

ECONOMIC GROWTH AND REGENERATION COMMITTEE AGENDA



Friday 21 March 2025

at 10.00 am

**in Committee Room B
at the Civic Centre, Hartlepool**

MEMBERS: ECONOMIC GROWTH AND REGENERATION SERVICES COMMITTEE

Councillors Bailey-Fleet, Dodds (VC), Hargreaves (C), Lindridge, Male, Scarborough and Young

Parish Council Co-opted Member:

S Smith (Greatham Parish Council)
Sam Lee (Headland Parish Council)
Liz Hurst (Wynyard Parish Council)

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES

- 3.1 To receive the minutes of the meeting held on 21 January 2025 (*previously circulated and published*)

4. BUDGET AND POLICY FRAMEWORK

None.

5. KEY DECISIONS

- 5.1 Sale of Land at Nineacres – *Executive Director of Development, Neighbourhoods and Regulatory Services*

CIVIC CENTRE EVACUATION AND ASSEMBLY PROCEDURE

In the event of a fire alarm or a bomb alarm, please leave by the nearest emergency exit as directed by Council Officers. A Fire Alarm is a continuous ringing. A Bomb Alarm is a continuous tone. The Assembly Point for everyone is Victory Square by the Cenotaph. If the meeting has to be evacuated, please proceed to the Assembly Point so that you can be safely accounted for.

- 5.2 Hartlepool Art Gallery Tower Refurbishment – *Assistant Director (Preventative and Community Based Services)*

6. OTHER ITEMS REQUIRING DECISION

None.

7. ITEMS FOR INFORMATION

- 7.1 Tides of Change – National Heritage Lottery Grant – *Assistant Director (Preventative and Community Based Services)*

FOR INFORMATION

Date of next meeting – To be confirmed in new municipal year.



ECONOMIC GROWTH AND REGENERATION COMMITTEE

21 MARCH 2025



Subject: SALE OF LAND AT NINEACRES

Report of: Executive Director of Development Neighbourhoods
and Regulatory Services

Decision Type: Key Decision (DNRS 01 / 25)

1. COUNCIL PLAN PRIORITY

Hartlepool will be a place:
- that is connected, sustainable, clean and green.
- that has an inclusive and growing economy.

2. PURPOSE OF REPORT

2.1 To seek approval for the sale of land at Nineacres, Hart Village.

3. BACKGROUND

3.1 It was originally intended to bring this report to the January meeting of this committee; however the tender period was extended to the end of January, therefore it was not possible to meet the January committee deadlines.

3.2 The Council owns approximately 88 ha (217 acres) of agricultural land in Hart. Most of this land is let on farm business tenancies, including part let for creation of a habitat bank, with the majority outside the settlement boundary defined in the current Local Plan. However, land immediately to the west of the currently developed part of the village was identified for housing development in both the Local and Neighbourhood Plans adopted in 2018. Therefore, this has not been included within any tenancies, although it is currently let on licence for farming purposes to ensure its good management. The land extends to 3.16 ha (7.81 acres) and is shown hatched on the plan at **APPENDIX 1**.

- 3.3 As noted above the site is identified in both the Local and Neighbourhood Plans for low density housing and subject to a requirement to retain around 30% of the site for public open space / amenity land purposes.
- 3.4 As members will be aware, the village of Hart is a very popular residential location which is reflected in high house values and good demand levels. This is reflected in high “greenfield” residential land values although the subject site is impacted both by site specific factors, such as its slope towards its northern boundary (resulting in costs for retaining walls and deeper foundations) and the need to divert the BT line which crosses the site, and more general factors affecting the area, specifically the current lack of capacity in utility services and the distance to the nearest mains water connection point.
- 3.5 The combination of significant on-site abnormal costs, the unusually high costs involved in providing mains services and the planning policy requirements noted above does mean that the net land value, while still substantial, is more limited than it would have been otherwise. Nevertheless the site clearly has good potential for a suitable development and the generation of a capital receipt contributing to the Medium Term Financial Strategy and so the land was offered for sale.
- 3.6 The land was first marketed in 2017 and contracts were subsequently exchanged with Gentoo Homes. Progress was delayed by various matters, including lengthy contract negotiations, COVID and nutrient neutrality issues. A planning application (H/2022/0176) was made in 2022 for low density housing, associated infrastructure and public open space. Delay in the application being determined meant that the contract expired in January 2024 and unfortunately Gentoo decided to withdraw their application before it would have gone to Planning Committee in summer 2024.
- 3.7 The land was re-marketed for sale in autumn 2024 and a number of tenders were received. These included both the financial offer and outline development proposals. Both elements were taken into account in assessing the tenders to ensure that the best financial offer was also linked to realistic proposals likely to receive planning consent in due course. A recommended tenderer has now been selected.
- 3.8 The details of the recommended tender are set out in **CONFIDENTIAL APPENDIX 2. This item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely (para 3), information relating to the financial or business affairs of any particular person (including the authority holding that information).**

