

1 INTRODUCTION

Role of the Regeneration and Community Review Committee

- 1.1 The Regeneration and Community Review Committee is an all party committee comprising 12 non executive members of the Council. Its responsibilities include the power to undertake studies into specific areas of policy and where appropriate make recommendations to the Council.

Remit of the study

- 1.2 At the beginning of the municipal year, the Review Committee agreed to conduct a study in relation to Sunderland arc. The Committee agreed to focus on the following issues:-

- The arc's Business Plan
- Progress to date: What has been achieved during the first five years of the arc and what now needs to be built on to deliver the arc's ambitions?
- Barriers impacting on arc ambitions: What are the barriers to achieving the arc's ambitions.

Reasons for Examining Sunderland arc

- 1.3 We chose this theme because of the central role played by Sunderland arc in the regeneration of central Sunderland. The study is also in response to the very high level of public interest in the progress being made by Sunderland arc and the potential benefits its work will bring.

- 1.4 It was also felt that the study would contribute to two priority areas highlighted in the Community Strategy 2004/2007 – creating a prosperous city and developing an attractive and accessible city. The new Sunderland Strategy 2008/25 sets out the key aims and challenges for the Sunderland Partnership which includes:-

- To develop a strong and diverse economy in the city where people are able to fulfil their potential;
- To develop Sunderland as a sustainable city with a high quality built and natural environment.

- 1.5 The Committee is aware that an independent interim evaluation of the arc by the European Institute for Urban Affairs has been commissioned by the arc and its partners. It is not the intention of the Committee to duplicate what will be an extremely thorough and rigorous evaluation. However, we do feel that this study provides an opportunity to put forward the views and perspective of local elected members and set out our conclusions and recommendations for the future.

2 APPROACH OF THE REVIEW COMMITTEE

Methods Used for Gathering Evidence

2.1 We have used a variety of methods to gather evidence. These include the following:-

- Background information on the national and local context of the regeneration work being undertaken by Sunderland arc;
- Evidence from the key partners involved in Sunderland arc including:-

David Walker	-	Sunderland arc (Chief Executive)
Emily Taylor	-	Sunderland arc (Communications Manager)
Peter Chapman	-	Assistant Chief Executive
Keith Lowes	-	Head of Planning and Environment
Mick Thirlbeck	-	Sunderland Chamber of Commerce
Steve Gawthorpe	-	English Partnerships Area Director
Neil Graham	-	One NorthEast (Acting Head of Regeneration)
Michael Capocci	-	Thornfield Properties (Chief Executive)
- A tour of the Sunderland arc developments hosted by staff from Sunderland arc.
- A visit to view the developments in Sheffield hosted by Andy Topley of Sheffield One. This provided the Committee the opportunity to compare and contrast the progress being made in Sheffield and Sunderland.

2.2 We would like to place on record our thanks to all those who contributed to the study including Mr David Walker and all of the staff at Sunderland arc for their cooperation and assistance during the year. Also, thanks to Mr Andy Topley and staff at Sheffield One for taking the time to host our visit and answer our questions.

3 ESTABLISHMENT OF SUNDERLAND ARC

- 3.1 As a starting point in the study, we felt it was important to be clear on the background to the establishment of Urban Regeneration Companies (URC) and the factors behind the establishment of Sunderland arc – the city’s own URC.

What Is an Urban Regeneration Company?

- 3.2 Urban Regeneration Companies (URC’s) are independent companies established by the relevant local authority, Regional Development Agency (RDA) and English Partnerships (EP) working with local stakeholders. Their aim is to achieve the physical, economic and social regeneration of towns and cities suffering from economic decline.
- 3.3 The first URC, *Liverpool Vision*, was established in early 1999 following publication of Lord Rogers Urban Task Force Report. Two further URC’s followed in 1999 (East Manchester and Sheffield). To date, 21 URC’s have been established in England.
- 3.4 An URC has no separate resources or specific powers other than those already possessed by the partners. They seek to deliver physical improvements through partnership working by maximising the powers and expertise of existing agencies. They therefore work through persuasion and influence, coordinating the work of others.
- 3.5 URC’s are intended to be very much local regeneration vehicles designed to tackle local problems. Each should therefore have very different aims and objectives depending on local need and circumstances.

Why an URC in Sunderland?

