try to investigate the matter yourself
- **do not** convey your suspicions to anyone other than those with the proper authority, but **do** something!

5.2 As a first step, you should normally raise concerns with your immediate manager or supervisor. However, the most appropriate person to contact will depend on the seriousness and sensitivity of the issues involved and who is thought to be involved in the malpractice. For example, if you believe that senior management is involved in the matter of concern, or the normal channels of communication are inappropriate for some reason, as an employee of the Corporation you should approach a Nominated Officer (HR Advisor). If you feel that this would be inappropriate in the light of the particular matter concerned, or if you are not a Development Corporation employee, you can contact the Development Corporation's Monitoring Officer.

5.3 Concerns may be raised verbally but are better raised in writing. You are invited to set out the background and history of the concern giving relevant names, dates and places where possible, and the reason why you are particularly concerned about the

situation. If you do not feel able to put your concern in writing you can telephone or meet the appropriate Officer.

5.4 The earlier a concern is expressed, the easier it is to take appropriate action.

5.5 Although you are not expected to prove the truth of an allegation that is made, it will be necessary for you to demonstrate to the person contacted that there are sufficient grounds for concern.

5.6 Advice and guidance on how matters of concern may be pursued can be obtained from the Development Corporation's Monitoring Officer.

5.7 Alternatively, you may wish to seek advice from your professional association.

6. HOW THE DEVELOPMENT CORPORATION WILL RESPOND

6.1 The action taken by the Development Corporation will depend on the nature of the concern. Where appropriate, the matters raised may:

- be investigated by management, internal audit, or through the disciplinary process
- be referred to the Police
- be referred to the external Auditor
- need to be the subject of a referral to the Development Corporation's Monitoring Officer
- form the subject of an independent enquiry

6.2 In order to protect individuals and the Development Corporation, initial enquiries will be made to decide whether an investigation is appropriate and, if so, what form it should take. Concerns or allegations which fall within the scope of specific procedures (for example allegations of breaches of the Development Corporation's Code of Conduct, or discrimination issues) will normally be referred for consideration under these procedures.

6.3 Some concerns may be resolved by agreed action without the need for investigation.

6.4 Within 14 calendar days of a concern being raised under this procedure the relevant Officer will write to you:

- (a) acknowledging that the concern has been received;
- (b) indicating how it is proposed to deal with the matter;
- (c) giving an estimate (so far as reasonably practicable) as to how long it will take to provide a final response;
- (d) telling you whether any initial enquiries have been made; and
- (e) telling you whether further investigations will take place and if not, why not.

6.5 The amount of contact between you and the Officers considering the issues will depend on the nature of the matters raised; the potential difficulties involved; and the clarity of information provided. If necessary, further information will be sought from you.

6.6 Where any meeting is arranged, you have the right, if you so wish, to be accompanied by someone who is not involved in the area of work and/or the matter to which the concern relates.

6.7 The Development Corporation will take appropriate steps to minimise any difficulties you may experience as a result of raising a concern. For example, if you are required to give evidence in criminal or disciplinary proceedings the Development Corporation will advise you about the procedure.

6.8 The Development Corporation accepts that you need to be reassured that the matter has been properly addressed. Therefore, subject to any legal restraints, you will receive as much information as possible about the outcomes of any investigation.

7. HOW CAN I TAKE THE MATTER FURTHER?

7.1 This policy is intended to provide employees and other persons with an avenue to raise concerns **within** the Development Corporation and it is hoped that you will take this option in the first place. The Development Corporation hopes you will be satisfied with the action taken under the policy. If you are not, and you feel it is right to take the matter outside the Development Corporation, then depending upon the nature of the issue involved, the following are possible contact points:

- a) the External Auditor
- b) relevant professional bodies or regulatory organisations

- c) the Police
- d) the Local Government Ombudsman
- e) Public Concern at Work
- f) an independent legal adviser within the meaning of the Public Interest Disclosure Act 1998
- g) a regulatory body designated for the purposes of the Public Interest Disclosure Act

7.2 If you do wish to take the matter outside the Development Corporation, you must first ensure that you do not disclose confidential information. Check with the Governance & Scrutiny Manager or the Monitoring Officer about that. In addition, if you wish to secure the protections afforded by the Public Interest Disclosure Act, you must ensure that your disclosure is protected within the meaning of the Act and that it complies with a set of specific conditions which vary according to whom the disclosure is made. Again please check with the Governance & Scrutiny Manager or the Monitoring Officer about these matters.

8. RESPONSIBILITY FOR THE POLICY

8.1 The responsibility for the effectiveness of this policy rests with the Monitoring Officer. Save for as specifically provided in Clause 9 of Part 1 of the Code of Conduct, that Officer will be advised about and maintain records of concerns raised and the outcomes (but in a form which does not endanger your confidentiality) and will report as necessary to the Development Corporation or one of its Committees.

Appendix III

FINANCIAL REGULATIONS

1. Purpose and Scope

- 1.1 These regulations form part of the Development Corporation's Constitution and they set out the financial management policies of the Middlesbrough Development Corporation (The Development Corporation) and are a key part of the Corporation's financial governance arrangements. All references to The Development Corporation within these financial regulations shall be taken to include all Development Corporation Group entities.
- 1.2 These regulations lay down for the guidance of Members and Officers, principles to be followed in securing the proper administration of the financial affairs of the Development Corporation.
- 1.3 It is important that these Regulations are, and continue to be, relevant to the Development Corporation. They should be reviewed regularly to remain consistent with the Development Corporation's Constitution and related documentation and be in line with best practice and legislation.
- 1.4 Where references are made to Group entities and/or activities that may on occasion conflict with a Subscription and Shareholders Agreement (SSHA) of Group entities these Financial regulations will prevail.

2. Role of the Development Corporation

- 2.1 Many of the responsibilities for financial matters are defined within the constitution of which these regulations form part and the Scheme of Delegation. Responsibilities are either reserved for the Development Corporation's Board to exercise or delegate to specific officers such as the Group Chief Executive Officer and Director of Finance & Resources.
- 2.2 The Development Corporation has overall responsibility for ensuring that the Development Corporation's expenditure remains within the resources available to it.
3. The Development Corporation is responsible for approving the Financial Control Framework of the Development Corporation.

4. Role of the Group Director of Finance & Resources

- 4.1 The Group Director of Finance & Resources, shall be responsible for ensuring the proper administration of the Development Corporation's financial affairs.
- 4.2 The Group Director of Finance & Resources shall issue and keep under continuous review, such instructions, advice or procedures relating to financial matters as he or she considers necessary to secure the proper administration of the Development Corporation's financial affairs.
- 4.3 The Group Director of Finance & Resources is responsible for reporting, where appropriate, breaches of Financial Regulations.
- 4.4 The Group Director of Finance & Resources has responsibility for ensuring compliance with the requirements of the Accounts and Audit Regulations relating to accounting records, control systems and audit.
- 4.5 If any financial issues arise which result in any uncertainty or ambiguity as to the correct procedure to follow under these regulations, then the Group Director of Finance & Resources shall have delegated powers to give a valid direction as to the appropriate procedure to follow.
- 4.6 The Group Director of Finance & Resources for the Development Corporation is fulfilled by the Group Director of Finance & Resources for the Combined Authority. If significant conflicts of interest arise between these two roles, these will be identified, and discussed with the Group Chief Executive Officer, who may direct another person to temporarily fulfil the role of Group Director of Finance & Resources for the purpose of resolving the significant conflict of interest.

5. Role of the Officers and Group Entities ("the Group")

- 5.1 Chief Officers shall promote the financial management standards set by the Group Director of Finance & Resources and shall adhere to the standards and practices set down in these regulations.
- 5.2 It is the responsibility of Officers to consult with the Group Director of Finance & Resources and seek advice on any matters likely to have a material effect on the Development Corporation finances, before any decision is made.
- 5.3 If any Chief Officer or officer acting on behalf of the Development Corporation is aware of any contravention to these Financial Regulations, they must

immediately notify the Group Director of Finance & Resources who shall determine appropriate action.

6. Accounting Policies

6.1 The Group Director of Finance & Resources is responsible for selecting Accounting Policies and ensuring that they are applied consistently. The key controls in Accounting Policies are that:

- (a) Systems of internal control are in place to ensure that financial transactions are lawful.
- (b) Proper accounting records are determined and maintained.
- (c) Financial statements are prepared which represent fairly the financial position of the Development Corporation and its income and expenditure.

7. Financial Planning

7.1 The Group Director of Finance & Resources shall determine the appropriate timetable for the preparation of the annual budget that conforms to the statutory deadlines.

7.2 Each financial year, as part of the ongoing financial strategy, the Group, in consultation with the Group Director of Finance & Resources, will develop annual revenue and capital budget proposals for consideration by the Development Corporation's Board.

7.3 The Group shall prepare a statement of all resources and approvals covering a rolling programme identifying all approved schemes and programmes.

7.4 The Group Director of Finance & Resources will advise the Development Corporation on the robustness of budget proposals in accordance with his / her responsibilities under these financial regulations.

7.5 All revenue reserves held by the Development Corporation will be kept under review by the Group Director of Finance & Resources with a view to ensuring that they are spent on their specified purposes and that planned expenditure is properly phased.

7.6 The Group Director of Finance & Resources will also advise the Development Corporation on the prudent level of reserves and general balances.

7.7 The Group Chief Executive and Group Director of Finance & Resources will recommend approval of investment plans to the Development Corporation.

8. Financial Management – Revenue and Capital

Budget Monitoring and Control

8.1 The Group are responsible for monitoring their income and expenditure against the revenue and capital budgets approved by the Development Corporation.

8.2 The Group Director of Finance & Resources will establish an appropriate framework of financial management and control for the Development Corporation which ensures that;

- (a) budget management is exercised within approved Development Corporation revenue and capital budgets;
- (b) expenditure and income is monitored using information held on the Development Corporation's corporate financial information system;
- (c) timely and sufficient information on receipts and payments on each budget is available to enable managers to fulfil their budgetary responsibilities;
- (d) additions and changes to approved expenditure plans require approval by the Board.

8.3 The Group must personally ensure that any information which suggests a potentially significant variation against their approved budget (both overspends and underspends) is notified at the earliest opportunity to the Group Director of Finance & Resources. Where appropriate, the Group Director of Finance & Resources shall prepare a specific report for the Development Corporation to consider the proposed approach to mitigate the effects of such variation.

8.4 Where additional revenue or capital resources become available, or are forecast to become available, the Group must notify the Group Director of Finance & Resources at the earliest opportunity.

8.5 The Group Director of Finance & Resources will prepare revenue and capital budget monitoring reports in conjunction with the Group for presentation to the Development Corporation on a regular basis. The frequency and content of

these reports shall be determined by the Group Director of Finance & Resources, in consultation with the Development Corporation's Board.

8.6 Where the Group wish to propose new capital and revenue schemes or blocks for inclusion in the Development Corporation's programme, they must first consult the Group Director of Finance & Resources who will determine the approach to be taken for approval of the proposal. The proposals would need to be approved by the Development Corporation following advice from the Group Director of Finance & Resources.

8.7 Bids for external funding to support capital and revenue expenditure cannot take place until approved by the Group Director of Finance & Resources.

8.8 Expenditure cannot take place unless the scheme or programme is fully funded and approved.

9. Treasury Management

9.1 The Development Corporation's Treasury Management activities shall be defined as the management of its investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.

9.2 All Treasury Management activity shall be undertaken in full compliance with the Chartered Institute of Public Finance & Resources and Accountancy's Code of Practice: Treasury Management in Public Services (revised 2011) as may be revised from time to time or such other practices and procedures as may be approved by the Development Corporation.

9.3 Only the Group Director of Finance & Resources may enter into any borrowing, investment and financing arrangements on behalf of the Development Corporation.

9.4 The Group shall ensure that loans are not made to third parties and that interests are not acquired in companies, joint ventures or other enterprises without the prior approval of the Group Director of Finance & Resources.

9.5 The Group Director of Finance & Resources is responsible for formulating an annual Borrowing and Treasury Management Strategy for approval by the Development Corporation in advance of the year together with providing a mid-year review and annual report after its close.

10. Banking Arrangements, Cheque Security and Credit Cards

- 10.1 No Group officer/entity other than the Group Director of Finance & Resources may open any bank account in the name of the Development Corporation.
- 10.2 The Development Corporation's banking terms and overdraft arrangements shall be agreed by the Group Director of Finance & Resources.
- 10.3 All arrangements for the ordering and issuing of cheques shall be agreed by the Group Director of Finance & Resources, who shall make proper arrangements for their custody.
- 10.4 All cheques drawn on behalf of the Development Corporation shall be signed by 2 of the 3 key nominated signatories – Group Chief Executive Officer, the Group Director of Finance & Resources and the Engineering & Programme Director.
- 10.5 Credit cards, charge cards and other payment methods held in the Authority's name may only be opened, closed and managed by the Group Director of Finance & Resources.
- 10.6 The Group Director of Finance & Resources will ensure that bank reconciliations are completed on at least a monthly basis.

11. External Funding / Grants

- 11.1 The Group Director of Finance & Resources must be consulted on and approve all submissions to central government, European Union, Tees Valley Combined Authority and external bodies for funding. Prior to making any submission in relation to external funding, the Group must ensure that:
- (a) an exit strategy is identified to manage the ultimate cessation of the funding stream with no adverse impact on the Development Corporation;
 - (b) any match-funding requirements are given due consideration prior to entering into agreements and that future revenue budgets reflect these requirements; and
 - (c) they are able to comply with the terms and conditions of a grant scheme, including auditor certification requirements, before accepting them.

- 11.2 The Group must seek approval from the Group Director of Finance & Resources before accepting any offer of funding from external bodies.
- 11.3 The Group are responsible for ensuring that all expenditure to be funded by grant is properly incurred in accordance with the requirements and conditions of the funding body, and is supported by adequate evidence.
- 11.4 The Group are responsible for ensuring the completion and submission of grant claims. The Group must also ensure that grant claims comply with the requirements and grant conditions of the funding body, are submitted promptly, supported by adequate evidence and approved by the Group Director of Finance & Resources.
- 11.5 The Group are responsible for ensuring that any legal implications and risks of working with third parties are appropriately addressed. This will include any back to back agreements as required.

12. Income

- 12.1 All monies received on behalf of the Development Corporation shall be paid in full into the Development Corporation's bank account without delay. The Group shall ensure that all accounts for income due to the Development Corporation are raised within five days on an official sales invoice which provides particulars of all charges to be made for work done, services rendered, or goods.
- 12.2 The Group Director of Finance & Resources shall be notified promptly of all money due to the Development Corporation and of contracts, leases and other agreements and arrangements entered into which involve the receipt of money.
- 12.3 Any proposal to introduce charges or make changes to existing charges for the provision of services must be approved by the Group Director of Finance & Resources.
- 12.4 Any write off of unrecoverable debt should be in accordance with the write of criteria set by The Group Director of Finance Resources.

13. Ordering of and Payments for Works Goods and Services

- 13.1 Wherever possible a purchase order is required for all purchases of goods and services and these must be raised within the Development Corporation's financial system.
- 13.2 The Group must ensure that orders represent legitimate liabilities of the Development Corporation, sufficient budgetary provision exists to cover the payment and expenditure is correctly coded.
- 13.3 All orders for goods and services must be made in accordance with the Development Corporation's Procurement Policy.
- 13.4 All purchase orders and payments must be approved as detailed in the Scheme of Delegation.
- 13.5 The Group have the responsibility to ensure that payments are made within the terms of the contract and legislative requirements.

14. Insurance & Risk Management

- 14.1 The Group Director of Finance & Resources shall be responsible for ensuring that all insurable risks of the Development Corporation are adequately covered, for maintaining the necessary records and for managing all claims on behalf of the Development Corporation.
- 14.2 The Group shall notify the Group Director of Finance & Resources promptly of all risks, liabilities, properties or vehicles which are required to be insured, and of any alterations affecting risk or insurances indicating the amount of cover required.
- 14.3 The Group shall immediately notify the Group Director of Finance & Resources of any fire, loss, accident or other event that may give rise to a claim against the Development Corporation's insurers.
- 14.4 Directors are responsible for ensuring that a register of significant risks is maintained, reported and monitored.

