

Hartlepool Town Deal Board

Monday, 12th October 2026 3.30 pm – 5.00 pm

Microsoft Teams

These minutes are in draft form until approved at the next Board meeting and are therefore subject to amendments

PRESENT:

Name	Organisation / Representing
Darren Hankey (DH)	Chair – Hartlepool College of Further Education (HCFE)
Maxine Craig (MC)	Vice Chair - Independent
Rachel Anderson (RA)	North East Chamber of Commerce (NECC)
Jonathan Brash (JB)	Member of Parliament
Elizabeth Hutchinson (EH)	Tees Valley Combined Authority (TVCA)
Nik McDonald (NM)	Middleton Grange Shopping Centre
Vikie Morton (VM)	Education Partnership North East (EPNE)
Katy Scott (KS)	Federation of Small Businesses (FSB)
Jonathan Spruce (JS)	Hartlepool Development Corporation (HDC)
Matt Wilton (MW)	Hartlepool Borough Council (HBC)
Gary Wright (GW)	North Tees and Hartlepool NHS Foundation Trust
Sarah Ainslie (SA)	Seymour Civil Engineering
Kieran Bostock (KB)	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 all attendees. A particular welcome was extended to Rachel Anderson (RA), Nik McDonald (NM), Katy Scott (KS) and Matt Wilton (MW) who were attending their first meeting as members of the Town Deal Board.	
2.	<u>APOLOGIES FOR ABSENCE</u> Apologies for absence received from: Martin Raby (MR) Mike Young (MY) Adam Hearld (AH) Connor Kerr (CK) Lawrence Kerrigan (LK) <u>DECLARATIONS OF INTEREST</u> No new declarations of interest were raised.	
3.	<u>MINUTES OF THE PREVIOUS MEETING – June 3rd 2026</u> No matters of accuracy were raised	

NO	DETAIL	ACTION
	TERMS OF REFERENCE Revised Terms of Reference were circulated with the update to membership. Action Log assessed and outstanding actions recorded as follows: 3. Risk Register - Updated Annual review group to be convened. <i>Action to be carried forward</i> 5. KPIs (Health & Social Care Academy) - Data update remains outstanding. <i>GW reported that work is continuing on the performance and metrics update – Action to be carried forward</i> 6. Communications and Engagement The Chair noted that further consideration is required in relation to communications and next steps. <i>It was agreed that Connor would be tasked with taking this forward and developing a proposed approach – Action to be carried forward</i> All other actions are to be dealt with under agenda items.	PT GW CK
4.	<u>HARTLEPOOL DEVELOPMENT CORPORATION (HDC)</u> JS provided an update on the ongoing review of the Development Corporations, including officer level appraisal work to assess whether they remain the most appropriate vehicle for delivering regeneration projects. The review has considered the evolving devolution agenda, including potential planning and fiscal powers, and the structures required to support future regeneration activity. It was noted that significant changes across the regeneration and public-private partnership landscape may mean that alternative delivery approaches are now more appropriate than those in place when the Development Corporations were established. The Mayor is expected to make an announcement on the future of the Development Corporations shortly.	
5.	<u>PROGRAMME UPDATE EXCEPTION REPORTING</u> <u>Wesley Chapel (Jomast)</u> Slides were shared and PT gave a verbal update. Reporting that significant progress has been made since the last Board meeting, with all major external works now complete. This includes the restoration of the chapel steps, replacement paving, repointing and repainting works, restoration of the Victorian lamp post, and completion of the building façade. PT highlighted the high standard of workmanship and the transformation of the building. The building has been energised and connected to the grid, with the substation now complete. Internal works are also nearing completion, with the entrance area	

