

Title: An Ambition for North Tyneside – Update

Portfolio(s):	Regeneration	Cabinet Member(s):	Councillor Carl Johnson
Report from Service Area:	Regeneration and Economic Development		
Responsible Officer:	John Sparkes, Director of Regeneration and Economic Development	(Tel: (0191) 643 6091)	
Wards affected:	All		

PART 1

1.1 Executive Summary:

The purpose of this report is to provide the Cabinet with an update on the delivery of the Authority’s ‘Ambition for North Tyneside’ which was agreed by Cabinet on the 26 November 2018 as a framework for the regeneration of the borough in line with the then ‘Our North Tyneside Plan’.

An update was last provided to the Cabinet in June 2023. Since then, the Deputy Mayor and officers have been working closely with a range of partners to unlock potential and opportunity and progress key projects and activity.

1.2 Recommendation(s):

It is recommended that Cabinet:

- (1) Note the progress made in delivering the overall plan since 2018;
- (2) Note the projects to be delivered in 2024 and beyond; and

(3) Agree that 'An Ambition for North Tyneside' will continue to be monitored by the Investment Programme Board and progress reported regularly to Cabinet.

1.3 Forward Plan:

Twenty-eight days' notice of this report has been given and it first appeared on the Forward Plan that was published on 17 May 2024.

1.4 Council Plan and Policy Framework

This report relates directly to the delivery of the entire Our North Tyneside Plan with outcomes expected to support a thriving, family friendly, caring, secure and green North Tyneside.

1.5 Information:

1.5.1 Background

An Ambition for North Tyneside considers the borough as four areas namely;

- The South West area around Wallsend, including the communities who live in Howdon, Willington Quay, Hadrian Park, High Farm and Battle Hill
- The North West including Benton and Longbenton, Forest Hall and Killingworth, Dudley, Weetslade, Burradon, Camperdown and Fordley
- The North East area around Whitley Bay, including Monkseaton and Earsdon, Shiremoor, Backworth and West Allotment; and
- The South East area around North Shields, including Cullercoats and Tynemouth, Chirton and Percy Main

1.5.2 Borough-wide ambition

The Elected Mayor and Cabinet's ambitions for the borough are set out in the 'Our North Tyneside Plan'. Specific commitments have been made and are being met in terms of a thriving, family-friendly, caring, secure and green Borough.

To deliver the ambition and pay for delivery, the Authority has allocated £2m per year for five years (2021-26) through its budget setting process. This has enabled the Authority to use this as 'match funding' and attract external funding from the North of the Tyne Combined Authority (NTCA), the North East Local Enterprise Partnership (at the time of their existence), Government and the private sector.

The report explains in more detail progress that has been made on the Elected Mayor and Cabinet's ambitions for each part of the borough. It sets out what has been achieved over the last 12 months, what is currently planned and what will happen next (subject to funding) and what the Authority will do if it can and when it can.

1.5.3 For the South West

The South West has some fantastic assets., It includes the World Heritage Site at Segedunum which also marks the end of the Hadrian's Wall National Trail and sits on the C2C/Hadrian's Cycleway. It is at the heart of the industrial north bank of the Tyne – together the Tyne's businesses are powering offshore and energy innovation under the brand Tyne Powered, with world leading businesses including SMD and Smulders. Hadrian Leisure Centre provides a great leisure offer, the Customer First Centre is well used and home to VODA and other partners. Richardson Dees Park attracts circa 100,000 visitors per month, and, for some parts of the community, there are strong transport links.

The Authority continues to support business and residents to create more and better jobs. As well as continuing to work with public transport providers and funders to help improve the connections of those parts of the area that lack strong transport links. The Authority also wants to improve the housing offer and improve the sense of place and community and in doing so closing the gap in life chances. These priorities are reflected in the Wallsend Masterplan.

Completed Work:

Wallsend Masterplan: on 22 May 2023, Cabinet approved the masterplan for Wallsend, providing a framework for targeted interventions, when funding permits, within the town centre to deliver on the Authority's policy objectives. The plan comprises of fourteen projects that propose improvements to the town centre public realm and active travel routes as well as improvements to the residential offer. It also identifies opportunities for ensuring that residents are able to access high quality jobs and can benefit from inclusive economic growth.

Swan Hunter Site: The sale of the site was completed in December 2020 to Shepherd Offshore Ltd (SOL) in line with the Authority's objectives for the site. Since the sale, SOL has been working with the Authority and funders to bring the site back into full use. SOL secured Getting Building Fund grant enabling

completion of a new quay frontage and heavy load out platform in 2023 employing North Tyneside based contractor, Southbay.

In 2012 the Authority adopted the former Swan Hunter Shipyard Local Development Order (LDO) which granted planning permission for defined industrial, offshore, marine and subsea uses and development without the need for planning permission. This provided developers with certainty about the types of development allowed and also saves costs (including planning fees) and time in negotiating and securing planning permission. The LDO was due to expire in November 2022 and prior to that, on 27 June 2022, Cabinet resolved to carry out a public consultation exercise on a revised LDO which would continue for a further ten years until 2032. No issues were identified via the subsequent public consultation exercise to require modification of the LDO, and the Authority formally adopted the new LDO in December 2022.