- 3.6 Sunderland arc was formed by the Council, One NorthEast and English Partnership in May 2002.
- 3.7 The immediate impetus for forming the arc came from the closure and associated job losses at Vaux Brewery and Groves Cranes; both of which had been key private employers in traditional industries close to the city centre.
- 3.8 The city also faced a number of underlying challenges:-
- Decline of traditional industries
 - Underdeveloped financial and services sector
 - High levels of unemployment and deprivation
 - Need to improve skills
 - Few big private sector players and a lack of private sector investment
 - Relatively weak office and retail sectors
 - Growing competition from other retail areas

- improvements required to the physical condition of the city centre
- need to improve transport and accessibility

3.9 However, there already existed the potential to build on a number of important developments already happening or planned for the city including:-

- Bridges Shopping Centre
- Winter Gardens
- Development of the University
- Mowbray Park
- Stadium Park
- Transport Interchange
- Sunnyside Project

Boundary of Sunderland Arc

3.10 From the outset, the boundary of Sunderland arc was focused on central Sunderland stretching along the south bank of the River Wear from Claxheugh Rock in the west, to the Port in the east and including, on the north bank, the Stadium of Light, St Peter's Campus and National Glass Centre.

3.11 The area of the arc covers 542 hectares (1,340 acres), including 323 hectares (797 acres) of 'brownfield' land. It comprises 1,750 businesses and a population of approximately 8,000 (2005/06).

Governance Arrangements

3.12 Sunderland arc is led by a Board of 10 Directors drawn from the founding members and the private, public and community sectors. The Board is chaired by Bryan Sanderson CBE. The Leader of the Council represents the local authority. An Executive Team of 8 technical staff, led by a Chief Executive, supports the Board, managing Sunderland arc on a daily basis and pursuing developmental and implementation priorities.

Aims and Objectives

3.13 The 15 year strategic vision of the arc is contained in the Sunderland arc Business Plan. Its aims and objectives include to:-

- Work in collaboration with other founder members and stakeholders to secure inward investment into Sunderland and enhance the city's economic role in the Sub Region and Region
- Act as lead executive body for physical regeneration initiatives focused in the Sunderland arc area
- Promote the Masterplan and development briefs to guide future development
- Coordinate site assembly and development
- Secure external resources to supplement public sector programmes

- Provide the infrastructure and investment framework for the creation of 11,500 new job opportunities, 3,830 new homes and the regeneration of over 300 ha of brownfield land
- Create a vibrant office market in Sunderland City Centre
- Increase retail, leisure and tourism opportunities
- Provide quality housing, leisure and lifestyle infrastructure that helps to attract and retain knowledge based population
- Bring forward substantial sites in the city centre and riverside including Vaux, Farrington Row, Holmeside and Stadium village

Funding Arrangements

- 3.14 The total anticipated investment from the public sector over the 15 years of the arc is programmed to be in the region of £308m, leveraging-in private finance of £977m (£1.28bn in total).
- 3.15 Funding is chiefly provided by the partners themselves, though augmented by a range of other sources such as European funding (Objective 1), Single Regeneration Budget, Local Transport Plan, Heritage Lottery and the Arts Council.

4 PROGRESS OF SUNDERLAND ARC

- 4.1 David Walker, Chief Executive of Sunderland arc provided the Committee with a detailed update on the progress being made by the arc in meeting the aims and objectives contained in the Sunderland arc Business Plan. This included an update of progress on a project to project basis and also consideration of some of the main obstacles facing the arc in its work.
- 4.2 Details were provided in relation to the following priority projects:-
- Vaux Brewery
 - Farrington Row
 - Holmeside Triangle
 - Sunnyside
 - Stadium Village
 - Sunderland Strategic Transport Corridor
 - Former Groves Cranes Site
- 4.3 Details of the priority projects and the progress being made on each are attached as an appendix.
- 4.4 The Committee also undertook a tour of the key projects in order to view at first hand the progress being made on the ground.
- 4.5 The Committee took evidence from each of the arc partners to obtain their individual perspectives on the work of the arc, as well as seeking the views of Michael Capocci of Thornfield Properties, the prospective developer for Holmeside. Finally, the Committee undertook a visit to Sheffield to compare and contrast their experience with the situation in Sunderland
- 4.6 The remainder of the report goes on to summarise the information gathered across a number of key themes, including:-
- Scale of Development
 - Vision
 - Leadership
 - Masterplan
 - Staff
 - Partnership Working
 - Succession Planning
- 4.7 The report also goes on to set out a number of conclusions and recommendations.

