



GATESHEAD TAKE ANOTHER LOOK

Gateshead's Approach to Regeneration & Housing



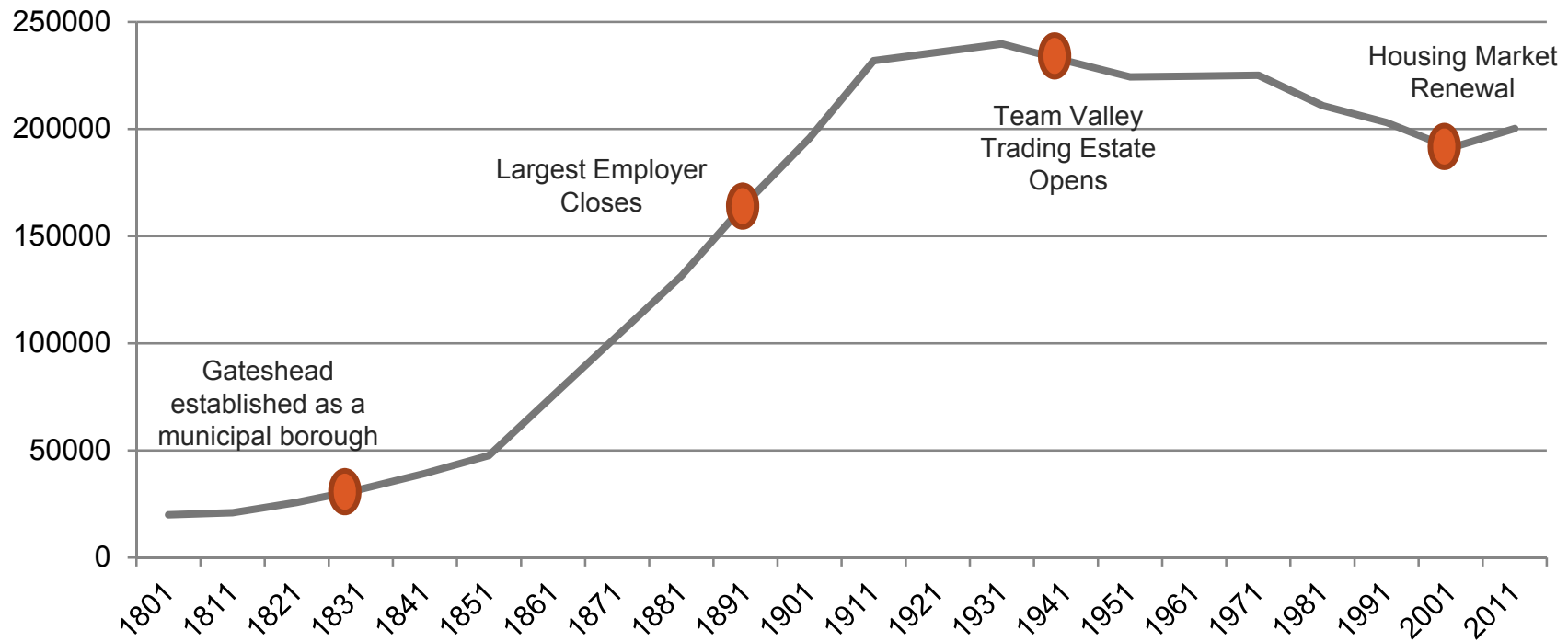
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GATESHEAD

- Southern bank of the River Tyne
- Latitude of 54.57°N and longitude of 1.35°W
- 285m to London; 123m to Edinburgh
- Temperate climate: one of the driest regions in the UK
- Topography: land rises 230ft from Quays to Town Centre and up to a max height of 525ft
- 55sqm; two-thirds rural
- Population of 200, 214; 63.8% of working age
- Population will become older
- Stock of 92,510 homes is relatively older and smaller; need to build 11,000 gross
- Service sector accounts for 80% of jobs; manufacturing remains important
- Projecting 7,800 more jobs to 2030; bulk of opportunity will be replacement jobs
- Low skilled workforce
- High levels of inactivity due to long-term sickness
- Youth Unemployment Rate of 4.8%



A BRIEF ECONOMIC HISTORY



Industrialisation

De-Industrialisation

New
Economy

LEGACY OF DE-INDUSTRIALISATION

- Physically
 - Large supply of older industrial space
 - Housing supply dominated by older terraces, Tyneside Flats and properties of a non-traditional construction
 - Brownfield sites suffering from contamination
 - Road and rail infrastructure severing communities
- Economically and Socially
 - Lack of confidence amongst the business community
 - Workforce with skills that were no longer in great demand
 - Relatively high levels of unemployment and poverty
 - Low aspirations

APPROACH TO REGENERATION?