Homes England provided grant funding in 2009 and 2013 enabling acquisition of the former Swan Hunter shipyard and provision of new infrastructure. The grant was provided via legal agreements that required Homes England's consent to be obtained to dispose of land at Swans and also for a share of income from the site to be paid to Homes England. On 22 January 2024 Cabinet considered a report outlining a proposed disposal of land at the former Swan Hunter shipyard to WD Close & Sons Ltd and to also end the Joint Venture Agreement (JVA) with Homes England in relation to the site, alongside paying a proportion of the income from the site to Homes England.

Current Activity:

Swan Hunter Site (Swans Energy Park)

Designs are being developed to infill the 'wet dock' to maximise the development site area and a planning application for this is anticipated in summer 2024. The Authority continues to work with SOL to identify opportunities for inward investment and create new employment opportunities. Working with businesses on the Tyne the Authority has commissioned a study examining the feasibility of constructing a heavy haul road linking Neptune Energy Park through Swans, WD Close and SMD to Smulders. This will enable abnormal loads to be transported between the sites avoiding costly and inconvenient journeys on Hadrian Road and Buddle Street. The study includes extensive stakeholder engagement to ensure that a final proposed route brings the maximum benefit to users and occupiers. The study will be completed in June 2024 and will identify a budget cost enabling bids to be developed for grant funding from Government.

Swans Centre for Innovation (CFI): The Authority completed the second phase of the Swans CFI which opened in 2020. The building provides 1200m² of high-quality office space and the Authority is actively marketing to prospective businesses. The centre currently has seven tenants largely working in the offshore energy and subsea sector.

Segedunum: The Authority secured £499k of Museum Estate and Development (MEND) funding from Arts Council England for urgent repair work to the Museum. So far new emergency lighting has been installed. Work is due to start on site in summer 2024 to replace the air handling unit which will allow the museum to display artefacts from other museums. In order to do this work extensive improvements to the roof are also required. All works will be completed by March 2025.

Unfortunately, Segedunum has been the target of vandalism resulting in copper being stolen from the roof which has then caused water ingress. Repairs to the area of the roof that has been damaged are scheduled to start in June and the work will take 10 weeks.

Wallsend Town and High Street Innovation Programme: The Authority secured £2.4m of grant funding to deliver activity that contributes to the aims and objectives of the Wallsend Masterplan. Through the North of Tyne Combined Authority Towns and High Streets Innovation Programme, the following has been delivered to date.

- The Authority has established a High Street Board with representatives from local businesses, VODA, the Combined Authority, Wallsend Central ward councillors, residents and the North Tyneside Business Forum to develop and oversee initiatives and improvements.
- A dedicated Town Centre business adviser has been appointed and a package of business support including the delivery of seasonal markets, Digital support for marketing and social media (36 business supported) and 1-2-1 business support has been undertaken. 38 businesses have benefited from £170,000 of grants to improve shop frontages to enhance the appearance of the High Street.
- A number of larger scale events such as Wallsend Festival, Films in the Park, The Peter Rabbit story time trail have attracted over 3,000 attendees and these have been complemented by a programme of community events, which have increased footfall in the town centre.

Housing: One of the policy priorities in the Ambition for Wallsend regeneration masterplan is to Improve the quality of the housing offer in Wallsend; in particular making the area a focus of the Mayor and Cabinet's plans for 5,000 affordable homes and tackling some of the poor quality privately rented housing in the area.

This priority is being pursued in Wallsend Town Centre by actively looking for new development and refurbishment opportunities and then seeking funding to deliver them.

The Authority has submitted a planning application to demolish Parkside House which is a long-term empty property in Elton Street East. The Authority has secured funding from the North of Tyne Combined Authority's Brownfield Housing fund (which will now be paid by the North East Mayoral Combined Authority) to clear the building and make way for eight new affordable homes to be developed on the site. Subject to planning approval being granted, demolition is expected to begin on site in September.

Next Steps 2024-2026:

Swan Hunter Site: The Authority will continue to work with Shepherd Offshore Limited and funding partners to bring forward new employment opportunities. Work will also be progressed to ensure there is integration between the Authority's objectives for Swan Hunters and the proposals for investment in Segedunum to ensure they complement each other and maximise the benefits for Wallsend Town Centre and the surrounding area. The Authority will also work with partners within the wider context of Tyne Powered to promote the river on national/international platforms as a destination for investment.

Swans CFI: Work is underway to convert the ground floor office suite to accommodate the Authority's Adult Learning offer as they relocate from Segedunum Business Centre. The Authority is also exploring options for the future management of Swans CFI in order to provide the best customer experience.

Segedunum: It is proposed that further investment is brought forward at Segedunum to deliver the Authority's ambition for the site and to grow it as a visitor destination helping to drive footfall into the town centre. Working closing with Tyne & Wear Archives & Museums (TWAM) we will develop a transformational plan to provide the basis to apply for funding to take forward the agreed programme of works. Subject to a positive response to the

Expression of Interest, a stage 1 funding bid to the Heritage Lottery Fund will be submitted in August 2024.

Subject to funding, investment will initially be targeted towards the repair and refurbishment of the existing fabric of the buildings, the bath house and site. A design team are to be appointed in summer 2024 to develop the designs in more detail which will help to provide greater certainty on the costs and delivery of the scheme which will help with securing funding.

As part of the redevelopment of the site, the Segedunum Business Centre will be demolished which will allow for this space to be used for car parking, which will then enable the existing car park to be used as an event space.

Discussions with adjacent businesses and stakeholders are ongoing to explore their ambitions and how they can help to unlock the potential at Segedunum and the wider area to maximise the impact for residents and visitors.