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	finished, all commercial kitchens installed and equipped, ventilation systems commissioned and signed off, level one toilet facilities restored, and all upper-floor bedrooms completed. The remaining works are limited to the main bar fit-out, furniture installation and some soft landscaping works. It was noted that Town Deal funded redevelopment works are substantially complete. Members discussed the opening date for the venue and noted that an operational opening programme has yet to be confirmed by Jomast. PT advised that a meeting with Jomast was scheduled for the following day and stressed the importance of progressing recruitment and operational planning. The Board recognised the significance of the venue as a major employer and catalyst for further town centre investment and regeneration activity. PT agreed to provide a further update to the Chair following discussions with Jomast. <u>Civil Engineering Skills Academy (Seymour)</u> Slides were shared and SA provided a verbal update. Centre of Excellence – Exeter Street SA provided an update on recent activity within the Centre of Excellence and noted the successful completion of the ECITB Pipefitting Scholars Pre-Employment Programme, Project Presentation Day for HNC Fabrication and Welding students, and the annual School Awards Evening, which celebrated learner achievements with support from key industry partners including SeAH Wind, Wilton, Paralloy and Darchem. Members were advised of continued engagement with local schools through the Women in Engineering event and fabrication and welding taster sessions, helping to raise awareness of engineering careers. Profile-raising activity included attendance at the Nuclear North East Conference, participation in the Enginuity Skills Awards, and a visit from Northampton College to share best practice. SA also noted that two fabrication and welding instructors had achieved CSWIP Examiner accreditation. Civil Engineering Skills Academy – Brenda Road An update was provided on the delivery of Gateway to Construction and EUSR Water qualifications through the TVCA Adult Skills Fund, with strong learner demand and employer engagement reported. SA highlighted the successful award of a training contract with Gateshead Council to deliver plant training through to 2029. An update was also provided on capital investment works, with plans progressing for additional classrooms and welfare facilities to increase capacity at the Academy from January 2027. Members were advised that discussions continue with CECA and the North East Institute of Technology to develop recruitment pathways for civil engineering employers, supporting future workforce requirements across the region. Further updates included engagement with Northumbrian Water's AMP8 supply chain partners, participation in the Constructing Excellence North East Wonder Challenge, and	

NO	DETAIL	ACTION
	ongoing promotion of training opportunities to support the construction and utilities sectors. Performance Update SA highlighted the latest figures represented a partial return for the current reporting period, with the full Monitoring and Evaluation submission due shortly. At the time of reporting, 428 learners had enrolled and completed training, generating 142 additional learners supported and 140 additional achievements. Since October 2023, the programme has supported 2,212 additional learners and delivered 2,074 additional achievements. Funding Summary Grant claims totalling £2.25m had been submitted, with a contingency request of £90,414 outstanding. Contingency Request Members were advised that the project incurred an overspend of approximately £90,414 due to inflation, changes to building regulations and legislative requirements. A previous request for reimbursement was considered by the Board in September 2025 and deferred pending further guidance and project progress. Members were advised that, at the request of the Seymour directors, the matter had been brought back to the Board as the overspend continues to place significant financial pressure on the Academy, despite cost saving measures having been implemented. The Board was asked to consider approval of the reimbursement request. PT noted that, while previous discussions had focused on ensuring any additional support would not impact the delivery of outputs from other Town Deal projects, the programme remains on track to achieve all agreed outputs with no resulting risk to delivery. He highlighted that the Academy has exceeded its Town Deal targets and that the original investment had acted as a catalyst for further development, including the creation of additional classroom space and increased learner capacity. MC noted that contingency funding had previously been approved for the Wesley project and highlighted the Academy's strong delivery record and commitment to supporting trainees. Following discussion, Board members approved the £90,414 contingency request. SA thanked Board members for their support. <u>Health & Social Care Academy (HSCA)</u> Slides were shared and GW provided a verbal update. GW reminded members that the Academy was the first Town Deal project to be delivered and was completed on time and within budget and all original KPIs had been achieved.	

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	Members were advised that the Academy continues to focus on education and apprenticeships, specialist workforce training, and supporting wider community and social value outcomes. GW noted the Academy's growing profile and reputation, including attendance at the Teesside Expo to promote the Academy across the region, ongoing collaboration with the Royal College of Physicians, and support for a range of sector awards and events. The Academy continues to expand its commercial training offer while developing new performance measures to support future growth and improvement. GW highlighted the Academy's continued commitment to community engagement, including the provision of free mental health training places for local organisations and community groups. Further social value activity is planned, including NHS careers events, Restart Heart campaigns and support sessions for unpaid carers. An update was also provided on T Level activity, with the Academy continuing to support students entering health and care careers through employer engagement and work placement opportunities. Members were advised that the organisation had recently been named T Level Employer of the Year for the Northern Region and would progress to the national awards. Members welcomed the positive progress being made and recognised the Academy as an important asset for the town and wider region. Additional Discussion on Performance Measures GW advised that work was underway to develop a new suite of performance measures covering commercial activity, learner engagement, workforce development and social value outcomes, and invited Board members to provide input into the framework to ensure it supports effective governance and performance monitoring. MC noted that the development of the revised performance framework had been outstanding for some time and stressed that it was imperative that the new measures be finalised and brought to the Board as soon as possible to support effective performance monitoring and governance oversight. <u>Reimagining Middleton Grange (HBC)</u> Slides were shared and PT gave a verbal update Members were advised that the Development Manager, Wilmott Dixon, had now been appointed, bringing together a multi-disciplinary project team in partnership with Hartlepool Borough Council and Hartlepool Development Corporation. The full professional team has now been procured and appointed, with initial Design Group and End Use/Skills Group meetings having taken place and detailed site surveys due to commence. Members noted that progress continued on the legal processes associated with the Binns Building and wider site footprint, supported by strong engagement with Centrica and X-Energy. Site visits have been undertaken, project governance arrangements established, and all formal appointments required to progress the project through the next RIBA stages completed.	

