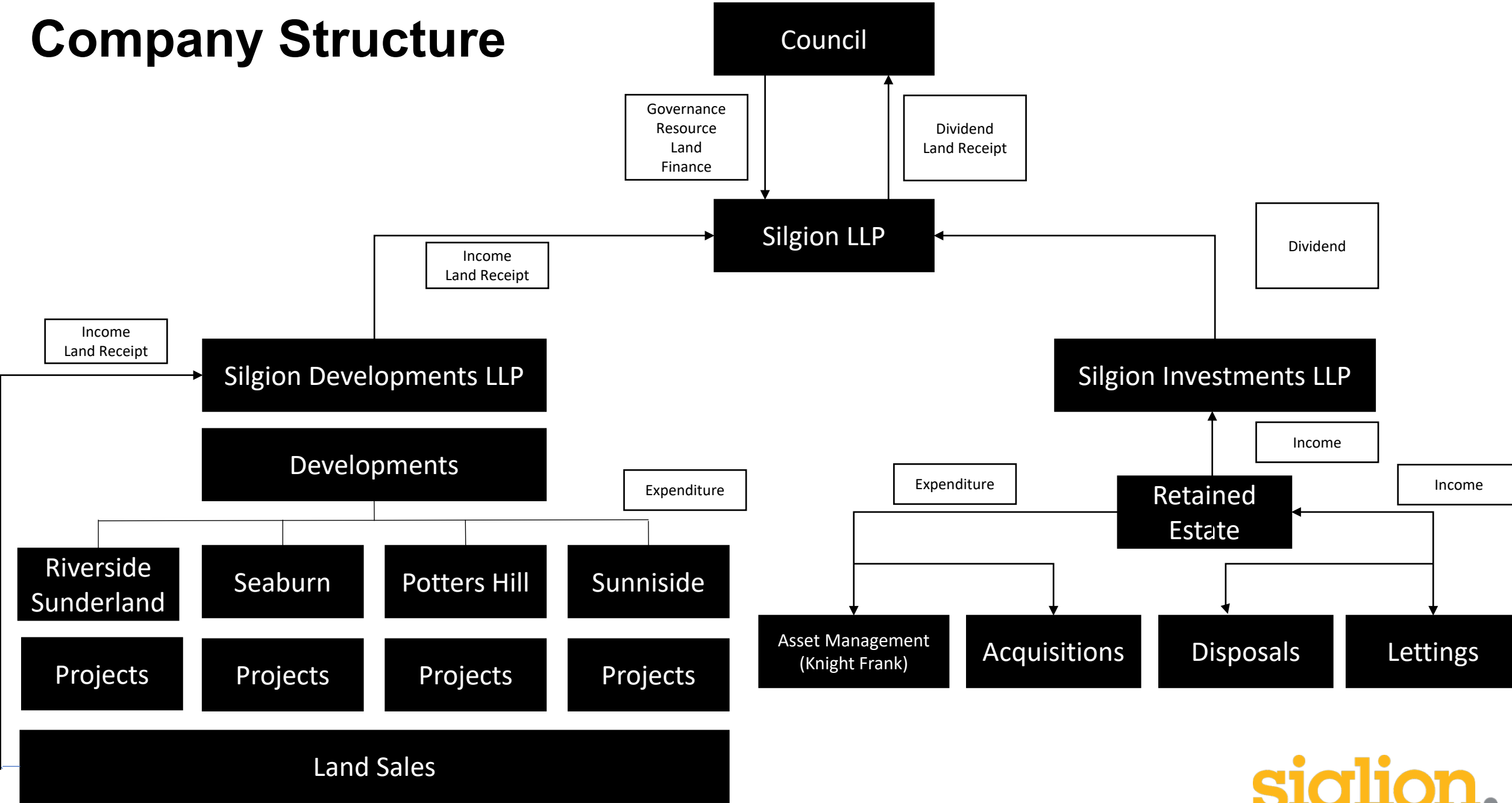


**2024 Siglion Business Plan & Medium Term Plan**  
**Economic Prosperity Scrutiny Committee Presentation**  
**9<sup>th</sup> April 2024**

# Company Structure



# **Siglion Developments LLP**

## **2024 Business Plan & Medium Term Plan**



# Riverside Sunderland



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# Riverside Sunderland 2023 Achievements

