

ECONOMIC GROWTH AND REGENERATION COMMITTEE

MINUTES AND DECISION RECORD

26 November 2024

The meeting commenced at 9.30am in the Civic Centre, Hartlepool

Present:

Councillor Pamela Hargreaves (In the Chair)

Councillors: Quewone Bailey-Fleet and Corinne Male

Also Present: as substitute in accordance with Council Procedure Rule 4.2 Councillor Gary Allen for Councillor Martin Scarborough.

Officers: Tony Hanson, Executive Director of Development, Neighbourhoods and Regulatory Services
Gemma Ptak, Assistant Director, Preventative and Community Based Services
Georgina Ashcroft, Art Gallery and Museum Manager
Israr Hussain, Economic Growth Manager
Steve Hilton, Senior Public Relations Officer
Angela Armstrong, Principal Democratic Services and Legal Support Officer

10. Apologies for Absence

Apologies for absence were received from Councillors Martin Scarborough and Mike Young.

11. Declarations of Interest

None.

12. Minutes of the meeting held on 22 October 2024

Received.

13. Tides of Change – The redevelopment of the Museum of Hartlepool and restoration of the PS Wingfield Castle (*Assistant Director (Preventative and Community Based Services)*)

Type of decision

Non key decision.

Purpose of report

To provide Members with a progress update on:

- Current Plans for the redevelopment of the Museum of Hartlepool and visitor experience for PS Wingfield Castle.
- The Tides of Change funding bid to the National

Issue(s) for consideration by the Committee

The Assistant Director, Preventative and Community Based Services gave a detailed and comprehensive presentation on the regeneration of Hartlepool Waterfront, including the Museum of Hartlepool, the Wingfield Castle and the surrounding quayside. The Committee were informed that in August 2024, a £6.8million bid had been submitted to the National Lottery Heritage Fund to develop and deliver the Tides of Change project and if successful would also secure £1million match funding from the Tees Valley Combined Authority. Members were pleased to note that the development of the Museum of Hartlepool would build on the educational aspect already in place through creative solutions and digital interaction. In addition to this, the potential to develop a Maritime Skills Academy was suggested as this could encompass a myriad of training and skills for local people as well as attracting interest on a national level.

A discussion ensued on the wider development of the site along with the provision of a café facility within the Wingfield Castle. The Assistant Director, Preventative and Community Based Services indicated that the site would be developed in conjunction with the National Museum of the Royal Navy to maximise the potential for visitors across the whole of the Waterfront area.

The Chair concluded that the development of the Waterfront was an exciting opportunity for Hartlepool and would define the area and increase the visibility of the Museum of Hartlepool and Wingfield Castle.

Decision

The Committee endorsed the development plans for the Museum of Hartlepool and PS Wingfield Castle as part of the Tides of Change project and noted the bid for £6.8 million to the National Lottery Heritage Fund to support the delivery of the project.

14. Serviced and Managed Workspace in Hartlepool (Assistant Director, Development and Growth)

Type of decision

For information.

Purpose of report

To inform Members of the findings of the current serviced and managed workspace business accommodation provision in Hartlepool and to review the anticipated future demand for service and managed workspace accommodation.

Issue(s) for consideration by the Committee

The Economic Growth Manager introduced a representative from Aspinall Verdi (Property Consultants) who had undertaken a research study to determine the current and future demand for managed workspace in Hartlepool. The representative from Aspinall Verdi provided a comprehensive presentation to the Committee which showed the scope of the study, the key policies to be reviewed and a detailed view of all current and potential serviced and managed workspaces across Hartlepool. A demand analysis along with projected workforce job growth was utilised to forecast future workspace needs.

The presentation concluded that there was a need for additional serviced and managed workspace provision with a growing demand in advanced manufacturing; creative cultural and leisure services; professional business services and other private services. The next steps were outlined in the presentation and included engaging with Tees Valley Combined Authority; exploring the level of involvement of the Council in future delivery; more detailed options appraisals and feasibility work; engagement with the wider range of potential managed space providers; and developing additional softer business support initiatives to foster enhanced business growth.

A discussion ensued on the current offer from managed workspaces and the type of provision that would be effective going forward to attract businesses from all sectors to Hartlepool long term, including creative industries to tie in with the future development and potential expansion of the Northern Studios. The Economic Growth Manager highlighted that the need for workspace had doubled since Covid and this had prompted the need to identify future demand and requirements to ensure the offer within Hartlepool was fit for purpose. The Chair added that provision for the potential development of a Maritime Skills Academy should be included within that offer.

