

Hartlepool Town Deal Board

Wednesday, 11th June 2025 10 am – 12 noon



Microsoft Teams

PRESENT:

Name	Organisation / Representing
Darren Hankey (DH)	Chair – Hartlepool College of Further Education
Maxine Craig (MC)	Vice Chair - Independent
Elizabeth Hutchinson (EH)	Tees Valley Combined Authority (TVCA)
Gary Wright (GW)	North Tees and Hartlepool NHS Foundation Trust
Martin Raby (MR)	Northern School of Art
Roslyn Adamson (RA)	National Museum of the Royal Navy (NMRN)
Adam Hearld (AH)	Jomast
Sarah Ainslie (SA)	Seymour Civil Engineering
Connor Kerr (CK)	Hartlepool Borough Council (HBC)
Paul Taylor (PT)	Hartlepool Borough Council (HBC)
Lesley Grant (LG)	Hartlepool Borough Council (HBC)

NO	DETAIL	ACTION
1.	<u>WELCOME AND INTRODUCTIONS (CHAIR)</u> The Chair (DH) opened the meeting and welcomed everyone to the Hartlepool Town Deal Board meeting	
2.	<u>APOLOGIES FOR ABSENCE</u> Apologies for absence received from: Brenda Harrison (BH) Denise McGuckin (DMc) Michael Houghton (MH) Reshma Begum (RB) Toni Rhodes (TR) Jonathan Gilroy (JG) Holly Phillips (HP) Beverley Bearne (BB) <u>DECLARATIONS OF INTEREST</u> All declarations have previously been recorded	
3.	<u>MINUTES OF THE PREVIOUS MEETING – March 5th, 2025</u> No matters of accuracy were raised <u>Actions from Previous Meeting</u> All actions are to be covered under agenda items	

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	<u>Terms of Reference</u> Version 6 had been circulated to members which included the following updates: - Jonathan Brash MP added to the membership - Michael Houghton removed from the membership following resignation	
4.	<u>HARTLEPOOL DEVELOPMENT CORPORATION (HDC)</u> MR gave a verbal update on behalf of BB - Middlesbrough & Hartlepool Development Corporation . Beverley Bearne is now in post as Chief Operating Officer - Middleton Grange Shopping Centre . Consultancy work commissioned by the Development Corporation looking at potential options to deliver redevelopment is nearing completion. The Board is to consider this work and next steps in the Summer - Binns Building . As part of the Middleton Grange redevelopment, the Development Corporation is working closely with HBC colleagues to progress the project - Production Village and Northern Film Studios . Public consultation events were held at the Northern Film Studios and Middleton Grange Shopping Centre prior to planning applications being submitted. The outcome of these applications expected late summer . The Development Corporation is working closely with HBC colleagues on the next stage of development to include procurement of contractors up to RIBA stage 4 and delivery . The Combined Authority Cabinet approved a refresh of the TVCA Investment Plan in March, which included an acceptance of the Tees Valley Investment Zone into the plan as a named programme with a confirmed allocation of £80M. . Pipeline projects are being developed which includes an indicative allocation of £15M for expansion of the Northern Film Studios to support the creative industries strategy as part of the Production Village project - Town Hall Theatre . The Development Corporation have appointed consultants to carry out a feasibility study which is nearing completion. . Development Corporation officers are working to ensure alignment with the broader Production Village and Northern Film Studios programme as well as addressing key requirements in line with HBC's creative and cultural strategy. There are several options being explored. - Waterfront Housing Development . Work has begun on £120M housing development to include up to 650 new dwellings with the potential for a new connection to the railway station and EV charging points	