15. Internal Audit

- 15.1 The Group Director of Finance & Resources shall be responsible for maintaining an internal audit of all accounts and financial transactions of the Development Corporation, and shall satisfy himself/herself as to security arrangements for the custody and safeguarding of the Development Corporation's assets as laid down in any legislation applicable to the Development Corporation and any relevant codes of practice adopted by the Development Corporation.
- 15.2 The Group Director of Finance & Resources, or nominated individuals undertaking internal audit functions, shall have authority to all relevant records of any Service, and shall be entitled to require the production property and to obtain information or explanations with regard to any matters under examination.
- 15.3 The Group shall notify the Group Director of Finance & Resources immediately of any circumstances which may suggest the possibility of irregularity or loss affecting the Development Corporation. Where the Group Director of Finance & Resources considers that an irregularity may have occurred, action shall be taken by way of an investigation and report.
- 15.4 Directors shall consider and respond promptly to recommendations in audit reports and ensure that any agreed actions arising from audit recommendations are implemented in a timely manner.
- 15.5 The Group Chief Executive and Group Director of Finance & Resources (the Statutory Officers), as outlined in clause 28 of the Development Corporation's Constitution, shall advise the Board when a Referral Decision may be required.
- 15.6 The Development Corporation shall maintain a register of significant risks which may lead to or constitute a Referral Decision (Clause 33 of the Constitution) and notify the Group Director of Finance & Resources at the earliest opportunity of changes to the risk profile of the Corporation which could have a material effect on the Corporation's or the Combined Authority's liabilities.

16. Arrangements with External Organisations

- 16.1 The Group Director of Finance & Resources must be consulted prior to the establishment of any financial arrangements as part of partnerships or joint

arrangements with external companies, other public organisations and community and voluntary groups. No partnership or joint arrangements shall be entered into without the approval of the Development Corporation.

- 16.2 Directors must confirm whether any arrangement requires the Development Corporation to be designated an 'Accountable Body'. Where this is the case, the Group Director of Finance & Resources must be consulted and approval of the Development Corporation must be obtained prior to the arrangement becoming operational.
- 16.3 The financial arrangements of all partnerships where the Development Corporation is the Accountable Body should meet the requirements of the Development Corporation's Financial Procedure Rules and Contract Procedure Rules.

Appendix IV

SCHEME OF DELEGATIONS TO CHIEF OFFICERS

1. Introduction

This Scheme of Delegation has been adopted by the Board (meaning the members of the Middlesbrough Development Corporation meet as such) and can only be altered by the Board.

The roles of Group Chief Executive Officer and Group Director of Finance and Resources of the Development Corporation are discharged by the Group Chief Executive Officer and Group Director of Finance and Resources respectively.

The scope of this Scheme of Delegation applies to the MDC where defined below:

MDC Board approves, and/or delegates to its statutory officers in consultation with the Chair, the necessary matters reserved for Board.

1.1 Group Chief Executive Officer (CEO)

The CEO shall fulfil the statutory role of Accounting Officer. The CEO is responsible for the corporate management and overall operational capacity of the Development Corporation, including the strategic management of all of the Development Corporation's staff.

The CEO is appointed the Proper Officer for the purpose of receiving a list of the Development Corporation's politically restricted posts.

The CEO cannot be the Monitoring Officer.

1.2. Monitoring Officer

Under the provisions of s.7 of the Tees Valley Combined Authority (Functions) Order 2017, the designation and reports of the Monitoring Officer to the Combined Authority (the Monitoring Officer) shall apply as if the Corporation were a Committee to the Combined Authority. The Monitoring Officer will be responsible for promoting and maintaining high standards of conduct. The Monitoring Officer will provide advice on the scope of powers and authority to take decisions, maladministration and probity to all Members and provide a comprehensive service to the Development Corporation Board.

The Monitoring Officer to the Development Corporation is appointed the Proper Officer in relation to the following functions under the Local Government Act 1972:

Determination of those reports which should be available for public inspection prior to a meeting of the Development Corporation Board, the Audit and Governance Committee and any other of the Development Corporation and those which are likely to be heard in private and consequently which should not be released to the public (section 100B (2)).

- a) Provision of documents to the press, additional to committee reports (section 100B(7)).
- b) Preparing written summaries of proceedings (section 100C (2)).
- c) Making arrangements for lists of background papers to reports to be compiled, and for copies of documents on those lists to be made available for public inspection (section 100D (1))
- d) Advising on what may or may not be a background paper for the purposes of reports which are open to public inspection (section 100D (5))
- e) Determination of documents disclosing exempt information which may not be inspected by Members (section 100F (2)).
- f) Signature or authentication of Summonses to the Development Corporation Board (paragraph 4 (1A) (b) of Schedule 12).
- g) Declaration and Certificates with regard to securities (section 146 (1)(a) and(b)).
- h) Deposit of documents (section 225 (1)).
- i) Certifications of photographic copies of documents (section 229 (5)).
- j) Issuing and signing of formal notices (section 234 (1) and (2)).

The Monitoring Officer is also appointed the Proper Officer for the following purposes:-

- k) Certification of copies of resolutions, minutes, other documents.
- l) Exceptions to the overview and scrutiny and publicity requirements relating to key decisions (the Combined Authorities (Overview and Scrutiny Committees, Access to Information and Audit Committees) Order 2017.

The Monitoring Officer will maintain an up to date Register of Member's interests and an up to date version of the Constitution and will ensure that it is widely available for consideration by Members, officers and the public.

The Monitoring Officer will contribute to the promotion and maintenance of high standards of conduct and be responsible for the receipt and acknowledgement of complaints of failure by a Member of the Development Corporation to comply with the Members Code of Conduct.

The Monitoring Officer cannot be the Group Chief Executive Officer or the Group Director of Finance & Resources.

1.3 Group Director of Finance & Resources

The Group Director of Finance & Resources has responsibility for ensuring lawfulness and financial prudence of decision making. The Group Director of Finance & Resources is appointed Proper Officer in relation to the following:

- a) receipt of money due from officers (Local Government Act 1972, section 115 (2); and
- b) proper administration of the financial affairs of the Development Corporation.

The Group Director of Finance & Resources will provide advice and guidance to all Members on financial impropriety and budgetary issues and will report to the Development Corporation regarding any proposal, decision or course of action that will involve incurring unlawful expenditure, or that is unlawful and is likely to cause a loss or deficiency on the part of the Development Corporation (including all entities within the Development Corporation Group), or if the Development Corporation, or any of its Group entities, is about to enter an item of account unlawfully.

1.4 General

All officers in whose name reports are submitted to the Development Corporation Board, the Audit & Governance Committee and any workstream established by the Board, shall submit such reports via the Monitoring Officer for:

- a) Compilation and retention of lists of background papers and copies of the relevant documents and reports.
- b) Identifying and determining what are background papers.

2. Scheme of Delegation of Functions to Chief Officers

- 2.1 Section 101 of the Local Government Act 1972 enables the Development Corporation to delegate the discharge of any of its functions to its officers.
- 2.2 Section 107D of the Local Democracy, Economic Development and Construction Act 2009 enables the Mayor to arrange for an officer of the Development Corporation to exercise any functions exercisable by the Mayor.
- 2.3 This part of the Constitution specifies those powers of the Development Corporation and the Mayor which, for the time being, are exercisable from time to time by officers of the Development Corporation, and stating the title of the officer in question by whom the powers are exercisable.
- 2.4 Chief Officers in the context of this Constitution mean the Group Chief Executive Officer, the Group Director of Finance & Resources.
- 2.5 The delegated powers of Chief Officers set out in this Scheme may be exercised by other officers authorised by the Chief Officer with the delegated power to act on their behalf and in their name, provided that appropriate administrative procedures are in place to record the authorisation and monitor decisions taken.
- 2.6 The exercise of delegated powers by officers is required to be in accordance with and subject to:
- a) Statute or other legal requirements, including the principles of public law, the Human Rights Act 1998, statutory guidance and statutory codes of practice;
 - b) this Constitution, the Development Corporation Board's Rules of Procedure and Financial Regulations currently in force;
 - c) the revenue and capital budgets of the Development Corporation, subject to any variation thereof which is permitted by the Corporation's Financial Regulations; and
 - d) any policy or direction of the Development Corporation Board, the Audit & Governance Committee and any workstream

established by the Board acting in exercise of the powers delegated to it by the Development Corporation.

2.7 Officers may **not** exercise delegated powers where:

- a) the matter is reserved to the Development Corporation Board, or the TVCA Mayor, and is to be exercisable only by them, by law or by this Constitution
- b) the matter is a function which cannot by law be discharged by an officer;
- c) the Development Corporation Board, or a committee, sub-committee or joint committee to which the Development Corporation is a party, has determined that the matter should be discharged otherwise than by an officer.

2.8 Where in relation to an item before the Development Corporation Board, Audit & Governance Committee and any workstream established by the Board, a Chief Officer is given specific authority to determine a particular matter, the officer should ensure that there is an appropriate audit trail to evidence such a determination, and that any determination is reported to the next meeting of the Development Corporation Board.

2.9 Any reference in this Scheme of Delegation to any enactment shall include a reference to any amendment or re-enactment of the same.

3. General Delegations (GD) to all Chief Officers (unless otherwise stated)

GD1 The day to day routine management, supervision and control of services provided for the Development Corporation by staff under its control in accordance with the Rules of Procedure and Financial Regulations of the Development Corporation.

Contracts and Accounts

GD2 The disposal of surplus or obsolete equipment to the person submitting the highest quotation up to a limit of £10,000 in value.

GD3 The acceptance of the best value tender or quotation (**Group Chief Executive Officer and Group Group Director of Finance and Resources**):

- a) For the supply of goods, materials or services for which financial provision has been made in the Development Corporation's Budget and that do not exceed £1,000,000, and
- b) For building and civil engineering works for which financial provision has been made in the Development Corporation's Budget and that do not exceed £10,000,000.

GD4 The invitation of quotations for contracts for the supply of goods, materials or services from at least three persons, subject to financial provision having been made in the Revenue or Capital Budget of the Development Corporation.

GD5 The invitation of quotations for contracts for the execution of works from at least three persons, subject to financial provision having been made in the Revenue or Capital Budget of the Development Corporation.

GD6 The provision of services or the purchase of materials or minor items of equipment for which provision has been made in the revenue estimates.

4. Delegations to the Group Chief Executive Officer (CEO)

CEO1 To discharge the functions of the Group Chief Executive Officer in relation to the Development Corporation.

CEO2 To engage officers on behalf of the Development Corporation in order to coordinate and carry out its functions.

CEO3 To discharge any function of the Development Corporation which has not been specifically delegated to another officer or reserved to the Development Corporation Board or Audit Committee whether by law or by this Constitution.

CEO4 To take all action which is necessary or required in relation to the exercise of any of the Development Corporation's functions or the functions of the TVCA Mayor (other than those functions which by law can be exercised only by the Development Corporation or by the TVCA Mayor), having regard to the Development Corporation's or TVCA Mayor's approved plans, policies or strategies and the Development Corporation's budget, and all enabling legislation.

CEO5 Take any action which is necessary or required as a matter of urgency in the interests of the Development Corporation, in consultation (where practicable) with the Chair of the Development Corporation Board, the Monitoring Officer and the Group Director of Finance & Resources and the Group Engineering & Programme Director.

CEO6 Nominate, appoint and remove, in consultation with the Chair of the Development Corporation Board, Development Corporation representatives on the board of companies, trusts and other bodies, and to agree constitutional arrangements for such companies, trusts and other bodies, and give any necessary consent required within their relevant constitutions.

CEO7 To authorise any named officer of the Development Corporation to exercise functions delegated to the Group Chief Executive Officer, the Group Director of Finance & Resources or the Monitoring Officer, including the functions of a consultee in relation to the exercise of an Officer's delegated powers.

CEO8 Authentication of documents and the use of the corporate seal, following appropriate consultation with the Monitoring Officer and Chair of the Board

5. Delegations to the Group Director of Finance & Resources (DoFR)

DoFR1 To effect the proper administration of the Development Corporation's financial affairs particularly in relation to financial advice, procedures, records and accounting systems, internal audit and financial control generally.

DoFR2 After consulting, so far as practicable with the Group Chief Executive Officer, the Engineering & Programme Director and the Monitoring Officer, to report to the Development Corporation Board if it appears to him/her that a decision has been made, or is about to be made which involves or would involve the Development Corporation incurring unlawful expenditure, or that a course of action has been taken or is about to be taken which, if pursued to its conclusion, would be unlawful and likely to cause a loss or deficiency on the part of the Corporation, or that an item of account is about to be made which is unlawful. Such a report will have the effect of

prohibiting the proposal, decision or other action being implemented until the report has been considered.

DoFR3 The taking of all action required on borrowing, investment and financing subject to the submission to the Development Corporation Board of an annual report of the Group Director of Finance & Resources on Treasury Management activities at six-monthly intervals in accordance with CIPFA's Code of Practice for Treasury Management and Prudential Codes.

DoFR4 To effect all insurance cover required in connection with the business of the Development Corporation and to settle all claims under such insurances arranged for the Development Corporation's benefit.

DoFR5 To discharge the functions of the Development Corporation under the Accounts and Audit (England) Regulations 2015 (with the exception of Regulations 6(2), 9(2) and 20(1)).

DoFR6 To be the officer nominated, or to nominate in writing another officer, as the person to receive disclosures of suspicious transactions for the purposes of the Proceeds of Crime Act 2002 and any Regulations made thereunder.

DoFR7 To exercise the responsibilities assigned to the Group Director of Finance & Resources in the Development Corporation's financial arrangements and procedures and in its Procurement Policy.

DoFR8 To authorise any named Officer of the Development Corporation to exercise functions delegated to the Group Director of Finance & Resources, including the functions of a consultee in relation to the exercise of an Officer's delegated powers.

6. Delegations to the Monitoring Officer

MO1 The Monitoring Officer is authorised to:

- a) institute, prosecute, defend, withdraw, conduct, settle or appeal any administrative action and/or any legal proceedings on behalf of the Development Corporation;

- b) negotiate, issue, conclude and/or sign or execute any notice, document or agreement in any case where such action will facilitate, or be conducive or incidental to the carrying out of any decisions of the Development Corporation Board; or in any case where the Monitoring Officer considers that such action is necessary to protect the Development Corporation's interests, or to further or achieve the objectives of the Development Corporation; and
- c) settle or otherwise compromise any such administrative action or legal proceedings if they have been commenced or there are reasonable grounds for believing such actions or proceedings may be contemplated.

MO2 Authentication of documents and the use of the corporate seal.

MO3 After consulting, so far as practicable, with the Group Chief Executive Officer, Group Director of Finance & Resources, the Monitoring Officer will report to the Development Corporation Board if he/she considers that any proposal, decision or omission has given rise to or is likely to or would give rise to a contravention of any enactment or rule of law or any maladministration or failure as determined following an investigation by the Local Government Ombudsman. Such a report will have the effect of stopping the proposal or decision being implemented until the report has been considered.

MO4 To accept on behalf of the Development Corporation Board in-year changes to the membership of the Audit & Governance Committee and other workstreams established by the Board.

MO5 To make minor changes to the Constitution and its associated documents in order to reflect organisational or legislative change when the power remains unaltered.

MO6 To make any textual or grammatical corrections to the Constitution and its associated documents.

Supporting the Standards Regime

MO7 To receive and acknowledge complaints of failure to comply with the Members' Code of Conduct under the Development Corporation's adopted local standards arrangements.

MO8 To review complaints received in respect of any alleged breach by a Member of the Code of Conduct for Members and to act in accordance with the Development Corporation's adopted local arrangements.

MO9 The Monitoring Officer will, where considered appropriate, either conduct or arrange for investigations to be conducted into alleged breaches of the Members' Code of Conduct referred to him/her.

M10 The Monitoring Officer will undertake informal resolution of such complaints in accordance with the Development Corporation's adopted local arrangements.

M11 To authorise any named Officer of the Development Corporation to exercise functions delegated to the Monitoring Officer, including the functions of a consultee in relation to the exercise of an Officer's delegated powers.

Contact

info@teesvalley-ca.gov.uk
01325792600

Tees Valley Combined Authority
Teesside Airport Business Suite
Teesside International Airport
Darlington DL2 1NJ

Item 5
Appendix 2

Scheme of Delegation

The Table below sets of the scheme of delegation for Middlesbrough Mayoral Development Corporation for functions relating to town and country planning and development control within the Mayoral Development Areas.