Wallsend Towns and High Street Innovation Programme: In 2024/25 the following additional activity will be delivered to attract more footfall and support businesses in Wallsend.

As well as the business support, a pop-up shop initiative within the Forum shopping centre will allow businesses to trial operating in a retail space to test their business idea prior to moving into permanent premises.

There is a full schedule of events programmed in for March 2025, including Film in the Park, Wallsend History Week, Wallsend Festival, Cirque du Hilarious and Christmas events, which will bring visitors into the town centre.

Work will begin on site in September 2024 to provide a new route linking Segedunum to Wallsend Metro. The route will be enhanced with public artwork, which is to be commissioned in summer 2024, on selected sites along the active travel route.

Housing: A Private Rented Housing Improvement Plan was agreed by Cabinet on 18 February 2024. This plan aims to drive up standards in the private rented sector and tackle empty and derelict properties. The plan includes a specific focus on Wallsend and will see a new Landlord Forum formally launched in July.

One of the priorities is to establish an innovative housing-led regeneration scheme targeting empty homes in Wallsend town centre. This scheme has a fund of £600,000 to pay for the purchase and refurbishment of empty homes in the terraced streets north of High Street East. This builds on the Authority's

success across the borough of reducing the number of empty homes by 35% since 2019.

Any homes purchased will be refurbished by the Council and sold at market value to Aurora Affordable Homes, a company wholly owned by the Authority to develop homes to be let at affordable rent. This strategy will enable the funding to be recycled to purchase more homes in the future.

In line with actions outlined in the recently adopted Private Sector Housing Plan 2024-28 the roll out of our private landlord's accreditation scheme began in May 2024. All private landlords in Wallsend will be contacted to highlight the advantages of accreditation which include, access to advice from officers, discounts with suppliers, advertising property via North Tyneside Homefinder and discounted membership of the National Residential Landlords Association. All accredited properties must reach the decent homes standard and all landlords agree to abide by a code of conduct.

When funding and timing allows:

Plans will be developed and delivered to redesign traffic and transport flows around the town centre, as well as other plans and projects emanating from the Masterplan work.

1.5.4 For the North West

The North West has many great attributes. It is a great place to live and includes many historic mining villages as well as Killingworth new town. This popular area has a broad range of housing choice for residents and enjoys strong demand from families who want to live there. It has access to national infrastructure assets at the A1 and Newcastle Airport and includes a significant portion of the Borough's open land, including Weetslade Country Park, which contributes to its leisure offer.

For the North West, the Authority is working to develop a set of plans that will address some of the challenges that villages in the North West face such as transport connectivity. The first part of this work was to agree the following policy priorities for the North West in June 2023:

- **Improve Transport Connectivity:** Ensuring that villages in the North West are connected and are part of the public transport network (bus, Metro and heavy rail) providing regular and affordable services to residents enabling them to access education, training and employment opportunities as well as maintaining social and leisure networks.

- **Access to Local Services:** Ensuring that residents in villages in the North West have easy access to range of local services including healthcare, education, retail and leisure.
- **Caring for the Environment and a Sense of Belonging;** Ensuring that villages are looked after and have the appropriate infrastructure to support the communities. That open spaces, highways, footpaths and cycleways are maintained to a high standard to the benefit of all residents, business and visitors.

The area also includes Killingworth Moor strategic housing site which has been identified for 2000 new family homes in the 2017 Local Plan.

From an economic standpoint, the North West includes the Indigo Park Strategic Employment Site which provides the opportunity for significant inward investment. The site is suited to Storage and Distribution / General Industrial type uses (as opposed to office type uses) which will provide more and better jobs and improved transport connections to the local area.

The area also includes Quorum Park, a significant business park currently 90% occupied employing c10,000 people. It has a strong make up with Greggs, Verisure, GE Power, AA, Tesco Bank and British Engines as occupiers.

Current Activity:

A vision for the North West: Planning for the villages in the North West is a key priority for the Mayor and Cabinet. Work is underway aligned to the Authority's ambition and policy priorities on Village Plans and a Transport Plan, which will be presented to Cabinet in September 2024.

To date progress has focused on the identification and implementation of a number of early priority projects in the North West, including Killingworth Lake, The Wagonways, enhancement to the gateways of each village and transport improvements.

Up to £6 million of funding has been indicatively allocated to these schemes. The Authority is now working up detailed business cases to submit to the relevant funding organisations and it is expected that the outcome of these bids will be known in late 2024. In the meantime, work will continue on developing designs, undertaking relevant surveys (ecology, drainage, utilities), submitting planning applications and securing a contractor, with the aim to begin work on site by the end of 2024.

Killingworth Lake: Detailed design plans are being progressed to broaden the offer of the park for residents and visitors. This will include proposals to improve the play offer, footpaths, car parks, drainage and gateways into the lake area. Over £1 million of funding has been secured for the delivery of the plans at Killingworth Lake. Subject to funding, options for a café and toilet building are currently being considered.

Killingworth Moor Housing Site: Work continues to deliver on the Authority's plans for new housing in the borough and officers continue to work with developers and landowners as well as National Highways. Planning permission has been granted for the first 539 houses on the site, which includes 15% grant funded affordable homes, and an application for a further 556 has been considered by the Planning Committee and a decision is expected to be issued in May. Two applications for the development of most of the remainder of the site have been submitted to the Authority as Planning Authority and are under consideration.

Weetslade Employment Site: The Authority is currently working with two developers who have proposals to bring forward the eastern side of Indigo Park for employment use in accordance with its designation in the Local Plan as part of the wider Weetslade Employment Site.

