

Place Select Committee
Overview Meeting 2023
10 July 2023
Finance, Development and Regeneration

Context

Members are reminded of the Council's Vision that supports decision-making:

A place where people are healthy, safe and protected from harm where:

- This means the Borough will be a place where:
 - People live in cohesive and safe communities
 - People are supported and protected from harm
 - People live health lives

- This means that the Borough will have:
 - A growing economy
 - Improved education and skills development
 - Job creation and increased employment

- This means we will enjoy:
 - Great places to live and visit
 - Clean and green spaces
 - Rich cultural experiences

The Council plays its part in making sure this is achieved by being a Council that is ambitious, effective and proud to serve.

Performance Reporting

Performance across the Council Plan was reported on a six-monthly basis to Executive Scrutiny Committee. Please see the link:

<http://www.egenda.stockton.gov.uk/aksstockton/users/public/admin/kab71.pl?cmte=SCR>

Finance, Development and Regeneration Director – Garry Cummings

Relevant services include:

- Inclusive Growth and Development
- Town Centres Development

Council Plan 2023-2026

The Council Plan sets out the aims and objectives for all services and is refreshed on an annual basis.

The key priorities for Finance, Development and Regeneration are attached at Appendix 1.

Emerging Issues

Service delivery is influenced by a range of internal and external factors that develop over time. Emerging challenges and opportunities are summarised as follows:

Inclusive Growth and Development - Priorities for the year ahead

Support the Regeneration Aspirations for the Borough

- Develop area blueprints for 6 town centre areas (note this will not be agreed until July Cabinet) to provide a roadmap for the regeneration of these areas including overarching visions and spatial masterplans.
- Develop plans for a Care & Health Zone on Teesdale (note this will not be agreed until July Cabinet) to help support the growth of all aspects of the health, public health and social care sector and their supply chains, breathe new life into Teesdale Business Park and bring forward further regeneration of the surrounding area.
- Continue with the refurbishment of Dunedin House and wider accommodation review

Support Business to Survive and Grow

- Proactively engage and support the Borough's diverse businesses community including those wishing to start a new business, this includes making use of the Council's Inclusive Growth Fund that was developed to enhance business growth, implement innovative ways of working and increase economic output and sustainability and create jobs. The Fund can be used to support growth plans such as investment in business accommodation and fit-out, shop front improvements, marketing and promotion, making use of new technologies.

Attract new businesses and investment to the Borough, creating new jobs

- Continue to develop the Invest Stockton-on-Tees branding campaign and attract inward investment into the Borough
- Continue to work with businesses looking to invest in the Borough, providing a "one stop shop" for advice on areas such as planning and funding as well as making links to other businesses or organisations

All residents have access to training linked to skills gaps and job opportunities

- The Employment and Training (E&T) Hub in Wellington Square now has more than 1,000 people have so far registered with the E&T Hub to receive updates and support around jobs, training or events. In August, the Hub celebrated supporting their 100th person into employment, and they have now supported over 130 residents into employment. The E&T Hub has held recruitment events with DWP that have attracted over 750 people and has engaged with 181 local businesses since opening on 11th February to discuss their skills and job vacancies requirements. The team surpassed the challenge they set themselves and helped 30 people into permanent employment in September; equating to one success story every day. A Christmas Jobs Recruitment event was held on 5th October in partnership with DWP and 24 Stockton-based businesses. There were over 150 vacancies available on the day which attracted 184 local people to attend.
- Continue to deliver the high quality Learning and Skills Service by supporting the local community, delivering courses that meets the needs of local communities and the economy.

Deliver interventions that facilitate inclusive growth

- Continue work to bring forward development at the 64-acre, vacant employment land site at Durham Lane Industrial Park which the Council purchased recently. Land agents have been appointed to market the site on the Council's behalf and it is an exciting appointment to drive forward investment at Durham Lane. Works to extend Cleasby Way to facilitate a new car park, which will serve Eaglescliffe Railway Station are also underway. The scheme which complements the TVCA and Network Rail project to improve the station and provide a new footbridge is expected to be complete in Autumn 2023.
- Continue to explore ways to bring forward development as Belasis Business Park.
- Continue to explore funding streams that can bring forward development, for example, the Brownfield Housing Fund which was recently utilised to assist with development at North Shore.

Inclusive Growth and Development – Challenges and opportunities

- There is a need and desire to create a closer working relationship and partnership with TVCA.
- There are currently resource issues in key technical functions such as Planning Officers and Building Control Surveyors due to numerous issues including national shortages.
- There is uncertainty over national planning policy which may cause problems with future policy setting in the short term.