In respect of those powers that are shown shaded in the Table, the Board of Middlesbrough Mayoral Development Corporation will be the body exercising the functions in all or certain occasions.

Power	Delegation
Power to determine applications for planning permission	Head of Planning of Middlesbrough Mayoral Development Corporation. Matters which must be referred to the Board of Middlesbrough Mayoral Development Corporation: Any application which has received more than five material planning objections from separate addresses. Any application with an Officer recommendation to approve which is significantly contrary to current planning policy.
Power to defend planning appeals	Head of Planning of Middlesbrough Mayoral Development Corporation
Power to determine applications to develop land without compliance with conditions previously attached	Head of Planning of Middlesbrough Mayoral Development Corporation, unless more than five material planning objections from separate addresses have been received in which case Board of Middlesbrough Mayoral Development Corporation
Power to grant retrospective planning permission for development already carried out	Head of Planning of Middlesbrough Mayoral Development Corporation, unless more than five material planning objections from separate addresses have been received in which case Board of Middlesbrough Mayoral Development Corporation
Power to decline to determine applications for planning permission	Head of Planning of Middlesbrough Mayoral Development Corporation.
Duties relating to the making of determinations of planning applications	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to determine applications for planning	Board of Middlesbrough Mayoral Development

permission made by a local authority/Mayoral Development Corporation, alone or jointly with another person	Corporation
Power to make determinations, give approvals and agree certain other matters relating to the exercise of permitted development rights	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to enter into agreement regulating development or use of land. (S.106 TCP Act 1990)	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to issue a certificate of existing or proposed lawful use or development	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to serve a completion notice. (S.94 TCP Act 1990)	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to grant consent for the display of advertisements	Head of Planning of Middlesbrough Mayoral Development Corporation, unless more than five material planning objections from separate addresses have been received in which case Board of Middlesbrough Mayoral Development Corporation.
Power to authorise entry onto land. (S196A TCP Act 1990)	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to require the discontinuance of a use of land.	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to serve a planning contravention notice, breach of condition notice or stop notice	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to issue an enforcement notice	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to apply for an	Head of Planning of Middlesbrough Mayoral Development

injunction restraining a breach of planning control	Corporation.
Power to defend appeals against Enforcement Notices	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to determine applications for hazardous substances consent, and related powers	Board of Middlesbrough Mayoral Development Corporation.
Duty to determine conditions to which old mining permissions, relevant planning permissions relating to dormant sites or active Phase I or II sites, or mineral permissions relating to mining sites, as the case may be, are to be subject.	Head of Planning Middlesbrough Mayoral Development Corporation.
Power to require proper maintenance of land. (S.215 TCP Act 1990)	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to determine application for listed building consent, and related powers	Head of Planning of Middlesbrough Mayoral Development Corporation, unless more than five material planning objections from separate addresses have been received in which case Board of Middlesbrough Mayoral Development Corporation.
Power to serve a building preservation notice, and related powers	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to issue enforcement notice in relation to demolition of unlisted building in conservation area	Head of Planning of Middlesbrough Mayoral Development Corporation.
Powers to acquire a listed building in need of repair and to serve a repairs notice	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to apply for an injunction in relation to an	Head of Planning of Middlesbrough Mayoral Development Corporation.

unlisted listed building	
Power to authorise stopping up, diversion, or creation Orders in respect of Public Rights of Way, following the statutory advertising period	Head of Planning of Middlesbrough Mayoral Development Corporation.
Power to execute urgent works. (S.54 Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990.	Head of Planning of Middlesbrough Mayoral Development Corporation.
Powers relating to the preservation of trees and protection of important hedgerows	Head of Planning of Middlesbrough Mayoral Development Corporation.

Glossary

Material Planning Consideration - A material planning consideration is one which is relevant to making the planning decision in question (e.g. whether to grant or refuse an application for planning permission). The Development Corporation must have regard to all material considerations when making a decision and these include, but are not limited to, the following:

How the application complies with national, local planning policies, neighbourhood plans and guidance;

Whether there are any other issues or planning constraints affecting the site, such as flood risk, contaminated land, conservation areas, listed buildings etc;

How the development fits in with its surroundings;

Design and appearance;

Scale;

Materials;

Access;

Traffic generation;

Use/activity to be carried out;

Nuisance eg noise;

Contribution to any significant local, national or international objective;

Previous appeal decisions;

Compliance with Central Government's National Planning Policy Framework;

Central Government's planning circulars eg affordable housing, planning gain, and the historic environment.

Non-Material Planning Consideration - The following are examples of issues that the Development Corporation cannot give weight to when making a planning decision:

Personal circumstances of the applicant;

Private rights and covenants;

Boundary disputes/ownership matters;

Other legislation such as the Party Wall Act;

Protection of a view;

Property values/financial loss.

The amount of opposition or support for a scheme does not in itself constitute a reason for either granting or refusing planning permission.

Material Planning Objection – An objection based on a material planning consideration.

Outline Planning Application - Outline planning applications are used to gain an understanding as to whether the nature of a development is acceptable, this can help ensure viability up front as some detailed technical work can be carried out at a later stage. Specific details known as 'reserved matters' can then be confirmed later. Allowing for planning permission to be granted subject to the condition that reserved matters are approved before development begins.

Reserved matters: Matters which (those which can be withheld under outline planning permission) can include:

Appearance- aspects of a building or place which affect the way it looks, including the exterior of the development;

Means of access- covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site;

Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen;

Layout- includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development; and

Scale- includes information on the size of the development, including the height, width and length of each proposed building.

Full Application – A detailed planning application supported by a range of technical reports and detailed plans. All matters and material considerations must be satisfied before a decision is made.

Advert Application – An application seeking consent to display an advert. A decision must only take into account public safety and amenity, e.g. impact of illumination on dwellings/road users, proliferation of adverts within an area, distractions to road users etc.

Listed Building Consent – An application required for all works of demolition, alteration or extension to a listed building that affect its character as a building of special architectural or historic interest.

Hazardous Substances Consent – Application to store or use hazardous substances at or above defined limits. This relates, but is not limited, to explosives, flammable aerosols/gases/liquids, self-reactive substances/mixtures/organic peroxides etc.

Item 5
Appendix 3



Text 11pts.

REPORT TO THE MIDDLESBROUGH DEVELOPMENT CORPORATION (MDC) BOARD

19th JULY 2023

REPORT OF HEAD OF INVESTMENT DEVELOPMENT

MIDDLESBROUGH DEVELOPMENT CORPORATION MASTERPLAN APPROVAL

SUMMARY

This report seeks approval of the Middlesbrough Development Corporation (MDC) Masterplan 'Supercharging development in Middlesbrough' (Appendix 1). The masterplan sets out how we intend to accelerate the regeneration of Middlesbrough – making it not just a place to be, but the place to be. It has been developed by Arup through extensive engagement with stakeholders and presents a strategic framework that provides guidance for the development of detailed proposals and ensures flexibility to respond to changes in economic and social conditions.

RECOMMENDATIONS

It is recommended that the Middlesbrough Development Corporation Board:

- i. Approve the MDC Masterplan.

DETAIL

1. Following a procurement process, Arup was commissioned to develop a Masterplan for the MDC area. It sets out a strategic framework to drive investment and support accelerated regeneration of the town by:
 - Supercharging development opportunities in the town.
 - Stimulating private sector investment and growth in the local economy.
 - Creating and growing strategic partnerships to unlock investment opportunities in the town.
 - Prioritising and increasing resources to support delivery.
 - Promoting Middlesbrough to further attract inward investment in the town.

2. The Masterplan sets a vision for the MDC area:

Bold, Industrious & Open for Business; Middlesbrough, reinvented as a great place for everyone

3. This vision, developed with stakeholders and partners, is underpinned by four core objectives to drive the MDC's role in the transformation of the town.

Build 1,500 new homes: Deliver new town centre neighbourhoods, providing people with a greater choice and quality of housing.

Attract up to 4,000 new jobs: Attract more diverse and higher value jobs to build a thriving regional hub.

Create a Middlesbrough to be proud of: Attracting people to our town through the creation of better streets, spaces, and places where people want to spend time.

Put skills, learning and innovation at the heart of the town: As a modern university town, Middlesbrough will be a centre of skills and education that provides generations the opportunity to gain the skills they need to get the job they want.

4. The masterplan is underpinned by:
 - A set of principles that have been identified to amplify development and be reflected throughout approaches to delivery.
 - Frameworks for land use, movement, and open space.
 - A series of interlinked Focus Areas which, collectively, can deliver transformational change for the town. The Focus areas each have an indication of pipeline projects for delivery over the short, medium, and longer term. These projects will evolve over time as opportunities arise.
5. A Design Code is being developed by Lichfields and will come to a future Board meeting. Design Codes are delivery tools intended to proactively plan for better design, investing resources upfront to help streamline later processes. They are a distinct form of detailed design guidance comprising a set of written and graphic rules that establish with precision the two- and three-dimensional design elements of a particular development or area.
6. The Design Code will align with the masterplan, facilitating the delivery of the objectives, informed by the strategic policy and guidance context.

FINANCIAL IMPLICATIONS

7. The TVCA Cabinet committed £10m to MDC from the Investment Plan at its meeting in July 2022. Financial implications associated with MDC delivery will be the subject of separate, project specific reports.

LEGAL IMPLICATIONS

8. There are no legal implications to this report.

RISK ASSESSMENT

9. Tees Valley Combined Authority has adopted a group approach to managing risk which is aligned to ISO and Orange Book standards. This approach has been used to successfully identify, manage, and monitor risks across the Group risk portfolios.
10. The risk management framework uses a suite of standard tools and techniques which deliver the effective and efficient management of risk, supported by the

implementation of an automated platform, enabling real time reporting to be used in key decision making, driving accountability and delivery of action plans.

11. To date, a Risk Register has been documented to monitor the development and delivery of the Development Corporation.

CONSULTATION & COMMUNICATION

12. There has been extensive engagement with stakeholders to develop the Masterplan, including Middlesbrough Council, existing businesses, learning providers, transport providers, Voluntary and Community Sector. A launch will be developed in collaboration with Middlesbrough Council and the Board.

Name of Contact Officer: Sarah Walker

Post Title: Head of Investment Development

Telephone Number: 07557 870862

Email Address: sarah.walker@teesvalley-ca.gov.uk



TEES VALLEY

Supercharging development in Middlesbrough

April 2023

MDC | Middlesbrough
Development
Corporation

ARUP

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Prepared by Arup on behalf of Tees Valley Combined Authority.

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

The following masterplan document has been prepared by Arup in collaboration with JK Property Consultants. The masterplan consolidates existing and proposed activities and sets out how and where to engage in the delivery of the plan.

Disclaimer:

We have strived to credit copyright to all images in this report, in the case we haven't been able to do so, or have wrongly credited an image, then this can be notified to correct or if requested will remove any uncredited image.

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MAYOR'S FOREWORD

This masterplan sets out how we intend to accelerate the regeneration of Middlesbrough – making it not just a place to be, but the place to be.

This means enhancing its environment and its economy to make it a great place to live, work and visit; making the most of its iconic architecture and underutilised buildings, making it easier to get around, driving the growth of small businesses, maximising the potential and impact of its internationally recognised digital and advanced manufacturing sectors and university, and replacing grey with green.

And we believe our approach will work – because we have already seen the impact Mayoral Development Corporations can have.

When I was first elected in 2017, the site of the former Redcar steelworks was a monument to the loss of thousands of jobs after the plant's closure two years prior. Today the site is the beating heart of Tees Valley's economic resurgence.

Teesworks is now home to the UK's largest and first operational Freeport. It is Europe's biggest development zone. And it is the site of the major private sector investments which are showcasing how our region is leading the way in the cleaner, healthier and safer industries of tomorrow and driving forward the UK's net zero ambitions – unlocking thousands of jobs and billions in private-sector investment.

That is the potential of Mayoral Development Corporations. The power to bring people together to create a blueprint for a better tomorrow, the ability to create the conditions to make a difference, and the drive to make change happen.

This masterplan is not about starting over. It is about building on existing successes such as the local digital sector and assets such as Teesside University and The Northern School of Art – turning a town with a university into a university town. It is about maximising its potential – repurposing and revitalising existing buildings, improving its look and feel and creating a more recognisable and accessible town centre focused on green public spaces. It's about meeting growing demand for urban living with innovative design and delivery. It's about making Middlesbrough an unrivalled place to do business. It is an ambitious plan to create innovative and exemplary places to live and work.

We want to build a Middlesbrough we can be proud of and to re-establish its sense of purpose – somewhere people want to live, work and relax and where business big and small want to be based.

Earlier consultations have shown public support for what we are trying to achieve – and thanks must go to the Mayoral Development Corporation Board members for their leadership and vision which has been instrumental in getting us to this stage.

Now we can go further, faster in capitalising on our assets and talent, and Middlesbrough's future starts here.

Ben Houchen
Tees Valley Mayor



Bold, Industrious & Open for Business

A PLAN TO DRIVE INVESTMENT

- Supercharging development opportunities in the town
- Stimulating private sector investment and growth in the local economy
- Creating and growing strategic partnerships to unlock investment opportunities in the town
- Prioritising and increasing resources to support delivery
- Promoting Middlesbrough to further attract inward investment within the area
- Influence government policy

VISION

- Delivering new town centre neighbourhoods, providing people with a greater choice and quality of housing
- Attracting more diverse and higher value jobs to build a thriving regional hub
- Attracting people to our town through the creation of better streets, spaces, and places where people want to spend time
- Putting skills and learning at the heart of the town

FOCUSING ON DELIVERY

- Working strategically to ensure new developments are 'greater than the sum of their parts'
- Focusing on delivery to support development and secure private sector investment
- Collaborating with developers and project promoters to support new and quality development in the right places

A Middlesbrough to be proud of



Delivering 4,000 new and high quality jobs



Providing access to world-class educational opportunities



Delivering 1,500 quality town centre homes



Creating clean and safe streets



Supporting the Tees Valley transition to Net Zero



Becoming a vibrant and exciting place for arts and culture



Delivering new and improved open space in the town centre



Enabling a contemporary and diverse retail and leisure experience



Establishing a Mayoral Development Corporation

A Mayoral Development Corporation (DC) is a statutory body created to bring forward the regeneration of a defined area. The Tees Valley Mayor was awarded the powers to designate areas as DCs as part of the region's 2016 Devolution Deal with Government. Tees Valley currently has one operational DC, the South Tees Development Corporation – now known as Teesworks – in Redcar and Cleveland.

The Combined Authority opened a period of consultation on the proposal to create a Mayoral Development Corporation in Middlesbrough between June and August 2022. The purpose of the consultation was to review the establishment of the corporation and its boundaries and the potential this had to support the economic regeneration of Middlesbrough. The statutory consultees were Middlesbrough Council, and the Members of Parliament whose constituencies are in the DC area. The Tees Valley Mayor also published a consultation on the Combined Authority's website which invited responses to the proposal from all interested parties including residents, businesses, and local stakeholders.

Powers

DCs can hold powers over planning, infrastructure and land functions, with the potential for the MDC to become the local planning authority for the whole or any portion of the area. It may provide infrastructure, or facilitate the provision of infrastructure, and regenerate, redevelop or acquire land.

Board

A DC Board has been established for Middlesbrough Development Corporation (MDC). This is chaired by the Tees Valley Mayor. It will be responsible for overseeing the MDC to help it reach its goals. A full list of board members can be found on the following page.

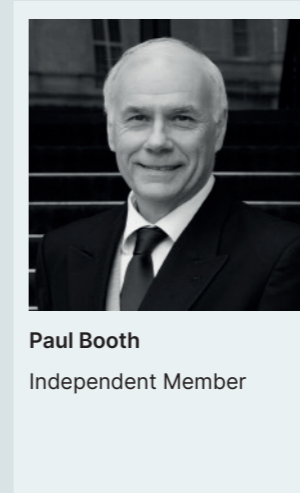
This masterplan has been developed by ARUP to guide the transformation of the MDC area. The document is itself intended to function as a live investment guide and to define placemaking objectives for the MDC area. A design guide is being developed to sit alongside the masterplan providing detail about the quality and characteristics for development.

The MDC masterplan comprises predominantly the town centre. This area has been chosen as it represents a place where the MDC, its partners and stakeholders, can accelerate and enhance development which overcomes key spatial, land use and connectivity challenges which currently hinder the town's progress.