In response to a question, the Economic Growth Manager confirmed that there was support available to businesses in the form of working towards net zero, digital and growth as more specialist softer support as opposed to financial support given the current budgetary pressures on local authorities generally. In response to a question from a Member about business rates,

the Executive Director of Development, Neighbourhoods and Regulatory Services confirmed that business rate support could be explored but added that the local authority was currently facing significant financial challenges. The Chair added that the potential for the future operation of Hartlepool Enterprise Centre was currently being looked at including the utilisation of capital receipts, asset transfer and overall use of the building.

In conclusion, it was noted that this study had provided a number of things to be considered in relation to the future of serviced/managed workspaces for local business and for attracting new businesses to Hartlepool. The Chair suggested that an update on the provision and potential development and, where required, diversification of serviced/managed workspaces within Hartlepool along with what local growth initiatives were available be provided to the Committee at a future meeting.

Decision

- (i) The findings of the study were noted.
- (ii) That an update report be provided to a future meeting on the development of serviced/managed workspaces to accommodate future demand, including potential diversification and an outline of the availability of local growth initiatives.

15. Presentation – Capital Programme Update *(Assistant Director, Development and Growth)*

Type of decision

For information.

Purpose of report

To provide the Committee with an update on the Capital Programme from the Department of Development, Neighbourhoods and Regeneration.

Issue(s) for consideration by the Committee

The Executive Director of Development, Neighbourhoods and Regulatory Services presented an outline of the current Capital Programme totalling in excess of £131million across 30 projects funded by the Town Deal, Levelling Up and Indigenous Growth Fund (grant funding) as follows:

- Waterfront - £47,177,000
- Town Deal - £24,960,000
- A19/Elwick Road/North Lane Junction and Elwick Road/Hartlepool Western Link Project - £24,497,000
- Screen Industries Production Village - £18,673,000
- Other projects - £18,673,000

The projects included:

- Reimagining Middleton Grange
- Wesley Chapel
- Waterfront Connectivity

- Civic Engineering Skills Academy
- Health and Social Care Academy
- Museum of Hartlepool
- Screen Industries Production Village
- Borough Hall

The Executive Director of Development, Neighbourhoods and Regulatory Services indicated that there were currently 30 ongoing individual complex capital projects with wide ranging delivery including heritage; transport; culture and visitor; and economic growth. Delivery timescales varied widely with some projects already complete and some scheduled to be complete in 2027/28. There were some significant challenges in delivering the above projects including Project Managers delivering these projects in addition to their normal day to day duties. In addition, the projects had significant interdependencies with each other which also increased the challenges faced. The Executive Director of Development, Neighbourhoods and Regulatory Services concluded the presentation by highlighting to Members that other local authorities were in awe of the level of external funding secured as well as the amount of work being undertaken.

The Chair added that the amount of capital development being undertaken across the town was impressive and it would be useful to bring the same report back to Committee in six months' time with updated expenditure and progress to ensure Members were kept informed.

In response to a question from a Member, the Executive Director of Development, Neighbourhoods and Regulatory Services confirmed that work was ongoing with the Tees Valley Combined Authority on the development of a joint brief for the old Binns building and the shopping centre. The potential timescale for this development would be forwarded to Members.

The future use of the Mill House site and surrounding area was discussed given the development of the Highlight at the Waterfront. This area was within the remit of the Hartlepool Development Corporation and a high level vision document had been produced which included the potential for a mix of housing and business and further information on this would be circulated to the Committee. The Chair confirmed that she had recently been appointed to the Board of the Hartlepool Development Corporation and requested that details of who is on the Board, the role and powers of the Board presented to a future meeting of the Committee. In addition, it was suggested that a way to keep Members informed of the planning process for development in Hartlepool progressed through the Hartlepool Development Corporation should be explored to enable Hartlepool Members to proactively contribute to the process.

Decision

- (i) That the ongoing Capital Programme be noted.

- (ii) That further information on the potential future use of the Mill House site and surrounding area be forwarded to Members of the Committee.
- (iii) That the timescale for works to be undertaken to the old Binns building and Middleton Grange Shopping Centre be circulated to Members of the Committee.
- (iv) That the membership of the Board of the Hartlepool Development Corporation, the role and powers of the Board be presented to a future meeting of the Committee.

16. Any Other Items which the Chairman Considers are Urgent

None.

The meeting concluded at 11.15am

H MARTIN

DIRECTOR OF LEGAL, GOVERNANCE AND HUMAN RESOURCES

PUBLICATION DATE: 10 December 2024