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	- Development Corporation Board . The next board meeting is due to take place June 19th and is to include: - Update from Beverley Bearne as the new Chief Operating Officer - Planning Updates - Medium term financial plan on the Middleton Grange shopping Centre . Recruitment is underway for a new Chair of the Development Corporation Board. Ben Houchen, the current Chair, is to step down at the AGM in line with government guidance on Development Corporations. PT mentioned that HDC and HBC hold a monthly officers' group meeting and continue to work collaboratively.	
5.	<u>PROGRAMME AND PROJECT REPORTING</u> <u>Monitoring and Evaluation (PT)</u> The Monitoring and Evaluation Return submitted in May was circulated to members together with a more readable word format document. Both the Chair and Vice Chair appreciated the word format document. Post submission of the Monitoring and Evaluation form MHCLG had requested more narrative and assurance on the ongoing vacant possession negotiations on the Reimagining Middleton Grange project, they requested more narrative on the level of risk relating to the land ownership issues on the Waterfront Connectivity programme together with assurance on the level of staffing for the Health & Social Care Academy. The next Monitoring and Evaluation return is due to be submitted in December. Due to significant changes within the Cities & Local Growth Unit at MHCLG Jonathan Gilroy and Holly Phillips are available to provide support but may not attend all Town Deal Board meetings. HBC is hosting a small delegation from MHCLG on 18th June, who are due to visit The Wesley Chapel, The Civil Engineering Centre of Excellence and the Waterfront Connectivity projects.	
6.	<u>PROGRAMME UPDATE EXCEPTION REPORTING</u> <u>Wesley Chapel (Jomast)</u> Slides were shared and AH provided a verbal update on recent progress including construction of partitions, ceilings, mechanical services including ventilation ductwork and plumbing and electrical services. The current and next steps include the sample bedroom to be completed within the next few weeks, hosting two visits and continuing to deliver to programme subject to an additional support request later in Item 6.	

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	AH welcomed the Town Deal Board for a visit at any time to see progress made. <u>Civil Engineering Skills Academy (Seymour)</u> Slides were shared and SA gave a verbal update. SA took members through the funding profile, the civils works update and outstanding Schedule, with a final grant claim to be submitted later in June 25. SA provided welcome updates including awards being achieved. The Exeter Street facility were winners of the Welding Institute Teesside Branch Training 'Provider of the Year 2025' in April, and Hartlepool College were FE Winners of the National Apprenticeship and Training Awards 2025 'Best Workplace Readiness Scheme' From September 25 will deliver the new ECITB Level 2 Pipefitting Scholarship, designed to equip the next generation of engineers At Brenda Road, the Skills Academy was nominated to attend the King's Royal Garden Party for Education and Skills at Buckingham Palace and in October 25 a new site planting scheme via Trees for Tees Valley will take place. KPI Progress - SA took members through the latest update on enrolment numbers, surpassing the targeted outputs. <i>SA to bring a proposal to the next board meeting requesting contingency funds be made available for the overspend against the Civil Engineering Skills Academy project</i> <u>Health & Social Care Academy (NHS)</u> Slides were shared and GW gave a verbal update on the latest Business Activity including the introduction of a new online course booking system, a new room booking system booking process/system and a number of business developments including marketing materials and advertising. Skills Training provided includes Basic Life Support Courses, paediatric first aid training and emergency first aid at work. Many Social Responsibility initiatives are being delivered including 'Safe hands' knife crime awareness, LabRats and Blue lights crew. GA also took members through the Facilities Hire and Simulation training updates. KPI Progress - GW took members through the latest update on enrolment numbers, highlighting the surpassing of the targeted outputs and main activities for the next quarter. <i>The Vice Chair enquired whether there are any plans to carry out mental health first aid work to support the community. GW confirmed that the Academy is a registered Mental Health First Aid training provider and would be keen to support the local community. GW to follow up</i> <u>Reimagining Middleton Grange (HBC)</u> Slides were shared and PT gave a verbal update	SA GW