The MDC aims to transform Middlesbrough town centre and complement existing activity taking place, including activities led by Middlesbrough Council, to make it an even better place to live and do business.



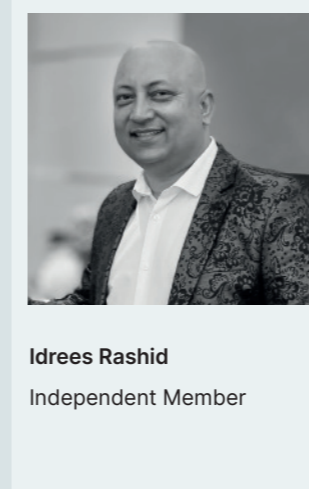
Ben Houchen
Tees Valley Mayor
Chair



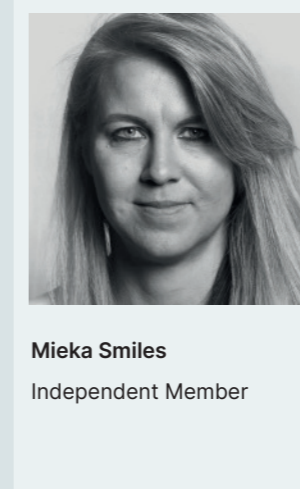
Paul Booth
Independent Member



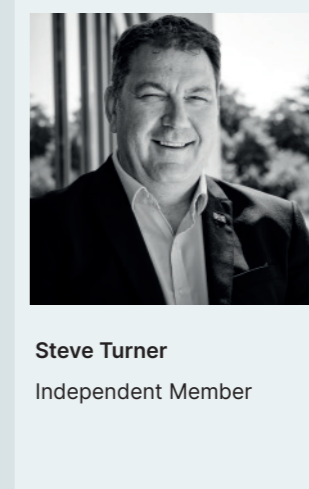
Chris Cooke
Mayor of Middlesbrough
Middlesbrough Council
Elected Member



Idrees Rashid
Independent Member

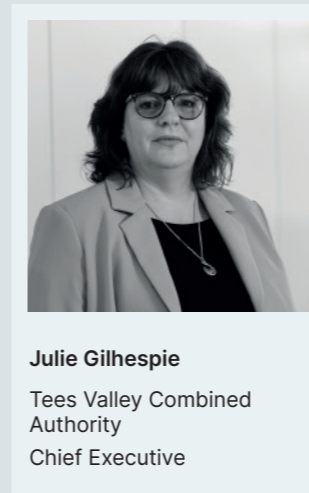


Mieka Smiles
Independent Member

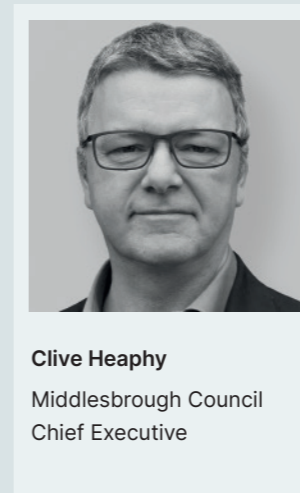


Steve Turner
Independent Member

Associate Board Members



Julie Gilhespie
Tees Valley Combined
Authority
Chief Executive



Clive Heaphy
Middlesbrough Council
Chief Executive



Mark Webster
Cleveland Police
Chief Constable

Independent Advisor

Middlesbrough town centre – an area of opportunity

The Digital sector is growing rapidly – with a 43% increase in employees from 2020 to 2021



Sector strengths with high levels of employment and opportunities to grow are: Digital, Education, Public Administration & Defence, Health and Retail



Recreation is worth £17.6m per year in Middlesbrough, with around 6m visits. Centre Square attracts the highest levels of spend in the MDC area



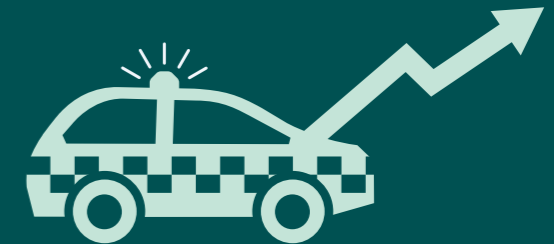
There was a decline in office floorspace between 2016 and 2021 (down 10%)



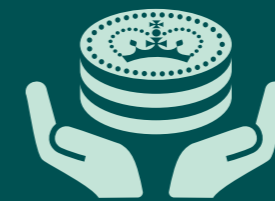
Student numbers: Teesside University = 23,000 (6,100 international students) and Middlesbrough College = 15,000



Middlesbrough has the second highest crime rate in the country



Middlesbrough is one of the most deprived areas nationally, with high levels of unemployment



61.7% of Middlesbrough residents rely on a car to travel to work compared to 48.4% nationally



Life Satisfaction for Middlesbrough is slightly below the national average at 7.50 (UK = 7.54)



There are 8,389 residential properties within a 15 minute walk of Middlesbrough town centre





A Plan to Drive Investment

The Middlesbrough Development Corporation provides an opportunity to accelerate regeneration, influence government policy and leverage private investment to deliver a step change in the local economy, creating jobs and driving growth.

The masterplan supports the transformation of Middlesbrough making it a place to be proud of, a truly 21st-century town, full of opportunity, where its people live healthy, successful and prosperous lives, where their aspiration can be limitless. It supports world class skills and educational opportunities, encouraging and providing resources for business to invest, grow and thrive.

The masterplan will support the accelerated regeneration of the town by:

- Supercharging development opportunities in the town
- Stimulating private sector investment and growth in the local economy
- Creating and growing strategic partnerships to unlock investment opportunities in the town
- Prioritising and increasing resources to support delivery
- Promoting Middlesbrough to further attract inward investment within the area

A successful masterplan will require support from Middlesbrough's communities, working alongside its businesses and its education providers to transform the town.

This masterplan provides guidance to enable the creation of detailed proposals for development sites whilst ensuring flexibility to respond to changes in economic and social conditions.



Figure 1: Site boundary



Vision

Bold, Industrious & Open for Business; Middlesbrough, reinvented as a great place for everyone.

This vision, developed in collaboration with partners, is underpinned by four core objectives to drive the MDC's role in the transformation of the town.

Build 1,500 new homes*

Deliver new town centre neighbourhoods, providing people with a greater choice and quality of housing.

Attract up to 4,000 new jobs*

Attract more diverse and higher value jobs to build a thriving regional hub.

Create a Middlesbrough to be proud of

Attracting people to our town through the creation of better streets, spaces, and places where people want to spend time.

Put skills, learning and innovation at the heart of the town

As a modern university town, Middlesbrough will be a centre of skills and education that provides generations the opportunity to gain the skills they need to get the job they want.

*Note all indicative job number calculations are based on standard RICS assumptions of job density for the proposed use and are estimates only. Indicative housing numbers are based on an average size of home of 120m² applied to concept masterplan areas only and include serviced properties.



Figure 2: Artist's impression of the future of Middlesbrough

Catalysing Transformation

This plan will drive the continuing investment in projects, programmes and development activities.

It will reinforce and extend the impact of recent improvements, support and galvanise ongoing investment and, at all stages, provide clear additionality to these and other planned investments.

It is also an invitation to those who are interested in working with us to drive change. The MDC is open for business and we look forward to working with partners who share our vision.

Developers are encouraged to engage with the MDC Board to seek out opportunities to support development which align to the vision and values of this plan.



Figure 3: Bohouse, Bridge Street

Delivered Improvements

The below are examples of successful improvements delivered by the council and local partners. They have set a standard of quality and aspiration which this plan will build from:

- **Boho developments** – Flagship buildings for the town's digital media, digital technology and creative sectors
- **The Northern School of Art** – Purpose-built, new Middlesbrough campus
- **Middlesbrough College** – New Digital Centre, Construction Skills Centre
- **Bedford and Baker Streets** – Regeneration, home to independent business



Figure 4: New homes at Middlehaven

Improvements Ongoing

The masterplan will support and reinforce ongoing work from partners and stakeholders to deliver improvements to the town, through initiatives such as:

- **Boho X** – The state-of-the-art seven-storey building will act as a regional and national focal point for the growing digital sector
- **New Outwood School** – Middlesbrough's first new secondary school in a generation, a permanent campus next to Middlesbrough College
- **Middlesbrough Railway Station** – Overhaul of Middlesbrough's Railway Station to support a direct London service
- **CityFibre Broadband Investment** – Network upgrade offering gigabit-capable full fibre optic connectivity, boosting business productivity and innovation
- **Centre Square Development** – Development of three office buildings and a café/restaurant
- **Captain Cook Square** – Retail space converted into central leisure hub
- **The Historic Quarter** – Transformation to improve Exchange Square and Zetland Road
- **Union Village** – 145 affordable rental homes with community gardens



Figure 5: Middlesbrough Station Vision

Planned Investment

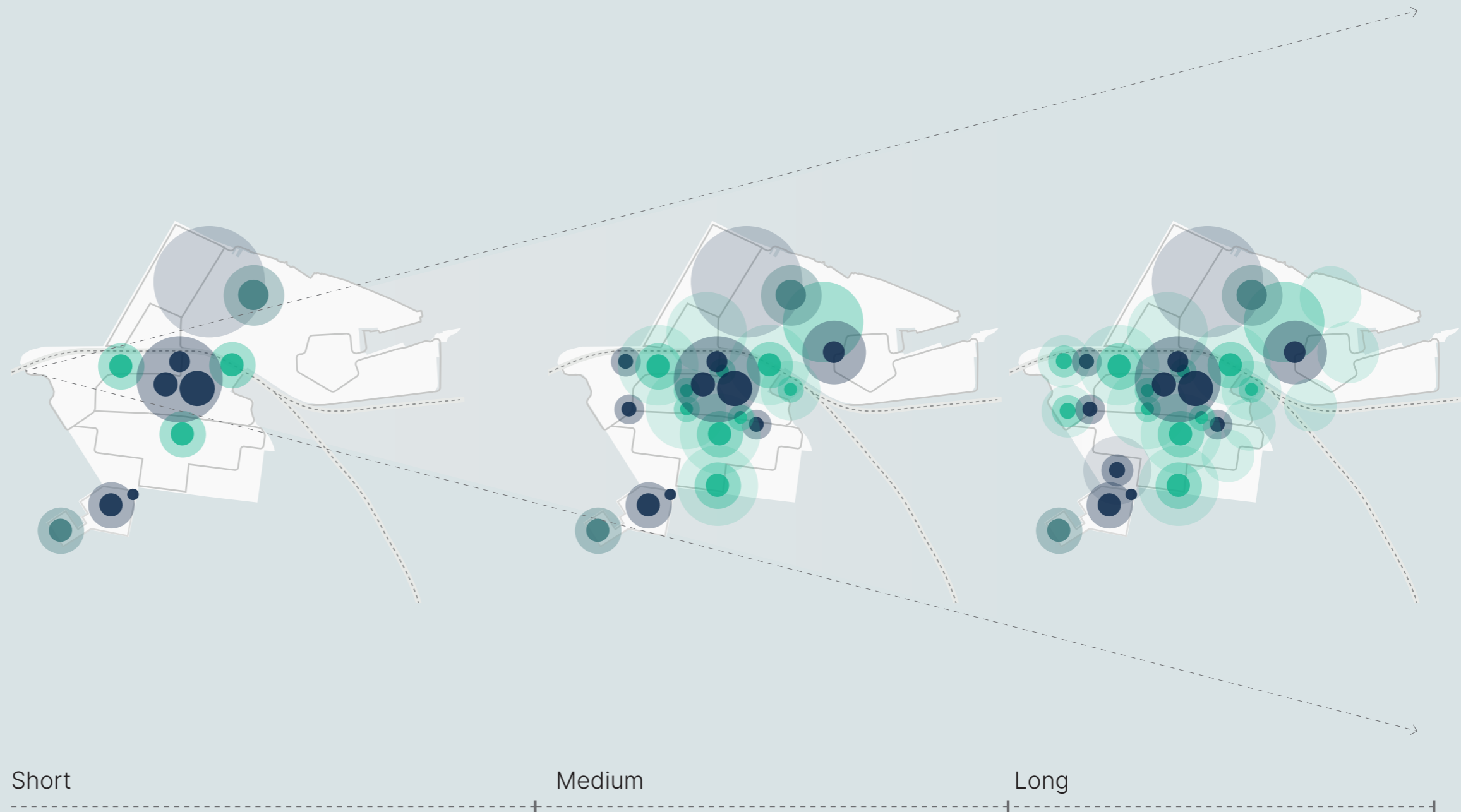
The below investments, including the Towns Fund and Future High Street Fund projects will be supported and integrated through this plan:

- Redevelop the former **Crown Pub and House of Fraser** buildings for new uses
- New homes at **Middlehaven**
- **The Old Town Hall** – Redevelopment as community/cultural hub
- **Eton College** – Collaboration with Star Academies to bring a free school to Middlesbrough
- **STACK** – A temporary container park providing a food, drink and entertainment venue
- **Church House** – Redevelopment into high-quality apartments

Focus on Delivery

The masterplan is centered around development focus areas which each have different stakeholders and contributors, different timescales and create different benefits individually and collectively.

This delivery plan sets out how these packages aggregate over time and critically draws out which projects are intended to be delivered in the short term to act as a catalyst for further development.



- Key Projects**
- Thirteen Union Village
 - Gresham Regeneration
 - The Crown Restoration
 - Middlehaven Housing
 - Linthorpe Road / Albert Road Enhancements
 - Wilson Street Arches and Crossing
 - The Auxiliary Expansion
 - Heritage Quarter Development
 - Cleveland Centre Improvements

- Key Projects**
- Civic Centre Redevelopments
 - Bus Station Improvements
 - Marsh Road Redevelopment
 - Mixed-use Dockside Development
 - Middlehaven Anchor Leisure Attraction
 - Teesside University Creative Campus
 - House of Fraser Restoration
 - Debenhams Redevelopment
 - Gurney House Redevelopment
 - Centre North East Redevelopment
 - Dundas Redevelopment

- Key Projects**
- Borough Road / Hartington Road Connectivity
 - Station Street Community
 - Town Gateway Redevelopment

Development Timescale: Short: 0-2 years, Medium: 3-5 years, Long: >5+ year

- Proposed MDC masterplan project
- Existing initiative
- MDC supporting initiatives

Figure 6: Delivery plan



Be ambitious & open



Work for Middlesbrough & the wider Tees Valley



Create a well-connected & safe town



Build places and spaces that people are proud of



Drive sustainability



Build on recent investment



Create a mixed-use town centre and support business



Accelerate delivery of new innovative spaces



Modern university town



Engage & communicate

04

Principles of Development

In delivering our masterplan and the opportunities it will help create, 10 key principles have been identified to guide development.

The principles are:

1. Be ambitious and open for business
2. Work for Middlesbrough and the wider Tees Valley
3. Create a well-connected and safe town
4. Build places and spaces that people are proud of
5. Drive sustainability and decarbonisation
6. Build on and support recent investment
7. Create a mixed-use town centre and support all businesses to grow
8. Accelerate the delivery of innovative and exemplary new living and working space
9. Fully integrate Middlesbrough as a 'Modern University Town'
10. Engage and communicate openly

These principles are intended to amplify our development objectives and vision for Middlesbrough. These have been based upon evidence gathering through understanding the area, its history, strengths and opportunities.

In adopting these principles, the Mayoral Development Corporation will accelerate regeneration in Middlesbrough.



Be ambitious and open for business



Figure 7: Middlesbrough Town Centre

Middlesbrough is a town in transition. From its heavy industrial past to its advanced manufacturing, industrial focus and internationally recognised digital and immersive technology sector, opportunity is in the air. Economic changes have left the town with significant challenges, many empty buildings and parcels of vacant land. The masterplan will support and facilitate inward investment and economic development. It will deliver standard-setting transformation, ensuring a town to be proud of for generations to come. Activity will re-establish the town's sense of purpose, with complementary initiatives delivered alongside physical interventions.

These include a marketing strategy to encourage private sector investment; supporting the shift to professional services, advanced manufacturing and digital industries; increasing attractiveness and visitor appeal through cultural events; tackling crime and antisocial behaviour.