One is a local developer with the intention to purchase and develop out 2 acres of land with a small business park of approximately 20 units. The other is a UK based property development company working across the commercial and real estate markets. Their proposal is a speculative development of three large warehouse/office units of between 60,000 sq ft and 100,000 sq ft. This company is confident that it can secure pre-lets for these buildings during the construction process.

Wagonway Project; the Wagonways are a much-valued resource for the entire borough. Spreading out from the former mines from Seaton Burn towards Earsdon, the original routes south to the river have been successfully developed into popular walking and cycling routes.

It is proposed to develop the network over the next 5 years in three ways namely:

- Navigation and connectivity. The creation of the network happened over time and incrementally through various projects and funding bids. There is

now a job to be done to bring this all together and ensure the network is easily navigated and connected.

Work has been commissioned to develop supporting maps which will be available digitally to enable residents and visitors to explore and use the network.

- Surfacing and treatment. The Authority needs to ensure that the surfacing allows for participation by a wide variety of users and is accessible to everyone. A consistent approach to surfacing and treatment is being agreed to ensure greater consistency across the network and to ensure standards are in place whenever a new project is being delivered,
- Animating and Enriching the Experience. The Wagonways are a legacy of the industrial revolution and have a rich history. Work is planned to tell the story of the network and find ways to bring that to life for users thereby enriching the visitor experience. There are opportunities to increase engagement and awareness of the flora and fauna that surround the network as well as encouraging greater diversity. This project is particularly appropriate for external funding, and the National Lottery Heritage Fund has been identified as a potential source and a bid will be submitted later this year.

Ouseburn Way: Working with partners including the Reece Foundation, Newcastle Council, Northumbrian Water and the Environment Agency, the Authority is scoping out how improvements can be made to the environment of the Ouseburn and its tributary the Letch.

Moor Farm Roundabout feasibility funding: The feasibility work to assess transport flow and future works required at the A19 Moor Farm and Seaton Burn Junctions was completed in January 2024. These junctions represent the only remaining non grade-separated junctions along the A19 corridor and have become a constraint to housing and economic growth in the region. This feasibility work has been shared with National Highways to assist with their on-going options appraisal / development works at these junctions as part of the assessment works to develop their next Road Investment Strategy (RIS).

Next Steps 2023-2025:

Village Plans: A series of consultation events are planned in the villages in July to seek feedback from residents on the early priority proposals as well as to get views on what other projects should be included in the village plans. The feedback from the consultation will inform the village plans alongside shaping the final designs for the early priority projects.

Killingworth Lake: Detailed designs will be developed following the engagement with residents prior to an application for planning permission being submitted in September 2024. Work that does not require planning permission including some of the landscaping enhancements and gateways will be commissioned over the summer with this work starting on site in early 2025. The proposals will improve the visitor offer at Killingworth Lake making it more of a visitor destination.

Wagonway Project: The Authority continues to revise plans that will focus on the initial stretch from Weetslade to Burradon. A bid for funding to the newly established North East Combined Authority for City Regional Sustainable Transport Settlement funding has been submitted and the outcome of this will be known by December 2024. Subject to the findings of ecology surveys which are to be carried out this year, work will commence in early 2025.

Village Identities Proposals are being developed to create distinctive gateways for the villages, to include improved signage, road surface treatments, planting and artwork. Subject to community consultation, the Gateway features will begin to be installed before the end of 2024.

Transport Plan: The plan will include a range of measures to encourage and promote the use of more sustainable modes of travel such as walking, wheeling, cycling, public transport and car sharing. The North West Transport Plan will be a long-term strategy to address the issues raised in early consultation with residents including, a transport network that connects villages in the North West, improves access to local services including healthcare, education, retail and leisure and at the same time cares for the environment where infrastructure improvements are delivered to a high standard.

The plan will be developed in conjunction with regional and local transport plan policies and priorities with a series of embedded short, medium and longer-term projects to address key priorities identified by residents. They include an aspiration for heavy rail connectivity at Killingworth, improved bus connectivity throughout the day to key locations in the borough, investment in, and enhancement of, our wagonways, improved opportunities for walking, wheeling and cycling, investment in electric vehicle charging infrastructure and improved highway safety for all residents. As with the Wagonways, we will seek to align projects with the emerging CRSTS funding in order to maximise opportunity for the delivery of these schemes.

Indigo Park: The Authority will continue to work with the development partners to review funding opportunities to secure investment and refine proposals that will see more, and better jobs delivered in the Borough.

When funding and timing allows:

Subject to the agreement by the Mayor and Cabinet of the proposed plans referred to above, the Authority will seek funding to deliver those elements of the plans identified as priorities.

1.5.5 For the North East

This part of the borough has seen significant investment at the coast to create an asset for the borough and the region, with Whitley Bay recently named in the national press as the best place to live in the North East of England in 2023. The coast continues to see an increase in visitor numbers and remains a popular destination for residents and visitors alike. Furthermore, in addition to providing a first-class food and beverage offer, the coast provides opportunities for exercise and informal leisure helping to support the physical and mental wellbeing of residents. For the North East and the surrounding communities, the Authority has also invested in the environment and infrastructure to encourage visitors to support the local economy.

The Authority continues to build upon the ongoing success of the Spanish City regeneration and to sustain a first-class coastal visitor offer and destination for all of the borough, the region and beyond. This includes continued investment in coastal infrastructure following investment in the Northern Promenade.

