

# **Delivering the Economic Strategy**

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**Paul Scrafton**  
**Acting Corporate Director; Economic Regeneration**

**South Tyneside Council**

**APSE 21 March 2018**



# Agenda

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- **Setting the Scene**
- **IAMP**
- **SS365**
- **Riverside**
  - Harton Quays
  - Holborn
- **Foreshore**
  - Haven Point
  - Littlehaven
- **Hebburn Town Centre**
- **Questions**



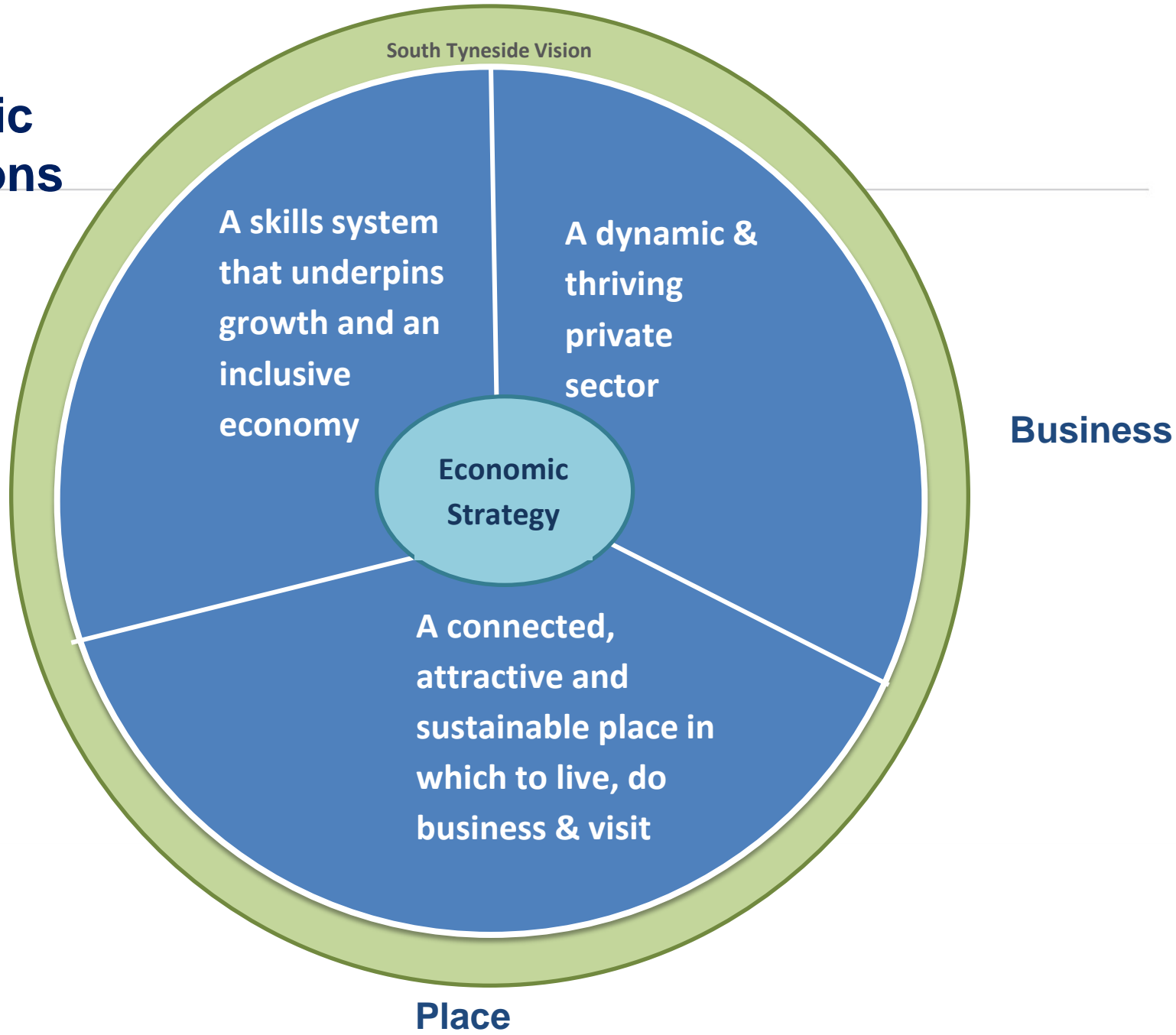
# Scene Setting

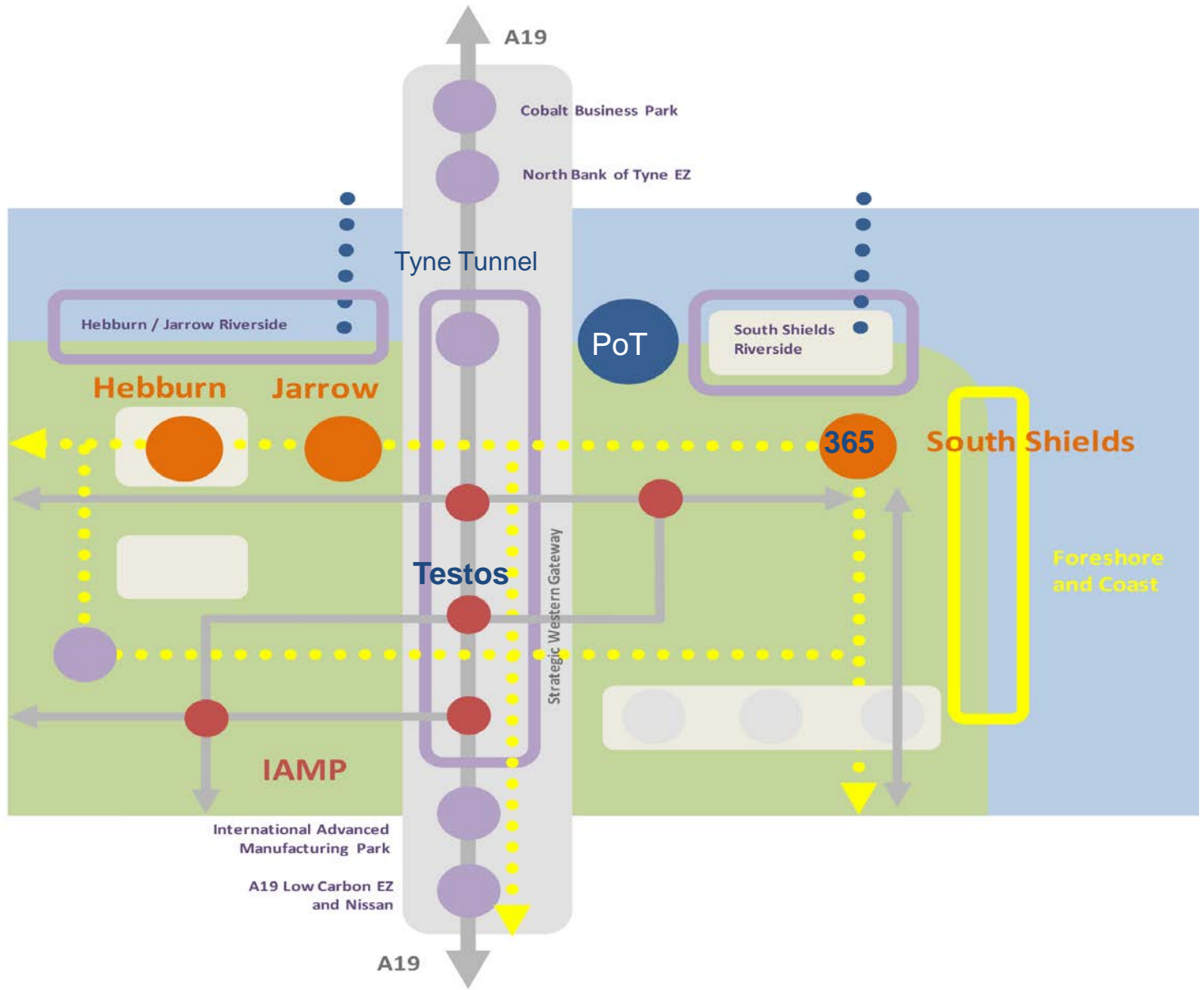
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- Need to increase productivity – GVA per head
- Need for higher skills base
- Need for higher business base
- Over reliance on Public Sector and Construction sectors
- Reverse negative net outflow of residents for work
- Financial environment