The Development Corporation has been established to ensure Middlesbrough is 'Open for Business', reducing developmental bureaucracy to be attractive to business, secure private sector investment and create good quality jobs. Flexibility is key, with quality, long-lasting and major infrastructure improvements complementing temporary uses and activities, and vice versa. This will allow for development phasing and flexing the balance of land that can respond to market demands and be adaptable to new opportunities, while encouraging development within key sectors. First-phase projects will be significant, acting as ambassadors and 'standard setters' for those that follow.



Work for Middlesbrough and the wider Tees Valley with an ambitious regional approach to growth



Figure 8: Middlesbrough Transporter Bridge (BBC)

At the heart of Tees Valley's future is each town operating successfully in complementing one another, developing their own sector specialisms, with the overall outputs being greater than the sum of their parts. The masterplan aims to ensure Middlesbrough can retain and attract UK and international companies seeking to own or lease high-quality, modern offices, providing a skilled and committed workforce alongside world class leisure and entertainment facilities.

The masterplan will stimulate the growth and diversification of the local economy by:

- Supporting and connecting people to emerging opportunities, creating the environment to get more people into work and upskilled
- Aligning and promoting skills development to fast-growing sectors such as digital
- Retaining young people through the provision of skills pathways directly linked to new, good-quality, well-paid jobs
- Reinforcing innovation by amplifying emerging sectors of excellence, such as the digital sector and immersive technologies
- Attracting local, national and international investors with positive conditions for growth
- Supporting both new and existing businesses to further promote inward investment



Create a well-connected and safe town for residents, businesses and communities



Figure 9: Middlesbrough biking lanes

The masterplan will create safe, connected, vibrant and interesting spaces people want to enjoy. It will promote dwell time and active travel through improvements to the public realm, alongside a well-lit network of pedestrian and cycleways that are better connected to wider regional links. It will reduce vehicle numbers in the town centre, giving street space to people, while improving road travel.

Delivery of the masterplan will seek opportunities to design out crime at all stages. This will include promotion of Secure by Design in all developments, while bringing derelict and unlet buildings back into use at key locations, and increasing on-street presence of police and community surveillance.

The masterplan looks to develop opportunities that:

- Create safer streets through investment in safety measures and community programmes
- Deliver safer and attractive crossings including movement under the A66, between Boho, St Hilda's and Middlehaven to town centre areas
- Improve the quality and safety of public realm and links between educational institutions
- Improve connectivity between the Riverside Stadium, Middlehaven and the town centre
- Improve the visitor gateways of Wilson Street, Albert Road, Newport Road and Borough Road, by better facilitating movement



Build places and spaces that people are proud of



Figure 10: Middlesbrough Council

Successful towns and cities create a sense of pride, with their attractiveness influencing their use, movement and feeling, contributing to economic, social and environmental wellbeing. Middlesbrough's industrial past brings with it a distinct character.

Areas of previous successful regeneration, such as Exchange Place, work at the Railway Station and Crown House buildings in the Boho Zone, have begun to help shape a new Middlesbrough. These examples should be celebrated, and their quality echoed in other parts of the town.

By planning quality development and greener urban spaces, we can build an identity to be proud of. An MDC design code will be established to define key characteristics of new development at strategic locations and establish density and scale in these areas; identify existing features to be retained and areas to be kept open from built development and agree materials palettes for areas of the town.

05

Drive sustainability and decarbonisation through all projects, programmes, and investment



Figure 11: Albert Park (We are Middlesbrough)

The masterplan supports the Tees Valley Net Zero Strategy to create a sustainable and decarbonised town centre. Sustainability and innovation will guide decarbonisation initiatives in built form, in the surrounding green infrastructure and wider environment.

New development and renovation will be innovative in design, adaptable to future use and the impacts of climate change. The masterplan looks to develop opportunities that:

- Embed sustainable design into new development and building retrofit
- Increase climate comfort with improved shade and shelter to support more active lifestyles
- Increase the town's ability to manage flood events through nature-based solutions
- Promote and increase walking, cycling, new mobility and green vehicle charging infrastructure, as part of a network in the town centre and adjoining communities
- Increase green space, street trees and urban greening
- Improve the natural capital of the town and its wider catchment
- Better connect parks and natural assets to create easy and continual access to nature

06

Build on and support recent investment in the town and accelerate successes



Figure 12: Baker Street

The masterplan recognises the town's success in developing home-grown, global businesses. Its internationally recognised university is just one of many fantastic achievements, against a climate of economic and social change experienced with the decline in heavy industry.

The masterplan will link recent developments so that their impact becomes greater than the sum of their individual parts, and builds confidence for future success.

Support will also be given to existing business to grow. A suite of business support will include assistance with:

- Upskilling employees
- Developing supply chains
- Transitioning to new technologies and sustainable practices
- Creating and growing strategic partnerships to unlock investment opportunities
- Prioritising and increasing resources and mechanisms to support inward investment

07

Repurpose retail space to create a more mixed-use, diverse town centre with the services people need



Figure 13: Baker Street

The way we experience our towns has changed. Middlesbrough has an abundance of vacant retail stock, declining visitor footfall and lacks destinations in the town centre. The masterplan will seek to redress this imbalance through the reuse of underutilised retail space to create attractive mixed-use spaces. This should reflect and capitalise on Middlesbrough's distinctive strengths, creating a safe, welcoming centre that provides opportunities for all.

Major employers, existing businesses and new endeavours will be supported through the provision of affordable, fit for purpose, flexible accommodation as well as accommodating growth so that these successful businesses can then stay in the area they know and love.

Boho exemplifies the quality of spaces and the character of place that can be achieved. The masterplan will seek to further support these businesses to grow sustainably and attract the right workforce through support for skills training and other initiatives.

It will pursue opportunities that generate lasting economic value, promote private sector investment and remove dependency on public sector interventions to facilitate development.

08

Accelerate the delivery of innovative and exemplary new living and working space



Figure 14: Bohouse, Middlesbrough

At the heart of any sustainable town is a diverse supply of affordable, quality mixed tenure housing, alongside employment opportunities. Middlesbrough lacks diverse residential and office accommodation, although this is changing with work in the Middlehaven and St Hilda's area. The masterplan will create the conditions to accelerate delivery of new housing and offices.

A key part of this will be to create an offer beyond the existing housing stock in the town, achieved through a new community around Middlehaven, St Hilda's and Gresham, offering quality, aspirational family homes and properties for young urban professionals.

The plan also supports new and innovative, hybrid working spaces with good digital connectivity, building upon the success of the Boho Zone. Provision across all sectors of the office market will be provided, in an affordable, fit for purpose and accessible space. Purpose-built, large-scale office development will enable rapid growth of home-grown business and attract inward investment, making Middlesbrough internationally competitive. Opportunities for live-work accommodation to support the burgeoning arts and creative sectors will also be encouraged.



Fully integrate Middlesbrough as a 'Modern University Town'



Figure 15: Teesside University (Teesside University)

Education establishments play a major role in the town now. Teesside University, Middlesbrough College and The Northern School of Art have invested more than £370million in their facilities in recent years, collectively bringing more than 40,000 students, thousands of staff and apprentices into the town every year.

The masterplan will seek to integrate these educational institutions from the periphery into the town centre and create a 'Modern University Town'. A new college and school at Middlehaven will further cement learning at the heart of the town. The masterplan enhances the role of Middlesbrough as a Modern University town through opportunities that:

- Improve key gateways to create safe and easy movement, including Albert Road and access under the A66 and railway lines
- Include university showcases in cultural programmes, engaging locals, businesses and visitors
- Enhance the existing student experience and infrastructure to increase footfall and dwell time, bringing economic vitality and viability to the town centre, supporting businesses and leisure activities



Engage and communicate openly with the Middlesbrough community and future investors



Figure 16: Bedford Street market (We are Middlesbrough)

In establishing this masterplan, we have aimed to develop a plan that delivers for all Middlesbrough communities and businesses. The experiences of these people have helped us to shape a plan which works for all sectors of Middlesbrough's community.

Our engagement doesn't end there. New developments need buy-in and ownership to be successful. Pride and the desire to protect what has been created will contribute to longstanding success.

To be a truly sustainable town, developments should look beyond solely economic benefits, adding community benefit, social value and environmental improvements. Economic development should seek to respect local values and provide opportunities for existing communities to fulfil aspirations for positive change.

The masterplan looks to develop opportunities that invite communities to engage more with their town, and leverage resources to support community partnerships and initiatives.





Frameworks

This section of the masterplan provides three frameworks that translate the plan's key vision and objectives in spatial terms

A – Land Use

B – Open Space

C – Movement

These frameworks are critical to helping all projects being delivered in the plan to add up to greater than the sum of the individual parts.

A – Land Use

Strengthen the town’s existing important places, spaces and clusters.

Celebrate the already distinctive areas of Middlesbrough – Teesside University campus, the town centre, the station corridor area, Middlehaven and Gresham. Support new mixed-use ecosystems.

The Land Use framework considers information from the project pipeline, and from the masterplan concepts to demonstrate the town’s future uses. The diagram indicates what the predominant uses will be in the town and outlines connectivity between activity clusters led by the digital and education sectors. This plan includes the following elements:

1. Reinforcing the creative industries and SME and forming a strong and characterful cluster of high-quality arts and new business spaces.
2. Creating a clear and high-quality urban village within the Middlehaven area in line with current redevelopment plans – with excellent linkages south to the town centre through Albert Road.
3. Reinforce and support a creative cluster around the station – collaborating to support further reuse of existing heritage buildings and new public realm within this important gateway.
4. Consolidate town centre retail uses within an improved Cleveland Centre and to the west of Linthorpe Road.
5. Continuing to explore the appropriate and high-quality delivery of town centre residential property – focused on clusters that can support a more diverse, safer and better connected town centre neighbourhood.
6. Clustering an improved leisure offer around a new innovative venue between Middlesbrough College and the Riverside Stadium which creates a new destination.
7. Explore the potential to use well-designed and well-connected light industrial and collaborative work spaces to create employment opportunities and supply chain benefits.



Figure 17: The Northern School of Art (Arup)



Figure 18: Middlesbrough College (Arup)

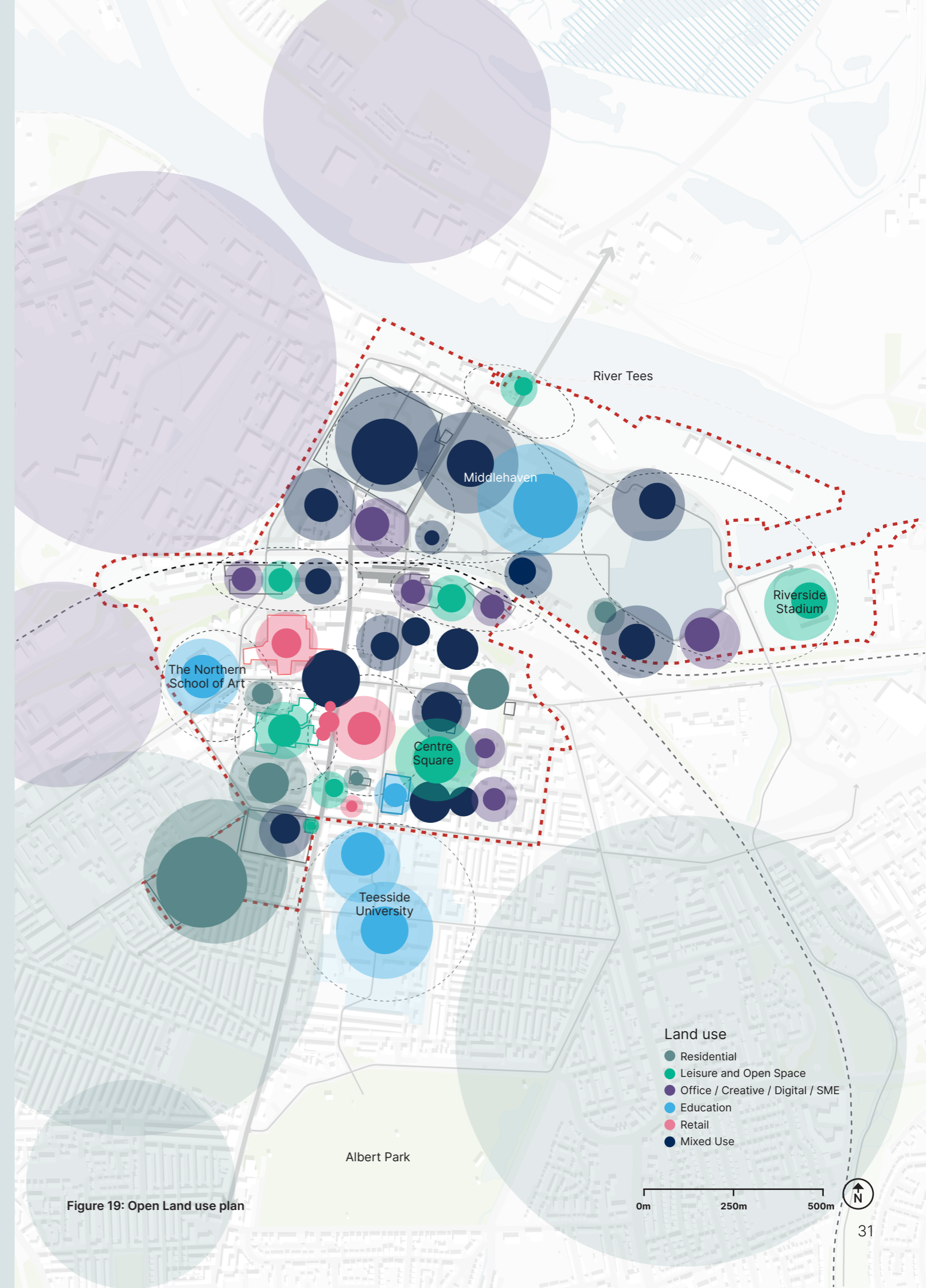


Figure 19: Open Land use plan

B – Open Space

Provide and regenerate much better open spaces for existing and new communities in the heart of the town.

The Open Space framework sets out where new public spaces, green spaces, biodiversity enhancements and ecological links are proposed within the plan. This element of the framework includes both long and short term projects. This framework contains the following key actions:

1. Improve and enhance the north-south public realm connections and spaces which draw Linthorpe Road north through Middlehaven to the River Tees.
2. Enhance existing heritage areas including the public realm around Exchange Square and the station to support increased meanwhile uses.
3. Continue to deliver improved public realm and playable landscapes within Middlehaven specifically around the docks and with improvements in the long term around new phases of development.
4. Collaboration with Middlesbrough Football Club to improve the route between the station, the stadium and the town centre to encourage better and more holistic use of the leisure offer within the town.
5. Form a new biodiverse wildlife corridor along Marsh Road linking to existing ecological assets that run along the infrastructure corridors, increasing public access.



