Middlesbrough Development Corporation

MIDDLESBROUGH DEVELOPMENT CORPORATION BOARD

Thursday, 26 March 2026 at 2:00pm

Mandela Room, Middlesbrough Town Hall, Albert Road, Middlesbrough, TS1 2QJ

ATTENDEES	
Members	
Mayor Chris Cooke (Vice Chair)	Middlesbrough Mayor (Elected Member of Middlesbrough Council)
Martin Raby	Independent Member
Riaz Hameed	Independent Member
Matt Storey	Independent Member
Associate Members	
Tom Bryant	Associate Member
Erik Scollay	Associate Member
Officers in Attendance	
Jo Moore via teams	Interim Group Director of Finance & Resources
Jeanette McGarry via teams	Interim Monitoring Officer, TVCA
Sarah Paxton via teams	Financial Modelling Manager, TVCA
Eleanor Thomas	Governance Officer, TVCA
Justine Matchett	Lichfields
Apologies	
Tony Parkinson	Independent Member (Chair)
Tony Grainge	Independent Member

MDC 25/2025	Apologies for Absence The Chair welcomed all in attendance to the Middlesbrough Development Corporation (MDC) Board meeting. It was noted that Tony Parkinson was unable to attend the meeting, and therefore, Vice-Chair Mayor Chris Cooke chaired the meeting. Apologies for absence were submitted as detailed above.
MDC 26/2025	Declarations of Interest Riaz Hameed declared a non-pecuniary interest in relation to owning property in the MDC area.
MDC 27/2025	Minutes of Previous Meeting RESOLVED: The minutes of the meeting held on Thursday, 18 December 2025 were **approved** as a correct record.
MDC 28/2025	Chair Update The Board received a verbal update from the Chair. He advised the Board that a review of the Development Corporations is currently being undertaken by the Tees Valley Mayor, with no confirmed completion date. Tom Bryant, TVCA Chief Executive, advised that the review was announced a few weeks ago and is intended to conclude by the end of Quarter 1 of the next financial year (June 2026). Questions and comments were invited from the Board, none received. RESOLVED: That the Board noted the Chair's update.
MDC 29/2025	Quarter 3 Forecast Revenue Outturn 2025/26 & 2025-2029 Capital Budget and Programme Update Jo Moore, Interim Group Director of Finance & Resources, provided Board members with an overview of the report. She advised members that within the approved revenue MTFP, there was £0.550m for revenue funding for 2026/27, and for 2027/2028 £0.528m remaining of the revenue allocation from the original £10m grant from TVCA. In order to mitigate the forecast £0.211m overspend, the report is seeking permission to reprofile the original revenue funding across the MTFP and if approved by the Board, there will be £0.867m for future financial years.

	Sarah Paxton, TVCA Financial Modelling Manager, informed the Board that the Quarter 3 forecast revenue outturn indicates an overspend of £0.211m for 2025/26. The report also seeks approval to reprofile £0.403m from the 2026/27 budget into 2025/26, within the existing Gresham capital allocation, to meet development costs. Tom Bryant noted that the Gresham project is being considered as part of the wider review of the development corporation, which will include all the assets currently held and a review of existing agreements. Questions and comments were invited from the Board: - Mayor Cooke queried references within the report to "IZ income" and requested clarification. Sarah Paxton explained that this relates to funding from the Investment Zone, which includes an allocation for planning fees for both the Middlesbrough and Hartlepool Development Corporations. She noted that the figure referenced is the one-off sum allocated for the current financial year. RESOLVED: That the Board: i. Noted the Q3 forecast revenue outturn of an overspend of £0.211m for 2025/26. ii. Approved the reprofiling of £0.211m from future years' revenue allocation; iii. Noted that, if approved, there will be £0.867m of revenue allocation remaining from the TVCA £10m grant; iv. Approved the reprofiling of £0.403m, from 2026/27 to 2025/26 for the Gresham project.
MDC 30/2025	Approval of Budget 2026/27 and MTFP Jo Moore, Interim Group Director of Finance & Resources, provided Board members with an overview of the report. She advised members that in paragraph 15 of the report, the narrative refers to £0.589m of costs incurred in relation to master planning, which were not formally allocated in the revenue and capital budget allocations for 2023/24. Therefore, it is proposed that the remaining budget of £0.217m against the Gresham project be reduced, and £0.362m to be removed from the Asset transfer budget.