Scale of Development

- 4.8 In assessing the progress made by Sunderland arc over the last five years, it is important to bear in mind the scale of the challenge it faced at the time of its formation. Each of the partners has referred to the complexity of the projects that it is seeking to deliver. A great deal of time and resources have been directed at the assembly of land which has been difficult to deliver due to the multiplicity of land ownership at sites such as Holmeside.
- 4.9 More specific and well publicised difficulties have also been experienced on the Vaux site; a site that the arc made its highest priority and an integral part of its work. The problems experienced with the Vaux site are clearly the biggest single obstacle facing the arc and its resolution the key to making more rapid progress.
- 4.10 With the difficulties facing the Vaux site, it is important that progress continues and as far as possible escalates in the other priority area in the city. The Committee was updated on the significant progress being made in Sunnyside Gardens, the Aquatic Centre and the Southern Radial route.
- 4.11 Michael Capocci, Chief Executive of Thornfield Properties, the developers of the Holmeside Triangle updated the Committee on the plans for that area and stressed the important role of the arc in demanding high quality and ambitious developments throughout the city.
- 4.12 The arc also played a part in improving the economic conditions in the city centre. Keith Lowes outlined to us how there had been an increase in property prices, rental levels had increased and there was now more office space albeit from a low base. He noted that discussions with developers were on a different scale and intensity to those of five year ago. Increased confidence had led to sites in private ownership delivering buildings on the scale of Echo 24. It was felt that the private sector on its own needed encouragement to deliver the improvements and that a body such as the arc had a role in raising the profile of central Sunderland.
- 4.13 However, based on the progress made across the individual projects and our tour of the developments to date, it is clear that there has been a relatively limited physical redevelopment within the city, particularly in relation to the Vaux, Holmeside and Farrington Row sites.
- 4.14 The arc has also yet to deliver significant outputs in terms of the number of jobs created, new office space created and housing units.
- 4.15 The limited progress made “on the ground” was highlighted by the experience of the Committees visit to Sheffield though it is recognised that Sheffield One has been in existence 2 years longer than the arc and was building on a stronger platform of past joint regeneration activity.

- 4.17 While comparison is difficult in that different cities will inevitably face their own particular challenges and circumstances, the Committee was impressed by the significant improvements that had been made to the physical environment of Sheffield city centre. New and attractive public spaces and public realm has transformed the appearance of the city centre. It was felt that these very visible improvements had been a key factor in encouraging private investment and that they had had a direct impact in the significant growth of office space in the city centre.
- 4.18 The experience of Sheffield had also highlighted the importance of making an early impact through a number of “quick wins” such as those achieved at Sunniside. Such quick wins can give a very physical sign of the progress being made and sends out a positive message to both the general public and the business community. It was felt that this had been essential to building confidence and creating momentum to the regeneration process.

Vision and Masterplan

- 4.19 All of those contributing to the study, have stressed the importance of having a clear vision and a comprehensive Masterplan to provide a framework for development.
- 4.20 Sheffield One, in particular, felt that the importance of a good Masterplan, fully supported by all of the partners from the outset, could not be underestimated. For Sheffield, the Masterplan had been a working document setting realistic and achievable targets. This helped provide a focus and a common understanding on what it was they are setting out to achieve.
- 4.21 In terms of the situation in Sunderland, the Sunderland arc Business Plan also sets out a comprehensive vision and set of aims and objectives for the city.
- 4.22 Steve Gawthorpe, English Partnerships noted that the vision of the arc had enabled English Partnerships to prioritise its commitments and helped it to commit £40m in funding. The arc had also helped to ensure a strategic approach bringing all partners together in the delivery of a difficult group of projects and had helped to raise the aspirations of the city.
- 4.23 For Neil Graham, One NorthEast, the arc had made an important contribution in clearly documenting what it was setting out to achieve and that this had made it easier for One North East to target funding.
- 4.24 Michael Capocci felt that the arc’s main contribution had been the ability to provide leadership through a holistic approach. It had helped to create certainty, remove risks, facilitate a focus and help engender trust and partnership. The arc represented a body that could influence key players and encourage people to see the bigger picture.

