



MIDDLESBROUGH DEVELOPMENT CORPORATION BOARD

19th July 2023 10am

Teesside Airport Business Suite, Teesside International Airport,
Darlington DL2 1NJ

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
Mayor Chris Cooke	Middlesbrough Mayor (Elected Member of Middlesbrough Council)
Idrees Rashid	Independent Member
Mieka Smiles	Independent Member
Steve Turner	Independent Member
Paul Booth	Independent Member
<u>Associate Members</u>	
Julie Gilhespie	Associate Member
Clive Heaphy	Associate Member
<u>Officers in Attendance</u>	
Gary Macdonald	Group Director of Finance & Resources
Emma Simson	Interim Chief Legal Officer (Monitoring Officer)
Sarah Brackenborough	Head of Operations
Victoria Pescod	In House Lawyer
Charlie Kemp	Head of Creative Place
<u>Apologies</u>	
Mark Webster	Independent Advisor
Sarah Walker	Head of Investment Development
MDC Middlesbrough Development Corporation	

<p>MDC 01/23</p>	<p>CHAIRS WELCOME & APOLOGIES FOR ABSENCE</p> <p>The Chair welcomed Members to the Middlesbrough Development Corporation Board meeting.</p> <p>Apologies for absence were submitted as detailed above.</p>
<p>MDC 02/23</p>	<p>DECLARATIONS OF INTEREST</p> <p>There were no interests declared.</p>
<p>MDC 03/23</p>	<p>MINUTES OF PREVIOUS MEETING</p> <p>The Minutes of the previous meeting of 22nd March 2023 were agreed as a true record.</p> <p>CC commented that initials should be included in minutes when comments are made. MS agreed that it would be helpful to have a note of who made comments. The Chair noted this.</p> <p>RESOLVED that:- The Minutes of the previous meeting of 22nd March 2023 were agreed as a true record.</p>
<p>MDC 04/23</p>	<p>CHAIR'S UPDATE</p> <p>The Chair provided a verbal update.</p> <p>RESOLVED that:- Members noted the Chair's update.</p>
<p>MDC 05/23</p>	<p>GOVERNANCE & APPOINTMENTS</p> <p>The Board were provided with a Governance & Appointments update. ES explained that any complaints lodged against the Chief Constable will be dealt with through the Independent Office for Police Conduct (IOPC) rather than by the Board. ES also outlined minor amendments to the scheme of delegation, and that the Middlesbrough Development Corporation seal requires approval.</p> <p>RESOLVED that:- the Board approved the Middlesbrough Development Corporation seal.</p>
<p>MDC 06/23</p>	<p>INVESTMENT ZONE UPDATE</p> <p>The Board were provided with a verbal update.</p> <p>MS asked whether there will be one investment zone that includes MDC and HDC. JG confirmed that yes there will be one Tees Valley</p>

	<p>investment zone, and that Hartlepool is likely to include a focus on technological investment.</p> <p>IR asked to clarify the role of the university within the investment zone. JG clarified that the university's support of the investment zone will be sought from the government due the technological focus within the investment zone and the need for this to be research led.</p> <p>CC asked why the university doesn't have a board place given their expected involvement. BH confirmed that, at the time, PB was put forward as the representative of Teesside University but had since stood down from his position of Vice Chair at the University.</p> <p>RESOLVED that:- the Board noted the verbal update.</p>
<p>MDC 07/23</p>	<p>MIDDLESBROUGH DEVELOPMENT CORPORATION MASTERPLAN</p> <p>The Board were asked to approve the Masterplan.</p> <p>CC queried whether Arup had visited Middlesbrough as some of the images used in the Masterplan are out of date having been taken from Google Maps. CC also commented that some of the Masterplan images have demolished listed buildings. ST commented that it is common to use Google Maps in consultation exercises and that the final Masterplan will be different to the version that is approved today.</p> <p>CC said that there should be a consultation in addition to these meetings for decisions e.g. pedestrianising roads. It was confirmed that Arup have visited Middlesbrough and it must be remembered the Masterplan will set the framework for the plans, but will change. The Chair reminded the meeting that the Masterplan had been publicly consulted on and therefore now provides the framework for each planning application. Each individual planning application to the MDC is also subject to statutory public consultation.</p> <p>PB commented that the current Masterplan must be contextualised to the wider public and it must be made clear that more detail is required. The Chair agreed and added that the Masterplan is aspirational and the tone should be that this is the start of the process and updates to the Masterplan are to be expected.</p> <p>CC said the document refers to the Head of Planning and asked who has been appointed in this role. JG confirmed that MDC has signed a transition agreement with the Council for the delivery of the planning</p>

service until mid-September. Once this lapses Lichfields will undertake planning services on behalf of MDC. ES said that any planning applications that are live on 23rd September 2023 will be completed by Middlesbrough Council and any new applications from then on will be within the Board.

IR said that the Masterplan is ambitious and how that is communicated is important to get residents on board. The Chair warned against communication potentially rousing cynicism until the Masterplan is closer to delivery.

RESOLVED that:- the Board approved the Masterplan.

MDC 08/23

GRESHAM UPDATE

A verbal update was provided to Members.

PB asked whether a scope of work was outlined. JG replied that an exemplar scheme was designed and one of the reasons it is competitive is that the viability of each developer’s design will be different. PB expressed that the look and feel of the design needs to be welcoming as the Gresham site is the entrance to the town.

CC asked whether it’s possible to have sight of the schemes as they are currently half brownfield and half residential. JG said that only the commercial is included as part of this scheme. CC asked whether social value is included procurement processes. The Chair and ES confirmed that social value is included, that there is a dedicated TVCA officer who manages this, and that contractors are held accountable for their social value bids.

IR suggested that future MDC procurement opportunities are advertised. ES said that procurements are advertised on the procurement portal which is where contractors would look, however a link on the MDC webpage to direct potential partners to the procurement portal is possible. The Chair also noted that as part of the procurement process local businesses are advertised for partners to use as part of the construction process, however the difficulty lies in making local businesses aware that the opportunities are available and also that it can be unviable for local businesses to undertake the work. PB said that development opportunities through training organisations to recognise where skills shortages could combat this.

CH said local skills enhancement is necessary. The Chair explained that the Skills Academy has been a pilot for this and will help to expand local skill base. CH also asked whether the balance of social

	<p>value will be known. ES said that this will come to the Board and is publicly accessible on the procurement portal.</p> <p>RESOLVED that:- the Board noted the Gresham update.</p>
	<p><i>THE CHAIR 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 Paul Booth and seconded by Idrees Rashid.</i></p>
AOB	<p>CC asked whether future meetings can take place in Middlesbrough. The Chair said that the intention was always to hold the meetings in Middlesbrough and the first Board meeting had taken place in the Town Hall. However MDC had not been able to access a room since holding the first meeting.</p>
	<p>DATE OF NEXT MEETING: Wednesday 30th August at 10am</p>