4. PROPOSALS

- 4.1 It is proposed to proceed with a sale to the recommended tenderer.

- 4.2 The form of the sale will be a contract conditional on the grant of planning permission for the purchaser's proposed development.

5 OTHER CONSIDERATIONS/IMPLICATIONS

RISK IMPLICATIONS	There are no significant risk implications. The sale will however be subject to the grant of satisfactory planning permission for the proposed development.
FINANCIAL CONSIDERATIONS	A successful sale of the site will result in a substantial capital receipt.
SUBSIDY CONTROL	No subsidy control issues are expected to arise from the proposals within this report.
LEGAL CONSIDERATIONS	There are no significant legal considerations. The Council's Legal Services department will be instructed to act for the Council in drafting and agreeing the contract for sale if approval is given to the proposals in this report.
CHILD AND FAMILY POVERTY	There are no child and family poverty considerations arising from the proposals in this report.
EQUALITY AND DIVERSITY CONSIDERATIONS	There are no equality and diversity considerations arising from the proposals in this report.
STAFF CONSIDERATIONS	There are no staff considerations arising from the proposals in this report.
ASSET MANAGEMENT CONSIDERATIONS	The land was formerly let for agricultural purposes and has been left vacant for several years. As noted above sale of the land for housing will generate a substantial capital receipt which will clearly be more than agricultural values.
ENVIRONMENT, SUSTAINABILITY AND CLIMATE CHANGE CONSIDERATIONS	The environmental, sustainability and climate change considerations of the proposed development will be considered in the planning process. The development will clearly have to comply with both planning policy requirements (including biodiversity net gain) and building regulations in force at the date of application. The Future Homes Standard, due to be implemented this year, aims to decarbonise the operation of new

	homes by focusing on improving heating, hot water systems, and reducing heat waste.
CONSULTATION	There has been no consultation on the proposed sale of the land. However, the site is allocated for housing in the Local Plan and there will be public and other stakeholder consultation during the planning application process.

6. RECOMMENDATIONS

- 6.1 Committee is recommended to approve the sale of the site on the terms set out in **CONFIDENTIAL APPENDIX 2. This item contains exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) Order 2006) namely (para 3), information relating to the financial or business affairs of any particular person (including the authority holding that information.**

7 REASONS FOR RECOMMENDATIONS

- 7.1 It is considered that the recommended tenderer has made the most financially attractive offer for the site and that their proposed development is considered capable of receive planning consent in due course, subject to the usual considerations, including a Section 106 agreement.
- 7.2 The recommended tenderer has carried out a number of successful residential developments in Hartlepool and is therefore familiar with the market in the area.

8. BACKGROUND PAPERS

- 8.1 There are none in this instance.