Month	Milestone
Feb 23	Repossession of Vaux Housing development following insolvency of Tolent Living Limited
Mar 23	Revenue funding secured from Homes England to support masterplanning of Sheepfolds neighbourhood
Mar 23	Revenue Funding secured from One Public Estate for Farringdon Row for Site Investigations
Mar 23	Exclusivity agreement executed with Placefirst Ltd for production of development proposals for Farringdon Row neighbourhood
May 23	Completion of initial phase of digital infrastructure and public realm enhancements to Farringdon Row
Jun 23	Updated masterplan produced for Sheepfolds Neighbourhood
Jul 23	Opening of Riverside Sunderland Multi Storey Car Park
Jul 23	Completion of phase 1 works to create Keel Edge events space
Aug 23	Secured Brownfield Land Release Fund 2 (BLRF2) through One Public Estate for Farringdon Row to remediate the land
Aug 23	Topping out of apartment blocks on Vaux Housing development
Oct 23	Completed soft market testing for Sheepfolds to assess developer interest and feedback on masterplan
Oct 23	Defining Future Cities forum delivered by Expo Sunderland programme
Oct 23	Inaugural meeting of Transforming Sunderland Regeneration Board
Dec 23	Establishment of Sunderland Pavilion concept

# Riverside Sunderland 2024 Activities / Objectives

Development	Activity / Objective	Target Date
Masterplan	Marketing campaigns to generate occupier and community interest	Quarterly
	Relaunch Riverside Sunderland Website	Spring 2024
	Preparation of strategic funding and investment plans	Spring 2024
Vaux Housing	Procurement of new principal contractor and recommence construction	Spring 2024
	Secure additional funding to support delivery of Homes of 2030	Spring 2024
Farrington Row	Secure planning consent and commence construction works	Autumn 2024
	Strategy for connection between Vaux Housing and Farrington Row	Spring 2024
Sheepfolds	Prepare remediation and strategic infrastructure delivery strategy	Spring 2023
	Procurement and appointment of preferred developer	Summer 2024
	Completion of property acquisition and site clearance works	Autumn 2024
	Commencement of remediation works	Autumn 2024
Expo Sunderland	Headline Expo Sunderland Events	Quarterly
	Develop programme content and sponsorship opportunities	Ongoing
Activations	Complete construction and activation of Keel Edge	Spring 2024
	Secure planning consent and deliver Sunderland Pavilion	Summer 2024
Estate Management	Production of detailed estate management and activation plan	Summer 2024
	Community engagement to support development of Riverside Park	Quarterly

