

**Date:** Thursday 12 October 2023 at 4.30 pm

**Venue:** Conference Room 1, Jim Cooke Conference Suite, Stockton Central Library,  
Stockton, TS18 1LD

**Cllr Robert Cook (Leader)**

Cllr Nigel Cooke  
Cllr Clare Gamble  
Cllr Steve Nelson

Cllr Lisa Evans  
Cllr Mrs Ann McCoy  
Cllr Norma Stephenson OBE

**AGENDA**

**7 Care and Health Innovation Zone Appendix 1 (Pages 7 - 12)**

**Members of the Public - Rights to Attend Meeting**

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

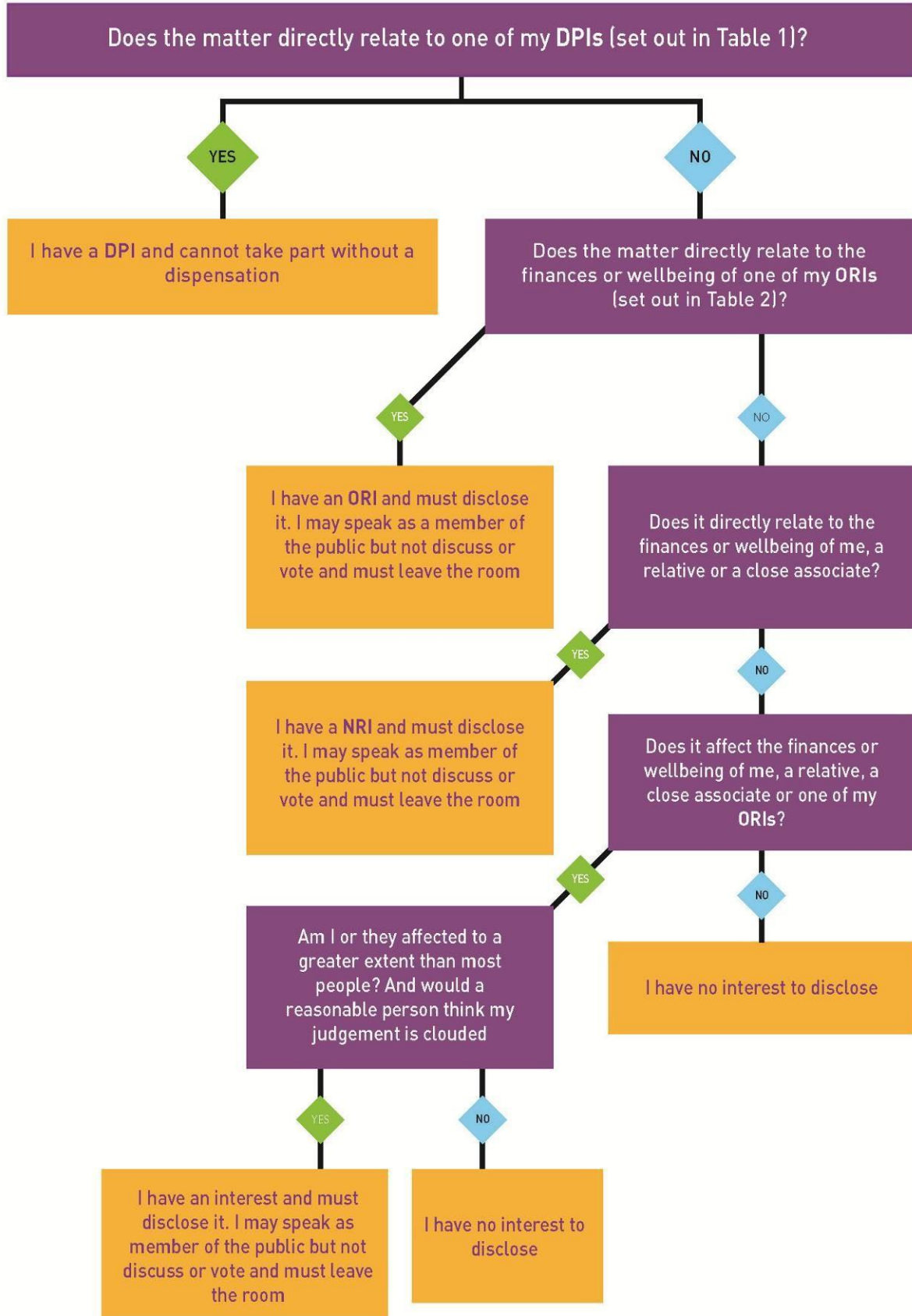
Persons wishing to obtain any further information on this meeting, including the opportunities available for any member of the public to speak at the meeting; or for details of access to the meeting for disabled people, please