In addition, the Authority aims to continue to meet housing and transport demand in the North East in a sustainable way that meets the needs of residents and businesses.

Current Activity:

St Mary's Island and Lighthouse: Work is scheduled to repaint the exterior of the Lighthouse. An application for Listed Building Consent and a licence from the Marine Management Organisation has been submitted for the works and subject to approvals and the subsequent discharge of conditions, the work is scheduled to start on site in July 2024 for a period of 3 months.

Murton Housing Site: Identified in the adopted Local Plan as a strategic housing site, the Authority continues to work with the development consortia to deliver

the Murton Masterplan which was adopted by the Authority as a framework for the delivery of this major scheme. In addition to bringing forward three thousand new homes the development will include investment in new transport infrastructure including a new link road, Metro Station as well a new school. Works continue to progress in the southeast part of the site where Story Homes are constructing the first 300 homes.

The application submitted by Persimmon Homes for the remainder of the site remains under consideration. This is a hybrid application for 2,700 homes which will include the delivery of 100% affordable housing on land currently owned by the Authority and up to 25% on the rest of the site. It also includes the primary link road, and, in outline form, a 2-form entry primary school, up to 1000sqm of retail floorspace, a new metro station and associated highways, drainage, site wide servicing, landscaping infrastructure and demolition works.

Bernicia Homes is progressing with the purchase of one of the parcels of land in the Authority's ownership to deliver 100% affordable homes, with grant funding support from Homes England. Bernicia will be required to contribute a proportionate cost to the required site wide infrastructure.

Seafront Sustainable Route: In line with the commitment in Our North Tyneside Plan to provide a permanent coastal cycleway, this route will provide a permanent, segregated cycleway whilst retaining two-way traffic along the seafront between the North Shields Fish Quay and St Mary's Lighthouse in Whitley Bay.

The first phase from Tynemouth to Beach Road will be completed in June and will provide a safe and pleasant route for cyclists and pedestrians. The second phase of the Seafront Sustainable Cycle Route from Beach Road to St Mary's Lighthouse will start on site after the summer holidays and is due to be completed in spring 2025.

Whitley Bay Cultural Offer Some initial funding has been secured from the North of Tyne Combined Authority (and will now be provided by the new North East Combined Authority) for the Whitley Bay Carnival as well as to provide new sound and lighting equipment for the Whitley Bay Playhouse.

Next Steps 2024-2025:

Whitley Bay Masterplan: In line with Our North Tyneside Plan, it is proposed to undertake some planning activity in Whitley Bay town centre later this year. The purpose of the plan will be to improve the pedestrian, cycle, and vehicular

movements within the town centre environment. Together with improvements to the public realm, this will help create a better visitor experience and provide opportunities for new investment as well as supporting existing local business. This will form a sound basis to move forward later this year.

Northumberland Line Economic Corridor: Using the funding secured from the North of Tyne Combined Authority, the Authority is in the process of undertaking feasibility work exploring the options to further develop the transport network including for a Metro extension to Cobalt Business Park and the potential for a rail extension from Northumberland Park.

When funding and timing allows:

St Mary's Island: Progression of a revised scheme and funding bid to the National Lottery Heritage Fund over the next 2 years. The bid will look to enhance the visitor experience for St Mary's Island as well as to protect its rich ecology.

1.5.6 For the South East

The South East has received a wealth of investment in recent years, benefitting North Shields Town Centre, Fish Quay and the assets in surrounding communities, contributing to the overall offer of the Borough. The Fish Quay is England and Wales largest prawn landing port. The South East is also home to longstanding fishing activity based at Cullercoats Harbour.

The area includes Cobalt Business Park with significant employers such as Accenture, EE, Sage and Newcastle Building Society. As well as the major Port of Tyne site, the north side of the Tyne Tunnels is a major site for Northumbrian Water and the two retail outlets at Silverlink and Royal Quays and the attractions of Tynemouth Village. Northumberland Park, Tynemouth Pool and The Parks are at the core of a significant leisure offer.

The South East also contains some of the highest deprivation in the borough and the Authority therefore is committed, through its Inclusive Economy Strategy and Equally Well, to tackling working poverty, improve the life chances of residents and address issues of poor quality private rented housing as part of the work to close the gap.

For the South East and its surrounding area, the Authority is working towards raising the quality of the built environment, through the North Shields Town Centre and Fish Quay Masterplan adopted in January 2021. It is making good

headway, working in partnership with existing landowners and other stakeholders, in delivering the Masterplan.

For reference, the schemes being delivered as detailed in the Masterplan include:

1. Town Centre Gateway Improvements (underway)
2. Transport Hub and Bus Interchange (completed)
3. New Town Square (completed)
4. Bedford Street / Saville Street Public Realm Improvements (Funding bid approved)
5. Northumberland Square Improvements (completed)
6. Howard Street Cultural Quarter (underway)
7. Riverside Embankment Walkway (underway)
8. Housing Sites (funding secured)
 - Tyne Brand (remediation underway)
 - Unicorn House (underway)
9. Relocation of North Shields Ferry (underway)

Completed Works:

Good progress has been made in implementing the key schemes within the North Shields Masterplan, these include:

The Transport Hub was opened in September 2023 and is the first carbon net zero building in the borough. It promotes cleaner travel by connecting bus services, Metro, taxis and cycle routes and provides a better customer experience.

The new town square area outside the Transport Hub which includes seating, planting and space for events. The square was officially named as Thomas Brown Square in honour of a George Medal-winning World War II hero from North Shields in March 2024.