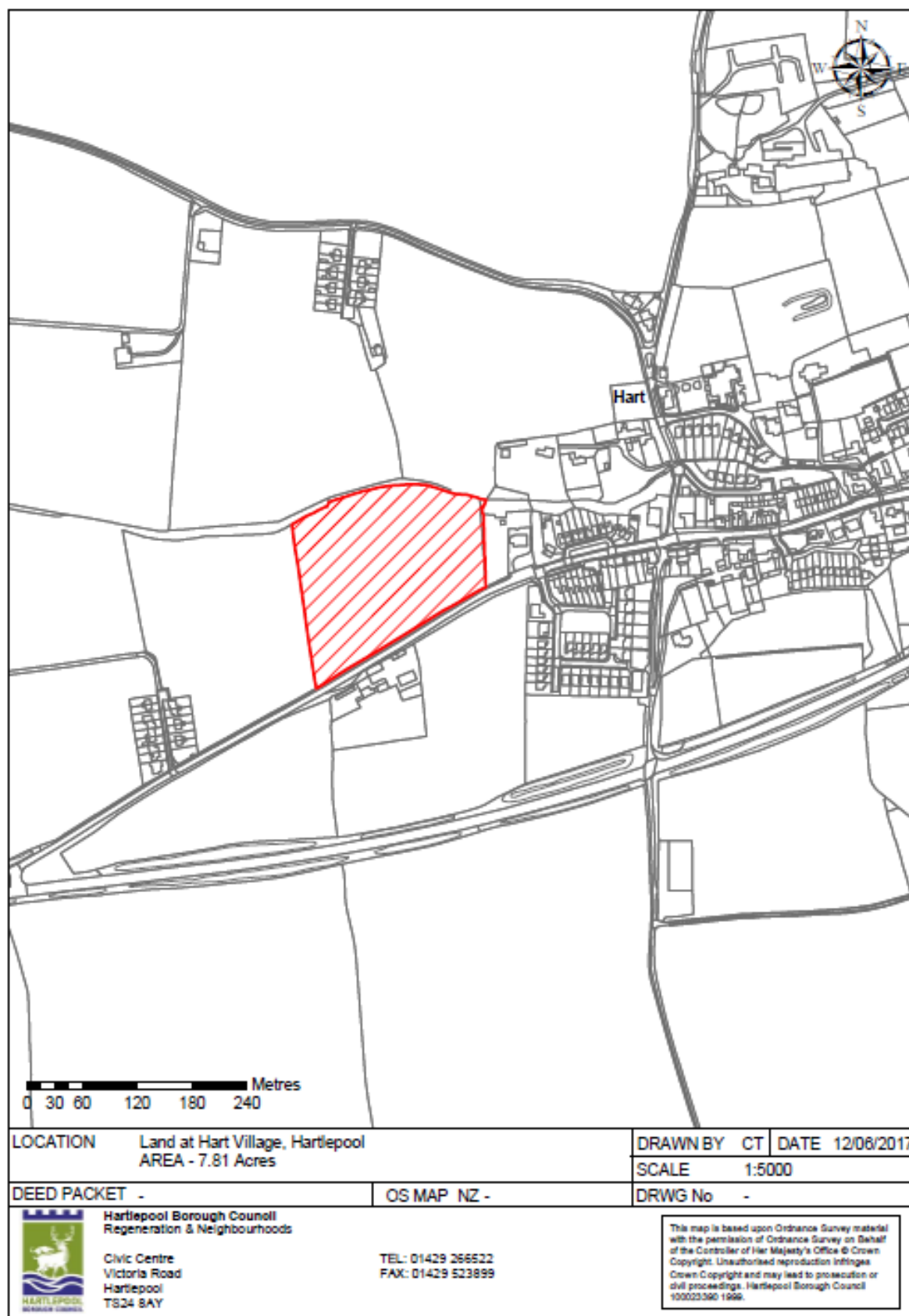
9. CONTACT OFFICERS

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Sign Off:-

Managing Director	Date: 06/03/2025
Director of Finance, IT and Digital	Date: 06/03/2025
Director of Legal, Governance and HR	Date: 06/03/2025

Location Plan



ECONOMIC GROWTH AND REGENERATION COMMITTEE

21 MARCH 2025



Subject: HARTLEPOOL ART GALLERY TOWER
REFURBISHMENT

Report of: ASSISTANT DIRECTOR (PREVENTATIVE AND
COMMUNITY BASED SERVICES)

Decision Type: Key Decision - ACBS 165/25

1. COUNCIL PLAN PRIORITY

Hartlepool will be a place:
- Where people are enabled to live healthy, independent and prosperous lives.
- Of resilient and resourceful communities with opportunities for all.
- That has an inclusive and growing economy.

2. PURPOSE OF REPORT

- 2.1 To update the Committee on the outcome of a grant application to Arts Council England (ACE) for Museum Estate and Development Funding (MEND) for Hartlepool Art Gallery.

