

ECONOMIC GROWTH AND REGENERATION COMMITTEE

MINUTES AND DECISION RECORD

21 March 2025

The meeting commenced at 10.00 am in the Civic Centre, Hartlepool.

Present:

Councillor Pamela Hargreaves (In the Chair)

Councillors Quewone Bailey-Fleet, Matthew Dodds, Jim Lindridge and Mike Young

In accordance with Council Procedure Rule 4.2 Councillor John Nelson was in attendance as a substitute for Councillor Corinne Male

Parish Council representatives:

Sam Lee (Headland Parish Council)

Officers:

Tony Hanson, Executive Director Development, Neighbourhoods and Regulatory Services

Gemma Ptak, Assistant Director, Preventative and Community Based Services

Kieran Bostock, Assistant Director, Neighbourhood Services

Paul Taylor, Strategic Development and Sustainability Manager

Angela Armstrong, Principal Democratic Services and Legal Support Officer

26. Apologies for Absence

Apologies for absence were received from Councillors Corinne Male and Martin Scarborough, Stephen Smith (Greatham Parish Council) and Liz Hurst (Wynyard Parish Council).

27. Declarations of Interest

Sam Lee (Headland Parish Council) declared an interest in minute 29.

28. Minutes of the meeting held on 21 January 2025

Received.

29. Sale of Land at Nineacres *(Executive Director of Development, Neighbourhoods and Regulatory Services)*

Type of decision

Key Decision (DNRS 01/25)

Purpose of report

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

Issue(s) for consideration by the Committee

The Executive Director of Development, Neighbourhoods and Regulatory Services presented the report which provided the background and recent history of the site. The land was marketed for sale in autumn 2024 and a number of tenders that included the financial offer and outline development proposals were received. A recommended tenderer had been selected with further details included within confidential appendix 2. **This item contained exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) (Order) 2006 namely information relating to the financial or business affairs of any particular person (including the authority holding that information).** It was noted that the sale of this site would generate a substantial capital receipt that would contribute to the operation of the local authority and driving regeneration forward across the town.

Members considered and agreed the recommendations in full and were pleased to see the positive progress that had been made in the sale and potential redevelopment of this site.

Upon the agreement of the recommendations, the Chair was pleased to note that the successful tender had been submitted by Port Homes which was a Hartlepool based company. This was a positive step in supporting growth in local businesses for the future.

Decision

The sale of the site on the terms set out in confidential Appendix 2 was approved. **This item contained exempt information under Schedule 12A Local Government Act 1972 (as amended by the Local Government (Access to Information) (Variation) (Order) 2006 namely information relating to the financial or business affairs of any particular person (including the authority holding that information).**

30. Hartlepool Art Gallery Tower Refurbishment *(Assistant Director, Preventative and Community Based Services)*

Type of decision

Key Decision – ACBS 165/25

Purpose of report

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

Issue(s) for consideration by the Committee

The Assistant Director, Adult and Community Based Services highlighted that in 2022 the Art Gallery secured £86k investment from Tees Valley Combined Authority (TVCA) to support feasibility works considering possible improvements to the building. In March 2024, the Arts Council for England (ACE) announced details of the final round of Museum Estate and Development Funding (MEND) and an expression of interest in making an application to this fund was submitted in April 2024. This was successful and a full application followed which was also successful with grant funding received in February 2025. In addition, it was noted that £69,319 from the TVCA would be utilised as match funding with an additional £6,049 provided through grants and donations to support the installation of a live stream camera and viewing screen at ground floor level. The proposed work to the Art Gallery Tower will enable urgent repair and maintenance work to the tower to be completed and further details of this work was included in the report.

Members were pleased to note that further investment had been secured for the regeneration of the leisure element of the town. In response to a question from a Member, the Assistant Director, Preventative and Community Based Services indicated that the above funding had been secured for specific heritage assets. The Assistant Director, Preventative and Community Based Services confirmed that this was in addition to funding previously secured for the regeneration of the Heugh Battery and national heritage lottery funding that was secured for St Hilda's Church. The Chair added that delivering successful projects from investment secured through external funding would support future bids for additional funding with a lasting impact on regeneration across the town.

