

ECONOMIC GROWTH AND REGENERATION DECISION COMMITTEE MINUTES AND RECORD

1 October 2025

The meeting commenced at 5.00 pm in the Civic Centre, Hartlepool.

Present:

Councillor Pamela Hargreaves (In the Chair)

Councillors: Councillors Matthew Dodds, John Nelson

In accordance with Council Procedure Rule 4.2, Councillor Moss Boddy was in attendance as substitute for Councillor Riddle and Councillor Karen Oliver was in attendance as substitute for Councillor Martin Scarborough

Parish Council representatives:

Sam Lee (Headland Parish Council)

Stephen Smith (Greatham Parish Council)

Also present: Jason Schofield, Time + Space, Consultants

Officers:

Kieran Bostock (Assistant Director, Neighbourhood Services)

Sylvia Pinkney (Assistant Director, Regulatory Services)

Gemma Ptak (Assistant Director, Preventative and Community Based Services)

Scott Campbell, Service Manager (Education, Employment and Skills)

Marnie Ramsay, Head of Community Hubs and Wellbeing

Paul Taylor, Strategic Development and Sustainability Manager

Steve Hilton, Senior Communications and Marketing Officer

Angela Armstrong, Principal Democratic Services and Legal Support Officer

13. Apologies for Absence

Apologies for absence were received from Councillors Jim Lindridge, Owen Riddle and Martin Scarborough along with Parish Council Representative Liz Hurst (Wynyard Parish Council).

14. Declarations of Interest

None at this point in the meeting, see minute 16.

15. Minutes of the meeting held on 22 July 2025

Received.

16. Screen Industries Production Village Progress Update *(Assistant Director, Neighbourhood Services)*

Type of decision

Non key.

Purpose of report

To update Members on latest project progress and timeline for completion of the Screen Industries Production Village and to seek approval for the re-appropriation (repurposing) of land previously part of the Lynn Street Newmarket Housing Scheme.

Issue(s) for consideration by the Committee

The Assistant Director, Neighbourhood Services referred to the report that provided the background to the project including a number of key milestones throughout the project.

A representative from Time + Space gave a detailed and comprehensive presentation to the Committee that provided an overview and breakdown of the project including the design review, masterplan and indicative timeline for the project. Public consultation events had taken place in April at the Northern Studios and Middleton Grange Shopping Centre with comments received from the public, local businesses and property owners being overwhelmingly positive and some examples of these were provided in the presentation. There was also a considerable amount of written feedback received and this had been incorporated within the design and planning application. Sample photographs of the site around Church Street and Lynn Street were included within the presentation that illustrated before and after pictures of the proposed entrance to the Production Village. A detailed timeline was provided indicating practical completion of the development by 31 December 2027.

The Chair highlighted that the regeneration of the Church Street area through the development of The Production Village was already stimulating and attracting private inward investment into the area.

At this point in the meeting Councillor Hargreaves declared a non pecuniary interest in this item as a member of the Hartlepool Development Corporation.

A representative from Time + Space highlighted that the key milestone of achieving planning consent from the Hartlepool Development Corporation had been achieved on 16 September 2025.

A discussion ensued about retaining the heritage of the Church Street area given that it was a Conservation Area. The Chair indicated that this had already been confirmed at the Hartlepool Development Corporation Planning Committee as part of the planning process and would continue to be key to the progress of the development of the area.

A Member expressed concern at the potential impact of the regeneration of the Surtees Street/Lynn Street area on local residents, especially in relation to car parking and the surrounding housing. Including that a measure of the success of this development and regeneration was the connectivity to and support of the local community.

A member of the public asked whether an A1 copy of the plan of the development area could be made available for public inspection. The Chair indicated that this would be looked at and highlighted that this plan was available on the Council's planning portal. It was noted that the project included looking at sustainability and energy consumption to ensure the development was as efficient and as green as possible. In relation to the involvement of local Hartlepool businesses, it was noted that a procurement process would be established which would provide opportunities for local businesses to become involved. A key part of the project was to encourage the involvement of local people and businesses and create social value and stimulate the local economy through utilising local skills and apprentices as was already happening at the development of Highlight. The representative from Time + Space noted that experience had shown that people involved in urban production villages would generally prefer to utilise local facilities and amenities when they were on site.

In response to a question from a Member, the representative from Time + Space noted that the Shades building on the corner of Church Street and Lynn Street would be integral to the development as the 'front door' to The Production Village and the administrative centre of the village. Other properties in Church Street would be utilised as a mixture of office space, retail, support services and equipment hire along with other buildings, acquired as part of The Production Village assets, including The Vault and nos 21-15 Whitby Street as well as Victoria Buildings. The Chair highlighted that as part of the discussions during the planning process, the Hartlepool Development Corporation noted that the space needed to be as flexible as possible for the provision of a range of uses as well as ensuring there was sufficient suitable car parking.

