

Date: Tuesday 7 July 2026 at 9.40 am

Venue: Dunedin House

Michael Poole (Chair)
Mark Miller (Vice-Chair)

Cllr Pauline Beall
Angela Corner
Brian Jones
Kelly Lannon
Chris McDonald MP
Matthew Ord
Cllr Paul Rowling
Joan Wynn

Lucy Bentley
Sahida Ditta
Tim Keith
Louise Lowes
Alan O'Donoghue
Tracy Roberts
Tony Wedlake

AGENDA

- 1 Apologies**
- 2 Introduction**
- 3 Chair Update**
- 4 Minutes of the meeting held on 3 June 2026 and progress on actions** (Pages 7 - 12)
- 5 Boundary Plan for submission to MHCLG**
- 6 Board Membership for submission to MHCLG**
- 7 Update on residents feedback**
- 8 Workshop around the engagement feedback**
- 9 AOB/Comments**
- 10 Date, Venue and agenda items for next meeting**

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: , Michael Henderson on email michael.henderson@stockton.gov.uk

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

Members – Declaration of Interest Guidance

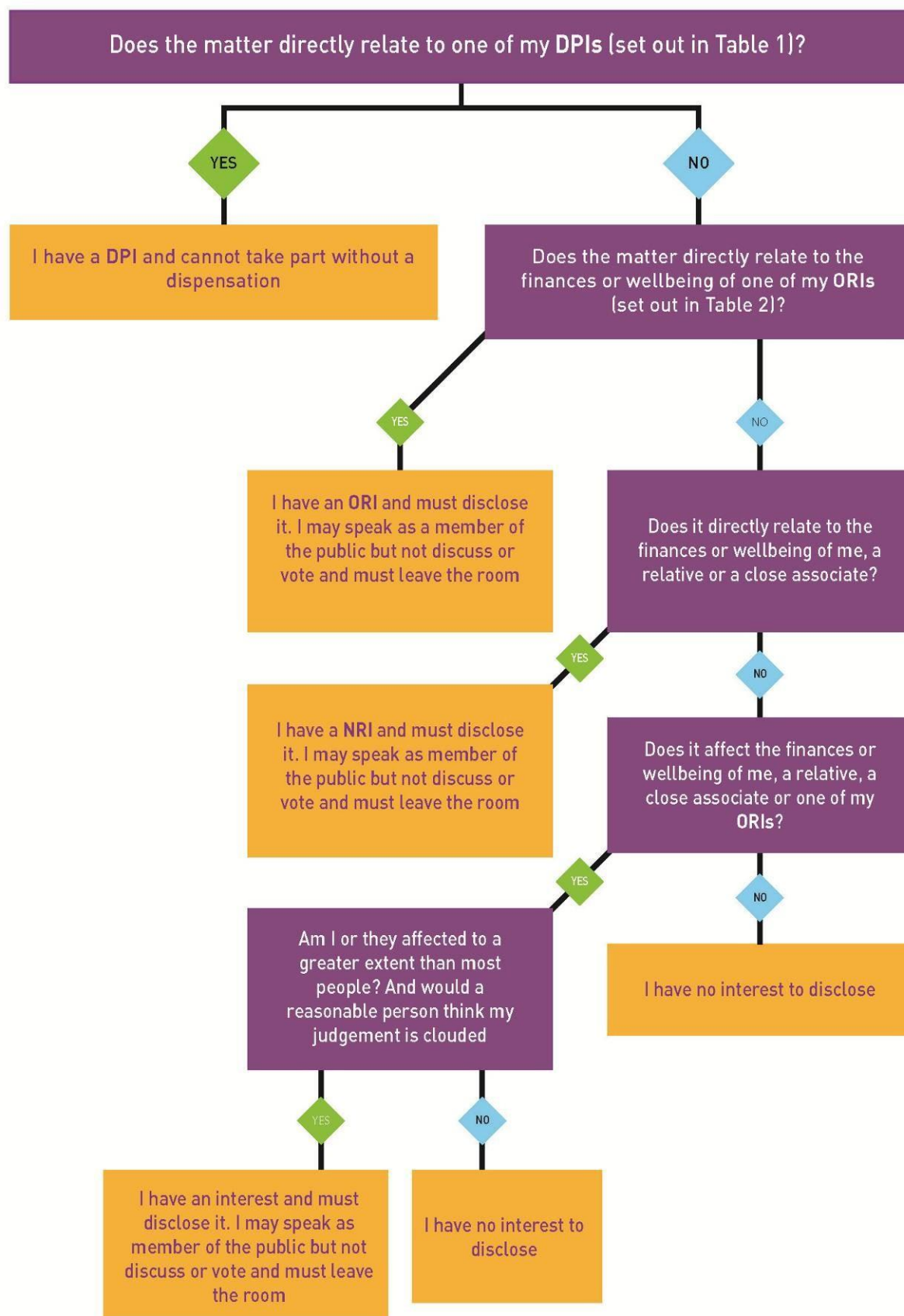


Table 1 - Disclosable Pecuniary Interests

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain
Sponsorship	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.
Contracts	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.
Land and property	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.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
Corporate tenancies	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.
Securities	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 Registrable 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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Central Stockton and Portrack

Notes from the Board Meeting held on Wednesday 3 June 2026 at Dunedin House

	Agenda item	Actions
	Present	
	Michael Poole, Vice Lord-Lieutenant & PIP Board Chair (MP) Mark Miller, Stockton PC Vicar & Vice Chair of PIP Board (MM) Lucy Bentley, Corner House Youth Project (LB) Dan Smith representing Chris McDonald MP (DS) Alan Donoghue, Cleveland Police District Commander, Stockton (AD) Cllr Pauline Beall (PB) Cllr Paul Rowling (PR) Kelly Lannon, Willows Community Centre, Portrack (KL) Louise Lowes, independent business owner and BID co-ordinator (LL) Joan Wynn, resident of Trinity Gardens (JW) Tony Wedlake, Teesside Family Foundation (TW) Brian Jones, CEO of Moses Project (BJ) Angela Corner, Thirteen Housing (AC) Sahida Ditta, Amal Project Teesside (SD) Matthew Ord, LV logistics (MO) Tracey Carter, Director of Regeneration & Inclusive Growth, SBC (TC) Jane Edmonds, Assistant Director for Housing & Communities, SBC (JE) Vicky Japes, Head of Programme, Pride in Place, SBC (VJ) Dianne Buckton, PA to Tracey Carter (notes)	
