



MIDDLESBROUGH DEVELOPMENT CORPORATION BOARD

Wednesday, 28 February at 1.00pm

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

<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
Steve Turner	Independent member
Mieka Smiles	Independent member
<u>Associate Members</u>	
Julie Gilhespie	Associate Member
Mark Webster	Independent Advisor
Clive Heaphy	Associate Member
<u>Officers</u>	
Gary Macdonald	Group Director of Finance and Resources
Emma Simson	Acting Chief Legal Officer (Monitoring Officer)
Sarah Brackenborough	Head of Operations
Sarah Walker	Head of Investment Development
Amy Jiggins	Governance Officer
<u>Others in Attendance</u>	
Josh Woollard	Nathaniel Lichfield and Partners
Justine Matchett	Nathaniel Lichfield and Partners
<u>Apologies</u>	
Paul Booth	Independent member
Helen Kemp	Head of Planning

<p>MDC 38/2023</p>	<p>CHAIR'S WELCOME AND APOLOGIES FOR ABSENCE</p> <p>The Chair welcomed Members to the Middlesbrough Development Corporation (MDC) Board meeting.</p> <p>Apologies for absence were submitted as detailed above.</p>
<p>MDC 39/2023</p>	<p>DECLARATIONS OF INTEREST</p> <p>The following declarations of interest were made in relation to the item on property acquisitions:</p> <p>Chris Cooke (CC) – Acting on behalf of Middlesbrough Borough Council in his capacity as an Elected Member and Mayor of Middlesbrough Council.</p> <p>Clive Heaphy (CE) – In his capacity as Chief Executive of Middlesbrough Council.</p> <p>Idrees Rashid (ER) – In his capacity as an employee of Middlesbrough Borough Council.</p>
<p>MDC 40/2023</p>	<p>MINUTES OF PREVIOUS MEETING</p> <p>RESOLVED: That the minutes of the meeting held on 24 January 2024 were approved as a correct record.</p>
<p>MDC 41/2023</p>	<p>CHAIR'S UPDATE</p> <p>The Chair provided an update on the Independent Review of Teesworks. He advised that following discussions with council officers and leaders, the response to the Secretary of State had been submitted, ahead of the 8 March deadline and was to be published in the coming days.</p> <p>It was noted that progress against the action plan might have implications on MDC.</p> <p>RESOLVED: That the Board noted the Chair's update.</p>
<p>MDC 42/2023</p>	<p>CHIEF EXECUTIVE'S UPDATE</p> <p>Julie Gilhespie (JG) advised the Board that following the outcome of the Independent Review, it was anticipated that there would be an announcement by central government in relation to investment zones.</p> <p>The Chair asked that Investment Zone updates be shared with MDC and HDC Boards.</p> <p>Questions and comments were invited from the Board.</p> <p>CH queried whether there was any update in relation to the transfer of land and property from Middlesbrough Council (MBC) to Tees Valley Combined Authority (TCVA), which had been put on hold during the Independent Review. JG advised that there was no further update at the current time.</p> <p>RESOLVED: That the Board noted the Chief Executive's Update.</p>

<p>MDC 43/2023</p>	<p>GOVERNANCE AND ELECTION UPDATE</p> <p>The Board was presented with a report which presented guidance on the upcoming Mayoral Election, particularly in relation to the pre-election period which commenced on 19 March 2024.</p> <p>RESOLVED – That the Board noted the update on governance and the pre-election period, which commenced on 19 March 2024.</p>
<p>MDC 44/2023</p>	<p>PLANNING UPDATE</p> <p>The Board was provided with an updated position on planning service delivery and the status of planning applications.</p> <p>Josh Woollard (JW) advised that since the report was written one planning application had been received. It was anticipated that the planning application would need to be presented to a meeting of the MDC Planning Board.</p> <p>Justine Matchett (JT) advised the draft Design Code was being reviewed based on feedback provided through the consultation process including further advice from Cleveland Police and also a review of existing planning approvals. It was the assessment of Lichfields that the draft Design Code should go back out to public consultation following this review. The consultation had not yet commenced. The final Design Code would then come back to Board for approval.</p> <p>CC suggested that it would be beneficial to have attendance from highways representatives at future meetings. JT reported that she would speak to Simon Thompson from MBC regarding his attendance at future sessions.</p> <p>CC asked Lichfield’s to note that All Saints Church had raised concerns about changes to the vehicular access on the masterplan, particularly the Grange Road section, due to various events held at the church.</p> <p>RESOLVED: That the Board noted the planning update.</p>
<p>MDC 45/2023</p>	<p>TREASURY MANAGEMENT STRATEGY</p> <p>The Board was presented with a report on the Corporation’s Treasury Management and Capital and Investment Strategies for the financial year 2024/25.</p> <p>Gary Macdonald (GM) informed the Board of the Corporation’s legal obligation under the Local Government Act 2003 to have regard to the CIPFA Code.</p> <p>Questions and comments were invited from the Board.</p> <p>CC emphasised the need to ensure consistent presentation with the tables and figures contained in the report. GM acknowledged the need for ensuring consistency of approach when submitting future reports.</p> <p>RESOLVED: That the Board approved the Treasury Management, Investment and Capital Strategies for 2024/25.</p>
<p>MDC 46/2023</p>	<p>BUDGET 2024/25</p>