Contact: Democratic Services Officer, Peter Bell on email [peter.bell@stockton.gov.uk](mailto:peter.bell@stockton.gov.uk)

**KEY - Declarable interests are:-**

- Disclosable Pecuniary Interests (DPI's)
- Other Registerable Interests (ORI's)
- Non Registerable Interests (NRI's)

**Members – Declaration of Interest Guidance**



**Table 1 - Disclosable Pecuniary Interests**

Subject	Description
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain
<b>Sponsorship</b>	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
<b>Contracts</b>	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
<b>Land and property</b>	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
<b>Licences</b>	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
<b>Corporate tenancies</b>	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
<b>Securities</b>	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

\* 'director' includes a member of the committee of management of an industrial and provident society.

\* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

## Table 2 – Other Registerable Interest

You must register as an Other Registrable Interest:

- a) any unpaid directorships
- b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
- c) any body
  - (i) exercising functions of a public nature
  - (ii) directed to charitable purposes or
  - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

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# TEES VALLEY HEALTH AND SOCIAL CARE INNOVATION ZONE

## Initial Vision Statement



## 1. Introduction

Creating a Care and Health Innovation Zone could bring a once in a generation opportunity to deliver a nationally significant cluster which brings benefits for the whole of Stockton-on-Tees and the wider Tees Valley.

If realised, the proposals will transform Teesdale Business Park and the Tees Marshalling Yards, developing 110 hectares of brownfield land.

## 2. The vision

The proposed vision has four aims:

- To breathe new life into Teesdale Business Park and ensure the site's 50 hectares are fully utilised, creating a buzzing and dynamic environment which Teesdale has always promised but has not yet fully delivered.
- To bring forward the regeneration of the Tees Marshalling Yards, a 60 hectare site for both employment, housing and other uses.
- To grow all aspects of the health, public-health and social care sector, and their supply chains, in Teesdale and the Marshalling Yards and make the zone a recognised UK cluster.
- To link the new Care and Health Innovation Zone with Stockton Town Centre, to unlock the potential of the scheme and boost connectivity through transport and active travel links.





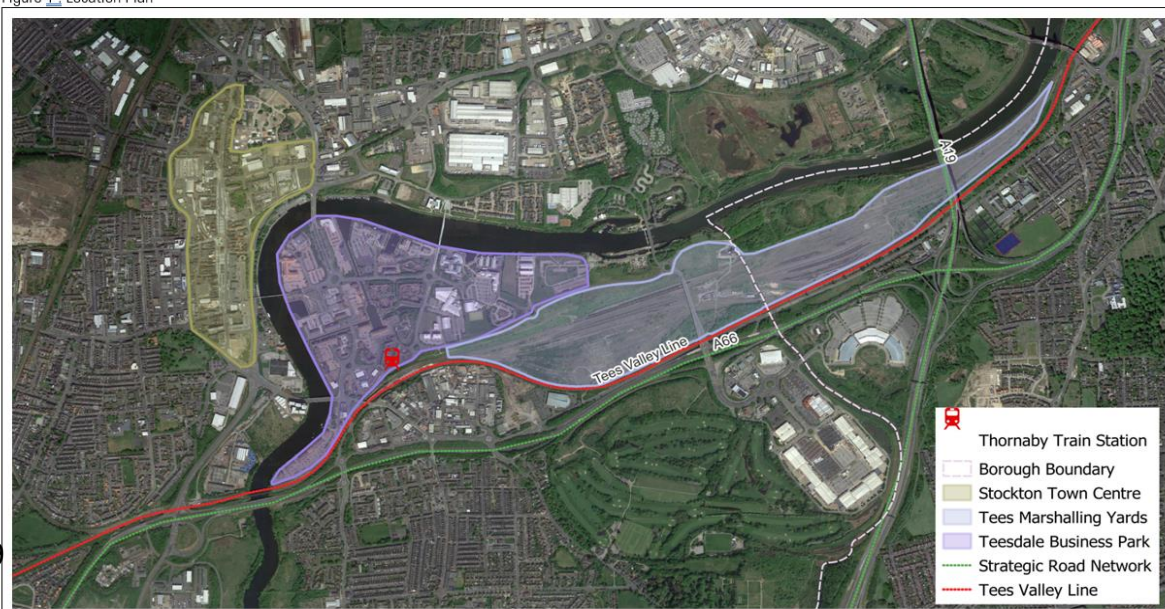
### 3. Why is this important to Stockton-on-Tees and Tees Valley?

