Middlesbrough Development Corporation

Middlesbrough Development Corporation Board

Date: Friday, 24th July at 10:15am
Venue: Mandela Room, Middlesbrough Town Hall, Albert Road, Middlesbrough, TS1 2QJ

Membership:

Tony Parkinson (Independent Chair)
Mayor Chris Cooke (Middlesbrough Mayor) (Vice Chair)
Tony Grainge (Independent member)
Riaz Hameed (Independent member)
Martin Raby (Independent member)
Matt Storey (Independent member)

Associate Membership:

Tom Bryant (Chief Executive, TVCA)
Erik Scollay (Chief Executive, Middlesbrough Council)

Middlesbrough Development Corporation

AGENDA	
1.	**Apologies for Absence** To receive any apologies for absence.
2.	**Declarations of Interest** To receive any declarations of interest.
3.	**Minutes of Previous Meeting** To approve as a correct record the minutes of the Board meeting held on Thursday, 25th March 2026.
4.	**Chair's Update** To receive a verbal update from the Chair of Middlesbrough Development Corporation.
5.	**Quarter 4 Draft Revenue and Capital Outturn 2025/26** To receive and consider a report from the Interim Group Director of Finance and Resources presenting an update on the financial position of the Middlesbrough Development Corporation.
6.	**Nutrient Neutrality Report** To receive a report from the Head of Planning regarding Section 33 agreements with private sector nutrient credit providers.
7.	**Planning Update** To receive a report from the Head of Planning providing an update on the position of planning service delivery and the status of planning applications.
8.	**Delegated Decisions**

	To receive a report from the Interim Monitoring Officer providing an update of urgent and delegated decisions made since the last meeting of the Board. Appendix 2, 3, 4, 5 to this report are not for publication under the terms of paragraph 3 (information relating to the financial or business affairs of any of particular person (including the authority holding that information); schedule 12a Local Government Act 1972.)
9.	Date and Time of Next Meeting Monday, 7 September 2026.

Members of the Public - Rights to Attend Meeting

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

Persons wishing to obtain any further information on this meeting or for details of access to the meeting for disabled people, please contact:
tvcagovernance@teesvalley-ca.gov.uk

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Middlesbrough Development Corporation Declaration of Interests Procedure

1. The purpose of this note is to provide advice and guidance to all members of the Development Corporation Board and Audit & Risk Committee on the procedure for declaring interests. The procedure is set out in full in the Development Corporation's Constitution under the "Code of Conduct for Members" (Appendix 2).

Personal Interests

2. The Code of Conduct sets out in full, the principles on the general conduct of members in their capacity at the Development Corporation. As a general principle, members should act impartially and should not use their position at the Development Corporation to further their personal or private interests.

3. There are two types of personal interests covered by the Constitution:

    a. "disclosable pecuniary interests". In general, a disclosable pecuniary interest will involve any financial interests, such as paid employment or membership of a body, interests in contracts, or ownership of land or shares. Members have a pecuniary interest in a matter where there is a reasonable likelihood or expectation that the business to be considered will affect your well-being or financial position, or the well-being or financial position of the following persons:
        i. a member of your family;
        ii. any person with whom you have a close association;
        iii. in relation to a) and b) above, their employer, any firm in which they are a partner, or a company of which they are a director;
        iv. any person or body in whom persons described in a) and b) above have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
        v. any body as described in paragraph 3 b) i) and ii) below.

    b. Any other personal interests. You have a personal interest in any business of the Development Corporation where it relates to or is likely to affect:
        i. any body of which you are a member (or in a position of general control or management) and to which you are appointed or nominated by the Development Corporation;
        ii. any body which:
            - exercises functions of a public nature;
            - is directed to charitable purposes;

- one of whose principle purposes includes influencing public opinion or policy (including any political party or trade union) of which you are a member (or in a position of general control or management).

Declarations of interest relating to the Councils' commercial role

4. Financial relationships between the Development Corporation and individual councils do not in themselves create a conflict of interest for Council Leaders who are also Development Corporation Board members. Nor is it a conflict of interest if the Development Corporation supports activities within a council boundary. Nevertheless, there are specific circumstances where the Board may consider entering into direct contractual arrangements with a council, for example in relation to a particular commercial investment project, or in which that council is a co-funder. In these circumstances a non-pecuniary declaration of interest should be made by the Council Leader or their substitute.

Procedures for Declaring Interests

5. In line with the Code of Conduct, members are required to adhere to the following procedures for declaring interests:

Register of Interests

6. Each member is required to complete a register of interests form with their personal interests, within 28 days of their appointment to the Development Corporation. If no declaration is received from elected members within 28 days the matter may be referred to the Head of Paid Service of your local authority and Leader of the political group you represent on your council for action. If a Declaration is not submitted within an appropriate timescale you may be prevented from attending committee meetings. Details of any personal interests registered will be published on the Development Corporation's website, with the full register available at the Development Corporation's offices for public inspection. The form will be updated on an annual basis but it is the responsibility of each member to notify the Monitoring Officer of any changes to the register throughout the year. Notification of a change must be made to the Monitoring Officer within 28 days of becoming aware of that change.

Declaration of Interests at Meetings

7. The Development Corporation will include a standing item at the start of each statutory meeting for declaration of interests. Where members are aware that any of their personal interests are relevant to an item of business being considered at a meeting they are attending, they must declare that interest either during the standing item on the agenda, at the start of the consideration of the item of business, or when the interest becomes apparent, if later.

8. Where members consider that their interest could be considered by the public as so significant that it is likely to prejudice the members' judgement then they may not participate in any discussion and voting on the matter at the meeting, but may attend the meeting to make representations, answer questions or give evidence relating to the business, before it is discussed and voted upon.