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	An overview of the governance structure was provided, with the Strategic Group overseeing project delivery and reporting to the Board on a quarterly basis. Supporting groups include the Design, Asset and Delivery Group, meeting every four weeks, and the End Use and Skills Group, meeting every six weeks to ensure the facility is fit for purpose and aligned to future operational requirements. Members were advised that the project remains on programme, with completion of RIBA Stage 3 targeted by February 2027, planning submission scheduled for March 2027 and determination anticipated by July 2027. Subject to approval, procurement is planned for summer 2027, with practical completion of the main construction works expected by the end of 2028. Members noted the positive progress being made and the strong collaboration between all project partners. <u>Waterfront Connectivity (HBC)</u> Slides were shared and PT gave a verbal update. The project continues to progress well despite the complexity of delivering several interrelated phases of work. An update was provided on the wayfinding scheme and Phase 2 design works. Members were advised that fabrication and installation of the wayfinding totems had been temporarily paused to allow branding updates associated with the wider programme to be incorporated. The updated branding will be included across all 26 totems, with installation expected to be completed by December. Members were advised that the design for the floating pontoon and improved public access to the water is progressing, with the engineering package currently out to tender. It was reported that the Marine Licence application and the Slipway Planning Application have both now been approved, representing two significant project milestones since the previous meeting. An update was provided on the public realm, and cycleway improvement works. Members were advised that the Connectivity, Realm and Links phase was completed at the end of June, with further works progressing well across Lanyard Avenue and Maritime Avenue. Public realm phases 1 and 2 have been completed, phases 3 and 4 were scheduled for completion by mid-October, and phase 5A has now been completed. PT highlighted that the project has now entered an exciting stage focused on improving direct access to the water. Following the acquisition of the slipway adjacent to Jackson Wharf earlier this year, fabrication works are progressing well, with installation anticipated to commence by the end of October. Ecological survey works have also been completed and submitted in support of the planning process. An update was provided on the Museum Plaza element of the scheme. Members were advised it's been temporarily paused while the wider masterplan review is undertaken. Despite this, associated connectivity works continue to progress and are nearing completion.	

NO	DETAIL	ACTION
	The Board received an overview of the programme's financial position. The overall project budget remains £5.5m and, notwithstanding elements currently paused pending wider reviews, the scheme remains on track to deliver on time and within budget.	
6.	<u>COMMUNICATIONS AND ENGAGEMENT</u> Members noted the significant progress made across the programme and the importance of communicating how individual projects connect and contribute to the wider regeneration of the town. It was agreed that communications should be a key focus over the coming months. NM encouraged partners to take a more proactive approach to promoting the programme's achievements, highlighting the positive impact of projects delivered to date and the high levels of public interest. He stressed the importance of getting communications out more widely and celebrating successes to increase public awareness, build civic pride, and showcase the benefits being delivered for residents and visitors.	
7.	<u>GUIDANCE AND GOVERNANCE</u> Guidance, Governance, Audit and Risk Notification had been received last week confirming that the latest Monitoring and Evaluation return is now required by 31 October 2026. Project Managers have been contacted to provide the necessary updates, data and intelligence, and thanks were expressed to all Project Managers for their efforts in collating and expediting the information to meet the submission deadline.	
8.	<u>ANY OTHER BUSINESS (CHAIR)</u> None	
	<u>DATE AND TIME OF NEXT MEETING</u> Wednesday 9th December 2026 at 10am – 12 noon, on Teams	

Action/Decision Log				
Item	Description	A/D	Action/Decision	Owner
3.	ACTION LOG	A	Risk Register Updated Annual review group to be convened - <i>Action carried forward</i>	PT
5.	CONTINGENCY REQUEST Civil Engineering Skills Academy (Seymour)	D	Board members approved the £90,414 contingency request. SA thanked Board members for their support.	ALL
5.	PROGRAMME UPDATE EXCEPTION REPORTING Health & Social Care Academy (HSCA)	A	KPIs (Health & Social Care Academy) Data update remains outstanding. <i>GW reported that work is continuing on the performance and metrics update – Action to be carried forward</i>	GW
6.	COMMUNICATIONS AND ENGAGEMENT	A	The Chair noted that further consideration is required in relation to communications and next steps. <i>It was agreed that Connor would be tasked with taking this forward and developing a proposed approach.</i>	CK