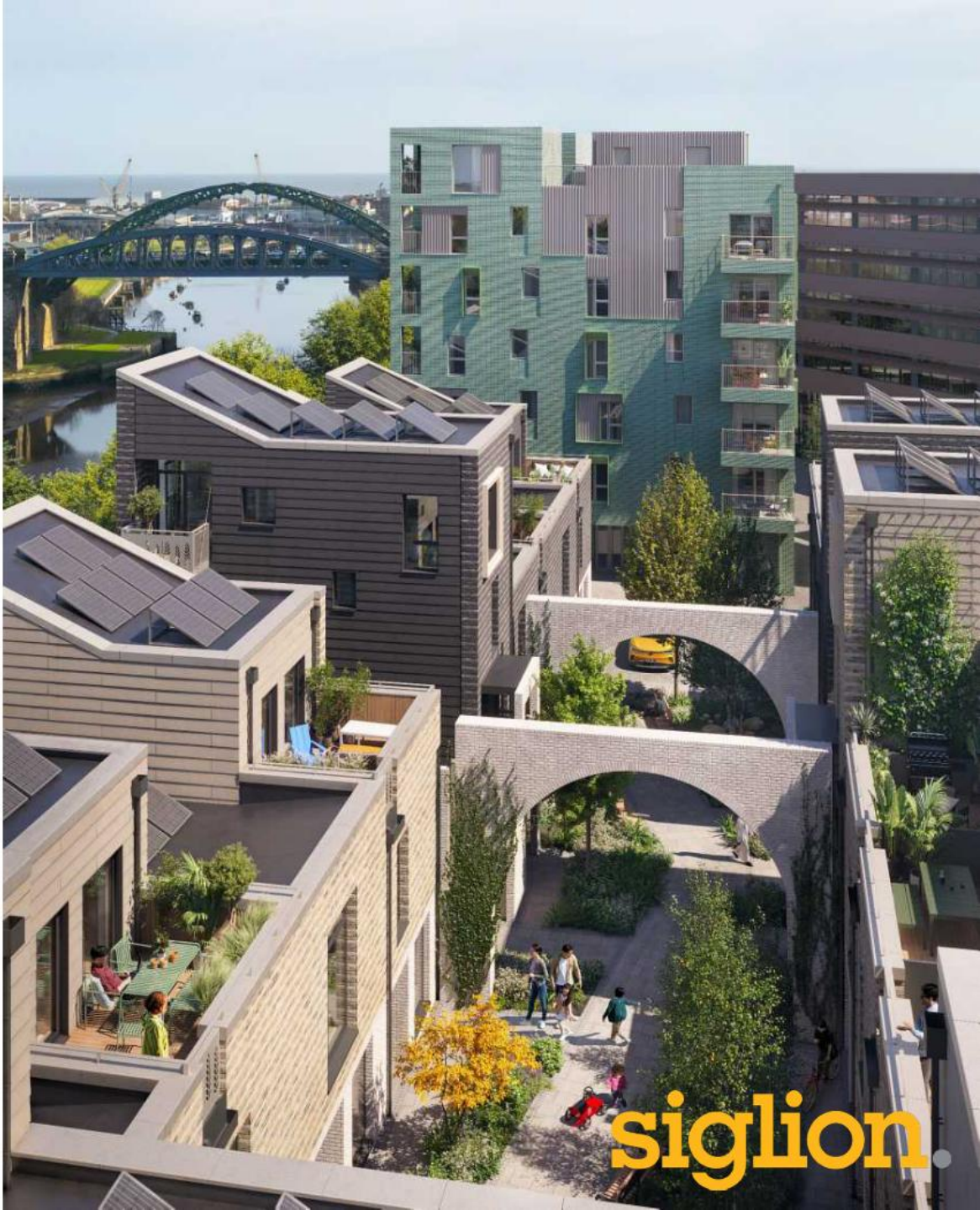


# Masterplan





# Vaux Housing



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# Farringdon Row - Residential

