

# Thornaby Town Deal Board

## Minutes of Meeting held on 1<sup>st</sup> December 2025

### Present:

Chair, Mark White CBE DL  
Andy McDonald MP  
Tracey Carter  
Cllr Sylvia Walmsley  
Cllr Mick Moore  
Leon Jones  
Paul Gibson  
Rachel Haycock  
Ian Davies

Amanda Ellwood  
Helen Dixon  
Jonathan Kibble  
Sam Dixon  
Matt Vickers MP (on Teams)

### Apologies:

Steve Walmsley  
Cllr Ray Godwin  
Emma Speight  
Iain Robinson  
Jonathan Gilroy  
Cllr Richard Eglington

| Item | Comment/Action   | Owner | Deadline |
|------|--|-------|----------|
| 1    | <b><u>Housekeeping and Chair's remarks</u></b><br><br>Welcome and introductions from all. Chair introduced Tracey Carter Director of Regeneration and Inclusive Growth at Stockton Borough Council who is attending the meeting today in place of Iain Robinson. |       |          |
| 2    | <b><u>Review of Minutes from 11<sup>th</sup> July 2025</u></b><br><br>Agreed as accurate record.   |       |          |
| 3    | <b><u>Progress Update</u></b><br><br>Update provided on the 4 priority projects:   |       |          |