3. BACKGROUND

- 3.1 Hartlepool Art Gallery is located in the former Christ Church building. The tower has been closed to the public since 2018 due to the prohibitive cost of repairs and maintenance. The closure has impacted on the small commercial income that was generated via tower ticket sales. It has also prevented the use of Christ Church flagpole for civic events such as the Coronation and Jubilee.
- 3.2 The Historic England Places Panel Report published in 2024, emphasised the importance of the gallery and the role the tower could play in providing an opportunity to view and connect the regeneration schemes in the area.
- 3.3 In 2022 the Art Gallery secured £86k investment from Tees Valley Combined Authority (TVCA) to support feasibility works considering possible improvements to the building. Work to date has identified the repair and re-opening of the tower

as a key output to support the sustainability of the service, meet local needs and deliver on the strategic direction of the town's regeneration.

- 3.4 In March 2024 ACE announced details of the final round of MEND. This capital fund is specifically for Museum Estates to undertake vital infrastructure work and urgent maintenance backlogs which are beyond the scope of day-to-day maintenance budgets.
- 3.5 An Expression of Interest in making an application to this fund was submitted to ACE in April 2024. This was successful and a request to make a full application followed. Notification that the application was successful, and that Hartlepool will receive grant funding was received in February 2025.

4. PROPOSED WORKS

- 4.1 The proposed project will enable urgent repair and maintenance work to the tower to be completed.
- 4.2 Works include; repairs to the stonework, the roof, external platform, windows, electrical & life safety systems, and the installation of a hearing loop. The results will maintain a safe visitor route into the building and reintroduce access to the tower and historic collection of bells. At ground floor level it is hoped that it will be possible to view a live stream of the top of the tower, making the experience accessible for all visitors.
- 4.3 Feasibility for the redevelopment of the gallery commissioned in March 2023 included building condition and Mechanical & Electrical surveys. These surveys advised that work to the tower should be completed within 1-2 years.
- 4.4 Conservation Accredited architects Purcell have led the multi-disciplinary team reviewing the gallery and continue to support officers with the project.

5. OTHER CONSIDERATIONS/IMPLICATIONS

RISK IMPLICATIONS	<ul style="list-style-type: none"> Comprehensive works have been carried out in preparing the grant application however it is possible that unexpected works are discovered once works start on site, or works are more expensive than anticipated. Additional grant funding will be sought for an element of the works. If this isn't successful, other options will need to be considered, however these are outside of the grant scope of works and therefore this would not impact on delivery of the main restoration of the tower.
FINANCIAL CONSIDERATIONS	<ul style="list-style-type: none"> Grant funding of up to £302,383 is offered for the restoration of the tower, against a total project cost of £377,751.

	<ul style="list-style-type: none"> It is a requirement of the MEND grant that match funding of 5% of the total project cost is identified. In this instance the costs of developing the project to RIBA 3 (£69,319 of the TVCA contribution to feasibility work) will be used as match funding. In addition to the above £6,049 will be sought through grants and donations to support the installation of a live stream camera and viewing screen at ground floor level. Subject to the risk implications set out above, there is anticipated to be no cost to the council of progressing this scheme
SUBSIDY CONTROL	<ul style="list-style-type: none"> No issues identified at this time.
LEGAL CONSIDERATIONS	<ul style="list-style-type: none"> There are legal obligations assigned to the grant and these will be reviewed by officers in advance of sign off.
CHILD AND FAMILY POVERTY	<ul style="list-style-type: none"> The Art Gallery provides a 'free to access' amenity for residents across Hartlepool and the wider Tees Valley. The re-opening of the tower provides an opportunity to access parts of the building which have recently been closed, once again extending that opportunity to rediscover not just the building, but also views of the wider area.
EQUALITY AND DIVERSITY CONSIDERATIONS	<ul style="list-style-type: none"> As part of the feasibility work an independent access audit was completed. Recommendations from this have been reviewed and will be implemented as part of the grant works.
STAFF CONSIDERATIONS	<ul style="list-style-type: none"> Purcell Architects have developed the proposals and will continue to support the process of redevelopment, including submitting formal consent for the works. The tower has previously been operated by the Art Gallery staff and it is expected this operational arrangement will continue.
ASSET MANAGEMENT CONSIDERATIONS	<ul style="list-style-type: none"> This is an opportunity to bring in external funding to assist with essential repairs on a HBC owned property, reducing the maintenance backlog pressures using grant funding. In addition, building conditions have led to a deterioration of life safety systems which increases the risk to staff and public or risks closure of the service. Call out charges for faulty alarms and ad hoc repairs are putting pressure on budgets and staff resource and, without intervention, are expected to increase as conditions deteriorate further.