9. If the interest is a disclosable pecuniary interest (as summarised in paragraph 3a) then the member must leave the meeting room during discussion and voting on the item of business, but may make representations, give evidence and answer questions before leaving the meeting room. Failure to comply with the requirements in relation to disclosable pecuniary interests is a criminal offence.

Sensitive Information

10. Members can seek the advice of the monitoring officer if they consider that the disclosure of their personal interests contains sensitive information.

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MIDDLESBROUGH DEVELOPMENT CORPORATION BOARD

Thursday, 26 March 2026 at 2:00pm

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

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

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. RESOLVED: That the Board: i. Approved the proposed net revenue surplus budget of £0.462m for 2026/27; ii. Approved the reallocation of £0.075m capital budget for revenue purposes as part of the net surplus budget; iii. Approved the proposed capital budget for 2026/27, noting that this includes a net underspend of £0.063m against the remaining capital allocation; iv. Delegated 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. RESOLVED: That the Board: i. Confirmed the appointment of Jonathan Spruce as the Head of Planning for Middlesbrough Development Corporation; ii. Noted Father Glyn Holland, an independent member on the Middlesbrough Development Corporation has resigned. iii. Noted 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.

	<u>RESOLVED</u>: That the Board <u>noted</u> 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. <u>RESOLVED</u>: That the Board <u>noted</u> 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.

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Middlesbrough Development Corporation

Agenda Item 5
Report to the MDC Board
24 July 2026
Report of Interim Group Director of Finance & Resources

QUARTER 4 DRAFT REVENUE AND CAPITAL OUTTURN 2025/26

PURPOSE OF THE REPORT

To provide details of the 2025/26 draft revenue and capital outturn position for Middlesbrough Development Corporation (MDC).

The report also provides an update on the Corporation's overall financial position including reserves forecasts.

SUMMARY

During the financial year, the Board is presented with quarterly reports with details of how the Corporation is performing against the financial framework and specific budgets. This report presents the draft outturn position for both revenue and capital for 2025/26.

As at 31 March 2026, the Corporation shows a net deficit of £0.724m, a revenue overspend of £0.199m against the approved budget. At the end of Quarter 3, the forecast outturn was an overspend of £0.737m and therefore there has been a positive movement of £0.013m from the Q3 position.

The primary driver for this movement is a refund of £0.020m received on utilities for House of Fraser offset by minor variances.

Members should note that within the capital budget for 25/26 there is slippage on the Asset transfer and the Gresham project, the residual budget is requested to be rolled forward to be spent in 2026/27.

As the Corporation only utilises, and draws down, grant funding to match expenditure, there are no usable earmarked reserves within the Corporation. The Corporation should be

maintaining a General Fund balance to act as a contingency against unforeseen costs. This will be an important consideration going forward.

RECOMMENDATIONS

It is recommended that the Middlesbrough Development Corporation Board:

i. Notes the Q4 draft revenue outturn of an overspend of £0.199m for 2025/26.
ii. Approves the reprofiling of £0.199m from future years' revenue allocation;
iii. Approves the Budget carry forward of £0.955m for the Gresham Project £0.455m and Asset Transfer project £0.500m.

DETAIL

Background

1. This report sets out MDC's draft revenue and capital outturn for 2025/26 (as at 31 March 2026 – Q4).

2025/26 Draft Revenue Outturn

2. Tables 1 summarises MDC's projected revenue outturn for 2025/26 and shows the movement between the Q3 forecast and Q4 draft outturn position. Draft outturn for 2025/26 is net deficit of £0.724m, this is a minor movement of £0.013m from the forecast outturn position of £0.737m presented at Quarter 3.

3. Table 1 provides a subjective (category of expenditure) breakdown of the 2025/26 budget and the draft forecast outturn for 2025/26 against the Quarter 3 presented forecast outturn position.

Table 1 – MDC draft revenue outturn summarised by type of expenditure & Income 2025/26

	Annual Budget £'000	Draft outturn 2025/26 £'000	Variance £'000		Forecast Outturn Q3 £'000	Variance £'000
Employees	275	226	(49)		213	13
Premises	266	233	(33)		270	(37)
Supplies and Services	249	492	243		487	5
Expenditure	**790**	**951**	**161**		**970**	**(19)**
Planning Fee Income	(90)	(38)	52		(50)	12
Preplanning Advice Income	-	-	-		(8)	8
IZ Income	(175)	(175)	-		(175)	-
Government Grant	-	(14)	(14)		-	(14)
Income	**(265)**	**(227)**	**38**		**(233)**	**6**
Net (surplus)/deficit	**525**	**724**	**199**		**737**	**(13)**
TVCA Revenue Funding	(525)	(724)	(199)		(525)	(199)
Net (surplus)/deficit	**-**	**-**	**(0)**		**212**	**(212)**

4. Employee costs for 2025/26 have underspent by £0.049m this is due to savings on posts vacated in year.

5. Supplies and services are overspent in year by £0.243m this is primarily due to increased costs of professional fees, including increased costs of Litchfield's Planning services £0.090m, £0.054m expenditure on property inspections, £0.045m on Market assessment works and other ad hoc professional fees including feasibility studies and consultancy costs.

6. The net deficit of £0.724m requires use of an additional £0.199m of revenue funding from TVCA, which has been reprofiled from future years.

2025/26 Draft Capital Outturn

7. MDC has a revised 2025/26 Capital Budget of £7.743m. Table 3 below provides a subjective (category of expenditure) breakdown draft outturn for 2025/26.