Public artwork has been installed in the Hub, designed by local artist, Colin Davies and young people from the area.

The £12.994 million Transport Hub and town square was funded through the Transforming Cities Fund via Transport North East, North of Tyne Combined Authority and the Authority. The main contractors were Willmott Dixon Construction and Napper Architects. The Transport Hub has been nominated for six awards including the Royal Town Planning Institute NE Planning Excellence Awards – Best Project Award, Low Carbon Project of the Year

(Construction News National Awards), RICS NE Awards – Public Sector & Community Benefit category.

North Shields Heritage Action Zone: The Authority secured £1.4m of Heritage Action Zone (HAZ) funding for improvements to Howard Street Conservation Area from central government. This significant investment into the fabric of the Conservation Area including both buildings and public realm has improved the character and appearance of the Conservation Area and builds upon the investment in Northumberland Square.

It also provided new commercial opportunities for some of the buildings on Howard Street which could be repurposed towards high quality food and beverage, leisure and cultural use which would take advantage of this unique location. Property grants have been awarded and properties on Howard Street and Northumberland Square have been improved. Several other grant awards have been made to private property owners and work is nearing completion.

HAZ Funding was allocated to undertake an extensive scheme of external repairs to the Exchange building to address the buildings condition issues. This investment in the Exchange was matched with £300k of North of Tyne Combined Authority Cultural and Creative Zones funding to undertake internal remediation and repair works to bring the building back into full use. Together with other complementary investment at 97 Howard Street this activity helps underpin the development of the North Shields Cultural Quarter identified in the Masterplan.

Built as an iron merchants in 1874, at the bottom of the hill at the junction with Bell Street and Clive Street, 131 Bedford Street has been bought by a new social enterprise headed by internationally renowned DJ, producer, musician and label owner Geoff Kirkwood, better known as Man Power.

The building has been vacant since July 2012, following roof damage during a storm and now it will be transformed into affordable spaces for creatives and artists. There is potential to split the three-storey building into studios, workspaces, offices and more.

Current Activity:

North Shields Masterplan: Work continues to progress in implementing the adopted Masterplan as set out below:

Riverside Embankment Walkway: Work commenced on the new Riverside Embankment Walkway in November 2022 which will provide a step – free route between the town centre and the Fish Quay. The slope stabilisation work is now completed and the earth walling works are progressing well. The next stage of works will include the construction of the ramp and footpath with all the works on the walkway scheduled to be completed by December 2024.

Gateways: Improvements to make the western gateway into North Shields town centre easier and safer to use are now complete, using funding secured from the government’s Highways Maintenance Challenge Fund. This work included installing safer and more accessible pedestrian and cyclist crossing points, extending the guardrail, improving drainage and the resurfacing of the roundabout.

The Albion Road / Stephenson Street highway improvement works are on site to enhance the image and quality of the public spaces as visitors enter the town. Works are expected to complete this summer.

Housing: Significant progress has been made on bringing forward high quality and affordable housing in North Shields. Schemes include:

- 11-12 Northumberland Square: The building will be substantially complete at the end of June 2024. An estate agent will be appointed who will then sell the units on the market.
- The Authority sold the Unicorn House site to Karbon in March 2024 for 28 Rent to Buy units based on the original planning application. Karbon have contracted with Adderstone Group to build out the scheme. Building started in May 2024 and will last for 18 months. Northern PowerGrid have diverted the power cable on the site which has made more land available for development.
- Work continues to bring the Tyne Brand site forward with site investigations and initial selective demolition to be undertaken in September 2024 while negotiations to purchase all property and land interests continue. Planning consent for the third phase of development at Smiths Dock is due to be concluded in June 2024 with start on site to commence soon after. Brownfield Housing Funding from the North of Tyne Combined Authority is being utilised to help support both projects.

Ferry Landing: Work is ongoing with Nexus and the Port of Tyne to refine a scheme for the relocation of the Ferry Landing to Western Quay. It is also proposed that the new landing will link in with the proposed Riverside Embankment Walkway, having the ferry link in the heart of the Fish Quay will

improve accessibility and drive footfall. The scheme will also see an extension to the Fish Quay Protection Jetty, enabling more fishing boats to berth in 'The Gut' whilst also providing mooring facilities for tenders servicing cruise ships too large to enter the river. Nexus is currently in the process of securing funding and finalising the procurement documents which are to be issued in the coming months.

North Shields Cultural Quarter: is at the end of its first full year of investment from the North of Tyne Combined Authority.

There has been significant capital investment in a number of initiatives. The Exchange has been fully refurbished and reopened with an extensive programme, including North Shields Cultural Quarter funded events, in November 2023.

The Globe Gallery will be relocating to a site on the corner of Howard Street and Saville Street, this is a return to the first site the gallery was based at.

There have been significant improvements to the Business Centre which is now the home of Helix Arts. There is also additional work to make the space accessible and animated including developing a ground floor drop in facility which will provide desk space for creative businesses.

There has been a significant programme of activity to date including business support and mentoring, events, bursary grants and education and skills activity. To date there have been a total of 20 culture and tourism events attracting 34,581 participants.

The Business Support and Mentoring programmes have provided intensive 1-2-1 support for 52 businesses. Grants have been given to 13 projects and events programmed across 2023-24 and 2024-25 and the grants fund is still open for new applications. 12 creative practitioners have received a bursary grant to overcome the financial barriers to accessing training, networks and initiatives which will enable them to progress their professional experience, learn new skills and develop their creative practice.