Leadership and Staffing

- 4.25 Andy Topley, Sheffield One referred to the importance of having good leadership and a strong Board possessing the right mix of skills and business orientated. He also stressed the importance of continuity among senior personnel and staff.
- 4.26 In terms of staffing, it was considered preferable to have a small group who possessed the necessary experience.
- 4.27 Good project management was also essential. Every project should have a project leader and a team drawn from other groups. There should be regular progress and monitoring reports to the Board which can help highlight any issues that are emerging at an early stage.
- 4.28 Certainly these arrangements are in place and are reflected in the leadership, representation on the Board and staffing within Sunderland arc.
- 4.29 Steve Gawthorpe referred to the benefits of the arc having a delivery team who “ate, slept and drank” the project. He believed that the arc was an extremely professional organisation with high quality staff available to support the delivery of projects. In his view, developments provided to date would have materialised more slowly if the arc had not been place. It was therefore very important to retain the skills built up over the last five years.

Partnership Working

- 4.30 In an organisation such as the arc, good partnership working is vital. With no formal powers of its own, it depends on its ability to deliver improvements through partnership working.
- 4.31 As no one agency can deliver such a scale of regeneration on its own, it is vital that resources, capacity and commitment are shared and that the right people with the right skills should lead. All of the partners need to be willing to share their successes and work constructively to make the best use of the skills and powers available.
- 4.32 All of the partners agreed that at an operational level the working relationship between the partners was good. The arc had successfully brought together key regeneration partners and had made a major contribution to a number of schemes such as the Strategic Transport Corridor.
- 4.33 However, the Committee was concerned at the problems that had been experienced in engaging with local authority members. The Committee felt it was vitally important to ensure that the views of local councillors were heard. As the democratically elected representatives of the city, it is important that local politicians retain a powerful voice and that there is a regular flow of information and communication. This is particularly true when local politicians are generally held accountable for the amount of progress being made.

- 4.34 We feel that this is an area that could and should be improved. To take the example of Sheffield close links were developed between the Sheffield One Board and the local Council and regular meeting were held to ensure that lines of communication were strengthened and maintained. It was felt that this system had worked well in Sheffield and a similar system should be examined for Sunderland.

Private Sector

- 4.35 The involvement of the private sector in the regeneration process is crucial. The long term success of the arc depends on attracting private sector finance and expertise. The arc's plans envisage a net public investment of around £308m levering in around £977m of private sector investment. It is recognised that the level of public money available will never be sufficient to solve of the problems of the city and we need to make sure that public spend is attracting in private spend. Indeed, Steve Gawthorpe, English Partnerships emphasised that reducing levels of public funding will make it increasingly important to ensure greater involvement by the private sector.
- 4.36 During his evidence, Neil Graham noted that if there was a criticism that could be directed at the arc it was perhaps the failure to involve the private sector at an early enough stage.
- 4.37 Mick Thirlbeck noted that after a well received briefing session the Chamber of Commerce the level of feedback from the arc to the private sector could have been greater.
- 4.38 It would appear there is scope to better involve the private sector and also keep the local private sector better informed of progress and developments. So far the work of the arc been very much public sector led but there is now clearly a greater need to find ways of gaining greater involvement from the private sector.

Communication and Consultation

- 4.39 The Committee invited Emily Taylor the newly appointed Communications Manager to set out the main features of the arc Communications Strategy 2007/09. It was noted that close links had been established with the Council's Communications Team and a range of measures put in place to communicate with potential investors/developers, the people of Sunderland, partners/stakeholders and the national and local media.
- 4.40 This included a range of communication tools such as:-
- Website/e-technology
 - PR and Media Relation (local, regional and national media)
 - Internal communications
 - Newsletter
 - Arc magazine

- Annual reports/business plan

- 4.41 The arc also undertakes a broad range of national and local consultation events locally and throughout the country, with the intention was to promote not just the arc but Sunderland as a whole. Its focus was on a city centre based office community who would live and work in the city centre thereby contributing to the economic vitality of the centre.
- 4.42 Clearly, a lot of work is now being done in developing in the communication and flow of information to local members, local businesses and the general public. It is vitally important that this work is further developed and built upon in order to keep people informed of the progress being made and to clarify any misperceptions.
- 4.43 Effective communication and consultation are of central importance to the success of any major regeneration scheme. It is important that emphasis is placed on keeping partners and the general public fully informed of the latest developments.
- 4.44 In the case of Sheffield, it was felt that the local press had been very supportive and that this could largely put down to the quick wins achieved early in the life of the project which provided tangible signs of progress and success. Sheffield One had also undertaken a major consultation exercise at the outset to which around 31,000 people had attended event and every individual project was the subject of an extensive consultation.