Table 3 MDC Draft Capital Outturn summarised by type of expenditure 2025/26

	Revised Budget 2025/26 £'000	Draft Outturn 2025/26 £'000	Variance (surplus)/ deficit £'000		Forecast Outturn £'000	Variance (surplus)/ deficit £'000
Payment of capital grant	355	320	(35)		296	24
Professional Services	6,888	5,749	(1,139)		7,291	(1,542)
Legal Services	500	684	184		-	684
	7,743	6,753	(990)		7,587	(834)

8. Table 4 below analyses the current capital activity by areas of Investment.

Table 4 –MDC Draft Capital Outturn summarised by areas of investment 2025/26

	Revised Budget 2025/26 £'000	Draft Outturn 2025/26 £'000	Variance (surplus)/ deficit £'000		Forecast Outturn Q3 £'000	Variance (surplus)/ deficit £'000
The Auxiliary	355	320	(35)		296	24
Gresham	6,888	6,433	(455)		7,291	(858)
Asset Transfer	500	-	(500)		-	-
	7,743	6,753	(990)		7,587	(834)

9. Tables 3 and 4 above show a draft capital outturn of £6.753m, this is an underspend of £0.990m against the revised budget of £7.743m, this is due to the delay in asset transfer project £0.500m and slippage within the Gresham project £0.455m.

10. The draft outturn position of £6.753m shows a reduction from the Q3 forecast presented of £0.858m this relates to the Gresham project, following the decision to reposition the current Crown Square proposals by MDC, officers have continued to work with iMpeC, the appointed developer, to finalise associated costs. Updated estimates, including the required neutrality credits which can be used for any scheme within the DC area, now show a forecast of £6.433m, compared with £7.291m reported at Quarter 3.

Capital Expenditure roll forward requests

11. Work on the Asset transfer has not yet been completed; it is requested that the £0.500m budget for this expenditure is approved to be rolled forward to 2026/27 to be spend in year.

12. The Gresham Capital scheme is still actively being delivered, the underspend of £0.455m is required to facilitate committed expenditure within the project, it is requested that £0.455m is approved for carry forward to 2026/27 to be spent in year.

13. A further update on the Gresham scheme progress will be provided in the Quarter 1 report.

Future Capital Investments

14. TVCA Cabinet has approved a borrowing facility available to fund future MDC capital Investment up to a maximum of £75m. To access the borrowing facility robust business cases will need to be approved by the Development Corporation Board and TVCA along with evidence that MDC can fully service the cost of borrowing (MRP and Interest payments). To date there has been no drawdown against this facility.

Reserves

15. Due to the funding nature of the Development Corporation, there are no usable reserves in Middlesbrough Development Corporation. £10.000m funding has been provided by TVCA an update MTFP will be presented in the Q1 report.

CONCLUSION

16. The Draft outturn for the Corporation is a revenue overspend of £0.199m against the approved budget. This overspend utilises future years revenue funding from TVCA which has been reprofiled into year.

17. Roll forward requests of £0.955m have been requested for Capital commitments to be delivered in 2026/27.

FINANCIAL IMPLICATIONS

18. The financial implications are contained within the main body of the report.

LEGAL IMPLICATIONS

19. There are no legal implications associated with the recommendations in this report.

RISK ASSESSMENT

20. This Report has been categorised as medium risk to reflect the updated work on the implementation of the TVCA group risk management strategy. The group corporate risk register has been updated to reflect funding uncertainty. The existing management systems and daily routine activities are sufficient to control and reduce risk.

21. The risk of increased costs through economic factors is closely monitored and is being managed through the revised borrowing strategy put in place. A robust business case development process reduces the risk of cost pressures of investments by ensuring sufficient contingencies are built in resulting in no additional asks of Corporations funds.

22. Borrowing Commitments: A £75m borrowing facility is available but will require robust business cases and demonstrable ability to service debt. Any drawdown would create ongoing revenue commitments for interest and MRP increasing pressure on limited revenue resources.

23. Asset Transfers: £0.5m has been allocated for transfer costs, but operational and maintenance costs could exceed this budget. There is uncertainty until independent asset management review work is complete.

24. Revenue Impact of Abortive Costs: If capital schemes do not progress, abortive costs become revenue in nature, adding to pressure on already limited and time-bound revenue funding.

CONSULTATION & COMMUNICATION

25. The subject of this report is a matter for MDC Board approval therefore no additional consultation and communication has been undertaken.

EQUALITY & DIVERSITY

26. There are no equality and diversity implications associated with the recommendations in this report. Specific proposals associated with business cases and Investment Plan funding draw down will consider these implications where applicable.

Name of Contact Officer: Jo Moore
Post Title: Interim Group Director of Finance and Resources
Email Address: jo.moore@teesvalley-ca.gov.uk

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Middlesbrough Development Corporation

Agenda Item 6
Report to the MDC Board
24 July 2026
Report of the Head of Planning

NUTRIENT NEUTRALITY

The Teesmouth and Cleveland Coast SPA is in an unfavourable condition due to excessive nutrients. This means that developers in the MDC area who propose development which would involve the creation of new overnight accommodation are required to compensate for any impact on water quality. This requires them to secure nutrient credits which they can purchase from either Natural England or various private sector providers. Without securing such credits, relevant developments are unable to proceed.

The Board is asked to authorise MDC to enter into Section 33 agreements with private sector nutrient credit providers. The purpose of the Section 33 agreement is to provide MDC with the ability to enforce against these providers in the event that the required mitigation is not provided.

RECOMMENDATIONS

It is recommended that the Middlesbrough Development Corporation Board:

i. NOTE the report;
ii. CONSIDER the recommendations presented within the Officers Report; and
iii. DETERMINE its preferred course of action in relation to the following recommendation:

a Approve the signing of section 33 agreements relating to the following sites:
- Morton Grange Farm (Throughway and Redcar and Cleveland Council)
- Tunstall Farm (Throughway and North Yorkshire Council)
- Newsham Beck (GR Herbert and Sons and Durham County Council)

b Delegate authority to the Head of Planning/ TVCA Legal Services to draft and enter into any other section 33 agreements which might become necessary in the future.