ENVIRONMENT, SUSTAINABILITY AND CLIMATE CHANGE CONSIDERATIONS	<ul style="list-style-type: none"> In considering material choices, sustainability and climate impact have been considered, to ensure that the works proposed use appropriate methods and materials so the repairs are durable, and any external works are fit for purpose in a changing climate.
CONSULTATION	<ul style="list-style-type: none"> A survey carried out as part of the feasibility works in 2024 was completed by 210 people; 54% of respondents requested access to the viewing tower and indicated they would pay for this experience.

6. RECOMMENDATIONS

- 6.1 It is recommended that the Economic Growth and Regeneration Committee
- endorses the offer of MEND grant from Acts Council England; and
 - approves the refurbishment of the Hartlepool Art Gallery tower using this funding.

7. REASONS FOR RECOMMENDATIONS

- 7.1 Endorsing the grant, in line with existing funding agreements, will allow essential restoration and maintenance works to be carried at Hartlepool Art Gallery.

8. BACKGROUND PAPERS

- 8.1 None.

9. CONTACT OFFICERS

Gemma Ptak
 Assistant Director (Preventative and Community Based Services)
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Sarah Scarr
 Head of Service (Heritage & Open Spaces)
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 Tel: (01429) 523275

Sign Off:-

Managing Director	Date: 17 February 2025
Director of Finance, IT and Digital	Date: 14 February 2025
Director of Legal, Governance and HR	Date: 14 February 2025

POVERTY IMPACT ASSESSMENT**1. Is this decision a Budget & Policy Framework or Key Decision? YES**

If YES please answer question 2 below

2. Will there be an impact of the decision requested in respect of Child and Family Poverty? YES

If YES please complete the matrix below

GROUP	POSITIVE IMPACT	NEGATIVE IMPACT	NO IMPACT	REASON & EVIDENCE
Young working people aged 18 - 21			X	Improved access to heritage buildings and vistas of the town for gallery visitors regardless of age.
Those who are disabled or suffer from illness / mental illness	X			Improved access to historic building with tower brought back into use.
Those with low educational attainment			X	The proposed schemes will improve access for all gallery visitors.
Those who are unemployed			X	The proposed schemes will improve access for all gallery visitors.
Those who are underemployed			X	The proposed schemes will improve access for all gallery visitors.
Children born into families in poverty			X	The proposed schemes will improve access for all gallery visitors.
Those who find difficulty in managing their finances			X	The proposed schemes will improve access for all gallery visitors.
Lone parents			X	The proposed schemes will improve access for all gallery visitors.
Those from minority ethnic backgrounds			X	The proposed schemes will improve access for all gallery visitors.

Overall impact of Policy / Decision			
POSITIVE IMPACT	X	ADJUST / CHANGE POLICY / SERVICE	N/A
NO IMPACT / NO CHANGE	N/A	STOP / REMOVE POLICY / SERVICE	N/A
ADVERSE IMPACT BUT CONTINUE	N/A		
Examples of Indicators that impact of Child and Family Poverty.			
Economic			
Children in Low Income Families (%)			
Children in Working Households (%)			
Overall employment rate (%)			
Proportion of young people who are NEET			
Adults with Learning difficulties in employment			
Education			
Free School meals attainment gap (key stage 2 and key stage 4)			
Gap in progression to higher education FSM / Non FSM			
Achievement gap between disadvantaged pupils and all pupils (key stage 2 and key stage 4)			
Housing			
Average time taken to process Housing Benefit / Council tax benefit claims			
Number of affordable homes built			
Health			
Prevalence of underweight children in reception year			
Prevalence of obese children in reception year			
Prevalence of underweight children in year 6			
Prevalence of obese children in reception year 6			
Life expectancy			