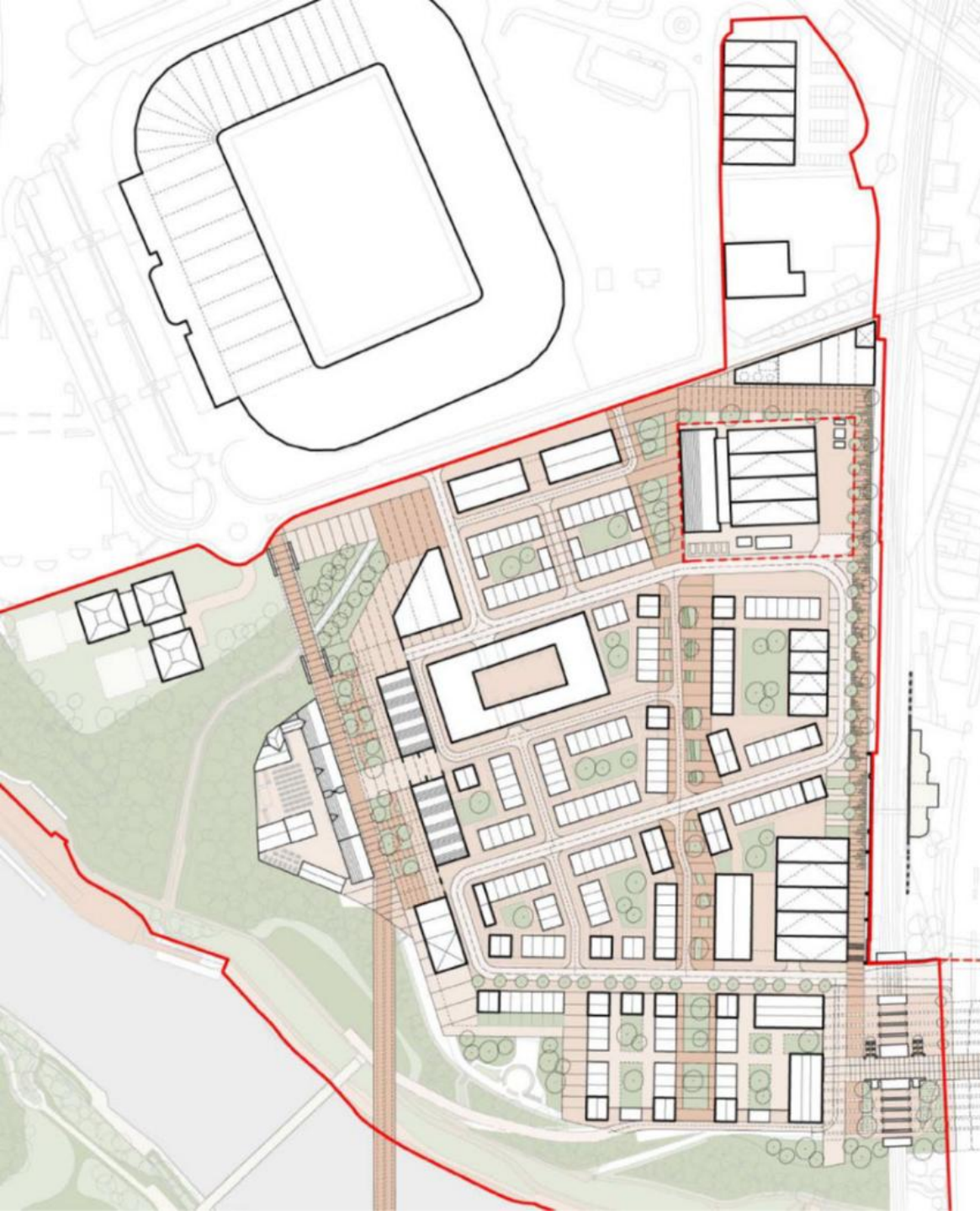




# Farringdon Row Public Realm







# Sheepfolds Masterplan



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# Sheepfolds Neighbourhood



Way of Light



Richmond Street



Eastern Gateway



Riverfront



# Keel Edge





# Keel Edge





**Expo  
Sunderland**

A woman with long, wavy hair is shown in profile, looking towards the left. She is wearing a dark jacket. Her right arm is raised, and her hand is positioned as if interacting with a digital display. The display shows a complex pattern of blue and white lines, resembling a data visualization or a futuristic interface. The overall lighting is cool and blue, creating a high-tech, futuristic atmosphere.

**Explore  
our future**



# Delivering Future Cities

- c.300 delegates across a day forum with side events and roundtables
- Attended by local, regional and central government, city partners and stakeholders, and a host of industry experts
- Core Topics
  - Regeneration at Scale & Pace
  - Placemaking
  - Sustainable Communities
  - Healthy Homes & Lifestyles
  - Creating Smart Cities