DETAILS

1. The Teesmouth and Cleveland Coast SPA is in an unfavourable condition due to excessive nutrients. This means that developers in the MDC area who propose development which would involve the creation of new overnight accommodation are required to compensate for any impact on water quality. This requires them

to secure nutrient credits which they can purchase from either Natural England or various private sector providers.

2. One of these private sector providers is Throughway Ltd. Throughway Ltd is the freehold owner of land known as Morton Grange Farm, Nunthorpe, TS7 0PE ('The Mitigation Site'). The Mitigation Site Owner has restricted nutrient inputs across the Mitigation Site in order to mitigate the effect of residential development on nitrate levels elsewhere in the catchment of the River Tees. By ceasing all active agricultural use of this land involving the application of nitrates, up to 186.8 Kg/TN/yr have been removed from the catchment of the River Tees.

3. Throughway Ltd sells 'nitrate mitigation credits' to any developer whose development proposal requires nitrate mitigation and whose foul waters are treated either by a package treatment works or wastewater treatment works that outfall into the catchment of the River Tees (Qualifying Developments). The scheme involves the Mitigation Site Owner dedicating a portion of the capacity of the Mitigation Site to a Qualifying Development to mitigate the impact of that Qualifying Development on the nitrate levels of the catchment of the River Tees. This is delivered by means of a Nitrate Allocation Agreement entered into between the Mitigation Site Owner and the developer of a Qualifying Development.

4. The proposed mitigation is legally secured through a Section 106 between Throughway Ltd and Redcar and Cleveland Borough Council ('RCBC') as the local planning authority for the area the Mitigation Site is situated within.

5. The Section 106 Agreement regulates the use of the Mitigation Site and provides for the Mitigation Site Owner to enter into Allocation Agreements with developers of Qualifying Developments whereby the Mitigation Site Owner agrees to Allocate Capacity and maintain the Mitigation Site to provide Nitrate Mitigation for the Qualifying Development.

6. In parallel with this, a section 33 agreement needs to be entered into between Throughway Ltd and MDC, as the local planning authority for the area where the development is situated. The purpose of the section 33 agreement is to provide MDC with certainty that the obligations in the section 106 will be complied with in relation to any developments in its administrative area that are allocated credits at the Mitigation Site.

7. Whilst the primary responsibility for enforcement lies with Redcar and Cleveland Council, the section 33 agreement enables MDC to undertake its own enforcement in the event that this is considered expedient. This provides an additional level of protection which was requested by Natural England.

8. Throughway also has a site known as Tunstall Farm in North Yorkshire and has secured a section 106 agreement with North Yorkshire Council as the local planning authority for the area.

9. In addition to Throughway Ltd, MDC is also dealing with another mitigation provider called GR Herbert and Sons who have secured a section 106 agreement

with Durham County Council in relation to a mitigation site known as Newsham Beck, Broomielaw, Barnard Castle, DL12 8TT.

10. Since the section 106 agreements with Redcar and Cleveland, North Yorkshire and Durham County Council are already in place, MDC has already been able to approve planning applications which rely upon the Throughway Ltd and GR Herbert and Sons mitigation schemes. This has helped address the delay in housing delivery across the region as a result of nutrient neutrality issues.

11. In order to provide the additional protection required by Natural England and ensure the mitigation will be retained for the required period, MDC now needs to enter into section 33 agreements for the following mitigation sites:
    - Morton Grange Farm (Throughway and Redcar and Cleveland Council)
    - Tunstall Farm (Throughway and North Yorkshire Council)
    - Newsham Beck (GR Herbert and Sons and Durham County Council)

12. Ward Haddaway has been appointed by MDC to advise on this matter and the necessary agreements have been drafted ready for signing.

13. Board approval is sought to enable these agreements to be signed by the appropriate MDC representative.

14. It is likely that other mitigation providers will enter the nutrient credit market in the coming months. MDC Planning Officers will work alongside the TVCA legal team and Ward Haddaway to review any new proposals and prepare any additional section 33 agreements which will be required. Board approval is therefore also sought to delegate authority to the Head of Planning/TVCA Legal Services to enter into any other section 33 agreements which might become necessary in the future.

FINANCIAL IMPLICATIONS

15. There are no financial implications arising directly from this report.

LEGAL IMPLICATIONS

16. Planning Powers were conferred on to the Middlesbrough Mayoral Development Corporation on 1 June 2023 giving MDC the power to determine planning applications within the redline boundary.

RISK ASSESSMENT

17. This subject matter of this report is categorised as low risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

CONSULTATION & COMMUNICATION

18. The subject of this report is a matter for MDC Board only therefore no additional consultation and communication has been undertaken.

EQUALITY & DIVERSITY

19. This report does not impact on groups of people with protected characteristics.

Name of Contact Officer:	Jonathan Spruce
Post Title:	Head of Planning
Email Address:	Jonathan.Spruce@teesvalley-ca.gov.uk

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Agenda Item 7
Report to the MDC Board
24 July 2026
Report of Head of Planning

PLANNING UPDATE

SUMMARY

Responsibility for the determination of planning applications within the Middlesbrough Mayoral Development Corporation boundary lies with the Middlesbrough Development Corporation [MDC].

In accordance with the approved Scheme of Delegation, 15 applications have been approved under delegated powers since the last Planning Update Report was prepared on 9th March 2026. There are now 18 valid planning applications currently being considered by MDC.

The Planning Inspectorate has upheld the MDC's decision to refuse 2 applications relating to the installation of BT street hubs and illuminated digital screens and has dismissed the 2 appeals.

RECOMMENDATIONS

It is recommended that the Middlesbrough Development Corporation Board notes the updated position of planning service delivery and the status of planning applications submitted for consideration.