EQUALITY IMPACT ASSESSMENT FORM

Department	Division	Section	Owner/Officer
ACBS	PCBS	Heritage and Open Spaces	Gemma Ptak
Service, policy, practice being reviewed/changed or planned	Hartlepool Art Gallery		
Why are you making the change?	Refurbishment of the gallery tower to re-open the tower as a visitor experience		
How might this impact (positively/negatively) on people who share protected characteristics?			
		<i>Please tick</i>	
		POSITIVELY	NEGATIVELY
Age			
Improved access to heritage buildings and vistas of the town for gallery visitors regardless of age. A neutral impact is therefore envisaged.			
Disability		X	
Access improvement including rest spaces will be installed to make the gallery tower more accessible to those with mobility issues			
Gender Re-assignment			
The proposed schemes will improve access for all gallery visitors. A neutral impact is therefore envisaged.			
Race			
The proposed schemes will improve access for all gallery visitors. A neutral impact is therefore envisaged.			
Religion			
The proposed schemes will improve access for all gallery visitors. A neutral impact is therefore envisaged.			
Gender			
The proposed schemes will improve access for all gallery visitors. A neutral impact is therefore envisaged.			
Sexual Orientation			
The proposed schemes will improve access for all gallery visitors. A neutral impact is therefore envisaged.			
Marriage & Civil Partnership			
The proposed schemes will improve access for all gallery visitors. A neutral impact is therefore envisaged.			
Pregnancy & Maternity			
The proposed schemes will improve access for all gallery visitors. A neutral impact is therefore envisaged.			

Has there been consultation /is consultation planned with people who will be affected by this policy? How has this affected your decision making?		Yes. An independent access audit for Hartlepool Art Gallery was conducted and the recommendations for improving access to the tower were taken forward into the repair programme and proposed operation of the tower.	
As a result of your decision how can you mitigate negative/maximise positive outcomes and foster good relationships?		Prepare communication plan to highlight the access improvements to the gallery and tower as part of the PR campaign on social media and print via the council's approved channels once work commences.	
Describe how you will address and monitor the impact		1. Low Impact - No Major Change Positive impact anticipated in the re-opening of the gallery with modifications to increase accessibility.	
		2. Adjust/Change Policy Update operational procedures and risk assessments relating to tower experience to reflect improvements made. Monitor feedback from visitors to ensure experience meets expectations and make adjustments accordingly.	
		3. Adverse Impact but Continue as is N/A	
		4. Stop/Remove Policy/Proposal N/A	
Initial Assessment	11/03/25	Reviewed	11/03/25
Completed	11/03/25	Published	21/03/25

ECONOMIC GROWTH AND REGENERATION COMMITTEE

21 MARCH 2025



Subject: TIDES OF CHANGE – NATIONAL HERITAGE LOTTERY GRANT

Report of: ASSISTANT DIRECTOR (PREVENTATIVE AND COMMUNITY BASED SERVICES)

Decision Type: For Information – linked to Key Decision ACBS 163/25

1. COUNCIL PLAN PRIORITY

Hartlepool will be a place:
- Where people are enabled to live healthy, independent and prosperous lives.
- Of resilient and resourceful communities with opportunities for all.
- That has an inclusive and growing economy.

2. PURPOSE OF REPORT

- 2.1 To update the Committee on the outcome of the National Lottery Heritage Fund application for the Tides of Change project.

3. BACKGROUND

- 3.1 In August 2024 Hartlepool Borough Council submitted a £631,440 Development Phase application to the National Lottery Heritage Fund (NHLF) to progress the Tides of Change project. The project focuses on revitalising the Museum of Hartlepool and P.S. Wingfield Castle. Securing this grant is an important stage in accessing the full grant that will be requested from the National Heritage Lottery Fund which will total £6.8million.
- 3.2 In November 2024 Economic Growth and Regeneration Committee endorsed the RIBA 2 plans for the Museum of Hartlepool and PS Wingfield Castle visitor experience.
- 3.3 In December 2024 officers were notified of the positive funding bid outcome from NHLF however this decision was embargoed until week commencing 3 February 2025.

- 3.4 The grant offered represents 64% of the total project costs for this phase which will enable the Tides of Change project to prepare for the Round 2 Delivery Phase grant from NHLF. The remaining 36% of the total cost has been identified from Tees Valley Combined Authority Indigenous Growth Funds allocated to the Waterfront Regeneration Programme and contributions in kind from volunteer time bringing the total cost for the Development Phase of Tides of Change to £986,260.