	<p>The Board was presented with the budget for 2024-25. GM advised that the budget provided the financial framework within which the Corporation will operate in the forthcoming financial year (2024-2025) and over the medium term.</p> <p>GM advised the initial estimates in terms of the forecasts, the funding revenues outlined within the table, and the capital investment, was all subject to Board approval, as and when proposals come forward.</p> <p>The Board was informed that the Medium-Term Financial Plan (MTFP) period highlighted that a total of £102m available.</p> <p>Questions and comments were invited from the Board.</p> <p>CC queried if there was any further information in relation to the transport fund and revenue breakdown. GM referred to paragraph 18 within the report which referred to revenue and capital items. He highlighted the revenue funding from the TVCA investment plan was included.</p> <p>It was reported that transport allocations had to be made specifically to the Development Corporations to feature in the report. TVCA Cabinet allocated £10m funding to both Hartlepool and Middlesbrough Corporations.</p> <p>It was agreed to provide an additional table which showed the revenue strands separately from the Capital.</p> <p>RESOLVED: That the Board approves the Budget for 2024-25; and delegates authority to the Chief Executive, Director of Finance and Resources, and the Monitoring Officer for expenditure on initial project development up to £1m.</p>
<p>MDC 47/2023</p>	<p>PROJECT PIPELINE UPDATE</p> <p>The Board was presented with a report on the projects in the masterplan pipeline for the MDC.</p> <p>The Chair invited questions and comments from the Board.</p> <p>Sarah Walker (SW) provided an update in relation to the commissioning of a structural survey required for the Crown building. It was advised the supplier had indicated that, based on an initial assessment, the building looked to be in poor condition, which may result in a significant cost to complete the survey. The advice that had been received was to review the initial costs of the survey first.</p> <p>ES advised that as part of the procurement exercise, access to the building had been granted.</p> <p>The Board noted that Middlesbrough Council still owned the building.</p> <p>It was agreed to provide the Board with a further update once the procurement process was complete.</p> <p>CH confirmed Middlesbrough Council were monitoring the building closely, particularly in relation to health and safety. If the building presented a significant health and safety risk, then the necessary action would be undertaken.</p> <p>There was a discussion about the potential options for the Crown building. The Chair advised that safety was the priority. The outcome of the procurement</p>

	<p>exercise for the structural survey will inform next steps for Middlesbrough Council and MDC Board.</p> <p>RESOLVED: That the Board noted the Project Pipeline update.</p>
MDC 48/2023	<p>ADDITIONAL AGENDA ITEM – GOVERNANCE</p> <p>The Board was presented with a paper which outlined a proposal to amend the MDC Constitution following a declaration of interest made by the Mayor of Middlesbrough. The MDC quoracy would be undermined if CC was required to leave the room during consideration of the item and therefore the Constitutional amendment ensured this situation would not affect quoracy for MDC Board should the Chair of the Board or the Middlesbrough Elected Member be required to leave the room for a decision.</p> <p>The Chair asked members to note that CC was acting on behalf of the Middlesbrough Council and did not have a pecuniary interest in the item.</p> <p>The Chair advised that current law and guidance presented the issue which was likely to form part of the wider governance review and changes to other Development Corporations. He highlighted the importance of ensuring the correct processes and procedures were followed.</p> <p>RESOLVED: That the Board approves the amendment to the MDC Constitution, noted at section four of the report.</p>
<p><i>THE CHAIR PROPOSED A MOTION TO EXCLUDE THE PRESS AND PUBLIC FROM THE FOLLOWING CONFIDENTIAL ITEMS UNDER THE TERMS OF PARAGRAPH 3 OF SCHEDULE 12A OF THE LOCAL GOVERNMENT ACT 1972</i></p>	
MDC 49/2023	<p>PROJECT PIPELINE UPDATE (CONFIDENTIAL)</p> <p>The Board received a report which provided an update on projects in the Masterplan pipeline for MDC.</p> <p>RESOLVED: That the Board noted the Project Pipeline update.</p>
MDC 50/2023	<p>PROPERTY AQUITIONS</p> <p>(CC declared an interest in this item and left the meeting room during the consideration of the item and the vote.)</p> <p>The Board received a report from the Group Chief Executive on property acquisitions recommended for approval.</p> <p>RESOLVED – That the Board approved the recommendations to acquire properties set out within the report.</p>
51/2023	<p>MEETING CLOSE</p> <p>The Chair thanked the Board for their attendance and closed the meeting.</p> <p>DATE OF NEXT MEETING:</p>

	Thursday, 14 March 2024 at 1.30pm.
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