Future Developments

- 4.45 As part of the study, the Committee considered the Consultants findings into a proposal to establish a Local Asset Based Vehicle (LABV) as a potential funding delivery model for the future physical regeneration in Sunderland. The report was commissioned by the City Council, English Partnerships, One NorthEast and Sunderland arc.
- 4.46 The Government, in its White Paper “Strong and Prosperous Communities” (October 2006) has indicated that a range of approaches could be adopted by local authorities in order to address their specific physical regeneration needs, including the creation of “Special Purpose Vehicles”. A key driver behind this initiative is the likely future reduction of government funding, possible restrictions on the part of regeneration agencies English Partnerships and ONE NorthEast to provide support for regeneration projects in the traditional way and the need to maximise the use of local authority assets. The Council and its partners are currently exploring the potential of a LABV as compared to a range of alternatives.
- 4.47 This involves consideration of whether private sector institutional investors can be engaged to provide a vehicle for delivering an agreed programme of physical regeneration projects to drive forward development in Sunderland over a 10-15yr period.

- 4.48 This would provide both continuity and a more market orientated approach by engaging with a private sector partner. It was hoped that any future vehicle will begin the regeneration process quickly and engage effectively with the private sector and develop a shared public/private vision of the potential for the city.
- 4.49 Much more work needs to be done in assessing the options available and the Committee looks forward to receiving a report on the outcome of the consultants report.

5 CONCLUSIONS

- 5.1 In reviewing the progress made by Sunderland arc during its five years of existence, it is important not to underestimate the scale of the task that it has faced. Building on a weak base for regeneration following major job losses and lack of market confidence, it is unrealistic to expect many years of decline to be quickly reversed. It will be a long term undertaking.
- 5.2 The arc has made progress in laying the foundations for economic regeneration. It has developed a vision for central Sunderland and a framework within which the partners and developers have worked together toward a common goal. They have coordinated the work of partners and allowed the sharing of resources and specialist skills. Such partnership working is vital to make the most of the limited resources available. It has provided the certainty and confidence to draw in funding from a range of sources and has worked hard to assemble land despite the complex multiplicity of land ownership at sites such as Holmeside.
- 5.3 More specific and well publicised difficulties have also been experienced on the Vaux site; a site that is integral to the work of the arc and the regeneration of the city as a whole. The problems experienced with the Vaux site is clearly the biggest single obstacle facing the arc and its resolution the key to making more rapid progress.
- 5.4 Partners and developers have noted that the arc has done things that no single partner could have achieved. It has brought leadership and the specialist skills. Each of the partners felt that the arc had added value to the regeneration process.
- 5.5 However, based on the progress made across the individual projects and our tour of the developments to date, it is clear that there has been relatively limited physical redevelopment within the city, particularly in relation to the Vaux, Holmeside and Farrington Row sites. The arc has also yet to deliver significant outputs in terms of jobs created, new office space created and housing units.
- 5.6 This has led to considerable frustration at the lack of progress on the ground. There is a feeling that the city needed a big early win to build confidence in the regeneration process but that this has been slow to materialise.
- 5.7 The Committee would also like to see improvements in the mechanisms for engaging with local authority members to reflect the importance of taking account of their views. As the democratically elected representatives of the city, it is important that local politicians retain a powerful voice and that there is a regular flow of information and communication in order that they are not perceived to be sidelined. This is particularly true in regeneration schemes of this magnitude where local politicians are held accountable for the progress and developments being made. Sunderland arc welcomes the opportunity for more regular and detailed engagement with members of the Council and with

members of the public and this would seem a good opportunity to examine suitable mechanisms.

- 5.8 The Committee also feel that it is important to continue to improve the communication and flow of information to local businesses and the general public. Good communication is important to keep people informed of the progress being made and to clarify any misperceptions.
- 5.9 We must take inspiration from other cities, such as Sheffield, Leeds and Manchester and the way they have transformed through investment in the public realm and we must seek to apply these lessons to the situation in Sunderland. We need to bear in mind the potential for regeneration and increasing economic activity and view investment in public realm as an important means of leveraging in private sector investment into the city.
- 5.10 It is also important that we develop the city as a whole applying the same aspirations for the city centre across the wider area. We need to address the range of other issues facing the city as a whole and not purely physical regeneration. Underpinning all of the regeneration plans for Sunderland is the need for an efficient transport infrastructure. But we must also keep aware of the long term and other challenges such as worklessness, skills, economic performance and local environment.
- 5.11 In the future, we face even more uncertainty with regards to the level of public sector funding available and the economic climate market. The general economic environment may well be harsher than over the past 5 years. It is therefore vital that we make most of existing sources of funding.
- 5.12 As part of the study, the Committee considered the Consultants findings into a proposal to establish a Local Asset Based Vehicle (LABV) as a potential funding delivery model for the future physical regeneration in Sunderland.
- 5.13 This involves consideration of whether private sector institutional investors can be engaged to provide a vehicle for delivering an agreed programme of physical regeneration projects to drive forward development in Sunderland over a 10-15yr period.
- 5.14 This would provide both continuity and a more market orientated approach by engaging with a private sector partner. It was hoped that a future vehicle will begin the regeneration process quickly and engage effectively with the private sector and develop a shared public/private vision of the potential for the city. It is important that the body able to make quick decisions over issues to speed up the delivery of projects.