# Our 3 Strategic Ambitions







# A world class location for international investment

Strengthened reputation of South Tyneside as a location of choice

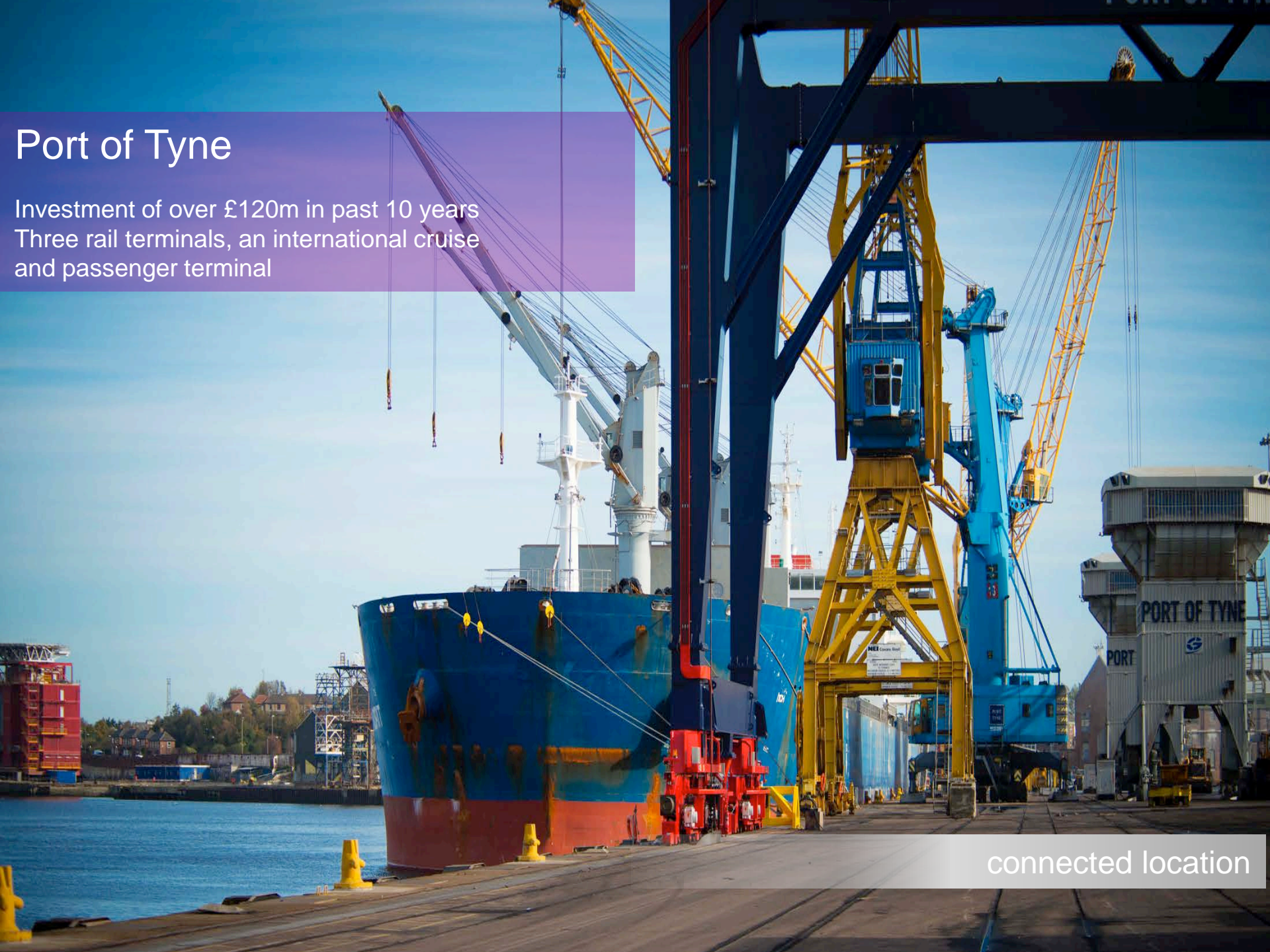
fostering partnerships and  
inward investment





# Port of Tyne

Investment of over £120m in past 10 years  
Three rail terminals, an international cruise  
and passenger terminal



connected location



# Supporting our businesses

Work with our existing businesses to unlock new investment to increase productivity and job creation

A photograph of a modern Siemens building with a curved roof, surrounded by greenery and purple flowers. The building is white with large windows and a balcony. The Siemens logo is visible on the side. The foreground is filled with a dense field of purple flowers, and there are several tall, dark green trees to the right of the building. The sky is blue with some clouds.