DETAIL

1. Delivery of planning service functions relating to town and country planning and development control within the Middlesbrough Mayoral Development Corporation area is now overseen by the Head of Planning with operational services delivered through Lichfields (re-appointed in April 2025 following a competitive tender process).

2. Since the last Planning Board Update note was issued, 29 new planning applications have been received, 5 of which remain invalid. There are now 18 valid planning applications currently being considered by MDC.[1]

3. 15 applications have been determined under delegated powers since the last Board update report was prepared. Details of current applications are provided in the accompanying schedule.

4. The enforcement case we reported on at the last meeting, relating to the unauthorised removal of the Welsh Slate roof from a Grade II listed building at 34 Linthorpe Road and its replacement with concrete pantiles has now been closed. A retrospective application for the replacement of the roof with Canadian Slate has since been approved and the works completed. There are no new enforcement cases to report.

5. 2 appeals were lodged in February 2026 following officers' delegated decisions to refuse planning and advertisement consent applications relating to the installation of a multifunctional communications hub on Corporation Road. The Planning Inspectorate has now dismissed both appeals, concluding that the proposals would:

   - likely result in an obstruction for users of the pavement and public realm, which would lead to the potential for increased conflict between pedestrian users;

   - add to the cluster of street furniture in the immediate vicinity of the appeal site and result in clutter that would have an adverse visual impact in this area; and

   - have an unduly harmful impact on the character, appearance and visual amenity of the area.

6. Local planning authorities in England are required to submit quarterly returns to central government to provide summary information relating to the number and status of planning and related applications in each quarter. The last submission was made by the Middlesbrough Mayoral Development Corporation on 9th July 2026 and future quarterly returns will be submitted as required. So far in 2026, 100% of applications have been decided on time.

FINANCIAL IMPLICATIONS

7. There are no financial implications.

[1] As of 10th July 2026 when this report was prepared.

LEGAL IMPLICATIONS

8. Planning Powers were conferred on to the Middlesbrough Mayoral Development Corporation on 1 June 2023 giving MDC the power to determine planning applications within the redline boundary.

RISK ASSESSMENT

9. This subject matter of this report is categorised as low risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

CONSULTATION & COMMUNICATION

10. The subject of this report is a matter for MDC Board information only therefore no additional consultation and communication has been undertaken.

EQUALITY & DIVERSITY

11. This report does not impact on groups of people with protected characteristics.

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Middlesbrough Development Corporation

Delegated Planning Decisions[1] since last Update

Application Number	Address	Summary of Development	Status
25/0115/DIS	Old Town Hall East Street Middlesbrough TS2 1AY	Discharge of conditions 3, 4, 5, 7, 12, 13, 14, 18, 19, 20, 22, 24, 26 and 27 on planning permission 24/0064/FUL for the Restoration of Middlesbrough Old Town Hall and Clock Tower involving alteration and extension to the Old Town Hall including the demolition of the single storey side extension to be replaced with a new single storey extension with mezzanine level for Class E(g) use. Internal refurbishment to the Old Town Hall, restoration and repair of the Clock Tower and various other external works including hard and soft landscaping	Approved 5th June 2026
25/0123/COU	9 Baker Street, Middlesbrough, TS1 2LF	Change of use from Retail (Class E) to residential dwelling (Class C3).	Withdrawn
26/0004/FUL	34 Linthorpe Road Middlesbrough TS1 1RD	Removal existing roof, including underlayment and Welsh slates, and installation of replacement roof, including new underlayment and Canadian slates (Retrospective)	Approved 12th March 2026
26/0005/LBC	34 Linthorpe Road Middlesbrough TS1 1RD	Removal existing roof, including underlayment and Welsh slates, and installation of replacement roof, including new underlayment and Canadian slates (Retrospective)	Approved 12th March 2026
26/0011/FUL	Broadcasting House, Newport Road, Middlesbrough, TS1 5JA	Change of use of ground floor units 3 and 6 from a carers resource and information centre (Class A2) to a Homeless Hub Facility and offices (Class E), replacement of existing unit 3 and 6 shopfronts and shutters and erection of level access ramp at unit 6	Approved 8th May 2026
26/0015/DIS	12 - 14 Albert Road,	Discharge of condition 3 on planning permission 25/0119/FUL (Change of use from Office (Class E) to community	Approved 13th April 2026

[1] As of 10th July 2026 when report was prepared

Application Number	Address	Summary of Development	Status
	Middlesbrough, TS1 1QA	engagement centre, office and place of worship (Class F1))	
26/0016/LBC	Town Hall, Albert Road, Middlesbrough, TS1 2QJ	Removal and replacement of one set of clock hands on the west elevation, comprising of matching copper and lead materials and matching finished appearance, and repair of clock hands on remaining clock faces.	Approved 19th June 2026
26/0017/LBC	Town Hall, Albert Road, Middlesbrough, TS1 2QJ	Removal and replacement of existing slate roof, including salvaging and re-using existing slates where possible. Replacement of the flat roof sections. Removal of existing cementitious render coat to low level, stonework repairs and repointing works to elevations, including DOFF cleaning of full elevations. Remedial works to the glazing and windows. Remedial works and replacement of the rainwater goods.	Approved 4th June 2026
26/0018/VAR	12 - 14 Borough Road, Middlesbrough, TS1 5DP	Variation of conditions 2 (Approved Plans) on 20/0192/FUL (Conversion of existing retail and residential units to form 12 no. student studio flats (sui generis) with associated alterations to front, three-storey rear extension and rear dormer window.)	Approved 12th May 2026
26/0028/ADV	Station Suites, 5 Linthorpe Road, Middlesbrough, TS1 1RE	Erection of internally illuminated fascia sign to west elevation	Approved 11th June 2026
26/0036/DIS	Land North Of Lower East Street, Middlesbrough, TS2 1PF	Discharge of condition 20 on planning permission 24/0010/VAR (Variation of conditions 3, 7, 13, 14, 19, 20, 21, 25 and 29 on 21/1160/OUT (Outline application for demolition and redevelopment of site for new secondary school (of up to c.8,000 sqm) with associated access, parking, external spaces and sports facilities))	Approved 5th June 2026
26/0037/DIS	Land North Of Lower East Street, Middlesbrough, TS2 1PF	Discharge of condition 19 on planning permission 24/0010/VAR (Variation of conditions 3, 7, 13, 14, 19, 20, 21, 25 and 29 on 21/1160/OUT (Outline application for demolition and redevelopment of site	Approved 5th June 2026