- Recognised the value of broader environmental, social and cultural outcomes and their contribution to regeneration and economic growth
- Our intention, relevant today, was to:
 - Foster a sense of pride
 - Create a sense of place
- The Council was the engine of change using all the levers available – influence, policy, assets, resources, services
- Extensive community involvement
- Willingness to be bold and take smart risks
- Make use of other peoples money

1974



1986



1990



1998



2001



photo c. John Devlin

2002



2004



2013



2016





**Gateshead
Quays: culture
and leisure**

**Baltic Business
Quarter:
commercial**

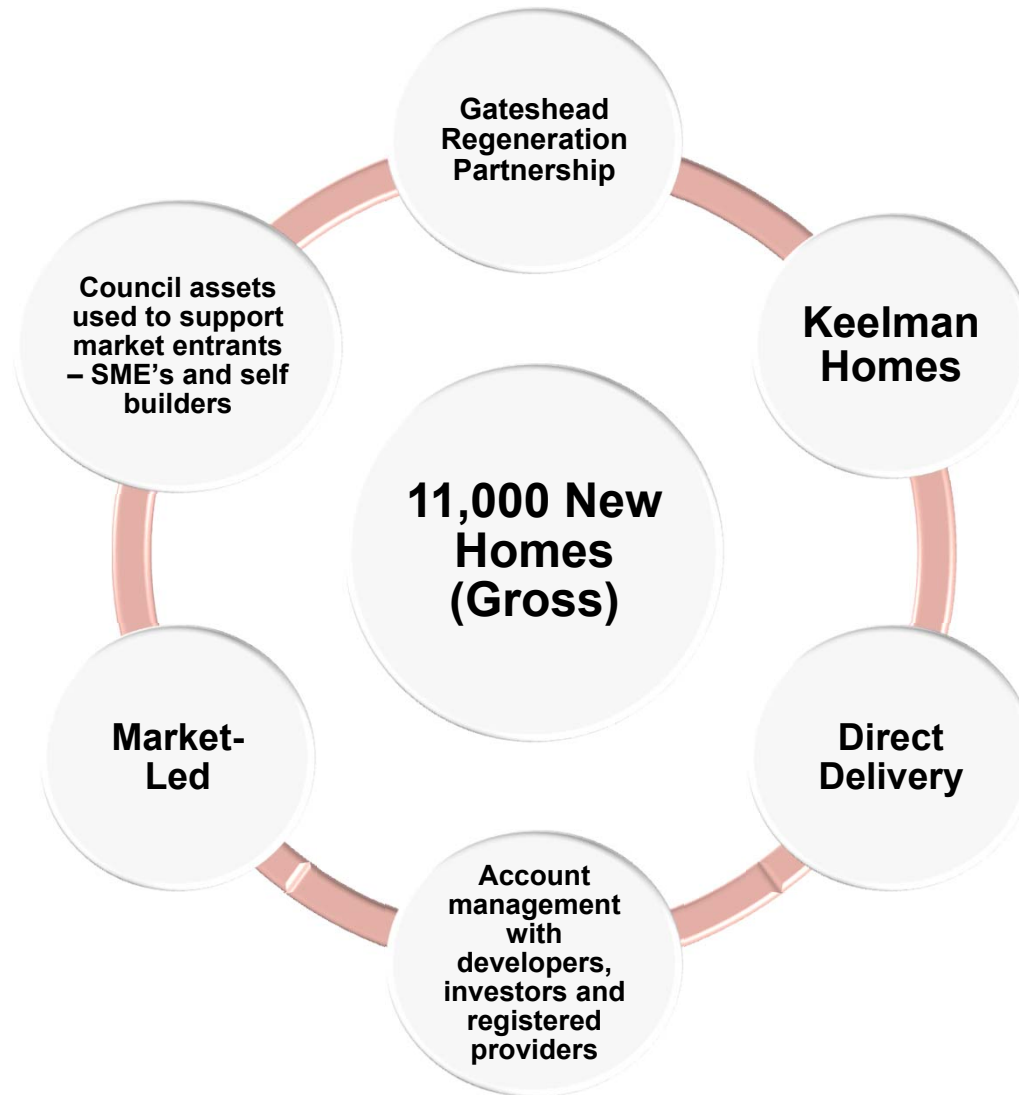
**Gateshead Centre:
retail and transport
hub**

**Exemplar
Neighbourhood:
housing**

APPROACH TO HOUSING SUPPLY – EXISTING STOCK



APPROACH TO NEW HOMES



GATESHEAD REGENERATION PARTNERSHIP

- It is a unique combination of home builder Galliford Try, leading social landlord Home Group and Gateshead Council.
- Will build 2,400 homes across 19 sites in Gateshead
- The partnership brings together skills from a variety of sectors, is one of the first of its kind and is already award winning.
- The partnership ensures that high quality new homes are built for Gateshead people while profits are re-invested into further development.
- Top quality design and high energy efficiency are key to the approach to ensure sustainability