Town Centres Development - Priorities for the year ahead

Billingham

- Develop masterplan for future of Billingham town centre to reset priorities following unsuccessful LUF Round 2 bid.
- Maintain dialogue with owners of the centre to explore redevelopment opportunities.

Ingleby Barwick

- Deliver improvements to Romano Park and extension of Romano Park.
- Phase one of works to be undertaken in July/August 2023 with second phase underway in October 2023 due to lead in timescale on ordering equipment.

Norton

- Develop and deliver plans for the southern end of Norton High Street include the creation of a northbound, one-way system as well as improvements to pedestrianised areas and public realm.
- Contactor appointed to undertake detailed design and value engineering undertaken to ensure affordable and deliverable scheme reflecting original design.

Stockton

- Continue demolition of Castlegate shopping centre. Work began in September 2022 due for completion October 2023.
- Enabling works on urban park underway late summer 2023.
- Main works to park underway November 2023.

Thornaby

- Continue redevelopment of Phoenix House site. Detailed design of new swimming pool underway, work on site likely to begin early summer 2024.
- Continue to work alongside ETC to deliver relocated NETA facility.
- Carry out detailed design work on new cycle network throughout Thornaby.
- Continue to work alongside owners of Thornaby town centre to address issues with Golden Eagle.

Yarm

- Design and deliver a package of interventions at Preston Park Museum & Gardens, Yarm Town Hall and High Street as well as improvements to cycle links across Yarm and Eaglescliffe.
- Finish redevelopment of Yarm Town Hall into a Heritage Centre with community learning space summer 2023.

Town Centres Development – Challenges and opportunities

Billingham

- Ensuring a deliverable vision is achieved.
- Uncertainty over future ownership and intentions of existing or new owner for the centre.

Ingleby Barwick

- Supply chain delays on play equipment.

Norton

- Managing disruption to visitors and businesses as significant works are undertaken on the High Street and public spaces.

Stockton

- To develop plans for other development sites in the town centre and to strengthen links with Teesdale and emerging opportunities there.
- Managing the significant works to be undertaken over the next 12-18 months and seeking to minimise disruption.

Thornaby

- Key challenge to continue with greater level of design for interventions identified under the towns fund.
- Opportunity to transform vacant, derelict sites into quality, new public facilities and skills opportunities for residents of Thornaby and the wider borough.
- Opportunity to link interventions into the emerging Fairer Stockton programme.

Yarm

- Ensuring delivery within LUF timescales. Funding to be spent by March 2025.
- Minimise disruption to businesses and visitors to Yarm High Street as works are undertaken across the High Street.

APPENDIX 1 – COUNCIL PLAN - KEY PRIORITIES 2023-2024 - FINANCE, DEVELOPMENT AND REGENERATION

A place with a thriving economy where everyone has opportunities to succeed means that the Borough will have:

- a growing economy
- improved education and skills development
- job creation and increased employment

We have identified these key priorities for 2023 to 2024 to help us achieve this vision. This year we will:

- continue to develop the Invest Stockton-on-Tees branding campaign and attract inward investment into the Borough
- develop options to bring forward development on vacant employment land
- continue to deliver the objectives in the Inclusive Growth Strategy and using an agreed Action Plan
- continue to develop the successful Employment and Training Hub Model
- develop a procurement charter with partners to promote social value and identify potential areas of development of supply chains in order to support local business

A place that is clean, vibrant and attractive means we will enjoy:

- great places to live and visit
- clean and green spaces
- rich cultural experiences

We have identified these key priorities for 2023 to 2024 to help us achieve this vision. This year we will:

- continue the redevelopment of Stockton Town Centre including demolition of the Castlegate Centre and development of the Urban Park, new leisure centre, library, customer services and registry office
- deliver interventions for a Town Deal in Thornaby
- finalise the plans for improvements in Yarm, Preston Hall Museum & Grounds and cycleway infrastructure in line with the Levelling Up fund allocation
- conclude the continued redevelopment of The Sycamores
- development of a business case to actively accelerate the provision of affordable and specialist housing provision within the Borough
- develop blueprints for before phases of redevelopment of town centres
- develop structures and models for future development of Stockton and Billingham town centres

- Strategy action plan which includes coalitions with residents, businesses, and partners

We will play our part in bringing about this vision for the Borough by being A Council that is ambitious, effective and proud to serve. This means that we will make sure that we provide:

- financial sustainability and value for money
- dedicated and resourceful employees
- strong leadership and governance

We have identified these key priorities for 2023 to 2024 to help us achieve this vision. This year we will:

- respond to and implement Government's review of Business Rates and Revaluation
- deliver proposals for the redevelopment of Dunedin House to support flexible working arrangements and the re-location of staff from current buildings
- review the Council's land and assets and develop plans for disposal or for any potential development