The site in Surtees Street/Lynn Street was currently vacant and was shown on Appendix 1 along with the plan on Appendix 2. This site was previously part of a former proposed council scheme to build 48 properties in and around this site known as the Lynn Street/Newmarket housing scheme. In

light of this scheme not proceeding, consideration was being given to possible uses of the remaining former Market Hotel site and the site on Reed Street in conjunction with Tees Valley Combined Authority.

The report proposed the formal re-appropriation of the former depot site for the delivery and viability of the Screen Industries Production Village/extended production space at The Northern Studios.

To conclude, the Chair noted that this was an exciting opportunity for Hartlepool that formed part of the £150m investment in the town. This project would stimulate the local economy across the town through the development of the business infrastructure surrounding The Production Village incorporating the expansion of The Northern Studios. The Chair requested that the Economic Growth and Regeneration Committee be kept updated with progress and continue to be involved in this project in the future wherever feasible.

Decision

- (i) Members noted the progress made on the scheme to date.
- (ii) The reappropriation of the land for the delivery of the Screen Industries Production Village as noted in the report was approved.

17. Jobs and Skills Investment Programme *(Assistant Director, Preventative and Community Based Services)*

Type of decision

For information.

Purpose of report

To provide the Committee with a comprehensive update on external investment and key programmes which will be delivered by Hartlepool Jobs and Skills. The report also provided a progress update on the Employment and Skills Service including roll-out of Employment Hubs.

Issue(s) for consideration by the Committee

The Assistant Director, Preventative and Community Based Services introduced the Service Manager (Education, Employment and Skills) who gave a detailed and comprehensive presentation that provided the background to Employment Investment Programmes. As part of the Government's Get Britain Working White Paper, a Get Tees Valley Working Plan had been developed, led by the Tees Valley Combined Authority (TVCA). It was noted that the employment rate in the Tees Valley was

71.9%, nationally was 75.7% and in Hartlepool it was 65.4%. The Government's ambition was to achieve a rate of 80% in the UK over the next 10 years. Further detail was provided on the main reasons for economic inactivity in Hartlepool and the Tees Valley with the highest reason being 11.3% long-term sick in Hartlepool and 9.3% in the Tees Valley.

As part of the White Paper, the Government was investing £240 million to trial new ways of getting people back to work across the UK through a range of programmes including the following which will be delivered by the Employment and Skills Service:

- Youth Guarantee Trailblazer;
- Connect to Work; and
- NHS Health and Growth Accelerator – Work Well Programme.

The Connect to Work and Work Well Programme will be managed by the Employment and Skills Service on behalf of all Tees Valley Local Authorities.

It was highlighted that a strong foundation of collaboration and partnership working within Hartlepool was key to the success of the employment programmes through the collective strengths of Educational Institutions, Employers and VSCEs Organisations. It was proposed that a Hartlepool Employment Partnership Group be launched with representatives from the key organisations in the employment and skills agenda to be included. The aim of this Group would be to provide a forum to share information and intelligence and provide leadership and strategic direction for employment and skills priorities in Hartlepool.

The Assistant Director, Preventative and Community Based Services highlighted that the Team had achieved the highest performance for over a decade through the integrated model of community provision and was one of the highest performing youth hubs in the country. A key to continuing this was to develop opportunities for sector growth such as the Production Village, for every six jobs in Hartlepool there were approximately 10 people. The Chair noted that part of the successful investment of £150m in the town would be to develop the skills of the people who live here and take advantage of the many projects being undertaken. Getting into communities and enabling people to be economically active in the town will change the future of the town.

A discussion ensued on the definition of long-term sick and the importance of involving various health providers to assist people to become well, confident and economically active. The Head of Community Hubs and Wellbeing highlighted that work was ongoing with the Mental Health Trust, the Integrated Care Board and primary and secondary care providers to identify the barriers people faced to becoming economically active. In addition to this, work was ongoing with employers to look at adaptations/cultural shifts to assist people in getting back to work. It was

noted by the Chair that these were significant challenges but it was pleasing to note that help and support was available to people to become economically active for their own self worth and contribution to the community. The need to break the generational cycle of unemployment was also discussed and it was noted that work was ongoing in the family hubs with parents through engaging in learning and inclusion programmes to raise the aspirations of their families. The Youth Trailblazer programme also included an element about preventing young people from becoming NEET (not in employment, education or training).

In conclusion the Chair noted the good work that was ongoing through the involvement of the local community and complementing the ongoing work to improve literacy across the town and everyone involved was thanked for their hard work.

Decision

- (i) The progress with the Employment Hubs and the proposed additional employment investment which had been secured by the Jobs and Skills Service was noted.
- (ii) The wider employment and skills landscape including the emerging Get Tees Valley Working Plan was noted.

18. Pride in Place Programme, formerly Plan for Neighbourhood - Update *(Assistant Director, Preventative and Community Based Services)*

Type of decision

For information.