4. PROPOSALS FOR CONSIDERATION

- 4.1 The NHLF grant will support a range of key developments to ensure a stage 2 Delivery Phase grant application has a strong evidence base and connects with the whole Waterfront Regeneration vision.
- 4.2 Three officers will be recruited to provide leadership and capacity to deliver the project: a Strategic Development Manager; a Project Development Co-ordinator and a Maritime Skills Academy Co-ordinator.
- 4.3 Comprehensive consultation will be undertaken to inform the project's development. This will include a series of workshops / consultation events with existing and potential partners and the public. This will ensure feedback is gathered on the capital works proposals, interpretation designs, storylines, visitor experience, accessibility and inclusivity, priorities for engagement and activities, as well as identifying and testing opportunities for income generation and volunteering.
- 4.4 There will be a review and development of the existing collection led by the Collections Assistant and Project Curator, with support from the Museum Curator. This will be carried out alongside developing a decant and storage plan for the collections.
- 4.5 Architectural designs will be developed to RIBA Stage 3 and detailed costs prepared by the multidisciplinary team and user testing of the Museum of Hartlepool and PS Wingfield Castle, including visitor flow and accessibility, will be explored through a series of workshops and public consultations. The Interpretation Plan will continue to be developed to RIBA Stage 3; consultation will test ideas and ensure themes and content are engaging and reflective of a wide range of community users and voices. The multidisciplinary design team will develop the Management, Maintenance and Conservation Plans.
- 4.6 Specialists will be appointed to develop Activity and Business Plans enabling further consultation on proposed plans for activities. Activities will be tested and evaluated with a range of audiences and community groups. This phase will also explore and shape activities that volunteers would like to be involved with, and existing partnerships will be developed and new partnerships explored. The Activity Plan for the delivery phase will be refined accordingly and an integrated approach developed to ensure the activities and partnerships are embedded in the project's delivery and outcomes.

- 4.7 Business Planners will further develop the initial market appraisal including:
- Demographic and audience analysis.
 - Comparator and competitor analysis.
 - Market testing of the feasibility of planned income generation initiatives / pricing points.
 - Financial modelling, including the income & expenditure, profit and loss and cash flow.
 - Governance review that will include organisational structure, operational planning and a review of the current Service Level Agreement with the National Museum of the Royal Navy.

The Business Plan will include the cash flow report and income and expenditure forecasts for a minimum of five years post project completion.

- 4.8 The Strategic Development Manager will ensure the Tides of Change Project continues to align with wider strategic initiatives and ongoing capital development plans and work. A capital development masterplan will be produced, aligning with the wider capital development programme and this will be updated and managed on an ongoing basis. The Strategic Development Manager will also develop and monitor the timetable for the delivery phase, a full cost breakdown and the risk register for the delivery and post-delivery phases of the project.
- 4.9 Consultants will be appointed to evaluate the development phase. The evaluators will be appointed at the beginning of the development phase to allow formative evaluation, the findings of which can inform planning and delivery on an ongoing basis. A summative evaluation report will be prepared at the end of the development phase and an evaluation plan for the delivery phase will be developed.
- 4.10 The grant expiry date is 10 December 2026 whereby approved purposes needs to be completed, and a completion report and final payment request submitted.

5. OTHER CONSIDERATIONS/IMPLICATIONS

- 5.1 The grant may be withdrawn if:
- Work on the project doesn't commence within six months of 16 December 2024.
 - The project does not pass the development phase review.
 - The grant expiry date has passed or the development phase of the project exceeds the two years, and the NHLF do not consider that a convincing case has been made for an extension.

5.2 What does a Development Grant mean?

- A development grant means that the NHLF believe that the delivery phase project has potential to achieve the fund's investment principles to a high

standard and is value for Lottery players' money. The Application was in competition with many other projects, so a development grant is recognition that NHLF value the proposals and want to have the opportunity to assess them in detail in the delivery phase application.

- A development grant does not guarantee that the project will receive a grant for the delivery phase. NHLF receive more requests for delivery grants than can be supported and will only be able to fund the strongest bids, so the delivery phase application will still be in competition for funding.
- The total costs of the delivery phase project may change during the development phase, but if there is any significant increase in the grant request in the delivery phase application this may have an impact on our judgement of the value for money the project offers.