	Questions and comments were invited from the Board: - Martin Raby queried whether Board Members would be involved in the review of the Development Corporation. In response, Tom Bryant confirmed that he would welcome comments from Board Members at the meeting or through further discussions, and that the Board would be engaged in the review process. - Riaz Hameed noted that, as independent Board Members, they should be included in the review process, with the opportunity to contribute and help shape its outcomes. - Mayor Cooke suggested that a separate informal meeting be arranged, noting that it would also provide a useful opportunity to discuss potential projects in the pipeline. - Erik Scollay queried that, while the review will involve officers engaging with members of the two Development Corporations, further clarity was sought on the proposed scope and timeline of the review, as well as the opportunities for members to contribute and be involved in the process. Tom Bryant noted that an action would be taken to set out a clear timeframe for the review and to identify opportunities for Board engagement. ACTIONS: It was agreed that officers would set out a timeframe identifying opportunities for Board engagement in the review of the development corporation. It was further agreed that a separate informal session with the Board would be arranged as part of this process. <u>RESOLVED</u>: That the Board: i. <u>Approved</u> the proposed net revenue surplus budget of £0.462m for 2026/27; ii. <u>Approved</u> the reallocation of £0.075m capital budget for revenue purposes as part of the net surplus budget; iii. <u>Approved</u> the proposed capital budget for 2026/27, noting that this includes a net underspend of £0.063m against the remaining capital allocation; iv. <u>Delegated</u> authority to the Chief Executive of the Development Corporation to take the necessary steps to conduct the review, in collaboration with the Tees Valley Mayor, including consideration of any residual funding.
MDC 31/2025	Governance & Appointments Jeanette McGarry, Interim Monitoring Officer, provided Board members with an overview of the report. She advised that the purpose of the report is to

	seek approval of the appointment of Jonthan Spruce as the Head of Planning for MDC, and to note the resignation of two independent members. Questions and comments were invited from the Board: - Riaz Hameed suggested that letters be sent to former Board Members who have resigned, thanking them for their time and service. It was also suggested that a letter be sent to the former Chief Operating Officer, Bev Bearne, on behalf of the Board, to express thanks for her hard work and contributions to the MDC Board. ACTIONS: It was agreed that a jointly signed letter from all Board Members be sent to former Board Members who have resigned, including the former Chief Operating Officer, Bev Bearne, to thank them for their service and contributions. <u>RESOLVED</u>: That the Board: i. <u>Confirmed</u> the appointment of Jonathan Spruce as the Head of Planning for Middlesbrough Development Corporation; ii. <u>Noted</u> Father Glyn Holland, an independent member on the Middlesbrough Development Corporation has resigned. iii. <u>Noted</u> Imran Anwar, an independent member on the Middlesbrough Development Corporation has resigned.
MDC 32/2025	Planning Update The Board was provided with an updated position on planning service delivery and the status of planning applications. Justine Matchett informed Board Members that, since the last meeting, a further 26 planning applications have been approved. She also noted that, at the previous meeting, it had been reported that seven appeals were underway and confirmed that all seven appeals have since been dismissed. Questions and comments were invited from the Board: - Mayor Cooke queried how much time remained on the Article 4. In response, Justine Matchett advised that it is open for public consultation until September 2026 and confirmed that no public questions have been received.

	RESOLVED: That the Board noted the updated position of planning service delivery, and the status of planning applications submitted for consideration.
MDC 33/2025	Urgent and Delegated Decisions The Board received a report which detailed Delegated and Urgent Decisions taken since the last Board meeting on 18 December 2025. Questions and comments were invited from the Board; none were received. RESOLVED: That the Board noted the Urgent Decision detailed in Paragraph 2 and Appendix 1 to the report.
MDC 34/2025	Date and Time of Next Meeting Thursday, 25 June 2026 at 2pm.