Figure 20: Improved connections through open green spaces (Arup)



Figure 21: Car free and green open space example (Bryant Park)

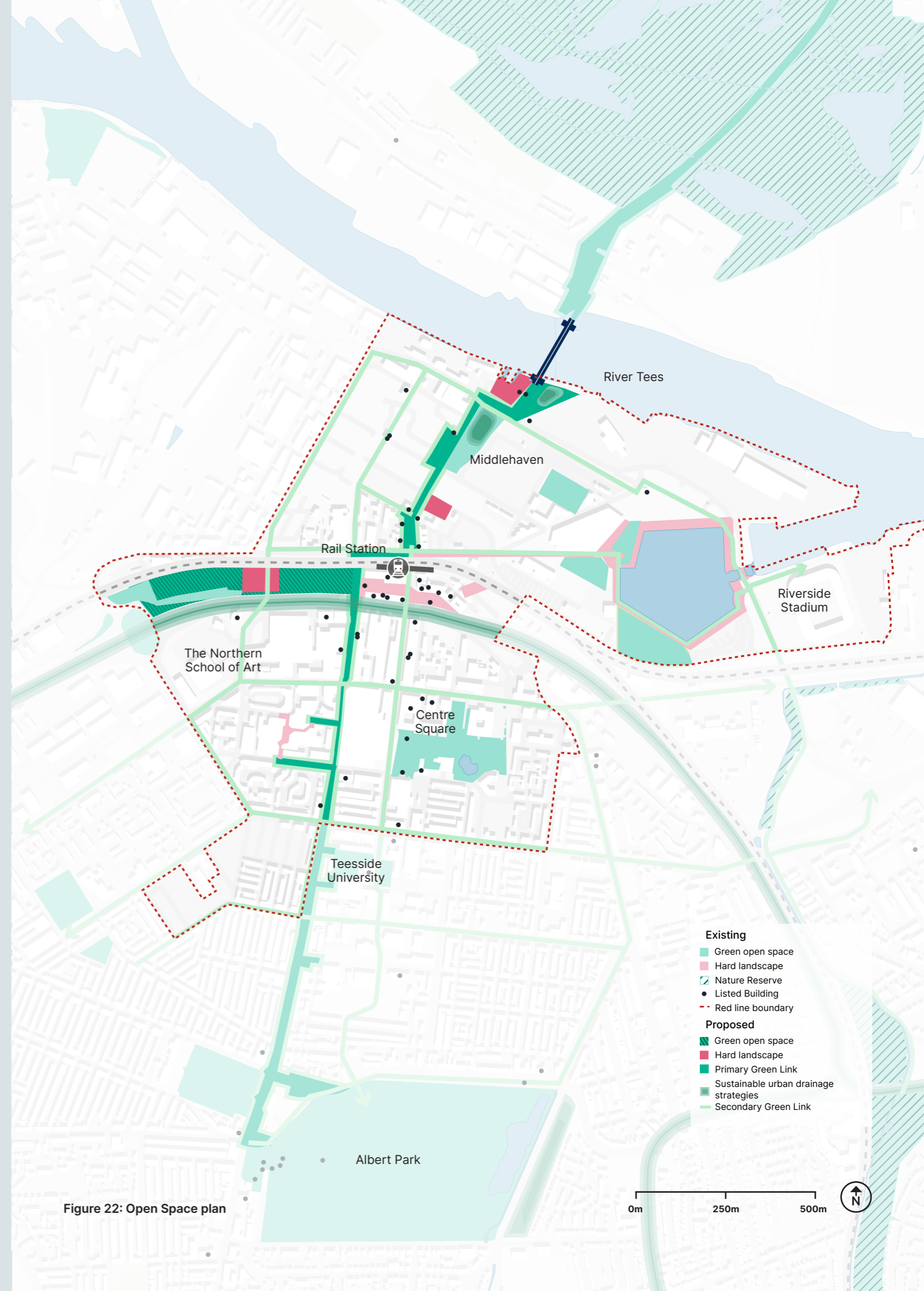


Figure 22: Open Space plan

C – Movement

Connect together parts of the town from Albert Park to the River Tees.

Reinforce the role Linthorpe Road and Albert Road play in linking activities north and south. Use important east-west links to create loops and integrate with wider neighbourhoods. The Movement framework sets out the overall ambition for the MDC area. It proposes the following key actions.

1. Identify Linthorpe Road as the primary movement link north and south in the town. Connecting Albert Park to the river, Middlehaven and the university campus and all major destinations in between.
2. Establish Albert Road as a safe and inviting route to connect the Boho area with the town. The public realm improvements will further support, encourage and accelerate the redevelopment of the existing heritage buildings in the newly renovated Exchange Square.
3. From the Linthorpe Road primary north-south link, a series of secondary loops are illustrated east and west. These loops pull visitors and residents from existing communities into the heart of the town.

4. Develop a third tier of pedestrian focused routes that already exist in the town, and act as exploratory, informal connections between the more formal primary and secondary routes.
5. Explore public transport improvements through potential decentralisation of the bus station, into a series of mobility hubs, or superstops that can support electric and potential hydrogen transport systems in the future. The framework explores potential locations for these superstops at important destinations including Albert Road and around the expanded Centre Square.
6. Improve accessibility and interconnectivity between the existing public realm network and the River front.



Figure 23: Improved pedestrian and cycle corridors (Nigel Dunnett)



Figure 24: Active travel neighbourhoods (Walthamstow)

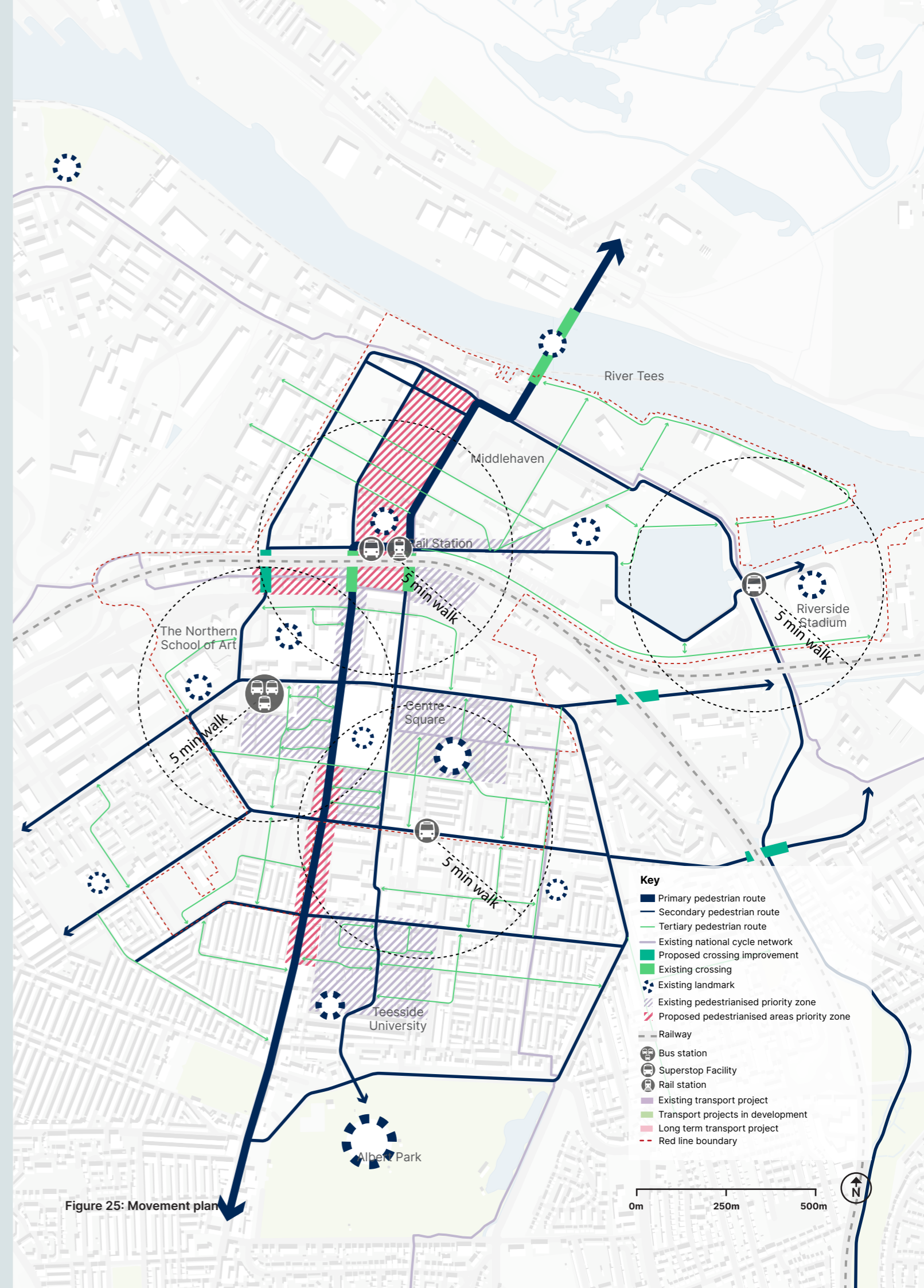


Figure 25: Movement plan



Focus Areas

This section of the masterplan focuses on delivery and includes:

- **Delivering the Plan**
- **Cross-cutting Strategies**
- **Focus Areas**
 - Gresham
 - A Town Centre Neighbourhood
 - Station Quarter
 - Middlehaven & St Hilda's

The Focus Areas bring together a range of indicative projects which collectively will support transformation. Project will evolve as opportunities are sought.

Delivering the Plan

To achieve successful regeneration of Middlesbrough, it is vital that the public and private sector share the ambition and work together to deliver. Strong public sector leadership is required to provide the private sector with confidence to invest.

First phase projects by the MDC will provide a strong foundation and catalyst for continued growth in the town to enable the private sector to realise the ambitions of the masterplan.

Focus areas are centred around those parts of the town which offer the greatest potential to drive transformational change. When linked together through strategic public realm improvements, open space, and better connections this will change the look, experience, and aspirations of Middlesbrough.

The focus areas build on the existing successful regeneration that has already taken place through investments by Middlesbrough Council, Towns Fund, Future High Streets Fund, Tees Valley Combined Authority and other stakeholders. Through the development principles identified and the supporting design code, regeneration will occur in a strategic, cohesive, and complementary manner, accounting for the individual focus areas but ensuring the distinct parts work together more effectively and support one another to create a modern and successful Middlesbrough.

Three cross cutting themes support development which relate to:

- Supporting businesses and people to achieve the skills they need, and to do the jobs they want
- Improving green open space
- Creating a digitally connected town
- Improving community safety

We must stimulate the market with our first phase projects and will explore funding opportunities to assist with the delivery of this plan, such as:

- MDC Seed Funding (TVCA Investment Plan)
- UK Shared Prosperity Fund (UKSPF)
- Levelling Up Fund (LUF)
- Town Deal
- City Region Sustainable Transport Settlement (CRSTS)
- Local Cycling and Walking Infrastructure Plans (LCWIP)
- Arts Council
- Homes England
- Devolved Adult Skills Budget
- Tees Valley Business Growth Support
- Innovate UK
- Community Grant Programmes
- Community Ownership Fund
- Woodland Accelerator Fund
- Developer Contributions

An indicative pipeline of projects has been identified within each of the Focus Areas, and this will evolve over time as we explore opportunities. The role of the MDC in each of these projects is either to:

Lead – MDC will lead on the development and delivery of projects including working with partners to source and secure appropriate funding packages.

Collaborate – MDC will work with partners to facilitate and bring forward these projects, removing barriers to delivery.

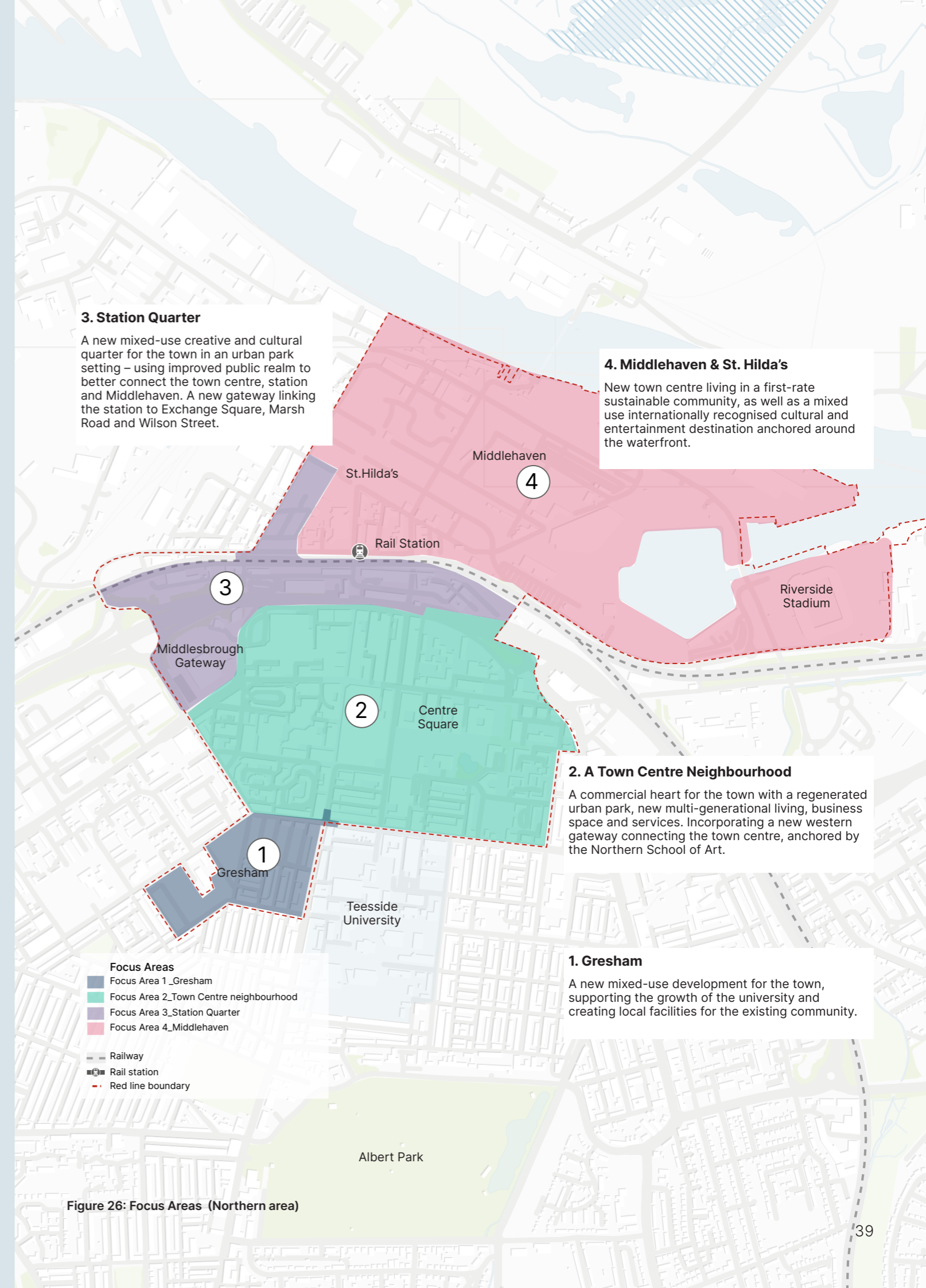


Figure 26: Focus Areas (Northern area)

Cross-cutting Strategies

The following strategies should inform the development of the Focus Areas.



People & Skills

The masterplan will be supported by the Tees Valley Employment and Skills Strategy (2022 and beyond) which provides a direction for skills within Middlesbrough and Tees Valley. Delivery of the strategy will:

- Ensure every business has access to the skills they need, including workforce development and skills support
- Provide clear, accessible training routes for priority sectors
- Ensure every resident can access a good and progressive job
- Ensure all residents are aware of careers opportunities and the route to achieve them

Grey to Green

The masterplan supports the development of green infrastructure and the connectivity of public spaces, linking town centre green spaces, alongside coordinated tree planting to deliver region-wide natural capital improvements. This supports the town's move to net zero as well as improving its look and feel.

Supported by a design code which sits beneath this masterplan, it will unlock the delivery of up to 2.5 hectares of open space in the town. Improved climate resilience and sustainability measures will be integrated into the existing network.

Linthorpe Road will be transformed to improve green links between key open spaces.



Digital

The Tees Valley Digital Strategy (2022) aspires to the Tees Valley becoming the UK's first truly Smart region by 2032. The Tees Valley economy will be underpinned by world-leading digital infrastructure and innovative technologies that enable access and opportunity for all residents and businesses.

We will work with partners and develop an ambitious MDC digital plan to meet the needs of business and communities.

Initiatives could include:

- Smart buildings to save and optimise energy
- Smart education to ease the learning process
- Smart government to make it easier for inhabitants to find information and influence decision-making processes in their area
- Smart health services to simplify and optimise registration, diagnosis and medication of patients
- Smart homes to make it easier for residents to monitor and control home attributes such as lighting, heating, appliances and security systems
- Smart manufacturing and construction to increase production, optimise supply chains and improve processes
- Smart retail to enable a faster, more personalised shopping experience
- Smart transportation systems which enable more people to move around more quickly



Community Safety

Building on multiagency partnership work, led by Middlesbrough Council, Cleveland Police, Teesside University and other agencies, a cross-cutting approach will further support tackling crime and antisocial behaviour in the town.

High levels of anti-social behaviour – both real and perceived – are significant barriers to growth in the town centre.

The police and other agencies will work closely together to provide a positive on-street presence, supported through the provision of multiagency space in the town centre.

Short-term interventions will be critical to demonstrate commitment, generating confidence and feelings of safety – for residents, students, businesses and investors.

Alongside an increased presence on the streets, physical developments will seek to bring derelict and unlet buildings back into use in key locations. This will be complemented by improvements to the public realm that will improve feelings of safety. New development will incorporate opportunities to design out crime, including Secured by Design, improved lighting and CCTV.