1	Welcome and Opening – Michael Poole	
	MP welcomed everyone to the first meeting of the Board and reiterated what a great opportunity the programme provides to make the town what it should be. The purpose of the Board is to listen to what the residents want and be resident focused with the intention it will be built up and handed over to the residents of Stockton.	
2	Apologies for Absence	
	Chris McDonald MP – Dan Smith substituting.	
3	Conflicts of interest	



	To be covered at future meetings where conflicts may arise.	
4	Introductions	
	Round the table introductions were made.	
5	The Role of SBC	
	TC described the role of SBC in the Pride of Place Programme and the functions of the Local Authority as the accountable body. Current plans and projects in the area include: • Community diagnostic centre – the largest in the country and this is already being expanded, a huge success story • Hampton by Hilton Hotel – the most successful in the Tees Valley • Stockton Waterfront project – official opening on 20 June with PIP public consultation being undertaken at the event • Town centre living – Municipal Buildings is one of the areas identified as a potential site for redevelopment, looking at approximately 900 new homes in the town centre to generate footfall • Tees Central – the unused rail site formerly the Marshalling Yards to be utilised for homes and a care and health innovation zone bringing footfall and economic opportunities. The aim of all projects is looking at how to get social benefits out of physical changes being made, the pack previously circulated by VJ identifies the issues to be addressed in the Pride in Place area; unemployment, skills, crime and anti-social behaviour. Funding is comprised of £12.5M capital and £7.2M revenue over the 10 years. JE ran through the role of the neighbourhood Board as determined by Government guidance: • We are a Stage 2 Authority and need to demonstrate compliance with all requirements • SBC's Local Authority role is as the accountable body for fund management responsibilities; developing funding processes, empowering the Board and supporting the PiP programme, guidance with legal duties, community engagement support and Board Member support • The 10 year vision needs to be submitted by November following community engagement	