NO	DETAIL	ACTION
6(b)	Recent updates include internal appraisals to sign off RIBA stage 2 report and a review of next steps for RIBA stage 3 onwards including delivery partner options. Further work has been undertaken to agree decant strategy and informal vacant possession engagement underway. HBC awaits independent VAT advice regarding grant position and capital delivery. PT highlighted the indicative programme planned for the next quarter is RIBA 2 stage sign off, formal engagement with Shopping Centre tenants and finalising RIBA 3 programme, delivery partner and procurement routes. <u>Waterfront Connectivity (HBC)</u> Slides were shared and PT gave a verbal update, taking members through the detailed slide deck and updates on each phase. The main highlights were the Wayfinding procurement progress with a contractor to be appointed by July 2025, the Slipway procurement process completed with contractor to be appointed by July 2025 and the completion of the Victoria Terrace phase in April 2025, with a £71k budget saving. A media briefing and photo shoot for Victoria Terrace took place in March 2025 and featured in Hartbeat magazine in April 2025, with further publicity for the Waterfront Connectivity project to feature in the summer edition of Hartbeat magazine. PT highlighted that two planning applications are in development for Museum Plaza and Slake Terrace, and provided an update on the Slipway plans, Slake Terrace proposals, Museum Plaza and Wayfinding Phase progress. The main work for the next quarter was highlighted under next steps and PT provided members with an overview of the funding profile. PT asked members to consider how much level of detail they wished to receive in future meetings and papers, noting that a substantial amount of information is forthcoming. <u>Requests for Assigning Remaining Unallocated Budget (PT)</u> PT provided members with an overview of the paper circulated the previous week and asked them to consider approving the allocation of a portion of the remaining Town Deal contingency funds (currently £863,644) to the following two project areas: 1. Waterfront Connectivity (Slipway Access) – £47,763 To provide the infrastructure and works necessary to enable individuals with disabilities to access the water via the slipway and pontoon. 2. Wesley Chapel – £232,134 To cover unforeseen costs related to grid connection, heritage restoration, and damage resulting from the arson attack. Jomast has also committed an additional £232,000 in funding, in addition to covering other cost increases.	

NO	DETAIL	ACTION
	Discussion Summary: • The Vice Chair mentioned that whilst this might have been factored in earlier, she supported the funding request for the Waterfront Connectivity project. • The Vice Chair requested more detailed, tabulated information on the Wesley Chapel project costs. PT stated that Appendix 6b provided the Schedule of Variations and full costs, submitted by the independent Project Monitor, which includes this detail and has been circulated to members. • GW / MR enquired about VAT and PT confirmed: Waterfront Connectivity - HBC can recover the VAT Wesley Chapel - Jomast is responsible for VAT, as stipulated in the Grant Funding Agreement. • The Chair highlighted that, despite recent high inflation caused by COVID-19 and the war in Ukraine, the Board had not previously been asked to allocate contingency funds. He commended the effective programme and project management. • RA agreed with the Chair, noting that the current request for contingency funding was not disproportionate. GW confirmed it represented less than 1% of the overall budget. • While supporting both funding requests, GW expressed a desire for assurance that the projects would be completed without further contingency requests. • PT confirmed that the additional funding would enable the Waterfront Connectivity project to provide the additional element, and the Wesley to reach completion. • AH added that most of the requested funding had already been spent on heritage restoration elements and assured the Board that this would see the project through to completion. • The Vice Chair felt that due to the political sensitivity of the Wesley Chapel project she suggested that a full Board, including political representatives, should vote on the matter. • PT, as Programme Manager and Lead Accountable Officer, stated that the Wesley Chapel project was receiving strong public and political support, with Jomast already receiving enquiries about weddings and events. He expressed a willingness to seek views of political Board members not present. <i>After consideration and discussion, the Board agreed to support both proposals, subject to consultation with absent Board Members with a deadline for comments of Fri 20th June.</i> <i>Views were requested by email communication on 11th June, from those Board members who were not present. 4 responses were received, with some requesting</i>	