Purpose of report

To provide the Committee with an update on the Pride in Place programme including the strategic objectives, key themes and the submission requirements for the 10-year Regeneration Plan.

Issue(s) for consideration by the Committee

The report provided an outline of the background of the Long Term Plan for Towns programme that was launched by the Government in early 2024. This programme identified 55 towns, including Hartlepool that would be awarded up to £20 million over a 10-year period. This Plan has now been renamed the Pride in Place Programme.

The Assistant Director, Preventative and Community Based Services provided a very detailed and comprehensive presentation that highlighted the significant level of funding to be received through the Programme. There is a focus on hyper local working and an independent report on neighbourhoods has informed some of the work identifying doubly disadvantaged communities, known as mission critical areas. There are eight mission critical areas in Hartlepool including areas in the Headland area, Central and Foggy Furze area and Owton Manor area. The responsibility and accountability of the Programme was through the Hartlepool Board, with the Local Authority being responsible for the legal and finance elements and ultimately the local community are at the centre of what should be taken forward. The creation of potential Board Advisory Groups and Task and Finish Sub-Groups was currently being explored.

The strategic objectives of the Programme were to:

- Build stronger communities;
- Create thriving places; and
- Empower people to take back control.

The requirements for the 10 year Regeneration Plan and the 4 Year Investment Plan were detailed in the presentation along with the Funding Priority Themes for the Pride in Place Programme.

Over the last few months there had been a significant level of work undertaken including a number of commissioned pieces of work and further details were provided in the report. Details of the funding received and subsequent procurement were also provided in the report.

In response to a question about residents' involvement, the Assistant Director, Preventative and Community Based Services confirmed that over 1500 residents had been involved so far in the development of this Programme with over 75 targeted events having taken place over the last ten weeks in addition to an online survey and regular press releases.

In relation to governance, it was noted that the Hartlepool Board was accountable to the Government fulfilling the requirements within the prospectus. In addition to this, regular internal audits will be scheduled to ensure the Board's obligations were being fulfilled with independent scrutiny around how the Board was managed. The Chair indicated that the operation of the Board was in its early stages and work was ongoing with the Hartlepool Opportunities Partnership, the Community Trust and the Voluntary and Community Sector on how to ensure all parts of the community were involved. The Assistant Director, Preventative and Community Based Services indicated that a terms of reference for the Board had been put in place and was being refined to formalise the membership.

The thanks of the Committee were passed onto everyone involved in developing this programme including the involvement of local communities

and residents. It was noted that all Hartlepool Board meetings were open to the public and the dates were noted on the Council's website along with the agenda papers for the meeting. It was requested that the dates of the meetings of the Board, including the venues, be placed on the notice board on the concourse to the Civic Centre.

Decision

- (i) The current position of the Pride in Place Programme (formerly Plan for Neighbourhoods) and the requirements for the Regeneration Plan to be submitted by 28 November 2025 be noted.
- (ii) The work being undertaken and how this will support well informed prioritisation of the interventions that will be presented to the Hartlepool Board was noted with all agreed interventions progressing to form part of the 10-year Regeneration Plan.
- (iii) That the dates, times and venues for all future Hartlepool Board meetings be placed on the notice board on the concourse of the Civic Centre for public inspection.

19. Any Other Items which the Chairman Considers are Urgent

The Chairman ruled that the following items of business should be considered by the Committee as a matter of urgency in accordance with the provisions of Section 100(B) (4)(b) of the Local Government Act 1972 in order that the matter could be dealt with without delay.

Minute 20 – Hartlepool Beach Huts (*Assistant Director, Preventative and Community Based Services*)

20. Hartlepool Beach Huts (*Assistant Director, Preventative and Community Based Services*)

Type of decision

For information.

Purpose of report

The Head of Community Hubs and Wellbeing delivered a presentation that provided the background to the beach huts which were located on the sea front promenade at Seaton Carew.

Issue(s) for consideration

A summer initiative saw the beach huts being made available for a period of six weeks to trial using them for different purposes. During this trial period, 29 businesses/creatives and 24 local services used the beach huts. This resulted in 214 hut sessions being booked that reached a

minimum of 2000 people. A list of the businesses/local services involved was provided in the presentation. An evaluation had been undertaken with 14 hut users completing it, further details of the outcome of this evaluation was included in the presentation.

As a result of the above initiative, one of the businesses, K9 Carew had leased the beach huts for an initial 5 months from Council and were currently considering potential changes of use. The huts continue to be available to hire from K9 Carew to be used as beach huts.

The Chair highlighted the importance of ensuring any future use of the huts complements the businesses already operating within Seaton Carew. This initiative had a positive impact on Seaton Carew and all those involved were thanked for their hard and participation.

Decision

The update provided on the use of the beach huts at Seaton Carew over the summer months and the potential future use was noted.

The meeting concluded at 7.00 pm

H MARTIN

DIRECTOR OF LEGAL, GOVERNANCE AND HUMAN RESOURCES

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