

**Urgent Delegated Decisions of the Middlesbrough Development Corporation
January 2024 to June 2024**

Project	Cost	Date
<p>Business Rates Relief</p> <p>MDC has taken an urgent decision in line with its constitution (Rule 18 of the Middlesbrough Development Corporation Constitution) as follows:</p> <ul style="list-style-type: none"> • The decision of the Corporation under s.47 of the Local Government Finance Act 1988 is that discretionary relief should apply from 1 April 2024 where the criteria is met, and at the rate provided for, under the Business Rates Relief: 2024/25 Retail, Hospitality and Leisure Scheme • The decision of the Corporation under s.47 of the Local Government Finance Act 1988 is that discretionary relief should apply from 1 April 2024 where the criteria is met, and at the rate provided for, under the Business Rates Relief: 2023 Supporting Small Business Relief scheme; <p>both of the above schemes are Government Schemes, but which the law provides are administered by Middlesbrough Council and Middlesbrough Development Corporation (in their respective areas), pursuant to s47 of the Local Government Finance Act 1988.</p> <p>Middlesbrough Development Corporation and Middlesbrough Council will comply with the compensatory provisions as set out in the Middlesbrough Development Corporation (Functions) Order 2023. This ensures that Middlesbrough Council is not left in a detrimental financial position as a result of the Development Corporation’s decisions on Discretionary Rate Relief.</p> <p>The above decisions have been taken for the businesses as set out in writing by Middlesbrough Council to the Corporation.</p>	<p>No financial implications of this decision as all rate reliefs issued should be recoverable from Government for the loss of income under the rates retention scheme.</p>	<p>06/03/2024</p>
<p>Gresham</p> <p>This urgent decision request is to vary, for a second time, the Pre-Development Services Agreement entered into with Tarras Park Properties Limited on 15th December 2023, and varied on the 4th April 2024.</p>	<p>No cost amount for this decision, as the funding was approved.</p>	<p>20/06/2024</p>

At the Board Meeting on 14th March 2024, the Board approved the draft Heads of Terms of the Development Management Agreement, and delegated authority to the Chief Executive Office, S73 Officer and Monitoring Officer to approve the terms of and enter into the Development Management Agreement on those terms.

The Board also approved the allocation of £2m to fund the second phase of development to submission of planning permission. This approval included a variation to the Pre-Development Services Agreement to fund development costs of £875,000 over the two months April and May. This anticipated that the Development Management Agreement would be completed by the end of May, and the remaining £1.125m funding would be drawn under this agreement.

The complexities of the proposals and the bespoke nature of the terms are still in negotiation between both parties lawyers. It is expected that this could take at least another month.

To maintain progress to the planning permission submission in the summer it is necessary to continue funding the developer and their consultant's fees for June and July by varying the existing Pre-Development Services Agreement to fund the remaining £1.125m.

Negotiations will continue on the Development Agreement; Planning Permission will be submitted in line with the original MDC Board decision and an investment proposal will to be presented to the MDC Board at a future meeting.