RISK IMPLICATIONS	<ul style="list-style-type: none"> • Funding gaps may emerge during the development phase. • There are ongoing risks of cost inflation related to capital works. • There are interdependencies with other current capital projects including Damboard repair, Waterfront Connectivity and NMRN expansion projects.
FINANCIAL CONSIDERATIONS	<ul style="list-style-type: none"> • The funding mix is both capital and revenue. NHLF requires match funding for these grant schemes which has been identified and ring fenced through the allocation of £1m within the current capital programme. For the initial development stage, £300,000 is the match fund commitment. • The ongoing operational and commercial model for the site is to be developed in the development phase of work and will involve an option appraisal. • The projected cashflow and grant draw down programme for the development phase has been agreed.
SUBSIDY CONTROL	<ul style="list-style-type: none"> • No issues identified at this time.
LEGAL CONSIDERATIONS	<ul style="list-style-type: none"> • The ownership of the sites and assets is mixed with a range of leaseholds and freeholds in place. • There are legal obligations assigned to the grant and will be reviewed by legal officers in advance of sign off.
CHILD AND FAMILY POVERTY	<ul style="list-style-type: none"> • The Museum of Hartlepool and PS Wingfield Castle provide a 'free to access' amenity for residents across Hartlepool and the wider Tees Valley. Consultation on the proposals, throughout the development phase of works, will ensure that the redevelopment of the site reflects the needs and requirements of the community.

	<p>Further to this when considering the impact of change on the site, the principles of social value and poverty proofing will be embedded in all decisions made.</p>
EQUALITY AND DIVERSITY CONSIDERATIONS	<ul style="list-style-type: none"> On-going consultation with the wider community and local organisations such as the Tees Valley Museums Consortium Access Group will feed into all aspects of the redevelopment work, to reflect the requirements and needs of all who may wish to visit the site. This will achieve a space which is welcoming, accessible and safe for all visitors. There will be engagement and consultation of key organisations within Hartlepool including the emerging Equality, Diversity and Inclusion Multi Agency Group. Information and intelligence will inform the offer to ensure it is diverse and considerate of those with protected characteristics.
STAFF CONSIDERATIONS	<ul style="list-style-type: none"> The new posts identified in 4.2 will be funded by the NHLF grant to develop and deliver the project. Secondment and development opportunities may be available in the delivery phase which will be explored as the project progresses. Existing Museum and Gallery staff will support the development of content and programmes for the delivery as part of their duties for service development.
ASSET MANAGEMENT CONSIDERATIONS	<ul style="list-style-type: none"> The PS Wingfield Castle is a HBC asset which requires restoration and these proposals ensure that repairs can be completed. The Museum of Hartlepool is leased from the National Museum of the Royal Navy. Investment in this site will secure a long term sustainable future for this element of the property. The collections displayed at the museum are the property of the Council and these will be decanted and temporarily stored at an alternative location while works are ongoing.
ENVIRONMENT, SUSTAINABILITY AND CLIMATE CHANGE CONSIDERATIONS	<ul style="list-style-type: none"> The proposals include new energy efficient heating systems and insulation to reduce energy consumption. The proposed capital works will deliver against Council's Net Zero Strategy by refurbishing the Museum of Hartlepool and PS Wingfield Castle in line with the latest environmental standards, improving energy efficiency and reducing environmental impact, whilst supporting positive action in response to the climate crisis in interpretation, collections and programming.

CONSULTATION	<ul style="list-style-type: none"> • Further consultation will take place in the development phase of the project. • The report to Economic Growth and Regeneration Committee in November 2024 outlines consultation undertaken to date.
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6. RECOMMENDATIONS

- 6.1 It is recommended that the Economic Growth and Regeneration Committee note the grant allocation from NHLF, noting the purpose and intent of the investment and 12 month development phase to support a future full grant application for £6.8m.

7. REASONS FOR RECOMMENDATIONS

- 7.1 The grant will support the continued work on the Tides of Change project and the restoration of the PS Wingfield Castle, in line with existing funding agreements.
- 7.2 The redevelopment of the Museum of Hartlepool will have a positive benefit for economic growth and regeneration of the town, alongside the opportunity to continue providing access to leisure and cultural facilities.
- 7.3 The success of the Waterfront Regeneration Scheme relies on the momentum of a critical mass of culture and leisure led regeneration projects, of which the Museum of Hartlepool and the PS Wingfield Castle are a key element.

8. BACKGROUND PAPERS

- 8.1 Tides of Change – The Redevelopment of the Museum of Hartlepool and Restoration of the PS Wingfield Castle: Report to Economic Growth and Regeneration Committee, 26 November 2024

9. CONTACT OFFICERS

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Sign Off:-

Managing Director	Date: 14 February 2025
Director of Finance, IT and Digital	Date: 14 February 2025
Director of Legal, Governance and HR	Date: 14 February 2025