  - Sustainable Energy & Circular Economy
  - Inspiring & Upskilling Next Generation
  - Delivery & Empowerment
- Side Events
  - Digital Inclusion
  - MMC / Advanced Manufacturing
  - Common Good
  - OHID / SE – Health, Activity & Urban Design
  - Sunderland Regeneration Board





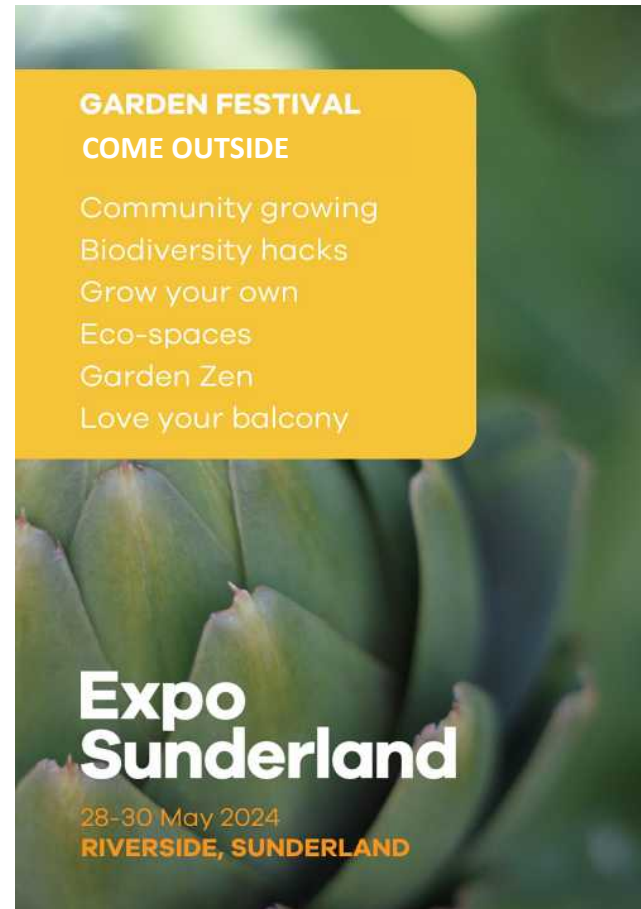
# 2024 Programme



**UNDER 17'S FESTIVAL  
COME & PLAY**

- Electric driving
- Bullet-time photography
- Get into Gaming
- Eco-fashion
- Fitness
- Street food

**Expo  
Sunderland**  
20-22 Feb 2024  
THE BRIDGES, SUNDERLAND



**GARDEN FESTIVAL  
COME OUTSIDE**

- Community growing
- Biodiversity hacks
- Grow your own
- Eco-spaces
- Garden Zen
- Love your balcony

**Expo  
Sunderland**  
28-30 May 2024  
RIVERSIDE, SUNDERLAND



**SUNDERLAND PAVILION  
COME AND SEE**

- Cultural & creatives
- Homes of the future
- Longevity Living
- The power of EV's
- 3D digital animation
- Exhibition programme

**Expo  
Sunderland**  
23-25 July 2024  
RIVERSIDE, SUNDERLAND



# Expo Sunderland

## Come & Play

**Expo Pilot Event for Under 17's**

20-22 Feb 2024: The Bridges, Sunderland

Running 11am - 5pm daily.

