REPORT TO
EXECUTIVE SCRUTINY
COMMITTEE

1 DECEMBER 2026

REPORT OF CORPORATE
MANAGEMENT TEAM

Call In - Billingham Town Centre

Detail

1. The decision taken by Cabinet on 4th November 2026, relating to the acquisition of Billingham Town Centre has been subject to a valid call-in.

CABINET RESOLVED:-

1) That Cabinet, having considered the regeneration objectives, alternative options, valuation evidence, independent professional advice, financial implications and risks set out in this report and its exempt appendices, approves the acquisition of Billingham Town Centre from Sheet Anchor Evolve for a purchase price of £13 million, together with associated Stamp Duty Land Tax and professional fees within the approved acquisition budget, for the purposes of facilitating the regeneration of Billingham Town Centre.

2) To delegate to the Director of Regeneration and Inclusive Growth, in consultation with the Chief Financial Officer, authority to apply the £20m Local Regeneration Fund allocation towards the acquisition of Billingham Town Centre and the delivery of Phase 1 works in accordance with Exempt Annex A, subject to compliance with the applicable funding conditions and approved programme budget.

3) To develop a Full Business Case to draw down circa £10m of allocated TVCA funding to achieve the sustainable regeneration of Billingham Town Centre. The resulting Full Business Case and any proposal to commit the associated funding shall be reported back to Cabinet for consideration.

4) That Cabinet delegates authority to the Director of Regeneration and Inclusive Growth, in consultation with the Chief Financial Officer and Director of Corporate Services (Monitoring Officer), to complete the acquisition of Billingham Town Centre on the terms approved by Cabinet, including entering into all necessary agreements and contracts, and to establish effective arrangements for the ongoing management of the asset.

5) In exercising this delegation, officers will have regard to any material changes in the financial, legal or commercial circumstances arising before completion. Any material change which calls into question the basis upon which Cabinet has

approved the acquisition will be referred back to Cabinet for further consideration and determination.

6) To delegate authority to the Director of Regeneration and Inclusive Growth, in consultation with the Chief Financial Officer, to procure and enter into contracts necessary to deliver Phase 1 works, including demolition of Queensway South, the former library and clinic site, urgent condition works and associated operational arrangements, subject to approved budget provision and compliance with the Council's Financial Procedure Rules, Contract Procedure Rules and applicable procurement legislation.

7) To delegate to the Director of Regeneration and Inclusive Growth in consultation with legal services officers the authority to enter into all necessary contracts to enable the decant of remaining tenants from West Precinct subject to compliance with the Council's Constitution, Financial Procedure Rules, Contract Procedure Rules, approved budget provision and applicable procurement legislation.

8) To delegate authority to the Director of Regeneration and Inclusive Growth to undertake preparatory work, surveys, design development, procurement activity and business case preparation relating to the proposed demolition of West Precinct and Kingsway Car Park. Any decision to enter into a contract resulting in a material financial commitment for the delivery of those demolition works shall be subject to a further Cabinet report following confirmation of external funding and approval of the associated business case.

9) To delegate authority to the Director of Regeneration and Inclusive Growth, in consultation with the Chief Financial Officer and relevant legal officers, to enter into, vary, renew, surrender or terminate leases and licences necessary for the effective management and regeneration of Billingham Town Centre, subject to compliance with the Council's Constitution, Financial Procedure Rules and approved budget provision.

10) To initiate a programme of community engagement to refresh the vision for the regeneration of Billingham Town Centre.

11) To establish a Billingham Regeneration Board to act in an advisory capacity and support engagement of local stakeholders and the community to ensure that local voices help shape the development of regeneration plans.

12) To appoint Mark White CBE DL, as the Independent Chair of the Billingham Regeneration Board.

13) To bring forward to Cabinet, following public engagement and development of the masterplan, a proposed regeneration scheme for Billingham Town Centre together with any necessary delivery, funding and governance proposals.

14) To note the advice of the Chief Financial Officer concerning affordability, prudence and sustainability and the advice of the Monitoring Officer concerning the legal and governance implications of the proposed acquisition.

15) To note that any future proposal involving material prudential borrowing or a material change to the approved funding strategy shall be subject to further consideration through the Council's established governance arrangements.

2. The Monitoring Officers report notes that the main proposal which is the subject of the call-in request is the recommendation to acquire Billingham Town Centre for £13million. The Monitoring Officer report addresses the scope of the call in and that it does not relate to recommendations 6 - 15. The reasons for the validation of the call in relate to the following principles of decision making:

   - Proportionality
   - Clarity and explanation of information provided

3. The following Members and Officers have been requested to be present at the meeting:-

   - Cllr Paul Rowling – Deputy Leader and Cabinet Member for Resources and Regeneration
   - Clare Harper – Chief Financial Officer
   - Ged Morton – Director of Corporate Services
   - Tracey Carter – Director of Regeneration and Inclusive Growth
   - Iain Robinson – Assistant Director – Town Centre Development

4. The following documents are attached to assist with the Committee's consideration:-

Call in form	Appendix 1
Cabinet Report	Appendix 2
Decision Record	Appendix 3
Report of Monitoring Officer	Appendix 4

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