Application Number	Address	Summary of Development	Status
		for new secondary school (of up to c.8,000 sqm) with associated access, parking, external spaces and sports facilities))	
26/0039/DIS	Land North Of Lower East Street, Middlesbrough, TS2 1PF	Discharge of condition 17 on planning permission 24/0010/VAR (Variation of conditions 3, 7, 13, 14, 19, 20, 21, 25 and 29 on 21/1160/OUT (Outline application for demolition and redevelopment of site for new secondary school (of up to c.8,000 sqm) with associated access, parking, external spaces and sports facilities))	Approved 5th June 2026
26/0041/ADV	The Cleveland Centre, Grange Road, Middlesbrough	Painted BBC 'Smoggie Queens' mural	Approved 30th June 2026
26/0050/NMA	Stack, Exchange Square, Middlesbrough, TS1 1DR	NMA to remove 'temporary' from the description of development on planning permission 22/0795/FUL (Erection of temporary structures to create a mixed use development uses within use Class E (Commercial, business, and service), and Sui Generis (Drinking establishments and venue for live music performances and events) with associated works)	Approved 7th July 2026

Current Valid Applications

Application Number	**Address**	**Summary of Development**	**Status**
24/0094/DIS	Skinnergate Cycles, 96-98 Corporation Road	Discharge of Condition 8 on application 23/5065/FUL for conversion of roof space to create 3 additional bedrooms associated with the existing HMO, 4no. dormer windows to front, 2no. dormer windows to rear and conversion of outbuilding to form additional living accommodation	Validated 22nd October 2024 On hold awaiting information from applicant

Application Number	Address	Summary of Development	Status
25/0053/FUL	118 Borough Road, Middlesbrough, TS1 2BG	Change of use of part first floor and second floor to 4 bed HMO (Class C4)	Validated 20th January 2026 Under consideration
25/0070/DIS	34-36 Borough Road	Discharge of condition 3 on planning permission 24/0030/FUL for Internal re-configuration of building and change of use from 2no. ground floor commercial units (Use Class E) and 5no. residential flats (Use Class C3) to 2no. ground floor commercial units (Use Class E) and 8no.student flats (Sui Generis) with minor external alterations to the principal elevation.	Validated 23rd June 2025 On hold awaiting information from applicant
25/0093/DIS	Land to the south of St Aidan's Drive, Middlesbrough	Discharge of condition 8 on planning permission 24/0070/FUL for modifications to existing landscaped area and adjacent public footpath to create three off-street car parking spaces	Validated 26th September 2025 On hold awaiting information from applicant
25/0103/FUL	Middlesbrough College, Dock Street, TS2 1AD	Installation of 7 x temporary theory classrooms (portacabins) approx 50m2 each to the North of the existing TTE Workshop Facility. Installation of 3 temporary Workshop Buildings 300m2 in total to the South of the existing T-Construction Facility. Installation of an Air Source Heat Pump Farm to the North of the Main Building	Validated 17th November 2025 Under consideration
25/0118/DIS	35 - 37 Albert Road, Middlesbrough, TS1 1NS	Discharge of condition 5 on planning permission 25/0011/FUL (Change of use of upper floors and part ground floor from Class E to 4no. HMOs and external alterations including installation of new shopfront to ground floor commercial unit (Class E))	Validated 27th October 2025 Under consideration
26/0006/FUL	54 - 56 Albert Road, Middlesbrough, TS1 1QD	Change of use of part of ground floor and first floor from commercial (Class E) to 5no self contained studio flats (Class C3)	Validated 13th May 2026 Under consideration

Application Number	Address	Summary of Development	Status
		and 4-bed HMO (Class C4), including reinstatement of ground floor windows and new door on rear elevation, and retention of commercial unit (Class E) on ground floor and basement	
26/0030/FUL	147 Albert Road, Middlesbrough, TS1 2PS	Change of use from Commercial, Business and Service (Use Class E) to HMO (Use Class C4)	Validated 10th June 2026 Under consideration
26/0032/FUL	Network Rail Ltd, Wood Street, Middlesbrough, TS1 1JP	Change of use to operational railway land to facilitate extension of Maintenance Delivery Unit	Validated 7th May 2026 Under consideration
26/0042/ADV	83 Linthorpe Road, Middlesbrough, TS1 5BU	Replacement of existing external signage including new fascia sign with stand off lettering and logo, removal of existing projecting signs, new projecting sign, 2no. new cashpoint collars and associated surrounds	Validated 22nd May 2026 Under consideration
26/0043/FUL	17 - 27 Queens Square, Middlesbrough, TS2 1AH	Refurbishment and replacement of Grade II Listed three storey office building windows	Validated 26th May 2026 Under consideration
26/0044/LBC	17 - 27 Queens Square, Middlesbrough, TS2 1AH	Refurbishment and replacement of Grade II Listed three storey office building windows	Validated 26th May 2026 Under consideration
26/0045/FUL	83 Linthorpe Road, Middlesbrough, TS1 5BU	Installation of edge protection to 1st floor rear flat roof, installation of a vertical access ladder to serve rear flat roof, and like for like replacement of 2no. external AC plant on flat roof	Validated 28th May 2026 Under consideration
26/0047/FUL	Union Village	Erection of pedestrian gates to the front of apartment entrances and a combined vehicular and pedestrian access gate for the central bungalow courtyard parking area.	Validated 3rd June 2026 Under consideration
26/0058/FUL	Riverside Stadium, The	Change of use from car parking and erection of modular building	Validated 15th June 2026