Tuesday - Thursday of February half-term.

Former New Look store on Crowtree Road.



@expo-sunderland



<https://youtu.be/pSGTrGyXMil>



# Come Outside – May 2024

- Pilot activations to attract residents of all ages
- Encourage a new healthy, sociable and sustainable way of life.
- View future Riverside Park in VR
- Plant containers for Kingsley Gardens
- Bird and Bug Hotel making
- Music and street art
- Garden to table food demos
- Exercise and sensory fun
- Sustainable product market
- Mindfulness and meditation







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# Sunderland Pavilion



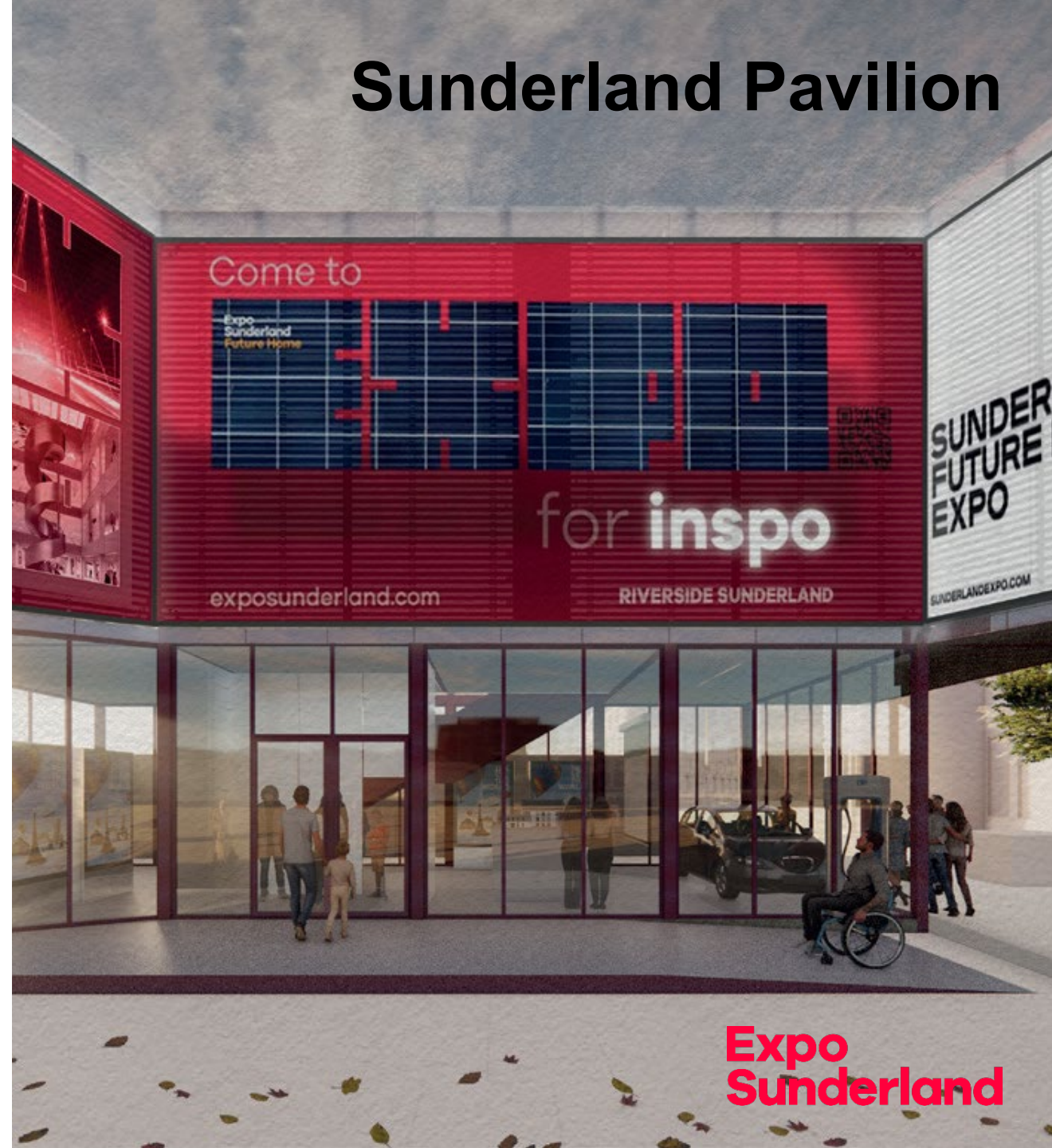
Expo  
Sunderland





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# Sunderland Pavilion



Expo  
Sunderland



# Seaburn





# Seaburn 2023 Achievements

Month	Milestone
July 2023	Completion of residential development
September 2023	Engagement with local school children regarding plans for new Play Area
December 2023	Procurement of contractor for new Play Area

# Seaburn 2024 Activities / Objectives

Development	Activity / Objective	Target Date
Lowry Road Housing	Resolution of development overage agreement	Spring 2024
Masterplan / Mixed Use Dev	Updated masterplan and development strategy	Autumn 2024
Commercial Development	Secure permanent planning consent for Stack Seaburn	Summer 2024
Play Area	Secure planning consent and commence construction works	February 2024
	Completion of construction works and opening of facility	Summer 2024
Infrastructure & Public Realm	Parking and landscaping strategy for Lowry Road	Summer 2024
	Delivery of infrastructure & public realm improvements	Winter 2024



# Lowry Park



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# Seaburn Play Area



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# Potters Hill



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# Potters Hill 2023 Achievements

Month	Milestone
March 2023	Launch of sales for Phase 3 residential development
April 2023	Completion of Phase 1 residential development and associated public realm works
July 2023	Receipt of final instalment of land receipt from Duchy Homes
September 2023	Miller Homes Ltd appointed as preferred developer for Phase 4 residential development
October 2023	Launch of Elwood brand and promotion of community engagement and social value initiatives
November 2023	Completion of design and scope of works for Phase 3 infrastructure and SANG delivery
December 2023	Reserved matters planning consent secured for Phase 4 residential development
December 2023	Reserved matters planning consent secured for Phase 5 residential development
December 2023	Disposal of Phase 4 residential development site to Miller Homes Limited
December 2023	Disposal of Phase 5 residential development site to Stonebridge Homes Limited