A Member highlighted that when Historic England had visited the town, they had toured different areas and had considered the Church Street area to be the jewel in the crown.

The Chair concluded that the above was testament to the leadership of the Assistant Director, Preventative and Community Based Services along with the rest of the teams involved and was a step in the right direction of the regeneration of the town and its assets.

Decision

- (i) The offer of MEND grant from Arts Council England was endorsed.
- (ii) The refurbishment of the Hartlepool Art Gallery Tower using this funding was approved.

31. Tides of Change – National Heritage Lottery Grant (Assistant Director, Preventative and Community Based Services)

Type of decision

For information – linked to Key Decision ACBS 163/25.

Purpose of report

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

Issue(s) for consideration by the Committee

The Assistant Director, Preventative and Community Based Services presented a report that noted that a funding bid to National Lottery Heritage Fund (NHLF) had been successful and represented 64% of the total project costs for this phase will would enable the Tides of Change project to prepare for the Round 2 Delivery Phase from the NHLF. The remaining 36% of the total cost had been identified from Tees Valley Combined Authority Indigenous Growth Fund and contributions in kind from volunteer time. This brought the total cost for the Development Phase of Tides of Change to £986,260.

Further details of how the project would be implemented were detailed in the report and included a programme of extensive consultation and engagement, a review and development of the existing collections, the development of architectural designs and further consultation on the development of activity and business plans. A business plan will further develop the initial market appraisal and will include the cash flow report and income expenditure forecasts for a minimum of five years post project completion. Consultants will be appointed to evaluate the development phase and a summative evaluation report and evaluation plan will be prepared. The grant expiry date is 10 December 2026 by which approved

purposes need to be completed and a completion report and final payment request submitted.

The Assistant Director, Preventative and Community Based Services confirmed that as part of the development work for this project, there was a significant amount of work being undertaken on marketing and communications, including corporate branding and how to integrate this project with the Waterfront development as this was a huge opportunity to promote Hartlepool as a destination. The Chair suggested that as this was the last diaried meeting of this Committee in the current municipal year, it would be interesting to have a briefing session around the visitors' economy, the potential that would come from the development of the maritime skills academy and how that all fits together. The Assistant Director, Preventative and Community Based Services added that this would support the focussed consultation on the development phase of the Museum of Hartlepool.

In response to a number of questions from the Parish Council representative, the Assistant Director, Preventative and Community Based Services confirmed that opportunities to tender for works were all done by open tender. It was noted that a lot of work had been undertaken through the Business Forum to raise awareness of the tendering process/framework of the Council and a Procurement Working Group was looking at how to improve the procurement procedures to encourage local businesses, look at social values and ensure legislation was complied with. The Executive Director of Development, Neighbourhoods and Regulatory Services indicated he someone would contact the Parish Council representative outside of the meeting in relation to the tendering process and promotion of the framework.

The Assistant Director, Preventative and Community Based Services confirmed that the Tides of Change project had already commenced to ensure the timescales for receipt of the funding were met. A Member sought clarification on how the Museum of Hartlepool would benefit from this project. The Assistant Director, Preventative and Community Based Services referred to a presentation given at the last meeting of the Committee and confirmed that the space within the Museum of Hartlepool would be utilised more creatively including the addition of a mezzanine floor, an increase in exhibition space and better use of the outdoor space. The Museum of Hartlepool would be further enhanced with the refurbishment of the Wingfield Castle.

It was suggested that a representative from the National Museum of the Royal Navy be invited to attend the briefing session that was to be organised for Members. The Assistant Director, Preventative and Community Based Services indicated she would contact them.