Application Number	**Address**	**Summary of Development**	**Status**
	Leeway, Middlesbrough, TS3 6RS	for use as a welfare and event support hub	Under consideration
26/0059/LDC	35 Garnet Street, Middlesbrough, TS1 4DN	Certificate of Lawful Development for Existing Use as a small 4-bed HMO (Class C4)	Validated 19th June 2026 Under consideration
26/0060/DIS	154 Borough Road, Middlesbrough, TS1 2EP	Discharge of conditions 8, 9, 13, 14, 15 and 16 on planning permission 25/0014/FUL (Change of use from office to 30 student accommodation units including three storey side/rear extension and single storey rear extension)	Validated 29th June 2026 Under consideration
26/0061/LBC	2 - 6 Albert Road, Middlesbrough, TS1 1QA	Erection of two 'For Sale' V-boards	Validated 3rd July 2026 Under consideration

Current Enforcement Cases

Address	Unauthorised Works and date reported	Requirements
32 Linthorpe Road	Removal of timber sash window and replacement with upvc Enforcement Notice issued by MBC in 2023	Still in discussions with property owner to secure appropriate replacement window.
The Shakespeare, 34 Linthorpe Road	Unauthorised signage on Listed Building, reported 24th October 2025	Met with occupier to discuss breaches and agree a strategy for removal of signage and repair to damage caused. Majority of unauthorised signage removed. Awaiting retrospective application for retention of remainder.

Current Appeals

Application Number	Address	Status
6005028 Installation of 1No. BT Street Hub Unit	Footpath outside 92 Corporation Road, Middlesbrough, TS1 2RB	Appeal Dismissed
6005030 Two digital 75 inch LCD display screen, one on each side of the Street Hub unit.	Footpath outside 92 Corporation Road, Middlesbrough, TS1 2RB	Appeal Dismissed

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Middlesbrough Development Corporation

Agenda Item 8
Report to the MDC Board
24 July 2026
Report of Interim Monitoring Officer

URGENT AND DELEGATED DECISIONS

SUMMARY

This report provides an update for the Middlesbrough Development Corporation Board of Delegated and Urgent Decisions taken since the last Development Corporation Board meeting on 26 March 2026.

RECOMMENDATIONS

It is recommended that the Middlesbrough Development Corporation Board:

i. NOTES the Urgent Decision detailed in Paragraph 2 and Appendix 1.
ii. NOTES the Delegated Decision detailed in paragraph 3a and Appendix 2.
iii. NOTES the Delegated Decision detailed in paragraph 3b and Appendix 3.
iv. NOTES the Delegated Decision detailed in paragraph 3c and Appendix 4.
v. NOTES the Delegated Decision detailed in paragraph 4 and Appendix 5.

DETAIL

Urgent Decisions

1. Paragraph 18.1 of the Middlesbrough Development Corporation Constitution provides:

   'Where a decision needs to be taken urgently and it is not practical to convene a quorate meeting of the Board or relevant committee or subcommittee of the Development Corporation, the Chief Executive, in consultation with the Chair (or in their absence the Vice Chair) of the Board or relevant committee or subcommittee, the Group Director of Finance and Resources and the Monitoring Officer, has the authority to take an urgent decision.'

2. Since the last MDC Board meeting on 26 March 2026, the following Urgent Decisions have been taken:

a. to authorise the administration of business rate relief under s.47 of the Local Government Finance Act 1988, from 1 April 2024 for further applications considered in February 2026. A copy of the Urgent Decision is attached at Appendix 1.

Delegated Decisions

3. At their meeting on 25th October 2024, MDC Board delegated decision making in in line with the Corporation's Policy on Discretionary Relief from Non Domestic Rates to the Chief Executive, Section 73 Officer and Monitoring Officer. Three decisions have been made under this delegation as follows:

    a. A decision has been made not to grant Discretionary relief from Non Domestic Rates. The applicant did not meet the essential criteria outlined in the discretionary rate relief policy (i.e., a new business to the DC area or an existing business expanding their premises in their current location or via a move to a new premises). A copy of the Delegated Decision is attached at confidential Appendix 2.

    b. A decision has been made not to grant Discretionary relief from Non Domestic Rates. Discretionary rate relief is provided subject to budget availability and there was insufficient funding in the 2025/26 budget to provide rate relief to this applicant. A copy of the Delegated Decision is attached at confidential Appendix 3.

    c. A decision has been made not to grant Discretionary relief from Non Domestic Rates. Discretionary rate relief is provided subject to budget availability and there was insufficient funding in the 25/26 budget to provide rate relief to this applicant. A copy of the Delegated Decision is attached at confidential Appendix 4.

4. The Delegated Decision below has been taken in line with the General Delegations set out in the MDC Constitution:
    a. A decision has been made pursuant to General Delegation 3 (GD3) of the Middlesbrough Development Corporation Constitution to appoint JMAC Industrial and Access Group Ltd to install additional scaffolding and associated infrastructure at the former Crown building. A copy of the Delegated Decision is attached at confidential Appendix 5.

FINANCIAL IMPLICATIONS

5. The financial implications in relation to the Urgent Decision are identified within the decision form.

LEGAL IMPLICATIONS

6. The decisions referred to in this report have been taken in accordance with the Middlesbrough Development Corporation Constitution and relevant delegations from the Board.