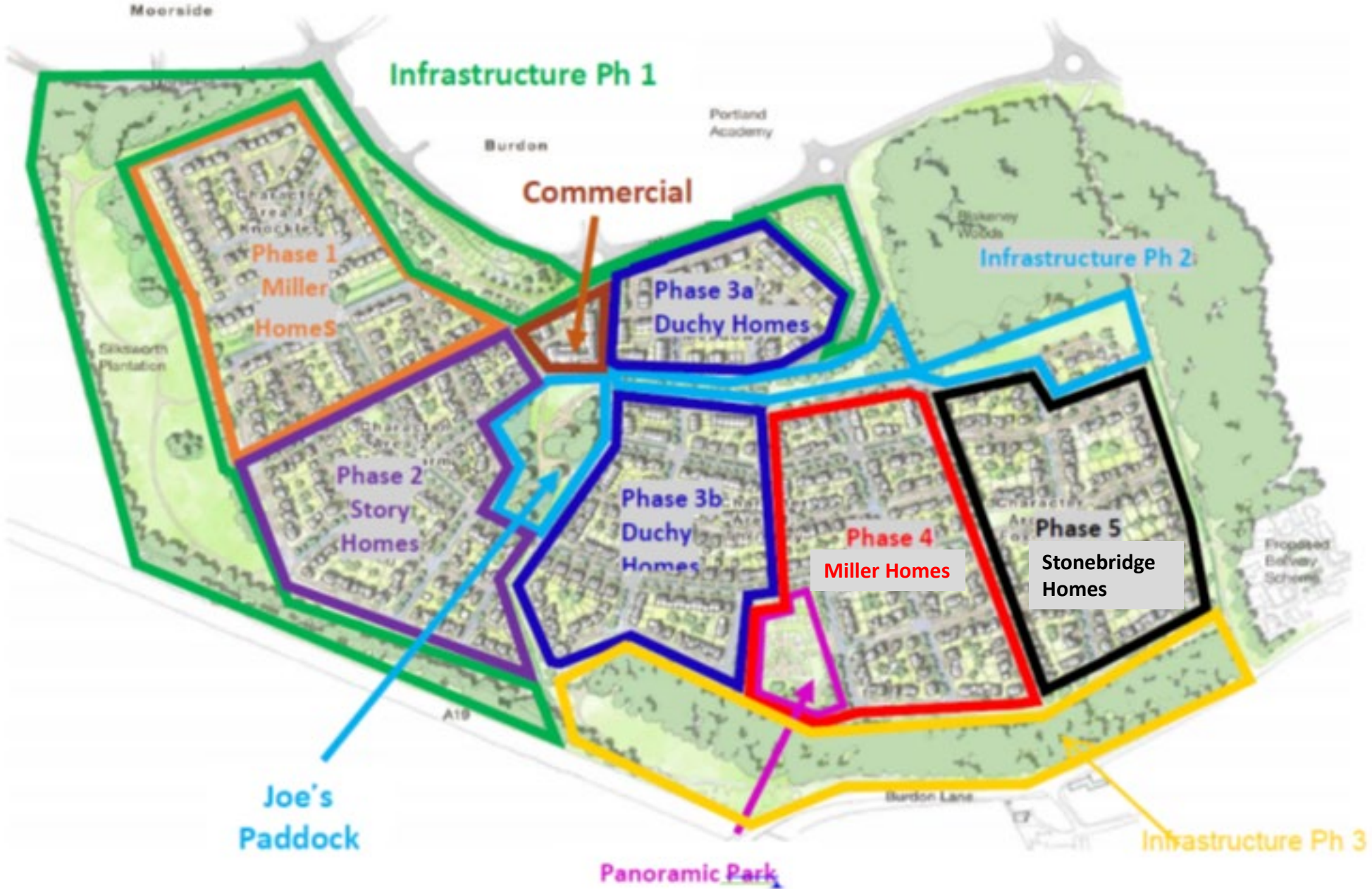


# Potters Hill 2024 Activities / Objectives

Development	Activity / Objective	Target Date
Phase 2 Infrastructure	Practical completion of works to Joe's Paddock	Spring 2024
	Finalise strategy for disposal of surplus spoil	Spring 2024
Phase 3 Infrastructure	Procurement of contractor and commencement of works	Spring 2024
Phase 2 Housing	Completion of Development	Winter 2024
Phase 3 Housing	Completion of Phase 3A residential development	Summer 2024
Phase 4 Housing	Commencement of construction works	Spring 2024
	Commencement of residential sales	Summer 2024
	Completion of primary infrastructure works	Autumn 2024
Phase 5 Housing	Commencement of construction works	Spring 2024
	Commencement of residential sales	Summer 2024
Mixed Use Scheme	Options appraisal for mixed use development site	Spring 2024
	Marketing and disposal of mixed-use development site	Summer 2024
Estate Management	Transfer of Phase 2 Infrastructure site to managing agent	Spring 2024
	Transfer of balance of common parts to managing agent	Winter 2024



# Potters Hill Site Plan





# Phase 2 Infrastructure





# Phase 2 Infrastructure



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# Phase 4 – Miller Homes





# Phase 5 – Stonebridge Homes





# Sunnyside



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# Sunniside 2023 Achievements

Month	Milestone
February 2023	Approval of Nile + Villiers delivery strategy and appointment of Town as development manager
March 2023	Appointment of design team for Nile + Villiers development
May 2023	Completion of development funding agreement for Nile + Villiers development
June 2023	Completion of initial phase of restoration works to former Tyre Shop
October 2023	Completion of draft Sunniside Place Strategy
December 2023	Completion of RIBA Stage 2 design and planning pack for Nile + Villiers development

# Sunniside 2024 Activities / Objectives

Development	Activity / Objective	Target Date
Masterplan	Launch of Sunniside Place Strategy	Spring 2024
	Establishment of Sunniside Steering Group	Summer 2024
Nile + Villiers	Submit planning application	Spring 2024
	Prepare and submit BLRF funding application	Spring 2024
	Secure planning consent	Summer 2024
	Complete pre-sale agreement with Placefirst Limited	Summer 2024
	Commence Construction Works	Summer 2024



# Sunniside Place Strategy

The Sunniside Place Strategy is a plan focused on the actions and opportunities that will deliver real change for Sunniside.

All Images credited to Sally Ann Norman unless otherwise noted.

Sunniside  
Sunderland



## Sunniside Place Strategy

Part 1. Understanding Sunniside:  
A Place Analysis

May 2023

TOWN. × 

Sunniside  
Sunderland



## Sunniside Place Strategy

Part 2. Strategy and Delivery Plan

August 2023



# Strategy

1.

Develop a strong sense of place and purpose

2.

Create a safe neighbourhood

3.

Activate the Neighbourhood

4.

Intensify uses and build the population

5.