The education and skills programme is developing a programme of activities aiming to reduce barriers to careers in the creative industries, particularly TV and music industries. To achieve this, we are working in partnership with a range of key organisations including Generator North East, Helix Arts, North East Screen and Crewgal as well as creating connections with local schools and further education colleges.

The combined capital investment in The Exchange 1856, Globe Gallery and the Business Centre is vital to the transformation of the town centre and the visibility of the Cultural Quarter. The aspiration to transform the area into a magnet for creative businesses is taking shape, with applications from a number of cultural organisations for spaces in Howard Street which will add to the critical mass of creative practitioners in the area.

Next Steps 2024-2026:

Bedford Street: £3.6m of capital funding has awarded from the North of Tyne Combined Authority to complete the programmed public realm and pedestrianisation works on Bedford and Saville Street. Detailed designs have been produced and consultation has been undertaken in June. Work is scheduled to start in September 2024 and is being programmed to minimise disruption to businesses.

Gateways: There are future plans to further enhance the western gateway into the town through improved public realm, pedestrian facilities and an art installation at the junction of Borough Road and Prudhoe Street.

North Shields Town Centre and Fish Quay: Work continues at pace to deliver several schemes within the adopted Masterplan and by 2025 many of these will be completed. Officers are progressing plans to further enhance the public realm, accessibility and visitor offer in and around the Fish Quay and will be looking to secure funding through the new North East Combined Authority.

When funding and timing allows:

Port of Tyne Enterprise Zone: The Authority will continue to work with the Port of Tyne to identify solutions for the Royal Quays Enterprise Zone. The Port is currently developing plans for the site to unlock the site's economic potential linked to the growth of the Offshore Energy Sector. The sites have been included in the North East Investment Zone which will enable the Port to bid for funding to remediate sites along with providing incentives for businesses to locate there.

- 1.5.7 Cultural Partnership: North Tyneside Cultural Partnership (NTCP) was launched in March 2023 and *North Tyneside Creates – A Cultural Plan for North Tyneside 2023 -2030* was adopted as policy by Cabinet at its meeting of 22 May 2023.

The Partnership's Terms of Reference state that,

“The NTCP exists to provide a voice for the whole cultural sector in North Tyneside. It provides a forum to share information, discuss and debate issues and challenges and work collectively to represent the interests of the sector and maximise its positive impact for residents and visitors. The NTCP aims to develop ambition for the role of arts and culture in the borough and nurture the best conditions for it to thrive.”

The Partnership has successfully engaged a wide range of partners from across the cultural sector in a series of meetings and social activities since its inception. It is currently working through the development of an implementation plan to deliver on the challenges outlined in the Cultural Plan.

NTCP was recently successful in acquiring funding through the Arts Council England Investment Fund to employ a Co-ordinator in order to build capacity and develop the work of the Partnership. As the overarching body for the cultural sector in the borough the Partnership will also reflect and support the work of other networks including the North Shields Cultural Quarter, the Culture Health and Wellbeing Network and the Local Cultural Education Partnership.

The NTCP has contributed to shaping regeneration plans across the Borough and will be consulted as a key sector voice in any developments going forward.

1.5.8 The People of North Tyneside

This plan contains a broad range of physical projects which develop North Tyneside as a place. However, North Tyneside is nothing without its people. It's the businesses and shoppers that make the town centres, the visitors, residents, and businesses that bring to life the attractions at the coast and residents and visitors that fill the parks and wagonways with activity.

Just as this programme is designed to be for all of North Tyneside, it is designed for all the people of North Tyneside wherever they live. Many of the projects that have been delivered and will be delivered are shaped with that in mind and are consistent with the Inclusive Economic Growth Strategy which seeks to ensure that those most marginalised from the mainstream economy have the opportunity to benefit from growth and fulfil their potential.

This plan is ambitious in scope and complex in nature, however, it means nothing without the people served by the Authority.

1.5.9 Funding breakdown

An initial breakdown of the proposed funding allocation is set out below. In line with the Authority's priorities. Further work will continue be undertaken to refine a delivery programme and to profile the spend for each project across the five-year period.

Progress on the Our Ambition Plan shall be monitored by the Deputy Mayor, who has responsibility for regeneration, and regular reports on progress will be reported to Cabinet. Property related projects will be considered via the Strategic Property Group chaired by the Elected Mayor.

Area	Scheme	Authority Funding from Our Ambition / Budget (2021-2025) £m	External Funding (Match) £m
South West	Segedunum	£0.106 (approved)	£0.499 MEND
	Wallsend Town Centre	£1.000 (allocated)	£3.365 (identified) NECA City Regions Sustainable Transport Villages (CRSTS)
North West	Killingworth Lake	£1.200 (approved)	£1.135 (identified) NECA CRSTS £0.565 S.106 monies
	Waggonways	£0.400 (approved)	£2.800 (identified) CRSTS
	Village Plans	£0.400 (approved)	No Match
North East	Northern Promenade	£1.150 (approved)	No Match
	Sea Front Sustainable Route	0	£10.000 ATF3 £1.000 Sustrans
South East	North Shields Heritage Action Zone	£1.133 (approved)	£1.494 HAZ £3.500 GBF
	North Shields Cultural Quarter	£0.120 (approved)	£1.600 NTCA Cultural and Creative Zones
	Bedford Street / Saville Street Public Realm	£0.127 (approved)	£3.300 NECA £0.600 ATF4
	Transport Interchange and Town Square	£2.500 (approved)	£19.125 TCF £1.850 NTCA Capital
	North Shields Fish Quay Area Plan	£0.500 (approved)	£6.375 (identified) NECA CRSTS
Total		£8.636	£57.208

