



THORNABY TOWN DEAL

5th September 2025



STOCKTON
 **ON**
 **TEES**

Background

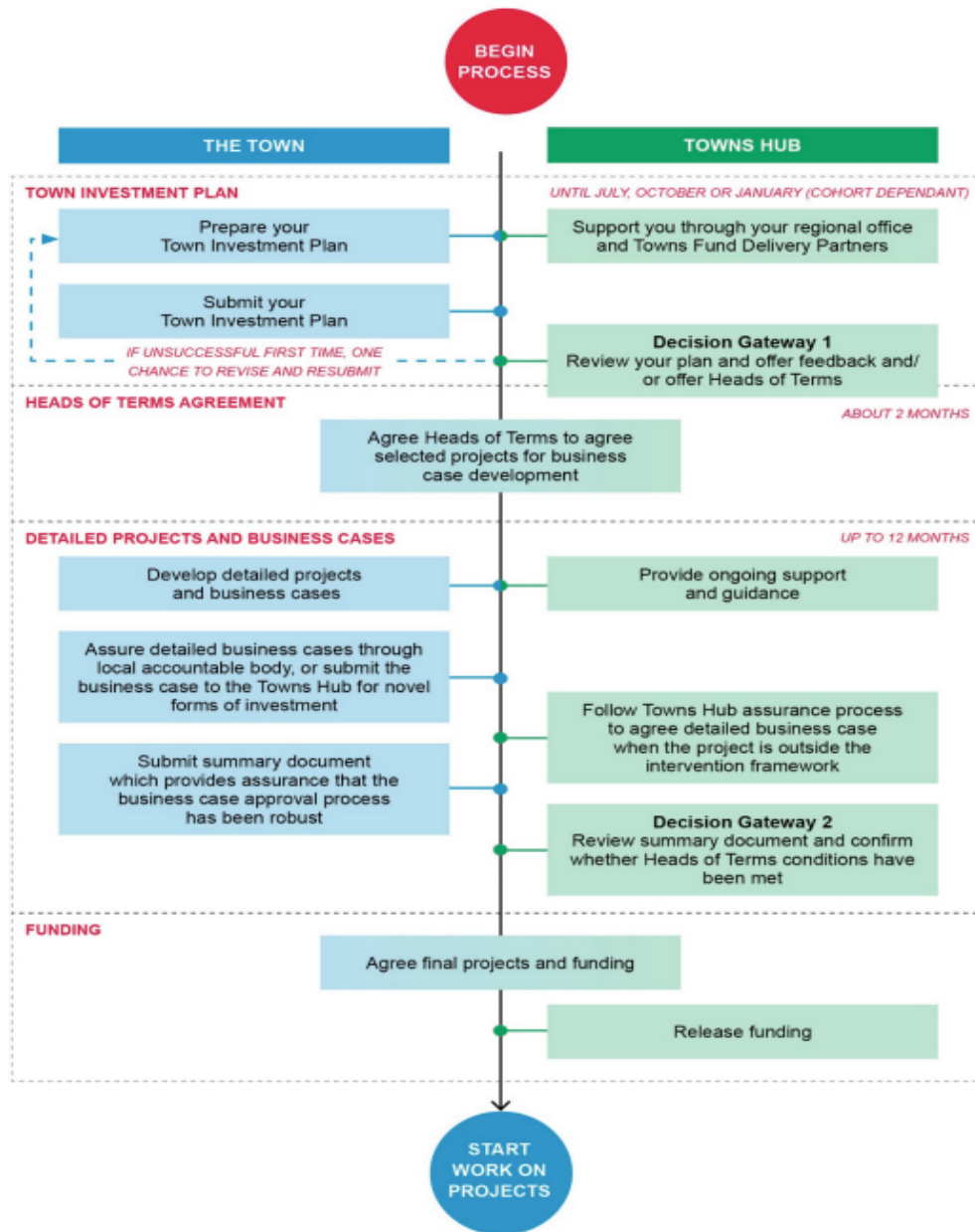
- Programme of projects set within externally defined boundary and criteria
- **Urban regeneration, planning and land use:** ensuring towns are thriving places for people to live and work, including by: increasing density in town centres; strengthening local economic assets including local cultural assets; site acquisition, remediation, preparation, regeneration; and making full use of planning tools to bring strategic direction and change.
- **Skills and enterprise infrastructure:** driving private sector investment and ensuring towns have the space to support skills and small business development.
- **Connectivity:** developing local transport schemes that complement regional and national networks, as well as supporting the delivery of improved digital connectivity
- DLUHC (as was) defined boundary within projects must be developed to fit within the above themes
- Match funding required (minimum 20%) to support up to £25million of grant funding



Programme Development

- Two stage process around project identification and development followed by production of HM Treasury compliant business case that was subject to validation through TVCA Quality Assurance mechanisms
- Process of establishing priorities and projects within the above objectives undertaken through engagement with elected member, public engagement, stakeholder workshops and ongoing dialogue
- Requirement to develop prescribed governance structure, monitoring and evaluation and communication in line with DLUHC/HM Treasury requirements





Portfolio Holder and Elected Member dialogue

Portfolio holder sign off

Stakeholder input

Stakeholder dialogue

Professional advice

Portfolio holder and elected member dialogue

Cabinet Approval

Project Identification and Development

Starting point public consultation undertaken in January 2020

Formulation of Town Deal Board to oversee and guide identification of projects and priorities within programme

Overlay of need for alignment with defined criteria and objectives set out by Govt

Stakeholder workshops and extensive stakeholder discussion - FE providers, TVCA, Registered Housing providers, landowners,

Town Deal Board input

Regular dialogue with Portfolio holder

Projects

Based on prescribed criteria and process of consultation, elected member, Town Deal Board and stakeholder input as well as tested through development of business case

Requirement to establish budget and programme as part of business case stage all prior to

preliminary design and costing

detailed design and costing

surveys

negotiations to secure third party land or property

contractual agreement on partner funding

market testing

Requirement for project scope to evolve and budget and programme inevitably change as a result of the above

Projects

Regenerating Thornaby Town Centre

- Originally Focussed on delivery of housing and skills provision on site of Golden Eagle and Phoenix House
- Budget assigned and scheme developed on that basis
- Difficult site assembly process
- scheme viability (stakeholder and developer input)
- Refinement to scheme through Town Deal Board and Cabinet approval
- Commercial and legal agreements

Skills

- wide range of post 16 opportunities explored (sub regional considerations too)
- opportunity emerged through stakeholder liaison
- requirement to set budget early in process, prior to design, site assemble, partner agreements or co-funding
- extensive support to lobby DfE
- Detailed negotiation with ETC
- changes to scope and programme as co-funding changed

Projects

Cycleways

- extensive route identified
- elected member and stakeholder input into specific links and connections
- public consultation
- refinements following surveys, design and costing

North Thornaby

- Town Deal is a standout example of lobbying to influence and shape investment to meet local need – North Thornaby interventions did not align with prescribed criteria
- wide ranging public consultation and community engagement shaped interventions

Projects Summary

- Timeline of project inception through development and into design and delivery means that project scope, budget and programme will inevitably change as circumstances change and more detail emerges
- Difficult to balance sharing of information on progress with real world design considerations, emerging and changing information alongside commercial negotiations to enable delivery
- Requirement for continuous and frequent briefings will Portfolio holder, Town Deal Board and formal approval through Cabinet to ratify changes

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