

**Towns Fund Board**  
**Friday 20<sup>th</sup> August 2021 at 1.p.m. via Webex**

**Present:**

Andy Preston, Mayor of Middlesbrough  
Tony Parkinson, Middlesbrough Council Chief Executive  
Andy McDonald, Member of Parliament for Middlesbrough  
Cllr Mieka Smiles, Deputy Mayor and Executive Member for Culture and Communities MBC  
Laura Sillars, Dean of mima School of Art & Design Teesside University  
Sara Marshall, Middlesbrough College (sub for Zoe Lewis)  
Daryl Thomlinson – Cleveland Police (Sub for Richard Lewis)  
Miranda Jupp, (substituting for Simon Clarke MP)

**In attendance**

Richard Horniman, Director of Regeneration MBC  
Charlotte Benjamin, Director of Legal and Governance Services MBC  
Sam Gilmore, Head of Economic Growth and Infrastructure MBC  
Louise Antill, Towns Fund Programme Manager

<b>1.</b>	<p>Apologies and declarations of interest</p> <p><b>Apologies:</b> Simon Clarke, MP for South Middlesbrough and East Cleveland (Miranda Jupp substituting) Richard Lewis / Marc Anderson, Chief Constable Cleveland Police Rachel Anderson, Assistant director of Policy NECC Adam Suleiman – Cities and Local Growth Unit Thomas Smith – Public Engagement Specialist Zoe Lewis, Principal and Chief Executive Middlesbrough College</p> <p><b>Declarations of Interest:</b></p> <ul style="list-style-type: none"><li>a) Andy Preston nominated to withdraw from the Heritage Property Business Case discussion and voting.</li><li>b) Andy McDonald highlighted a non-pecuniary interest in Middlesbrough College – as no agenda business relates to this status discussion and voting is approved – Taken as registered.</li><li>c) Cllr Mieka Smiles nominated to withdraw from the Community Hubs Business Case discussion and voting; given her membership of the Nunthorpe group involved in one of the proposed developments.</li><li>d) Miranda Jupp highlighted Simon Clarke MP's involvement in the Nunthorpe hub development.</li></ul>
<b>2.</b>	<p><b>Minutes from previous meeting</b></p> <p>Andy McDonald highlighted that the conditions set out within the report for the Ward Initiatives Item should be set out explicitly, in the minutes.</p> <p>The report on the Assurance group which assesses the Town Investment Plan business cases for longevity and long term viability / management, will be deferred to the next meeting.</p>

	<p>The record will be changed to reflect this.</p>
<p><b>3.</b></p>	<p><b>COMMERCIALLY CONFIDENTIAL – Centre Square 6 Business Case (paper issued prior)</b></p> <p>Sam Gilmore introduced the business case as presented and outlined the necessity for gap funding to enable Tees Valley Combined Authority (TVCA) to mitigate risk in the development of new office space at Centre Square. A tenant is in place for part of the development (Confidential) and surplus space will be available at market rates.</p> <p>Andy Preston highlighted that this was a credible business case worked up to capture job security and growth for both Middlesbrough and the Tees Valley.</p> <p>Andy McDonald supported the business case. However, concerns were raised over whether TVCA should have the role of ‘bank’, using public funds to invest in developments which may have commercial potential.</p> <p>Richard Horniman clarified that the employer’s leverage was not a threat to the area, rather it was an opportunity and an acknowledgement of Middlesbrough’s growing commercial reputation.</p> <p>The business case also requires Middlesbrough Council to enter into a risk share arrangement with TVCA whereby some of the generated business rates income can offset some of the vacancy risk for the development. This facility would be considered by Middlesbrough Council Executive if it had any implications which met the key decision threshold.</p> <p>The business case was passed unanimously, without abstention.</p>
<p><b>4.</b></p>	<p><b>Historic Buildings Business Case (paper issued prior)</b></p> <p>Andy Preston sat out the item and Tony Parkinson Chaired.</p> <p>Sam Gilmore presented the business case for investment in the Captain Cook Public House and the Old Town Hall; both at Middlehaven.</p> <p>The projects require funding to protect the heritage assets and bring them back into commercial use. The Captain Cook Pub will be brought back into a weatherproof and habitable condition, albeit future users will need to fit out the building to the required specification.</p> <p>The Old Town Hall investment will weatherproof the building and address significant structural issues. Additional resources will be required to restore the building to a modern use and opportunities are being explored with Heritage Lottery / Historic England.</p> <p>Laura Sillars asked what thought had been given to end users. Richard Horniman explained that opportunities range from community uses, cultural uses, commercial and F&amp;B uses. At the moment, commercial office interest has been expressed for</p>

	<p>Captain Cook Pub although the restoration will be generic to allow for alternative uses coming forward.</p> <p>Cllr Mieka Smiles asked where the balance of the money for the Old Town Hall was likely to come from. It was explained that there are some Middlehaven resources which may be unlocked in the near future but an expectation was to explore heritage grants in the first instance.</p> <p>Andy McDonald asked whether there were any internal features which were worthy of being retained / restored. RH explained that heritage officers and Historic England have been engaged throughout and will ensure that all historically-significant items are retained.</p> <p>The business case was passed unanimously.</p>
<p><b>5.</b></p>	<p><b>Community Hubs Business Case (paper issued prior)</b></p> <p>Cllr Mieka Smiles withdrew from the meeting for this item.</p> <p>Sam Gilmore presented the business case for investment in two community hubs at Nunthorpe and the Southlands Centre site.</p> <p>Both schemes benefit from significant community-led engagement and offer good examples of community leadership and participatory budgeting.</p> <p>Andy McDonald queried the rationale for supporting these two areas with these facilities and how their selection related to ‘levelling up’ and an equitable distribution of resources.</p> <p>Laura Sillars asked how groups could work up their own proposals for such support.</p> <p>It was highlighted that these two schemes are the most developed and no other groups have come forward to develop similar opportunities. Council officers would work with any group expressing an interest in developing a credible proposal.</p> <p>The business case was passed with six votes for and one abstention.</p>
<p><b>7.</b></p>	<p><b>Any other business</b></p> <p>None.</p>
<p><b>8.</b></p>	<p><b>Date and time of next meeting</b></p> <p>Provisional: 1p.m. Friday 24<sup>th</sup> September 2021- location / online</p>