NO	DETAIL	ACTION
	<i>further information, and all supported both proposals. As such it was agreed to support the recommendations in the paper, Item 6b.</i>	
7.	<u>COMMUNICATIONS AND ENGAGEMENT</u> Slides were shared with members and CK provided a verbal update Wesley Chapel - Wesley Chapel update video was shared in March 2025 - Featured Denise McGuckin, Cllr Pamela Hargreaves and Dean Wheatley - Viewed 9000 times on HBC social media channels - Next video is due in July 2025 Waterfront Connectivity - Update video was shared in March 2025 - Featured Darren Hankey and Cllr Pamela Hargreaves - Viewed 21,000 times over HBC social media channels - Press release issued in March for start of works on phase two - Featured in several media outlets including Hartlepool Mail and Hartlepool Life Civil Engineering Skills Academy - Created and shared video for the Civil Engineering Skills Academy launch event in March 2025 - Featured Darren Hankey, Cllr Pamela Hargreaves, Jonathan Brash and Adam Harker - Viewed 5000 times over HBC social media channels Hartbeat (March edition) - Included a double page article on the regeneration projects in Hartlepool - Updates featured on Civil Engineering Skills Academy launch, Wesley Chapel and Waterfront Connectivity - Distributed to 47,000 homes in Hartlepool, 1000 copies through public buildings and read online 3000 times. CK highlighted the positive public communications being received on social media. <i>The Vice Chair acknowledged the positive updates and achievements shared by GW on the Health & Social Care Academy and SA on the Civil Engineering Skills Academy. CK to follow up and coordinate accordingly.</i> <i>CK suggested creating a video showcasing all the Town Deal projects to inform the public about the current stage of each. The Chair agreed and offered support.</i>	CK CK

NO	DETAIL	ACTION
8.	<u>RISK REVIEW (PT)</u> <u>Governance, Audit and Risk</u> No update. Annual Risk Review - <i>The Risk Review Group members Paul Taylor, Ros Adamson and Toni Rhodes are due to meet regarding the annual risk review. PT to schedule</i>	PT
9.	<u>ANY OTHER BUSINESS (CHAIR)</u> PT mentioned that Tony Hanson, Executive Director of Development, Neighbourhoods and Regulatory Services at HBC will be leaving his post June 20th 2025 for Durham County Council.	
	<u>DATE AND TIME OF NEXT MEETING</u> Wednesday, 3rd September 2025 10 am – 12 pm at The Health & Social Care Academy, University Hospital of Hartlepool, Holdforth Road, Hartlepool, TS24 9AH	

Action/Decision Log				
Item	Description	(A/D)	Action/Decision	Owner
6.	PROGRAMME UPDATE EXCEPTION REPORTING Civil Engineering Skills Academy	A	SA to bring a proposal to the next board meeting requesting contingency funds be made available for the overspend against the Civil Engineering Skills Academy project.	SA
6.	PROGRAMME UPDATE EXCEPTION REPORTING Health & Social Care Academy	A	The Vice Chair enquired whether there are any plans to carry out mental health first aid work to support the community. GW confirmed that the Academy is a registered Mental Health First Aid training provider and would be keen to support the local community. GW to follow up	GW
6.	PROGRAMME UPDATE EXCEPTION REPORTING Waterfront Connectivity	A	Wayfinding Update - Designs/technical drawings to be presented to the Town Deal Board at September meeting	PT
6(b)	Requests for Assigning Remaining Unallocated Budget	D	After consideration and discussion, the Board agreed to support both proposals, subject to consultation with absent Board Members with a deadline for comments of Fri 20th June. Views were requested by email communication on 11th June, from those Board members who were not present. 4 responses were received, with some	ALL

			<i>requesting further information, and all supported both proposals. As such it was agreed to support the recommendations in the paper, Item 6b.</i>	
7.	COMMUNICATIONS AND ENGAGEMENT	A	<i>The Vice Chair acknowledged the positive updates and achievements shared by GW on the Health & Social Care Academy and SA on the Civil Engineering Skills Academy. CK to follow up and coordinate accordingly.</i>	CK
7.	COMMUNICATIONS AND ENGAGEMENT	A	<i>CK suggested creating a video showcasing all of the Town Deal projects to inform the public about the current stage of each. The Chair agreed and offered support.</i>	CK
8.	RISK REVIEW	A	Annual Risk Review <i>The Risk Review Group members Paul Taylor, Ros Adamson and Toni Rhodes are due to meet regarding the annual risk review. PT to schedule</i>	PT