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|  | <p><b>Thornaby Town Centre (RH)</b></p> <p><u>Golden Eagle</u></p> <ul style="list-style-type: none"> <li>• RH gave an update on the Golden Eagle. Following ongoing security breaches there has been significant damage to the inside of the building.</li> <li>• Impact to the scope includes increase in Hazardous material and increase in Licence Asbestos Labour and consumables. Also change to scaffolding requirements.</li> <li>• Impact to the programme have increased the Tender duration from 35 weeks to 62 weeks with a completion date of 31/9/26.</li> <li>• Impact to the cost – post Cabinet approval of £1.34m with project budget of £1.94m.</li> <li>• Total budget requirement is now £2,440,000. Proposal to allocate £500,000 from Thornaby Cycleways scheme (unallocated funds) and £235,000 from North Thornaby interventions (underspend)</li> </ul> <p><u>Pavilion Pool</u></p> <ul style="list-style-type: none"> <li>• RH gave an overview of progress and confirmed that submission of final design detail and costings was issued on 18<sup>th</sup> November. Work is estimated to start on site by the end of January 2026.</li> </ul> <p>Queries/comments raised:</p> <ul style="list-style-type: none"> <li>• A McDonald MP stated with regard to the Golden Eagle that its tragic that people have added cost and time to this project and asked if there would be a detriment to the two other projects because of this vandalism? JK noted that surplus of funding for Cycleways was based on the contract value. TVCA have also reduced their contribution of funding into the scheme. SD confirmed that they had underspent and overachieved on her scheme.</li> <li>• Cllr Sylvia Walmsley agreed its tragic that programme and costs have gone up but there is no choice but to deal with it as the Golden Eagle has to come down.</li> <li>• T Carter confirmed that the Authority has to continue with the Asbestos strip as this is a Health &amp; Safety issue to the public.</li> <li>• RH stated there have been good efforts to secure the site by both the Council and MGL.</li> <li>• M Vickers MP enquired with the damage was it not assessed enough originally or has the damage been exacerbated by the breach? TC – after the fire no one was allowed into the building. MGL then went in and both the fire and further criminal damage has made it much worse than the initial survey suggested. Also contaminated material (that was bagged up) was spread around the building following the breach. Costs are now up and it will take longer and cost more which insurance wouldn't have covered. MV asked will it really take that long? TC confirmed that timescale given has to be accepted for Health &amp; Safety reasons.</li> <li>• A McDonald MP – with regard to the Pool swimming is such a life skill. Tees Active has been given a national award for their school swimming programme.</li> </ul> |  |  |
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|  | <p><b>Cycleways (JK)</b></p> <ul style="list-style-type: none"> <li>• JK updated on scheme progress. 50% funding contribution from TVCA has now been approved.</li> <li>• Planning permission for the section through Allison Trainor Park has been deferred until January 2026.</li> <li>• Construction likely to commence February 2026 and conclude February 2027.</li> </ul> <p>Queries/comments raised:</p> <ul style="list-style-type: none"> <li>• Chair noted that the plans are going really well</li> <li>• Cllr Sylvia Walmsley agreed stating that the map really shows how it all connects up. It would be good if the Baysdale Road section was agreed for safe passage to school.</li> <li>• Cllr Mick Moore noted that off road bikes are an issue in that area. JK – trying to mitigate this issue. AM asked how do you mitigate that risk? JK – we can minimise it by keeping it accessible for those who should be using it whilst keeping quad bikes etc off the cyclepath.</li> </ul> <p><b>Skills (ID - Education Training Collective)</b></p> <ul style="list-style-type: none"> <li>• ID gave an overview of the scheme progress confirming that completion was on track for September 2026 with a phased transition into the building from then. ID noted that construction will be around 4 days behind by Christmas.</li> <li>• NETA Steel Signing event to take place today following the Town Deal Board meeting.</li> <li>• ID informed the Board about the progress of the Social Value commitments on this project which is expected to overachieve initial targets.</li> <li>• ID gave an overview on learner engagement with in excess of 100 student learner visits and more activities planned in 2026.</li> </ul> <p>Queries/comments raised:</p> <ul style="list-style-type: none"> <li>• Chair raised a query as to would there still be a bit of NETA at Redcar &amp; Cleveland College? ID confirmed that yes the Lustrum Commercial unit will be staying plus the scaffolding academy is there.</li> <li>• Paul Gibson asked when the project is complete will you be able to take on more learners? ID – yes we have actually recruited more learners this year than in a long time and also there is an increase in opportunities. Once the new site is open this offer can be increased further. Chair – noted it seems the college has never been busier and well done!</li> <li>• T Carter – stated she had a tour of Stockton Riverside College recently and was very impressed. She noted that the whole college group should be commended.</li> <li>• Amanda Ellwood – do you have many female learners? ID – we are trying to increase numbers and trying to embed this culture. Staff are on board and numbers have started to increase but we are pushing for more. TC noted on here visit that multi trades course was 50/50.</li> </ul> |  |  |
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|   | <p><b>North Thornaby (SD)</b></p> <ul style="list-style-type: none"> <li>• SD gave an update on scheme progress. Workstream 1 - Community Hall &amp; Victoria Park had an underspend that was allocated to the Energy Efficiency workstream.</li> <li>• Workstream 2 - Safer Streets are now complete with the underspend allocated to the Energy Efficiency workstream.</li> <li>• Workstream 3 - Empty properties – SD gave an update on progress and confirmed a £226,074 underspend.</li> <li>• SD gave an update on Workstream 4 - Energy efficiency which had an overspend of £155,249.76 (this was cancelled out from additions from workstreams 1&amp;2 and the contingency).</li> <li>• Total project spend is currently £2,755,543 with a remaining budget of £235,000.</li> <li>• Recommendation to the Board to reallocate the underspend to the 'Regenerating Thornaby Town Centre' workstream. This was supported by the Board.</li> </ul> <p><u>Queries/comments raised:</u></p> <ul style="list-style-type: none"> <li>• Chair – this is phenomenal and life changing for the people of Thornaby</li> <li>• Cllr Sylvia Walmsley commended Sam for the work and down to earth attitude. Also said well done to North Star for their contributions.</li> <li>• T Carter – noted its difficult when a local authority doesn't own their own stock.</li> <li>• SD – scheme is being replicated and lessons learned. Important to include and ask residents what they want.</li> <li>• T Carter – states its hard to get people to buy into these retrofit energy schemes. Both the savings and the health benefits are very important.</li> <li>• SD – gave a brief overview of the new Renters Rights Act. Landlord database/new enforcement powers / new standards for rented properties and the end of no-fault evictions.</li> <li>• ID noted that the hidden value is the trust with residents when we work <u>with</u> them.</li> <li>• T Carter – there will be a new Pride in Place programme for Stockton / Portrack and we want to work with the community and let them take ownership.</li> </ul> |  |  |
| 5 | <p><b><u>Date of Next Meeting</u></b></p> <p>Spring 2026 TBA</p>  |  |  |
| 6 | <p><b><u>Any Other Business</u></b></p> <ul style="list-style-type: none"> <li>• T Carter wanted to commend and thank the Board for all their successes.</li> </ul> <p>Chair asked Andy McDonald MP to provide his final thoughts:</p> <p>'I came into the Board around 18 months ago and thought this was a different vehicle to what I had seen before. The quality of information is phenomenal. The work of the Board and the Chair is</p>  |  |  |

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|  | <p>to be commended. Young people have a remarkable opportunity and the future is positive and bright across all of the workstreams. There have been knockbacks, eg the Golden Eagle, but the benefits are really phenomenal. I am honored to be a member of the Board and thanks to all those involved.'</p> |  |  |
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