SIEMENS

fostering partnerships and  
inward investment





# Developing our key sectors

Create the environment that will develop our key sectors of

- advanced manufacturing
- ICT/digital
- business services

to maximise on the growth and employment opportunities

investing in new industry

# A skilled workforce that can meet the existing and future economic needs

South Tyneside College  
University of Sunderland

Work with businesses and education to ensure that young people are aware of the career opportunities and routes into sustainable employment



investing in our young people



# Industry and Schools – The Exchange Programme

Primary Engineers Programme  
Secondary Schools Enterprise Programme  
Careers Guidance and Sector Events

SOUTH SHIELDS  
COMMUNITY SCHOOL

investing in our young people



# International Advanced Manufacturing Park

Close to Nissan UK with Enterprise Zone status  
150 hectare site, 260,000m<sup>2</sup> developable floor space  
Hub for automotive, advanced manufacturing and hi-tech businesses  
Excellent links to the A19 and A1  
Ready for development in 2018

looking forward to tomorrow



# IAMP Masterplan

- 150ha greenfield site adjacent to Nissan plant
- New dual carriageway access
- All utilities
- New highway junctions
- Bespoke support package



# Project Funding

Funding source	Amount	Commentary
Local Growth Fund	£41.1m	Approved by Government in January 2017; subject to final LEP Board approval in November
City Deal	£5m	Approved by Government in 2014 – project development, feasibility and land acquisitions
Sunderland City Councils and South Tyneside Council	£22m	Borrowing to support project delivery. Allocated within both Councils Capital Programme for 2017/18 onwards.
Sunderland City Councils and South Tyneside Council	£33.75m	Capital contribution via Enterprise Zone business rates funding mechanism, to be underwritten by Sunderland and South Tyneside Councils
Private Sector (Development Partner)	Circa £400m	Capital for the development and funding of buildings and associated infrastructure.
<b>Total</b>	<b>£500m</b>	



# Timeline

- Nationally Significant Infrastructure Project (NSIP) late 2015 SoS
- Area Action Plan adopted November 2017 – removed site from Greenbelt SoS
- Nissan supply chain announcement end 2016
- Planning Application for IAMP One January 2018
- Development Consent Order (DCO) for IAMP Two submitted September 2018 –  
planning permission and CPO powers

# Private Sector Development Partner

- Henry Boots Developments appointed in October 2017
- Working alongside the IAMP LLP to deliver commercial opportunities and market the site to end occupiers.
- 15 year contract with a value of around £500m



# Land & Property Options – One Point of Contact

Bespoke package of support based on individual requirements including:

- Full design & build sale solution
- Full design & build lease solution
- Financial incentives – Enterprise Zone
- Employment & skills requirements







**INTERNATIONAL**  
ADVANCED  
MANUFACTURING  
PARK

# IAMP One – Nissan Suppliers



# IAMP One



- IAMP One : Planning application for up to 10 specialist automotive & manufacturing units
- New road link from A1290
- 130,000sqm for floorspace
- Create around 2,000 jobs

<https://vimeo.com/254586273/d8ee9307dc>



# **Delivering the Economic Strategy**

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**John Sparkes**  
**Head of Regeneration**