RISK ASSESSMENT

7. This report is categorised as low to medium risk. Existing management systems and daily routine activities are sufficient to control and reduce risk.

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Middlesbrough
Development
Corporation

Appendix 1 to Agenda Item 8
Report to the MDC Board
24 July 2026
Report of Interim Monitoring Officer

DELEGATED DECISION (URGENT DECISION – PARAGRAPH 18, Middlesbrough Development Corporation Constitution)

This form should be used to record decisions taken under delegated decision arrangements by the Chief Executive in consultation with the Chair of the Board, Statutory Officers (the Group Director of Finance and Resources and the Monitoring Officer), where the decision needs to be taken on less than 28 days' notice and it is not practicable to form a quorate meeting of the Board.

A record of this decision must be submitted to Board. An annual record is also maintained by the Monitoring Officer.

OFFICER: Chief Executive	DATE DECISION TAKEN:
DECISION NO: MDC UD 01-2026	DELEGATION POWER AND PAGE OF CONSTITUTION: Paragraph 18 - Middlesbrough Development Corporation Constitution
DESCRIPTION OF DECISION: MDC has taken an urgent decision in line with its constitution (Rule 18 of the Middlesbrough Development Corporation Constitution) as follows: • The decision of the Corporation under s.47 of the Local Government Finance Act 1988 is that discretionary relief should apply from 1 April 2024 where the criteria is met, and at the rate provided for, under the Business Rates Relief: 2025/26 Retail, Hospitality and Leisure Scheme The above scheme is a Government Scheme, which the law provides are administered by Middlesbrough Council and Middlesbrough Development Corporation (in their respective areas), pursuant to s47 of the Local Government Finance Act 1988. Middlesbrough Development Corporation and Middlesbrough Council will comply with the compensatory provisions as set out in the Middlesbrough Development Corporation (Functions) Order 2023. This ensures that Middlesbrough Council is not left in a detrimental financial position as a result of the Development Corporation's decisions on Discretionary Rate Relief. The above decision has been taken for the two businesses as set out in writing by Middlesbrough Council to the Corporation – application references: FS78309407, FS785864085, FS785879007, FS785881481, FS785883467, FS788648606	

REASON WHY IT IS IMPRACTICAL TO GIVE LONGER NOTICE OR CONVENE A MEETING OF MIDDLESBROUGH DEVELOPMENT CORPORATION: Middlesbrough Council, as billing authority, is required to implement the required billing processes for the above schemes for financial year 1 April 2025 – 31 March 2026. Any delay in making this decision would be in order to bring this decision to a Board Meeting. If this option were taken it would delay Middlesbrough Council being able to issue bills to businesses, causing uncertainty for those businesses and possibly having a negative financial impact on the businesses who have applied for relief.
FINANCIAL IMPLICATIONS: The discretionary rate reliefs are issued under the Business Rates Relief: 2025/26 Retail, Hospitality and Leisure Scheme. The relief scheme is a temporary Government backed scheme which will in line with the eligibility criteria set out in the relevant guidance, reimburse local authorities that use their discretionary relief powers under Section 47 of the Local Government Finance Act 1988 (as amended) to grant relief. Therefore there are no financial implications of this decision as all rate reliefs issued should be recoverable from Government for the loss of income under the rates retention scheme as a result of awarding the relief that falls within the definitions in relevant guidance, using a grant under Section 31 of the Local Government Act 2003.
EXISTING BOARD DECISION WHICH ASSIGNED THE NECESSARY FUNDING: Not applicable.
PROCESS OF PARTNER CONSULTATION: The Chief Executive has, in compliance with Paragraph 18 of the Middlesbrough Development Corporation Constitution, consulted with the Chair of the Board, s73 Officer and Monitoring Officer and in addition, with Officers from Middlesbrough Borough Council, as the billing authority.
ALTERNATIVE OPTIONS CONSIDERED AND REJECTED: The alternative option would be to reject the applications for relief however this was not appropriate given the applicants are eligible and the scheme is funded by Government therefore has no financial implication on Middlesbrough Development Corporation.
ACTUAL OR PERCEIVED CONFLICT OF INTEREST BY ANY OF THE DECISION-MAKERS: The Middlesbrough Development Corporation was established by the Secretary of State for the Department for Levelling Up Housing & Communities at the request of the Tees Valley Combined Authority. The Chief Executive, the Chair, the Deput Monitoring Officer and the Interim Director of Finance & Resources for Middlesbrough Development Corporation, hold similar roles for the Tees Valley Combined Authority. It is acknowledged that in making of this decision there could be a perceived conflict of interest. The Chief Executive in making this decision, and the Chair, Deputy Monitoring Officer and Interim Group Director of Finance & Resources as part of that delegation have been consulted and have considered whether the perceived conflict of interest amounts to an actual conflict of interest. The award of relief pursuant to the Government Scheme detailed in this decision, does not result in any financial detriment to the Development Corporation. Any relief given in pursuance of the government scheme, is reimbursed by central government. As there is no financial detriment to the Development Corporation, there is no likelihood of any financial detriment to the Tees Valley Combined Authority and therefore no conflict of interest has been identified.

Middlesbrough Development Corporation

SIGNATURE: CHIEF EXECUTIVE DATE: 16/02/2026	SIGNATURE: CHAIR MIDDLESBROUGH DEVELOPMENT CORPORATION DATE: 24/02/2026	SIGNATURE: INTERIM MONITORING OFFICER DATE: 26/02/2026	SIGNATURE: INTERIM GROUP DIRECTOR OF FINANCE & RESOURCES DATE: 16/02/2026
Date Reported to MDC Board 24 July 2026			

Once fully complete and signed off please return to the Governance Team.

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