	• There will be a 3 year partnership of community, Board and the Local Authority who are happy to provide support where possible • Anything agreed as a Board needs to be approved by SBC as the accountable body to MHCLG • SBC Cabinet would only endorse plans approved by the Board PB commented that herself and PR will need to seek legal advice regarding any potential conflicts of interest as SBC Councillors on the Board. It was agreed that the Board should have its own comms plan.	
6	Map and Boundary of Pip Neighbourhood	
	MP confirmed the map has been provided by the Office of National Statistics, this covers 4 lower super output areas to bring together one area within the current boundary identified, White Water Glade is included in the defined area. Discussion took place on the Neighbourhood area and the rationale for recommending an amended boundary and VJ shared the engagement comments we have received to date about the boundary, including comments about Tilery currently being divided by the boundary, and there being no secondary school within the PiP boundary. VJ explained concerns have been raised previously with MHCLG that the defined area doesn't make sense but there is an opportunity to change the boundary in the 17 July submission as long as rationale is provided as to why. Monies can be spent outside of the boundary as long as this benefits the areas within. Agreed VJ will circulate a proposed revised boundary map based on the proposed amendments already considered so any further proposals can be discussed at the next meeting, prior to submission by the July deadline. MO suggested consideration could be given to more use of the River, ie Yarm jetty, and access for wheelchair users and use of water taxis. TC advised SBC are in discussion with the Canals & Rivers Trust for SBC to take over management of the river. AC referenced the need to consider partners investment plans and priorities, ie Thirteen, Police etc to prevent any duplication with proposed projects.	VJ
7	Deadline Dates to work towards	



	The upcoming deadlines to note are: 17 July for submission of: • Board Membership • Commitment to publish all board papers, ToR, meeting dates and minutes etc • request to amend boundary • plans for spending on engagement and consultation. 30 November for submission of: • 10 year Vision, 4 year spending plan and investment plan, ie priorities for the area The 10 year vision and spending/investment plan will need to be produced and approved by the Board and by the Council's executive so we are working towards mid-October for Production.	
8	Board membership	
	Discussion took place regarding additional potential Board members and gaps in current representation. MP commented that the number of residents on the Board needs to be increased but the Board also needs to work with residents' groups. Initial suggestions received: Groundworks representative (Tracey Roberts) Arts & Culture, Education and a youth representative (PB) Any additional suggestions for who to approach as potential Board Members to be e-mailed to MP to contact them. TC advised some funding is available for upfront consultation. LB commented that approach to engagement needs to change and referenced the place partnership work which took place last year and brought funding into Stockton. TC agreed engagement can be undertaken in different ways and doesn't necessarily need to be sitting around a table. VJ confirmed consultation to date has included leafleting of commercial and residential properties including use of a QR code and website survey, engagement events organised by Catalyst, schools, Stockton Parish Church and marketing. SD highlighted the EID event in July as being a good opportunity for further PIP engagement.	ALL



	TW suggested good video content to be shared via social media would be useful highlighting aspiration, ambition and pride are the aims of the programme. JE advised this can't be done by the Local Authority and would need to come from the Board. Levels of evidence to be added to each Board meeting.	
9	AOB / Comments	
	Minutes of the Board meetings will be retained and published on the PiP page on the SBC website. A decision log will also be kept on that page so decisions which have been made by the Board can be tracked. Documents will be circulated ahead of the next meeting. MP to meet with attendees separately.	VJ VJ MP
10	Date and agenda items for the Next Meeting	
	Date of next meeting to be agreed. Terms of Reference for the Board to be brought to the next meeting for agreement.	VJ

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