**South Tyneside Council**

**APSE 21 March 2018**





Foreshore

Town Centre

Riverside





# South Shields 365

## Setting out our vision





# South Shields 365

## Procurement of a Development Partner

South Shields **365** town  
centre  
vision



# South Shields 365

## The Market Response









# South Shields 365

The National Centre for the Written Word



Hufton+Crow copyright



South Tyneside Council

# South Shields 365

South Shields **365** town centre vision

## Transport Interchange – A New Gateway for our Visitors



South Tyneside Council



# South Shields 365

## Transport Interchange



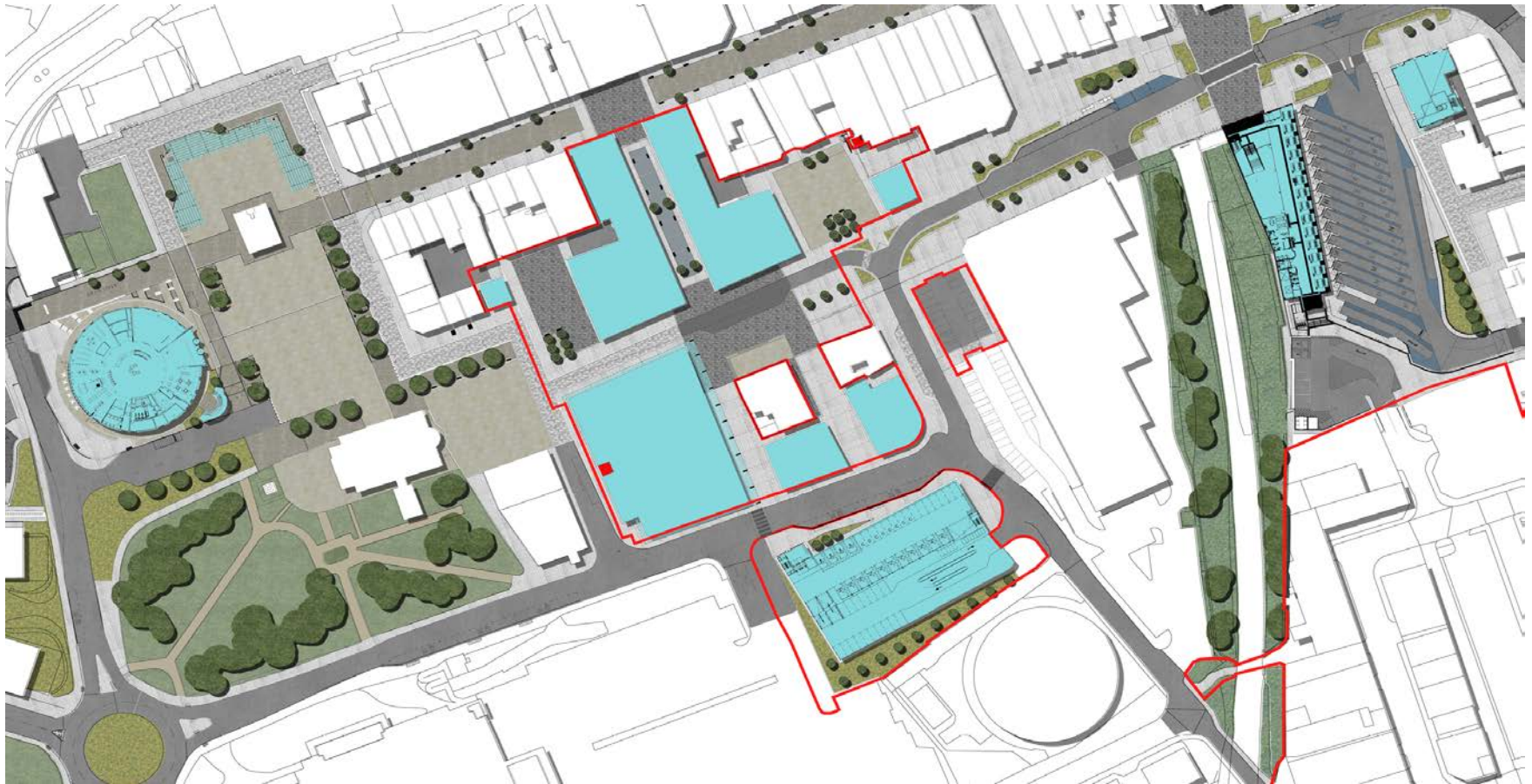


# South Shields 365 Transport Interchange



# South Shields 365

## Retail / Entertainment - Underpinning our Visitor Offer





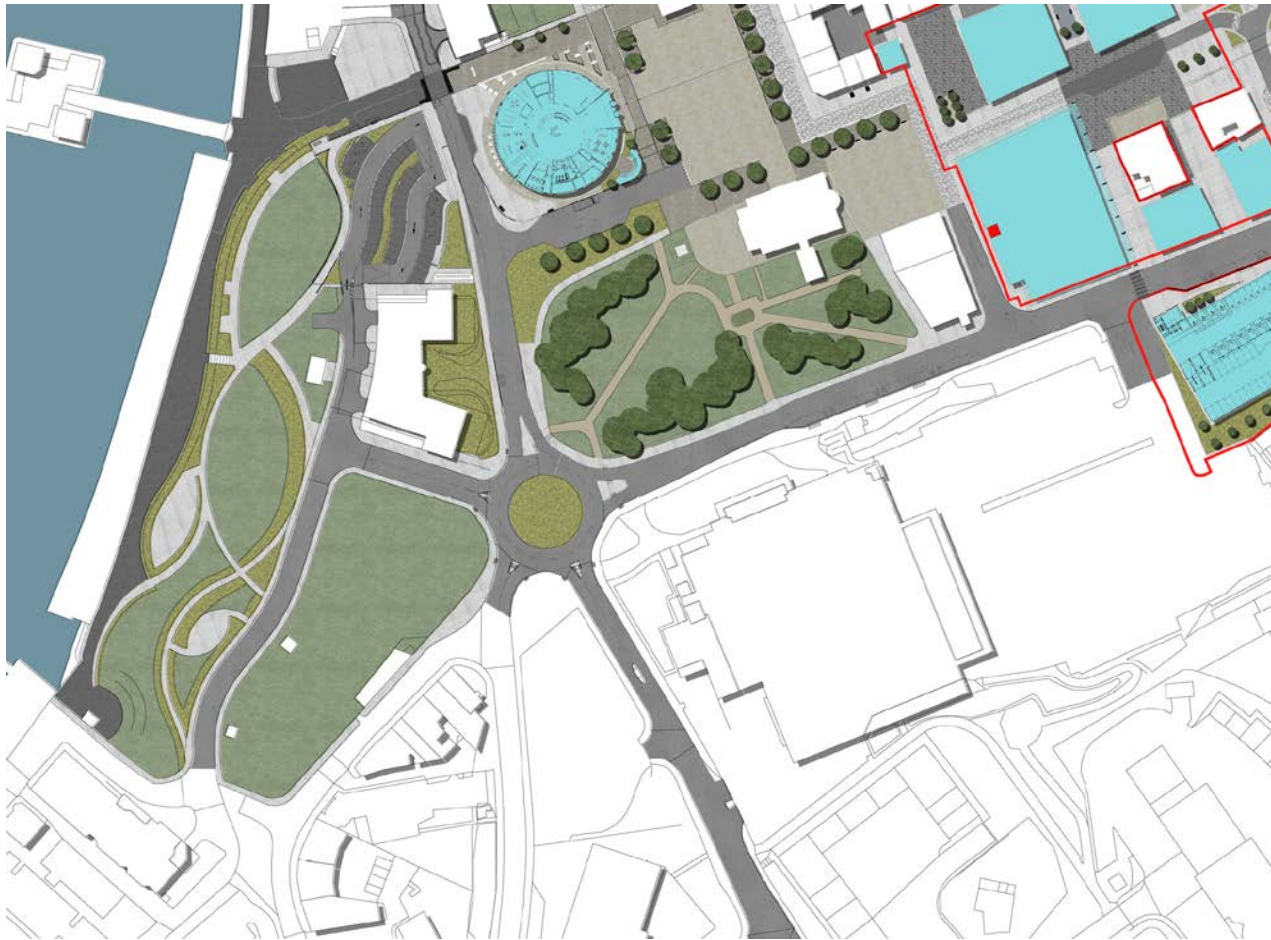