Coordinate and sustain change through cooperative stewardship

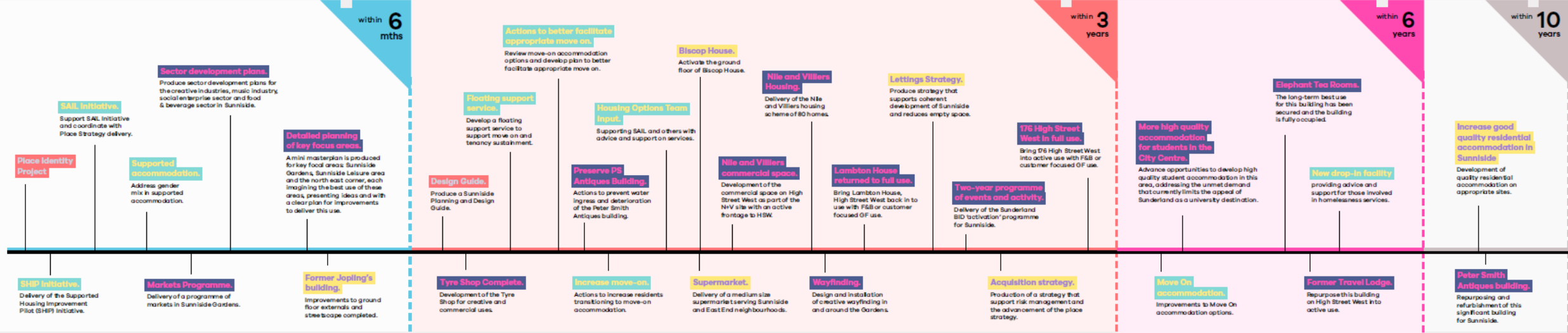




# A 10-year delivery programme

## Summary of Priority Actions

with illustrated timescales



### Key to strategy themes

- Develop a strong sense of place and purpose
- Create a safe and healthy neighbourhood
- Activate the Neighbourhood
- Intensify use



# Nile + Villiers



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# Nile + Villiers

Revit Links Schedule	
Name	Count
Terrace House	39
2321-XSA-00-00-M3A-001.rvt.39	39no.
Maisonette	18
2321-XSA-00-00-M3A-003.rvt.18	26no.
Crane	10
2321-XSA-00-00-M3A-005.rvt.10	10no.
<b>Grand total</b>	<b>67</b>

75no. dwellings total

**commercial quarter \***  
575sqm commercial ground floor  
10no. 3B6P  
\*subject to design development

**homezone places first**  
26no. 2B4P . 40%  
39no. 3B6P . 60%  
**65no. Dwellings Total**

**commercial zone . maisonette**  
575sqm ground floor commercial  
~ 10no. 3B6P commercial maisonettes  
10no. dwellings subject to design development

**nile street**  
2no. 2B4P maisonettes  
3no. 3B6P terrace  
5no. dwellings

**homezone**  
24no 2B4P maisonettes  
36no. 3B6P terraces  
60no. dwellings



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NO.	REVISION	DATE	BY	CHKD.
1	Initial			

2321-XSA00-ZZ-DR-A-1204

Station: WIP  
Revision: P1  
Project: Nile + Villiers  
Town: [blank]  
Drawing: Site Plan

Scale of A2: 1:50  
Drawn by: [blank]  
Date: 2021



# **Siglion Investments LLP**

## **2024 Business Plan & Medium Term Plan**



# Investment Portfolio

- Knight Frank LLP's valuation of the InvestCo portfolio at the end of December 2023 is £33,182,129.
- The focus of the InvestCo element of the 2024 business plan is the continued reduction of the number of units within the portfolio through disposal of smaller lower quality assets and acquisition of higher income producing investments which unlock wider regeneration benefit, while maintaining the overall value of the portfolio
- During 2023 InvestCo disposed of the Place business centre to International Group Management Limited and is now being operated as the National Esports Performance Hub
- Several acquisitions were considered during 2024 but unrealistic market expectations limited completions



Sector	Value December 2023
Retail	£9,737,700
Industrial	£14,374,000
Leisure	£6,535,000
Residential	£375,429
Business Centres	£2,160,000
<b>Total</b>	<b>£33,182,129</b>

- Historically the target net yield for the portfolio was set at 6.5% but based on historically low interest rates. To provide greater flexibility and generate a margin on the cost of capital the target net yield will be increased to 8%
- The portfolio generates an annual rental income of c.£4.2m and is delivering a distribution of £1.2m to Siglion LLP
- Following deduction of operating costs an annual dividend of £1m is being distributed to the Council