1.5.10 Next Steps

Subject to agreement by Cabinet, the next steps will include:

- Project development including refining delivery plans and funding mix;
- Options on the major projects moving through appropriate governance;
- Finalise the Investment Programme based on a £10m budget, developing proposals and priorities for post 2025; and

In the next 12 months activity will focus on delivering already approved projects and identifying additional funding to deliver the following:

- Agree the Village plans for the North West, secure funding for and begin delivery on the early priority projects;
- Secure funding to upgrade the visitor offer at Segedunum;
- Work with delivery partners and stakeholders to take forward projects adopted within the Wallsend Masterplan; and
- Agree policy priorities and a plan for Whitley Bay

1.6 **Decision options:**

Whereas the majority of this report is for information purposes only, Cabinet is requested if they agree to recommendation (3) at paragraph 1.2 above or not agree that recommendation.

1.7 **Reasons for recommended option:**

The reason for the recommendation is to enable progress to be reported on delivery against the agreed priorities within Our Ambition.

1.8 **Appendices:**

None

1.9 **Contact officers:**

John Sparkes, Director of Regeneration and Economic Development, tel. (0191) 643 6091

David Mason, Head of Finance, tel. (0191) 643 8109

1.10 **Background information:**

The following background papers/information have been used in the compilation of this report and are available at the office of the author:

1. Our North Tyneside Plan 2021-25

2. Cabinet report 26 June 2023 An Ambition for the North West
3. Cabinet report 26 June 2023 An Ambition for North Tyneside Update
4. Cabinet report 22 May 2023 'An Ambition for Wallsend'
5. Cabinet report 21 February 2022 'An Ambition for North Tyneside - Update
6. Cabinet report 1st April 2019 'An Ambition for North Shields'
7. Cabinet report November 2019 'An Ambition for North Tyneside' mid-year update
8. Cabinet report 26th November 2018 'An Ambition for North Tyneside'

PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING

2.1 Finance and other resources

The capital and revenue implications relating to those projects currently underway are included within the Authority's current Investment Plan and Financial Plan respectively. Any future proposals will be considered as part of the investment plan gateway process in line with the Authority's Capital Investment Strategy.

The Authority's 5-year Investment Plan budget for 2020/21 identified a £10m investment pot to deliver the projects contained in Our Ambition for North Tyneside to the financial year 2024/25.

A total of £3.654m of the Authority's contribution had been spent by 31 March 2024. The Investment Plan identifies the residual Authority contribution of £6.346m to 2026/27, with indicative commitments already having been made for £4.982m of this allocation as summarised in paragraph 1.5.8.

The Authority's planned contribution will continue to support the delivery of the priority schemes identified in this report but is also available to use as match funding to support applications for emerging external funding opportunities, helping to secure additional investment in the Borough.

As projects are further developed and refined, the Authority will continue to identify sources of match funding from national and regional funding bodies to deliver on the Authority's priorities and to maximise the impact of its schemes and to provide value for money. Since 2020 officers have secured over £42m in external match funding to deliver the projects set out within this report with a further £15m identified through the NECA devolution villages.

2.2 Legal

There are no direct legal implications arising from this report. As projects and plans come forward individual consideration of the legal implications of the plans and projects referred to in the report will be required.

2.3 Consultation/community engagement

2.3.1 Internal Consultation

The report is based on discussions with the Elected Mayor and Cabinet Members as well as detailed technical discussions across the Senior Leadership Team.

2.3.2 External Consultation/Engagement

As the Authority has begun to mobilise on many of the key projects contained in Our Ambition for North Tyneside, the Authority has undertaken numerous consultation events and have engaged with businesses and stakeholders to seek their views. This has included meeting with businesses at specific engagement events as well as meetings with the Chambers of Trade.

As proposals contained in Our Ambition for North Tyneside move towards delivery and where statutory processes are involved, for example Planning Applications, formal consultation will take place.

Future engagement will also build upon earlier consultation that has been undertaken which includes the Big Community Conversation; Budget Engagement, Communities and Places consultation as part as of the UK Shared Prosperity Fund bid and the engagement which supported the production of the North Tyneside Local Plan, Masterplans and Community Infrastructure Levy.

2.4 Human rights

There are no human rights implications arising from this report.

2.5 Equalities and diversity

Equality Impact Assessments (EIAs) will be carried out for each project where appropriate. This has seen the inclusion of a changing places facility within the transport hub, and the design of the walkway on the embankment has been designed to ensure easier access. EIAs are a key part of project planning as they assess the potential impact a project may have on people with protected

characteristics and help to ensure the Authority's engagement activities are promoted appropriately and are accessible.

2.6 Risk management

Specific projects will have their own risk management arrangements in line with the agreed corporate approach.

2.7 Crime and disorder

Any crime and disorder implications and mitigation measures will be considered as part of the proposals for the individual schemes and projects set out in this report.

2.8 Environment and sustainability

The contents of the plan aim to support sustainable development and contribute to reducing carbon emissions and responding to the climate change emergency.

PART 3 – SIGN OFF

- Chief Executive
- Director(s) of Service
- Mayor/Cabinet Member(s)
- Chief Finance Officer
- Monitoring Officer
- Assistant Chief Executive