# South Shields 365

## Retail and Entertainment





# South Shields Riverside – Harton Quays Park







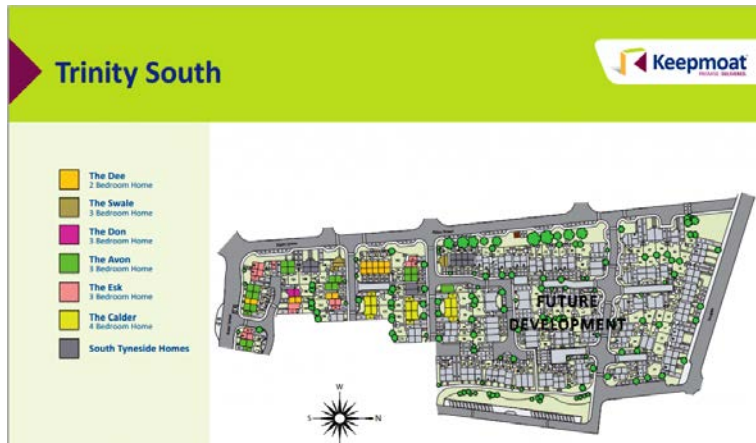


# South Shields Riverside – Harton Quays Park





# South Shields Riverside – New Housing



# South Shields Riverside

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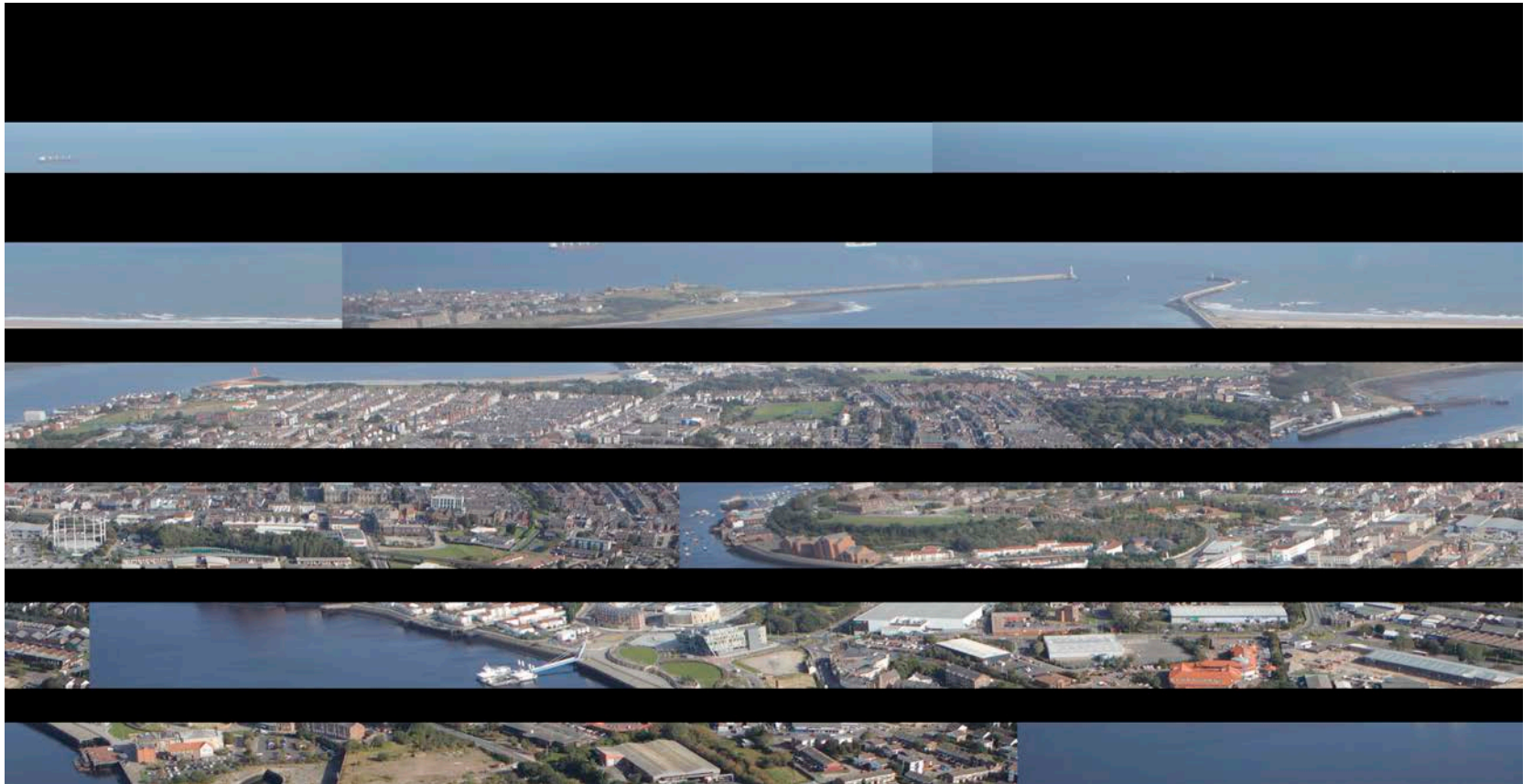