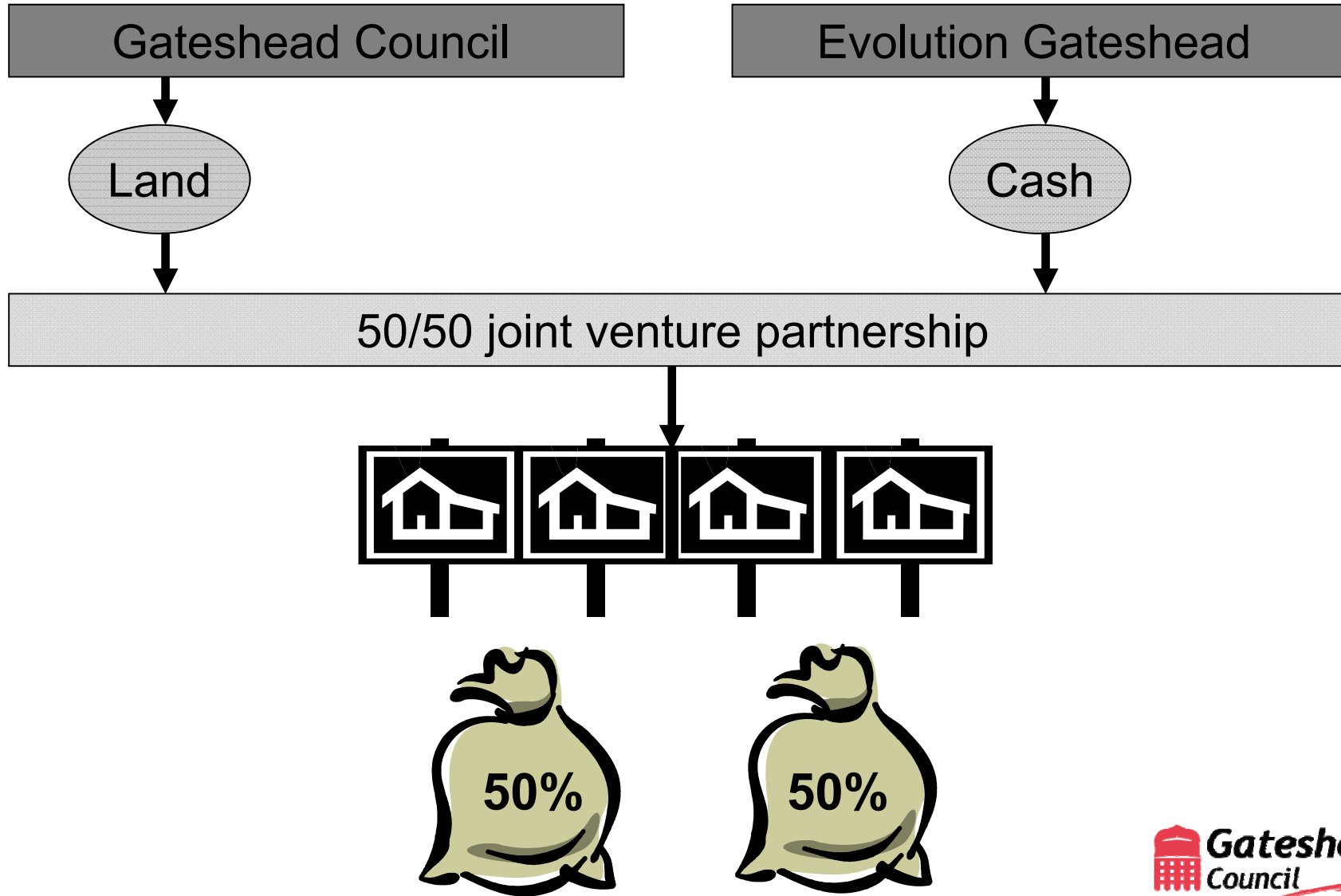


BENEFITS

- Develop a package of sites; including those requiring gap funding
- Set high standards of design, innovation and sustainability
- Private sector expertise and resources
- Reduce reliance on Central Government funding
- Share risks and rewards
- Reinvest profits in communities
- Regenerate neighbourhoods



DELIVERING THE VISION



CURRENT PROGRESS

- The partnership is already building and selling its first homes on three sites under development.
- A high quality 'villa' style development in Birtley opened its first show home in 2015. These homes are available for sale through Linden Homes.
- A development of high quality affordable homes in Deckham is approaching completion. This will be managed by Home Group.
- Site work is beginning now on the creation of the first 99 new homes in the Bensham and Saltwell regeneration area, which will feature a mix of tenures.



SUCCESS IS MORE THAN BRICKS AND MORTAR

- Public Realm
- Public Art
- Waste Recycling
- Supply Chain
- Apprenticeships
- Local Employment
- Sales
- Profitability