By stimulating growth of a key sector, the zone has the exceptional opportunity to regenerate the key sites and drive economic growth.

- **Jobs:** It is estimated that approximately 9,000 jobs could be delivered at the site. This level of job creation could create annual Gross Value Added (GVA) worth £470 million to the Tees Valley economy. A Care and Health Zone will drive innovation and deliver skills that the care and health sector need to succeed.
- **Health inequalities:** At the same time, the creation of a zone will help to reduce health inequalities within the Borough and Tees Valley. It is hoped that the site will be used for pioneering, modern health provision, employing models of health and social care which will better meet the population's need. Creating a Care and Health Zone will also help address skills shortages within the sector which are currently impacting service delivery across the Tees Valley.
- **Connecting Teesdale and Stockton Town Centre:** These plans also aim to improve connectivity between Teesdale and Stockton Town Centre.

Given the close proximity of Teesdale to Stockton Town Centre, the site is of significant strategic importance. With the demolition of the Castlegate Centre, the creation of the Community Diagnostic Centre by the NHS and Waterfront Development, the links will be strengthened between Teesdale Business Park and the town centre.

Figure 1 - Location Plan



Source : Stockton-on-Tees Borough Council

The central location has the potential to be well served by the public transport network and walking and cycling links which will create a widened town centre area, spanning the river.

- **Homes for all:** Not only will the zone be home to specialist care and health services, but the site has potential to accommodate a range of new, high quality and affordable housing. Securing aspirational housing in the heart of Stockton Town Centre and Teesdale is also part of the vision to boost the numbers of residents living in close proximity to services, shops, eateries, creating a vibrant environment.
- **Inward Investment:** It is hoped that showing commitment to an investment in the regeneration of the site will leverage public and private inward investment, further creating employment opportunities, increasing economic growth and prosperity.
- **Fiscal support:** Through the capture of significant Business Rates and Council Tax, the zone will expand the Council's fiscal base, funding essential services for residents.
- **Putting Stockton-on-Tees and the Tees Valley on the map:** A nationally significant cluster will establish greater visibility for the Tees Valley as a national player in the health and social care sector which will therefore aim to attract major investors and developers.
- **Pride and place making:** Fulfilling the vision set out will enhance the attractiveness of Stockton-on-Tees as a place to invest in, and to live, work and visit.



## 4. Key Facts

**Teesdale Business Park** – at 50 hectares, the former Head Wrightsons’ industrial plant was opened up for development in the 1980s. The site has excellent transport links to the A66 and A19 as well as Thornaby train station. The site enjoys a prime waterfront setting. As well as being the largest office park in the Tees Valley, a residential market is established. It also hosts Durham University and Stockton Riverside College.

**Tees Marshalling Yards** – at 60 hectares this site is one of the largest remaining brownfield regeneration sites in the UK, adjoining Teesdale Business Park. Once opened up for development, the Marshalling Yards represents a blank canvas suitable for larger scale development or occupiers. As with the Teesdale Business Park, the yards has excellent potential for transport links.

**Health and Social Care Sector** – more than 46,500 people work in health, public-health and social care in the Tees Valley. The Kings Fund estimate that in the UK one in ten workers are employed in the health and social care sector. While it is a growing sector regionally and nationally, there are also issues with staff shortages and demand for replacement labour. Within this sector there is a need for physical renewal of ageing premises. The business park and adjacent Marshalling Yards could provide a modern home for state-of-the-art facilities. Some features of the cluster are already present on Teesdale Business Park – education providers, private sector businesses, specialist care home providers – but’s there’s potential to attract many more. Central to UK employment and productivity, the health, public-health and social care sector serves as a cornerstone of UK innovation and Research and Development (R&D). The cluster could be a base for sector specific research institutes, medical research, incubation and acceleration hubs.



## 5. Partnerships

The vision has been developed in partnership, and core partners have identified the following workstreams to drive forward shared ambitions:

- Master planning and Infrastructure
- Health and Social Care Integrated Clinical Facilities and Capital Delivery
- Innovation and Research and Development
- Commercial and Business Growth
- Education and Skills

Alongside Stockton-on-Tees Borough Council, partners include:

- Teesside University
- Tees Esk and Wear Valley NHS Trust
- North Tees NHS Trust
- Education Training Collective (Stockton Riverside College)
- Tees Valley Combined Authority.

