

Towns Fund Board
Friday 19th November 2021 at 11am via Teams

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
Zoe Lewis, Principal and Chief Executive Middlesbrough College
Daryl Thomlinson – Cleveland Police (Sub for Richard Lewis)
Ian Wardle – Chief Executive Thirteen Group

In attendance

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

1.	<p>Apologies and declarations of interest</p> <p>Apologies: Ben Houchen – Tees Valley Mayor Simon Clarke, MP for South Middlesbrough and East Cleveland 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 Nicholas Baumfield - Arts Council</p> <p>Declarations of Interest: Andy Preston nominated to withdraw from the Urban Living Business Case discussion and voting.</p>
2.	<p>Minutes from previous meeting</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 – this has been done and the minutes will be recirculated.</p>
3.	<p>Town Deal Board Assurance Framework (Adoption and Process)</p> <p>Further to the remote circulation of the Assurance Framework, SG presented a flowchart to show how the Assurance Group fits within the business case approval process and subsequent monitoring and evaluation of individual projects.</p> <p>The Board felt the proposed framework was a good approach and was happy to adopt.</p>

<p>4.</p>	<p>Project Progress Reporting</p> <p>SG ran through a proposed structure for reporting project progress to the Board based on the thematic strands of the Towns Fund Programme and asked the Board what other information they would like to be included.</p> <p>Following a discussion the Board would also like to see:</p> <ul style="list-style-type: none"> • Progress by sub project • Each project to complete a monitoring template on a quarterly basis • Monitoring outputs beyond the length of the financial agreement • Gantt chart • Global level and project level expectations – how do we measure the impact of the programme? <p>IW asked how the programme will deal with variations in capital costs, given that inflation is continuing to rise. SG confirmed that there is no room to bid for further resource and all projects will have to build in contingency arrangements. The Assurance Group will help to manage this process. There is also some room to make variations at a programme level within existing allocations, through the submission of a change control to DLUHC.</p>
<p>5.</p>	<p>Urban Living Business Case</p> <p>AP – recused himself from the process as per declarations of interest above.</p> <p>Tony Parkinson chaired the item.</p> <p>The Urban Living Business Case requests £11,318,000 (in addition to £2m already approved) to deliver a programme of Urban Living schemes, which will create 1,250 new units of accommodation, predominantly in and around the Middlesbrough town centre area. Resource will provide gap funding to stimulate an untested market to deliver mixed use units.</p> <p>LS sought assurances of how the quality of the developments could be set into criteria. IW raised a similar point and set out some headline national criteria which may form part of the board’s qualitative recommendations for the funding.</p> <p>Following a discussion the Board agreed to support the business case, however individual schemes will come back to subsequent meetings with the following being considered:</p> <ul style="list-style-type: none"> • Quality Standards – Action Point SG/LA to draw up a Quality Framework for Housing Developments supported by the Towns Fund. • Utilising Modern Methods of Construction • National design space standards • Zero carbon • Biodiversity • Red Book appraisal • Open / limited calls • Towns Fund to be funder of last resort • Maximum profit cap to be in place • Developments to be covered within the existing Local Plan

	<ul style="list-style-type: none"> • School places – Action Point TP to arrange a separate meeting with AMc and the Council’s Education Department • Road system and parking to be considered <p>The projects was approved unanimously by the board, subject to review of development appraisal for each site.</p>
<p>6.</p>	<p>Town Centre Conversions - Old Town Hall</p> <p>A proposal was brought to request the Board award £700,000 provisionally allocated to Town Centre Conversions to the Historic Buildings project, providing £1.3m of co-funding to support a Heritage Lottery Fund (HLF) application to allow a full refurbishment and conversion to a mixed use facility at the centre of Middlesbrough’s new commercial heart.</p> <p>If the HLF application was unsuccessful the Board could decide whether to allow the Old Town Hall to further utilise the resource to make additional improvements rather than the basic refurbishment the original £600k would provide or if it should be spent for its original purpose. HLF outline proposals take around 6 to 8 weeks to turnaround, therefore the outcome would be known within the financial year.</p> <p>If the HLF bid was successful it is anticipated that the facility would be ran by a private sector organisation in the long-term with community use provided.</p> <p>The Board unanimously agreed the proposal.</p> <p>AP – had not returned to the virtual meeting at this point.</p>
<p>7.</p>	<p>Any other business</p> <p>None</p>
<p>8.</p>	<p>Date and time of next meeting</p> <p>TBC</p>