A cross-cutting approach delivered from the outset will lay the foundations for lasting change. It will provide the infrastructure and presence that can, over time build natural surveillance through increasing footfall.

Focus Area – Gresham

Gresham creates a new mixed-use development for Middlesbrough, supporting the growth of the university and creating local facilities for the existing community.

Development of this area brings back to life an existing underutilised part of the town, while acting as a catalyst for wider change in this area. Supporting a thriving university, Gresham will further draw the university into the town, providing new state-of-the-art residential and teaching facilities and supporting infrastructure in a vibrant campus environment.

The university expansion and Union Village development will act as anchor developments alongside mixed tenure residential accommodation creating a step change in housing quality. The listed Crown Pub will be brought back in to use as a focal point for this part of town and enhanced pedestrian linkages. The Focus Area will be the focal point to enable improved, safe and enjoyable pedestrian movements to all parts of the town.

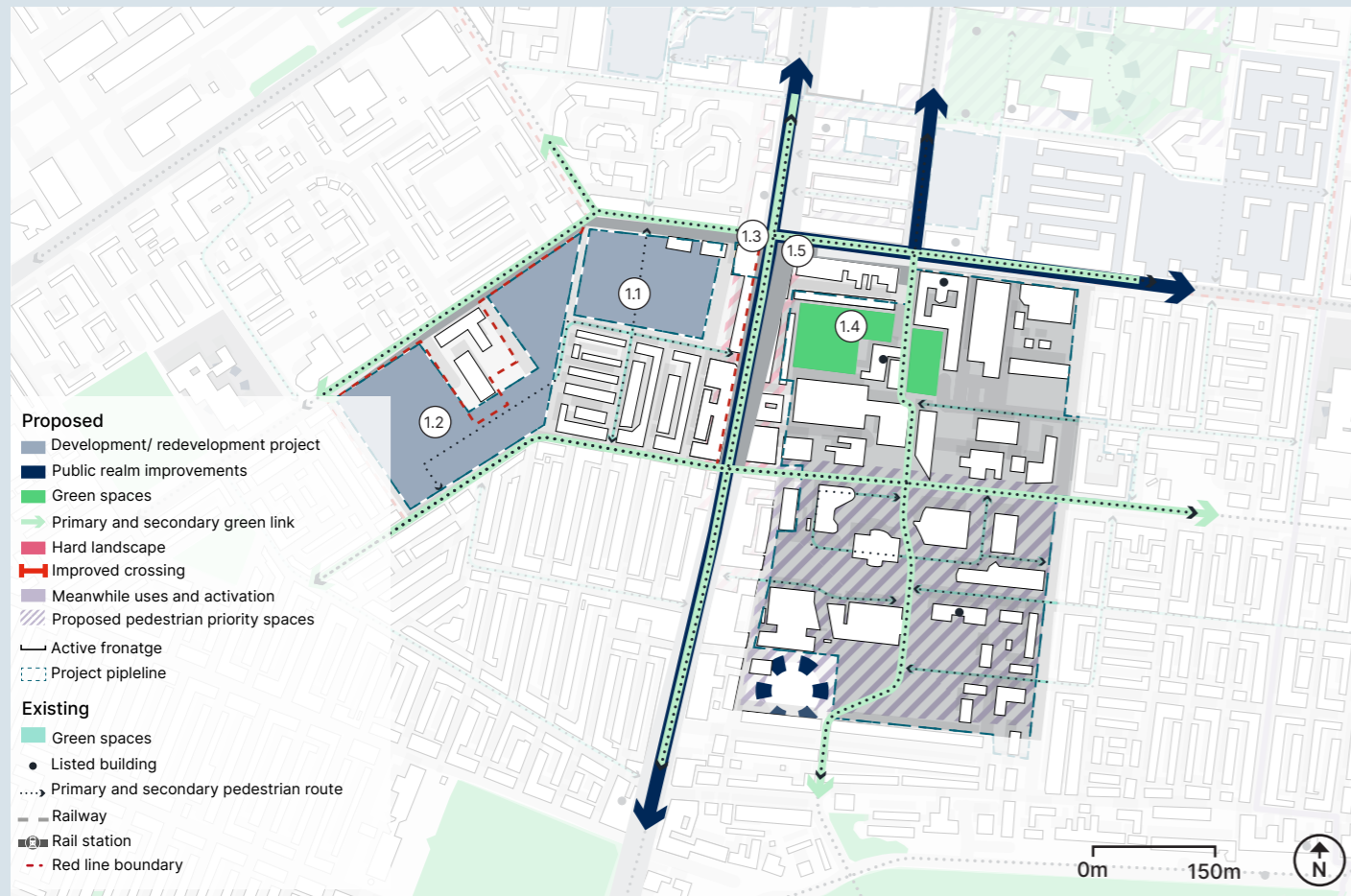


Figure 27: Focus Area plan

Project	Name	Development Timescale	Key Stakeholders	MDC Action	Potential Outcome
1.1	Explore Gresham site for Teesside University expansion	Short	Teesside University and Private Sector	Collaborate	Explore the expansion of Teesside University. Delivery of mixed-use development to regenerate Gresham.
1.2	Union Village Development	Short	Thirteen Housing Group	Collaborate	Delivery of high quality new homes.
1.3	Crown Pub Restoration	Short	Private sector, Middlesbrough Council, Teesside University	Lead	Delivery of mixed use development, potentially leisure and business space
1.4	Improved pedestrian and green linkages to university	Short	TVCA, Teesside University, Middlesbrough Council	Collaborate	Improved pedestrian and green linkages to university.
1.5	Improved connectivity through Borough Rd + Union St/Hartington Rd	Long	Middlesbrough Council	Lead	Improved walking and cycling links and enhanced public realm.

MDC Action: Lead - MDC will lead on the delivery and implementation of the project including working with partners to source and secure appropriate funding packages, Collaborate: The MDC team will work with partners to facilitate and bring forward projects and programmes.
Development Timescale: Short: 0-2 years, Medium: 3-5 years, Long: >5+ year

Focus Area – Gresham



1. Gresham Regeneration

High-quality mixed-use scheme delivering professional living and student accommodation, a secure multi-storey carpark, business incubation space and leisure facilities to support the university.

2. Restoration of Former Crown Pub

Redevelopment of the former Crown Pub into new mixed-use development, creating a focal point for the regeneration of this part of town.

3. Union Village

New mixed tenure high quality residential development supporting the wider regeneration of this area.

4. Green Connectivity

wwGreen linkage improvements better connecting the area to the university campus and town centre.

Gresham Redevelopment



Figure 29: Gresham today



Figure 28: Gresham mixed-use development (Corstorphine & Wright)

Focus Area – A Town Centre Neighbourhood

Integrating urban living at the heart of Middlesbrough, this Focus Area draws upon the creativity and dynamism of the university and existing business located within the town.

Supporting the transition from a retail and commercial core the Focus Area creates a digitally connected, 24 hour, mixed-use town centre which allows for living, working and leisure at its heart. Integrating living into the existing tapestry of the town centre by repurposing the oversupply of retail uses into a vibrant mix of different home types and tenures, business space and community services. Middlesbrough will become a centre for the design and delivery of new innovative housing.

MDC powers will be used to create the conditions for first-rate town centre living. This Focus Area will transform the diversity of the town by enabling more people to live and work in the town centre and addressing the current imbalance of uses in the town, creating a thriving daytime and evening economy.

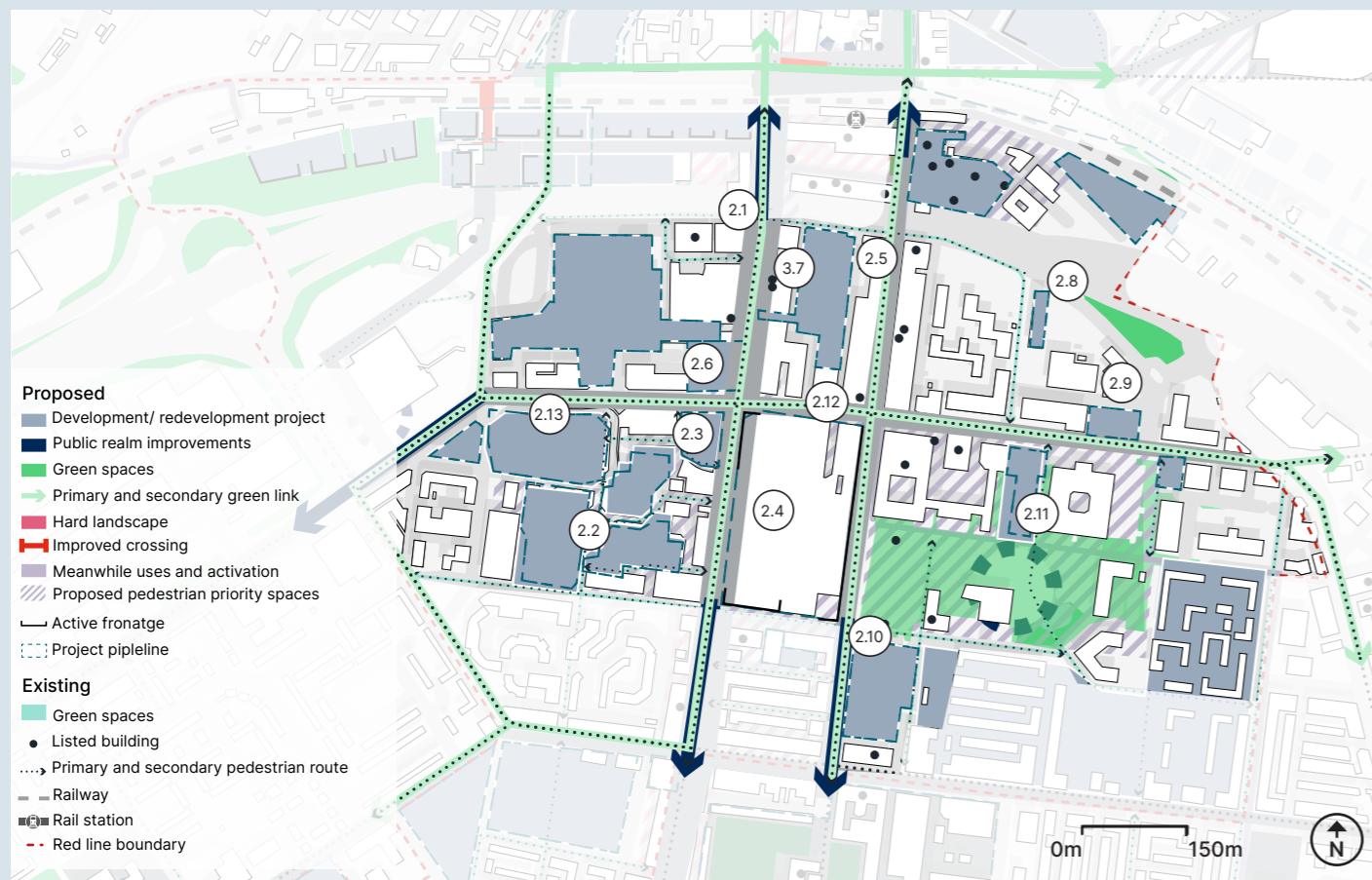


Figure 30: Focus Area Plan

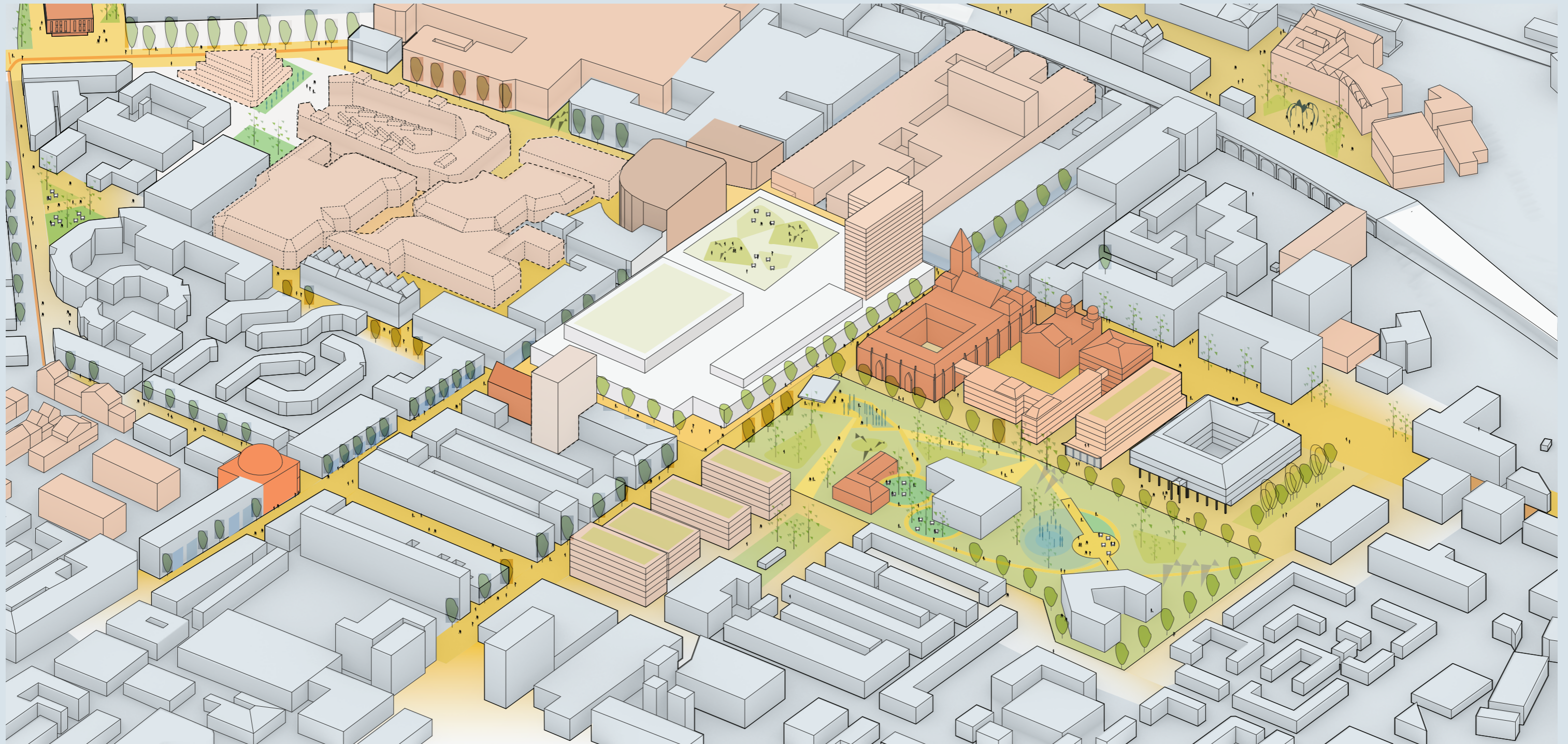
Project	Name	Development Timescale	Key Stakeholders	MDC Action*	Potential Outcome
2.1	High Street Skills and Employment Hub	Short	Middlesbrough Council, DWP	Collaborate	Bring employment and career development to the high street.
2.2	Captain Cooks Square redevelopment	Short	Middlesbrough Council	Collaborate	19,000 sqm of leisure, 5,000 sqm of retail.
2.3	House of Fraser	Short	Middlesbrough Council, Private Sector	Collaborate	New office led mixed-use development.
2.4	Cleveland Centre Improvements	Short	Middlesbrough Council, Private Sector	Collaborate	Improvements to open up the Cleveland Centre creating more public space.
2.5	Linthorpe Road and Albert Road enhancements	Short	Middlesbrough Council, local businesses, Teesside University	Lead	Improved attractiveness of Town Centre, with 1.4km of public realm enhancements, street tree planting and biodiversity enhancements.
2.6	Former Debenhams	Medium	Middlesbrough Council, Private Sector	Collaborate	Explore opportunities for development.
2.7	Dundas House	Medium	Private Sector	Collaborate	Explore opportunities for development.
2.8	Gurney House	Medium	Private Sector	Collaborate	Explore opportunities for development.
2.9	Fry Street	Medium	Private sector	Collaborate	Explore opportunities for development.
2.10	Potential Teesside University Creative Campus	Medium	Teesside University, Magistrates Court	Collaborate	Puts skills and learning at the heart of the town. Increased mix of uses around key open space in the town.
2.11	Civic Centre Redevelopment	Medium	Middlesbrough Council, Private Sector	Collaborate	Explore opportunities for development.
2.12	Development of CNE Building	Medium	Middlesbrough Council, Private Sector	Collaborate	Explore opportunities for development.
2.13	Town Gateway Redevelopment (Bus station and Broadcasting House)	Long	Bus operators, Middlesbrough Council, Highways BBC, Sainsbury's	Collaborate	Delivery of new gateway opportunity site including new homes in town centre setting within mixed-use development.

