

**STOCKTON-ON-TEES BOROUGH COUNCIL**

**CABINET RECOMMENDATIONS**

**PROFORMA**

Cabinet Meeting .....18th February 2021

1. Title of Item/Report

Reshaping our Town Centres

2. Record of the Decision

Cabinet noted that the Council had an ambitious programme to invest across all of its town centres and the impact of the pandemic had only continued to accelerate the challenges town centres faced across the country. For many years, the Council had recognised the importance of a diverse and vibrant town centre offer and Cabinet were provided with an update on planned investment opportunities across all six of the Borough's town centres. This followed on from Cabinet's October meeting where it approved the development of masterplans for each town centre.

The pace of development across each of the town centres had varied due to their complexity and ownership structures. The Council had previously allocated £3M within the Medium Term Financial Plan to support investment in town centres and the report set out a programme of interventions across Ingleby Barwick, Norton and Yarm from within that funding.

Cabinet gave approval to explore opportunities for investment in Billingham Town Centre that included looking at ownership structures and joint ventures with the current owner, St Modwen. Cabinet noted an update on the findings of the business case development and a recommendation for the next steps to see development opportunities in Billingham become one step closer to a reality.

Thornaby is part of the Government's Town Deal Programme and an update was provided on Thornaby's Town Investment Plan and the opportunity for the Council to support further investment in Thornaby directly.

In conclusion, Cabinet noted the Government's offer from the Future High Streets Fund and the challenges that presented in terms of the original request of Government and how these challenges could be met, along with an update on the redevelopment proposals for the Castlegate site.

RESOLVED that:-

1. Subject to approval of the Medium Term Financial Plan, Cabinet approve the principle of acquisition of Billingham Town Centre as the most effective means of ensuring meaningful redevelopment of the centre and note that a decision on the sum for the final acquisition and any associated works will be brought back to Cabinet at a future meeting once full due diligence on financial, legal and condition elements amongst others have been concluded.
2. Cabinet approve the final masterplans for Ingleby Barwick, Norton and Yarm as described in paragraphs 16-25 and 42-48 of the report and the allocation of previously approved funding of £3M from the 2020/21 Medium Term Financial Plan for the delivery of this programme with approval of the final scheme detail, cost and subsequent financial allocations to individual schemes and interventions delegated to the Director of Town Centres Investment in consultation with Cabinet Member for Regeneration & Housing
3. Cabinet note the in principle offer of £16,543,812, as opposed to original request of £24million, from the Government's Future High Streets Fund to support delivery of the redevelopment of the Castlegate Centre site and note the implications on the Council's Medium Term Financial Plan that will be considered by Council on 24 February 2021.
4. Cabinet note the implications of receipt of £16.5m funding on the development and delivery of the masterplan for the Castlegate shopping centre site as set out in paragraphs 30-31 of the report and subject to approval of the Medium Term Financial Plan, approve £5million to address the shortfall in Government funding.
5. Cabinet agree that the acquisition of the remaining interests in the Castlegate Centre will facilitate the carrying out of the development, redevelopment or improvement on or in relation to the land and that the development, redevelopment or improvement is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the area.
6. Cabinet approve the use of the Council's Compulsory Purchase powers under section 226(1)(a) of the Town and Country Planning Act 1990 (as amended by section 99 of the Planning and Compulsory Purchase Act 2004) to acquire all necessary interests in the Castlegate Shopping Centre and the adjacent area required for the implementation of the redevelopment of the Castlegate Centre site.

7. Cabinet approve the use of all actions necessary in accordance with the serving of Requisitions for Information, the making of the CPO, the representation of the Council in relation to any Inquiry, the confirmation of the CPO, the actions necessary following the confirmation of the CPO either by the authority or the Secretary of State, and consequent orders or actions including the service of Notices to Treat or the making of a General Vesting Declaration, and all other notices, orders or actions required to give effect to the authorisation to acquire the land compulsorily.

8. Cabinet note the potential impact of Castlegate Centre demolition on key stakeholders within the town centre such as transport providers and Market Traders and that an active engagement plan commence from March 2021.

9. Cabinet note the progress made on the Thornaby Town Investment Plan and subject to approval of the Medium Term Financial Plan, approve £5million to support interventions in accordance with the detail provided in paragraph 40 of the report.

10. Cabinet approve the recommendations set out in the exempt Appendix E to this report in respect of Thornaby Town Centre.

11. Cabinet note the intention to publish a 'Prospectus' for each of the Borough's town centres and delegates final amendments and future updates to the Director of Town Centres Investment in consultation with the Cabinet Member for Regeneration & Housing.

3. Reasons for the Decision

Each of the recommendations in this report require Cabinet to consider an approval to facilitate investment going forward in each town centre and, if approved, provides the necessary mechanisms to take development forward.

4. Alternative Options Considered and Rejected

None

5. Declared (Cabinet Member) Conflicts of Interest

Councillor Nigel Cooke declared a personal, non-prejudicial interest in respect of this item as a result of him being a member of the Thornaby Town Deal Board.

6. Details of any Dispensations

N/A

7. Date and Time by which Call In must be executed

Midnight 26th February 2021

Proper Officer  
22 February 2021