# South Shields Riverside – BTST HQ



# South Shields Riverside - Holborn





# South Shields Riverside - Holborn



# South Shields Foreshore – Haven Point



South Tyneside Council







# South Shields Foreshore - Littlehaven





# South Shields Foreshore - Littlehaven

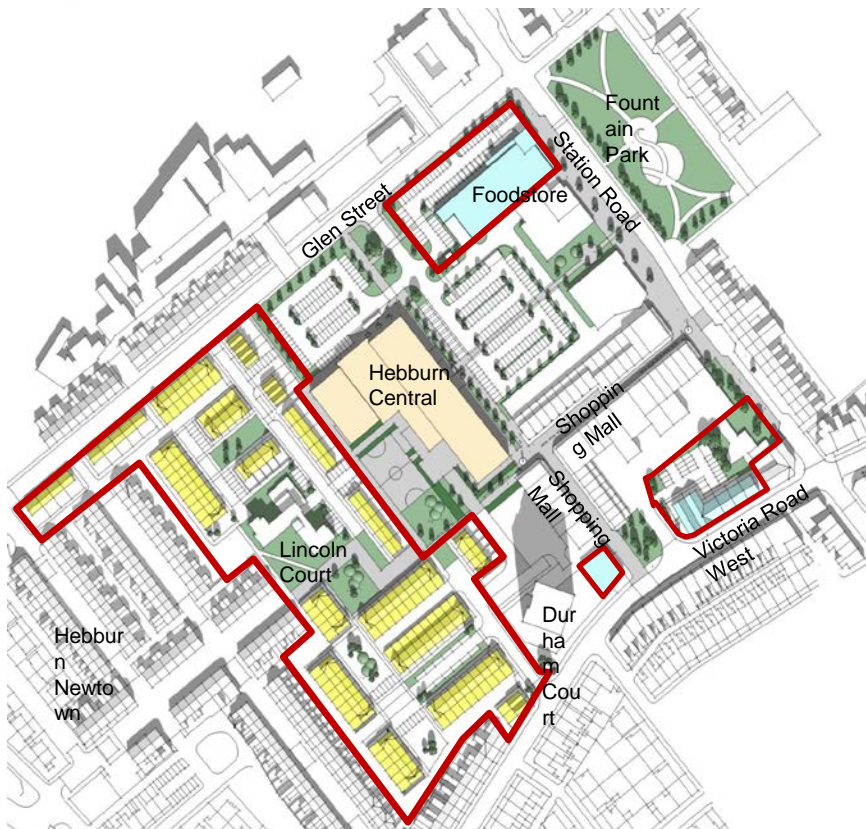


# South Shields Foreshore – private sector





# Hebburn Town Centre







# Hebburn Central



# Hebburn Town Centre

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# South Tyneside Investment – Summary

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- **Strong and Ambitious plan for growth – consistent, long term**
- **Partnership between South Tyneside Council, the LEP and Central Government**
- **Public sector laying the foundations for private sector investment**
  - Retail and leisure in South Shields – 2020 / 21
  - IAMP industrial - 2019 / 21
  - Holborn Riverside – Private rented housing 2020 / 21 and offices 2020 / 21
  - New private rented housing models – in development



# South Shields Town Hall - Background

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- **Key element of wider Council Property Strategy**
- **Grade II Listed Building**
- **Construction was phased and commenced July 13**
- **Project included:**
  - **Provision of temporary accommodation**
  - **Decant / recent of staff**
  - **Remodelling of existing office accommodation – 1960s/1980s**
  - **New furniture, fixtures and fittings throughout**
  - **Modernised telephony and ICT systems**
  - **Introduction of new policies and procedures (Agile Working, etc)**
- **Final stage (refurbishment of Edwardian Block) completed May 17**
- **Significant cultural change required throughout**





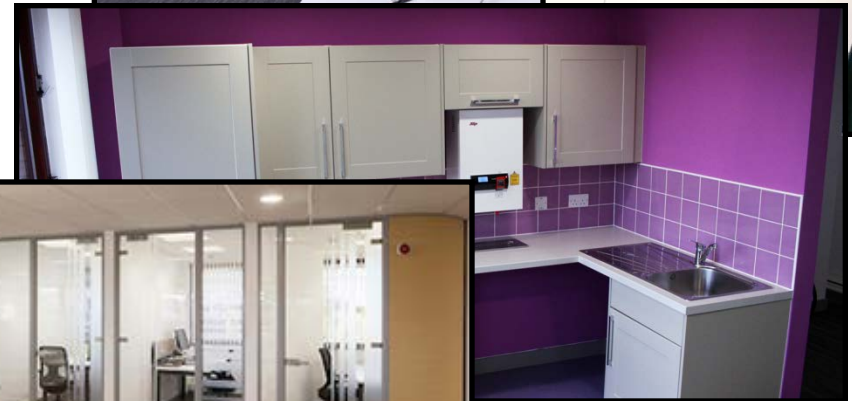
# South Shields Town Hall - Outcomes

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- **Significantly increased capacity – 600 to 1,200**
- **Ability to rationalise estate – reduction from 20 to 4 buildings**
- **£2m annual revenue savings and £4m backlog maintenance avoided**
- **Potential to generate over £12m from surplus assets**
- **Co-location of public services – Police, Health, etc**
- **Significant energy savings – LEDs, air handling, etc**
- **Much improved working environment for staff – increased morale**
- **Improved working practices, reduced silo working, facilitated increased cross team working**



# Before and After



South Tyneside Council