MDC Action: Lead - MDC will lead on the delivery and implementation of the project including working with partners to source and secure appropriate funding packages,

Collaborate: The MDC team will work with partners to facilitate and bring forward projects and programmes.

Development Timescale: Short: 0-2 years, Medium: 3-5 years, Long: >5+ year

Focus Area – A Town Centre Neighbourhood



1. Linthorpe Road and Albert Road enhancements

As the main spine through the town, Linthorpe Road benefits from new tree planting, wider footways and development of adjacent buildings creating an improved high street offer. It will also allow easier and safer movement through the town.

2. Potential Teesside University Creative Campus

A series of mixed use education buildings with views over the park, which extend the presence of Teesside University northwards and enrich the public spaces with new activity, creating a campus town.

3. Explore New Uses for Vacant Buildings

Bring back into use vacant property and redevelop land which is currently vacant to provide new uses focused around town centre uses including housing and community services.

4. Cleveland Centre Improvements

Improvements to open up the Cleveland Centre creating more public space and redefining the area to provide a mix of uses that support activities both in the day and evening.

A Town Centre Neighbourhood



Figure 32: Middlesbrough Town Centre today



Figure 31: Town Centre redevelopment vision

Focus Area – Station Quarter

This Focus Area improves this important gateway to the town, the underutilised corridor from Exchange Square past the Station Gateway, Zetland Road through to Marsh Road and includes space under the A66 and Wilson Street.

This area is perceived as a physical barrier to movement throughout the MDC area and our aim is to create a new purpose for the Station Quarter, increase footfall and safety to better link Middlehaven with the rest of the town.

Drawing inspiration from the heritage of Exchange Square and Zetland Road and the creativity of The Auxiliary art gallery and creative workspace, the Station Quarter will become a vibrant place for creative enterprise, where people want to spend more time.

Public spaces will be improved to enable journeys to be made on foot safely. A mix of homes and workspaces will bring a diverse community to the area, attracted by the excellent connectivity to the station, business networks and leisure uses, integrated green space will provide important social and well being infrastructure for residents and visitors.

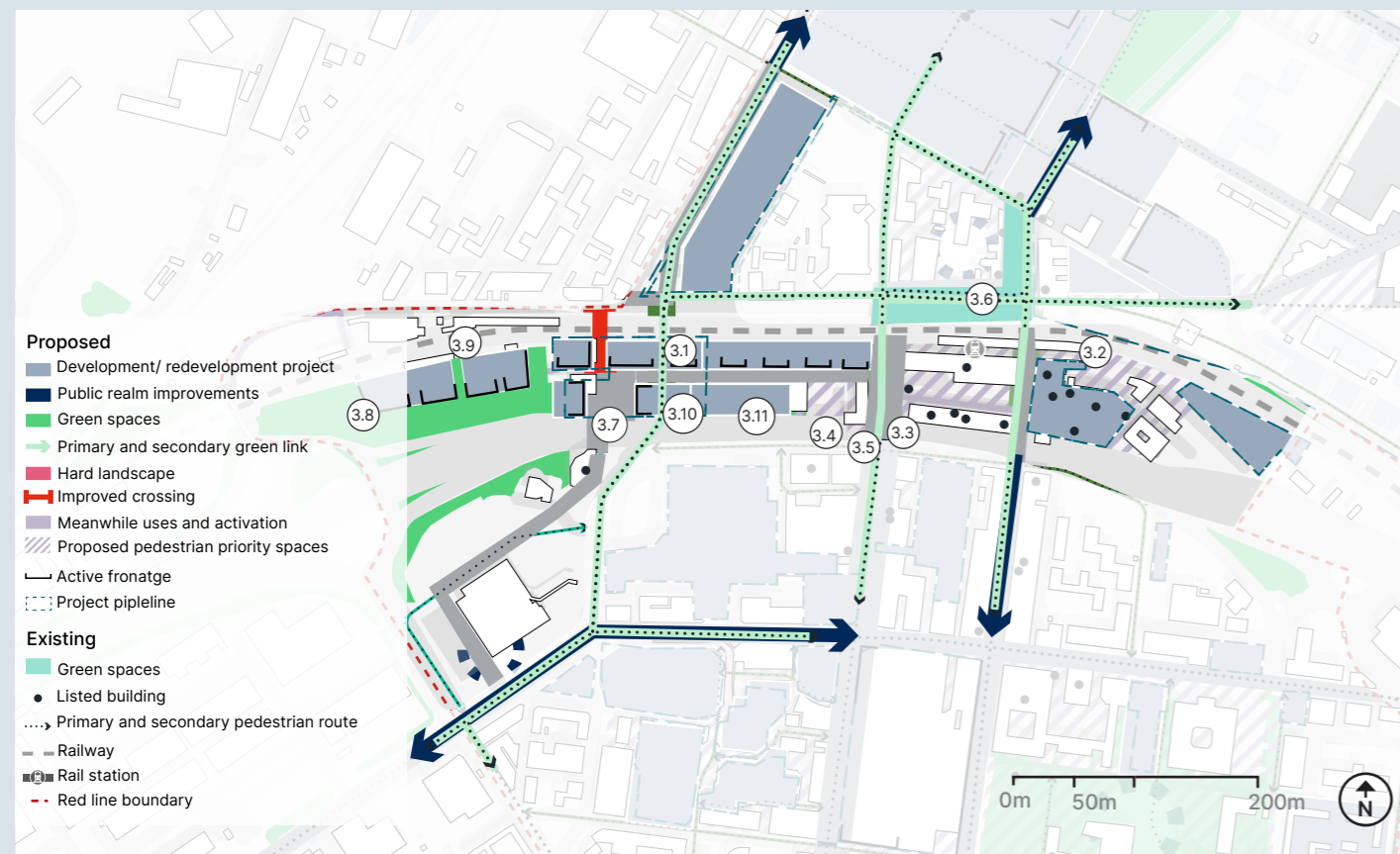


Figure 33: Focus Area Plan

Project	Name	Development Timescale	Key Stakeholders	MDC Action*	Potential Outcome
3.1	The Auxiliary expansion	Short	Middlesbrough Council, Middlesbrough College, Teesside University, Private Sector	Collaborate	Transformation of under-utilised part of town into vibrant mixed use creative district including small business workspaces and community growing spaces.
3.2	Heritage Quarter Development	Short	Middlesbrough Council, Private Sector	Collaborate	Support the growth of high-quality, mixed-use development within a heritage setting, creating a new destination for the town.
3.3	Wilson Street Arches	Short	Private Sector and Middlesbrough Council	Lead	Give the Arches a new purpose and improved footfall and safety.
3.4	Wilson Street Creative Lighting	Short	Middlesbrough Council	Lead	Improved and safer connectivity.
3.5	Wilson Street Crossing	Short	Middlesbrough Council	Lead	Improved and safer connectivity.
3.6	Mobility Hubs	Short	Middlesbrough Council	Lead	Delivery of a mixed transportation facility.
3.7	The Northern School of Art Underpass and Link	Short	Middlesbrough Council and The Northern School of Art	Lead	Improved and safer north-south connectivity between town centre and Middlehaven. Skills led public realm linking key facilities to each other.
3.8	The Auxiliary Park	Medium	The Auxiliary and Middlesbrough Council	Lead	1.2 ha of new park space for existing and new communities, providing recreation value in the heart of the town. Activation of a forgotten area of the Town Centre and unlocks.
3.9	Marsh Road	Medium	Middlesbrough Council, Private Sector	Lead	Explore opportunities to redevelop this under-utilised part of town into vibrant mixed use employment district. Delivery of new destination within area and improved footfall.
3.10	New Live/Workspaces	Long	Middlesbrough Council, Private Sector	Lead	Transformation of under-utilised part of town into mixed use creative district.
3.11	Station Street New community	Long	Middlesbrough Council	Collaborate	Delivery of 140 homes in town centre setting. Increased mix of uses in and around the station area, which improves sense of safety.

MDC Action: Lead - MDC will lead on the delivery and implementation of the project including working with partners to source and secure appropriate funding packages,

Collaborate: The MDC team will work with partners to facilitate and bring forward projects and programmes.

Development Timescale: Short: 0-2 years, Medium: 3-5 years, Long: >5+ year

Focus Area – Station Quarter



1. New Development Opportunities (The Auxiliary)

Bring forward empty sites to create appropriate new residential, commercial and cultural spaces that support SMEs and enhance the creative environment.

2. The Northern School of Art link

The Northern School of Art becomes much better integrated with the rest of the town via new active travel links north and east. This includes a more pedestrian friendly crossing under the road and rail network.

3. Marsh Road

New and repurposed workspaces and business support facilities are proposed here, with excellent connectivity to Middlesbrough Train Station and linked by high quality public realm spaces.

4. Station Street Community

Creating a diverse new community of businesses and residents based around the creative industries.

5. New Live/ Workspaces

This is a natural location for bespoke, high quality housing, with a mix of family homes, serviced apartments and live/work units.

6. The Auxiliary Park

Using the existing green infrastructure assets as a foundation for further improvements, The Auxiliary Park creates 1.2 hectares of open green spaces for existing and new communities to enjoy.

Station Quarter



Figure 35: Marsh Road and the Auxiliary today



Figure 34: Station Quarter vision

Focus Area – Middlehaven and St. Hilda’s

Deliver a major new internationally recognised cultural attraction within Middlehaven to create an entertainment destination together with the stadium and riverfront.

The area of Middlehaven is the town’s greatest opportunity to craft an area of culture, education and leisure, with homes and community at the heart. This means leveraging the success of Middlesbrough College and Riverside Stadium as destinations, and extending their influence. This project package supports significant transformation at Middlehaven whilst being characterised by the rich history and heritage present.

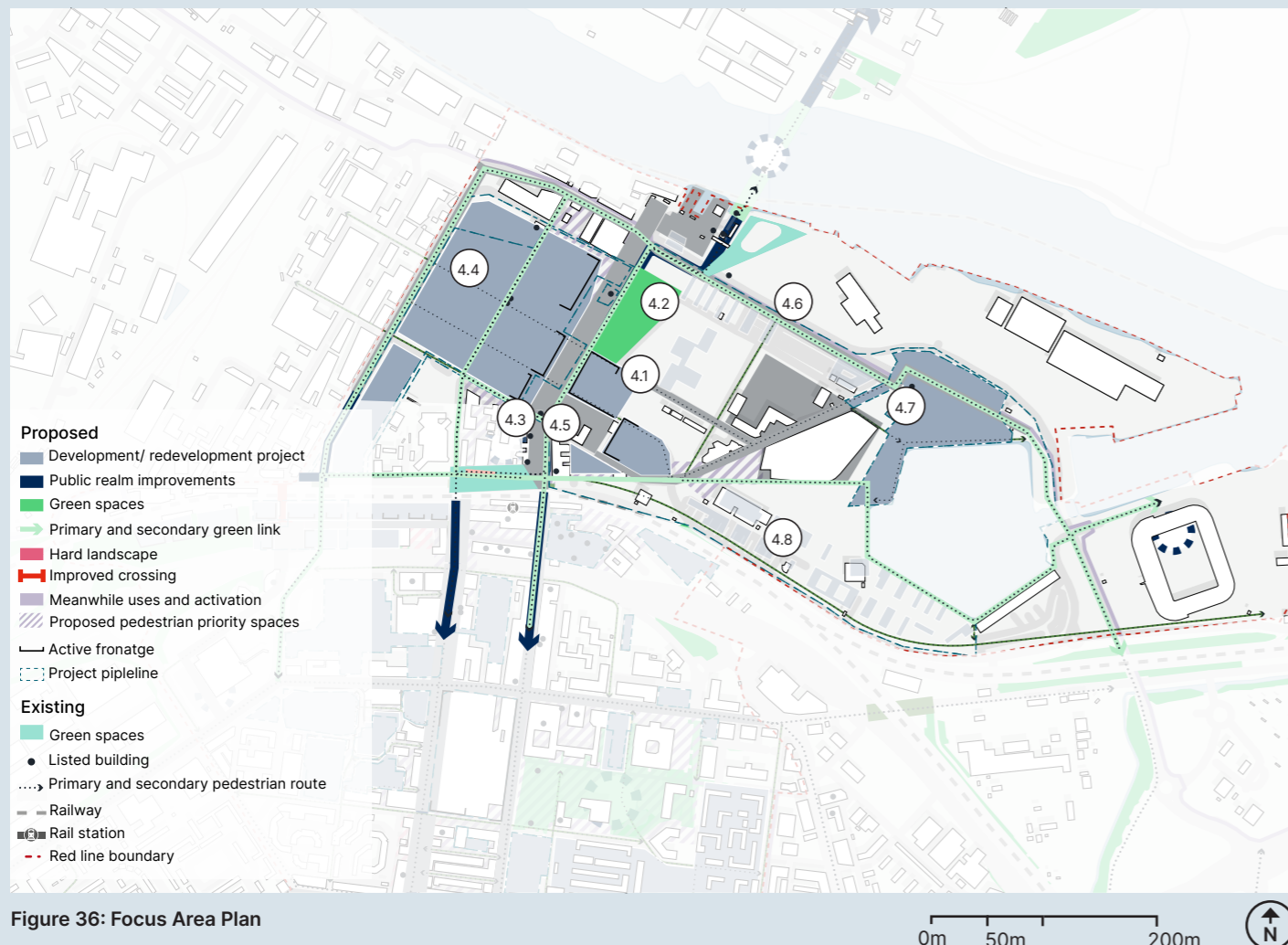


Figure 36: Focus Area Plan

Project	Name	Development Timescale	Key Stakeholders	MDC Action*	Potential Outcome
4.1	Middlehaven education buildings	Short	Middlesbrough Council, Education Providers	Collaborate	Education provision for this part of town.
4.2	Middlehaven Park	Short	St. Hilda's, Middlesbrough Council	Collaborate	Enhance and upgrade existing park with planting. Improved pedestrian connectivity and green linkages to the public realm.
4.3	Cleveland Street Plaza	Short	Middlesbrough Council, Highways	Lead	Improved setting at Middlehaven that encourages people to spend time here.
4.4	Housing Development	Short	Middlesbrough Council, Private Sector	Collaborate	New housing destination, creating high quality urban living
4.5	Expanding the Boho Cluster	Short	Middlesbrough Council, Private Sector	Lead	New office accommodation to support the digital cluster
4.6	Teesdale Way	Long	Sustrans	Collaborate	Enhanced long distance walking and cycling link using grey to green principles.
4.7	Anchor Leisure Site	Medium	Middlesbrough Council, Major leisure group	Lead	Delivery of new leisure attraction at Middlehaven that reinforces this area as an international leisure destination.
4.8	Mixed use residential and commercial dock-side development	Long	Middlesbrough Council	Collaborate	Waterfront living and working.

MDC Action: Lead - MDC will lead on the delivery and implementation of the project including working with partners to source and secure appropriate funding packages, Collaborate: The MDC team will work with partners to facilitate and bring forward projects and programmes.
Development Timescale: Short: 0-2 years, Medium: 3-5 years, Long: >5+ year

Focus Area – Middlehaven and St. Hilda's



1. St Hilda's Housing Development

Creation of a new housing destination boasting high-quality urban living spaces

2. Anchor Leisure Site

Delivery of a new leisure attraction that reinforces this area as an international leisure destination for increased visitor footfall by those both living within and outside the region

3. Boho

New office accommodation to support the digital cluster, one of the town's expanding key sectors

4. Middlehaven Campus

Working with education providers and building on the success of Middlesbrough college, developing further education provision for the area

5. Teesdale Way

Enhanced long distance walking and cycling link using grey to green principles to further enhance the town as a cycling and walking destination while encouraging this mode of net-zero travel for locals