The Chair highlighted the significant development ongoing in Hartlepool through the substantial investment secured to enrich lives and change the physical landscape of the town. The Chair paid tribute to Hartlepool's MP

Jonathan Brash for talking positively about and raising the profile of Hartlepool and challenging where information was incorrect and mistruths were being spread.

Decision

The grant allocation from NHLF was noted along with the purpose and intent of the investment and 12 month development phase to support a future full grant application for £6.8m.

32. 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 33 – Delivering Hartlepool’s Screen Industries Production Village (*Executive Director of Development, Neighbourhoods and Regulatory Services*)

33. Delivering Hartlepool’s Screen Industries Production Village (*Executive Director of Development, Neighbourhoods and Regulatory Services*)

Type of decision

For information.

Purpose of report

To present an overview of the development around Hartlepool’s Screen Industries Production Village along with the next steps.

Issue(s) for consideration

The Executive Director, Development, Neighbourhoods and Regulatory Services gave a detailed and comprehensive presentation on the development highlighting that the project had brought in £18.5m funding to develop Hartlepool’s emerging strength in the screen industries and wider creative sectors. The area to be included within the development was highlighted on a map and covered from the train station to the Northern School of Art up to the Hartlepool College of Further Education.

The key component parts of the development included the following:

Land assembly – acquisition of nine properties for refurbishment and bringing existing assets into valuable end use.

Demolition and construction – demolition of some existing assets and construction of commercial and workshop accommodation and floorspace.

Restoration – of strategic assets, conversion as part of Production Village, including the Grade II listed Shades.

Public realm – amenity enhancements along Lynn Street, Whitby Street, Scarborough Street, Tower Street, Station Approach, Exeter Street and Surtees Street.

A detailed timescale was provided up until June 2025 which was when the development and scope of the Special Purpose Vehicle model that was required for the management of the Production Village from 2027 would be undertaken. The Executive Director of Development, Neighbourhoods and Regulatory Services indicated that he had attended the Tees Valley Business Club and informed them of the 30 projects in Hartlepool that were supported by £150m external funding that had been secured by the Team.

A discussion ensued on the ongoing engagement with people and businesses in the area and it was suggested that the option of opening up the BIS in Whitby Street to engage further with local people and businesses be explored. It was acknowledged that this was a tremendous amount of work being undertaken by a relatively small Team but Members were reassured that the Team had full support and everything it needed to deliver this project.

The Strategic Development and Sustainability Manager added that one of the biggest challenges of this type of capital scheme was that there would be lengthy periods of time when there was nothing physically happening. However, Members were informed that there had been 238 pieces of work undertaken and that work was ongoing to outline costs and design for the final scheme. There was a programme of extensive consultation being undertaken with further engagement planned with residents and businesses on the technical design before construction commences in 2026. It was noted that there had been several businesses who had shown an interest in wanting to develop in this area on the back of this scheme.

It was suggested that this scheme be publicised further using the Council's social media platforms including the economic benefits and potential for future jobs in the town. The Executive Director of Development, Neighbourhoods and Regulatory Services informed Members that there had been a number of productions created through the Northern Studios in the last year or so. This had the potential to lead to jobs in a number of areas including electricians, lighting engineers, make-up artists and so on. The Assistant Director, Preventative and Community Based Services added that it was key to look at the

connectivity of the Production Village with the whole town through community engagement and co-design with the community within neighbourhoods. The importance of sharing information across the town was key to engaging with the local community and the Chair urged everyone to share the success stories and progress on developments that were on the Council's social media to promote this and other developments in the town.

Decision

- (i) That the potential to open up the BIS in Whitby Street to engage with residents and businesses on the scheme to deliver Hartlepool's Screen Industries Production Village be explored.
- (ii) That further promotion of the scheme and stages of development be undertaken on the Council's social media platforms.
- (iii) That the progress of the scheme be noted with regular updates to be brought to Committee as the scheme progressed.

The meeting concluded at 11.20am

H MARTIN

DIRECTOR OF LEGAL, GOVERNANCE AND HUMAN RESOURCES

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