6 RECOMMENDATIONS

- 6.1 The Review Committee recommends that:-
- 6.2 the Committee be kept informed on the progress regarding the outcome of the Consultants report into the proposed Local Asset Based Vehicle;
- 6.3 measures be taken to improve the level of involvement with the private sector;
- 6.4 we must take inspiration from other cities, such as Sheffield and the way they have transformed through investment in the public realm and we must seek to apply these lessons to the situation in Sunderland;
- 6.5 improvements need to be made to the existing mechanisms for engaging with local authority members along the lines existing in Sheffield. We feel that this issue should be investigated further and the outcome reported back to this Committee;
- 6.6 that continued improvements be made to the communication and flow of information to local businesses and the general public in order that people are kept informed of progress and major developments

Appendix 1

<p>Vaux Site - Plans</p> <p>The location and character make the project of fundamental importance to the arc. Plans are for:-</p> <p>47,000m2 of office space 1,000 residential units 2 hotels Ancillary retail and leisure 6,850 m2 civic space 3,200 permanent job opportunities</p> <p>The proposals include public realm improvements with high quality civic spaces, a dramatic glazed canopy, and a pedestrian footbridge across the river Wear linking the site together with the opportunity for a significant public building.</p>	<p>Vaux Site – Progress</p> <p>Masterplan completed in 2002 Public consultation – over 5,000 people with 90% supportive Development framework endorsed by SCC Outline Planning application submitted in December 2002 SCC minded to approve in 2005 Called in by SOS February 2006 Public enquiry held July 2006 Outline planning permission granted March 2007 ONE Resolution to use CPO Powers to acquire from landowner TESCO Lifetime Public Funding from CPRG and Treasury UDP now adopted and discussions taking place with TESCO regarding an alternative site on the Sunderland Retail Park.</p>
<p>Holmeside Triangle – Plans</p> <p>Site situated in the very centre of Sunderland. The redevelopment is for retail, food and drink, leisure and some residential.</p> <p>33,250m2 of retail space 150 residential units 7,000m2 leisure space Public space, access improvements 1,800 permanent job opportunities</p>	<p>Holmeside Triangle – Progress</p> <p>75% freehold acquired Resolved planning and highways issues Lifetime public funding from CPRG Preferred developer Thornfield appointed July 2006 Commenced tenant sign up Commenced detailed design scheme Developer underwriting land assembly design costs</p>
<p>Farrington Row – Plans</p> <p>Farrington Row offers a dramatic housing and commercial opportunity overlooking the River Wear at an important western gateway to the city centre. The site will create a high quality living and working environment. It will be delivered over an approximately 10 year period visa a sequence of four developments.</p> <p>450 residential units 8,000 m2 office space 124 bed, 3 star plus hotel Ancillary retail and leisure 450 permanent job opportunities</p>	<p>Farrington Row – Progress</p> <p>Development Framework consulted on and approved in 2006</p> <p>Phase 1</p> <p>Outline planning permission obtained in 2004 Developer appointed 2005 Site assembled and freehold possession of final property – July 2007 Detailed planning application approved February 2008</p> <p>Phase 2</p> <p>Site acquisition and freehold possession – June 2007 Topographical survey complete Site investigation on going Masterplan complete- subject to ratification</p> <p>Phase 3</p> <p>Negotiations with landowners ongoing</p>

<p>Sunniside – Plans</p> <p>Located in the east of the city centre and containing many historic buildings, this is a mixed use urban quarter. The delivery strategy is being implemented by the Sunniside Partnership Board whose partnership includes the City Council, English partnerships, One NorthEast as well as Sunderland arc.</p> <p>Existing buildings have been listed 5,000m2 office space 930 residential units 2,500m2 retail, food and drink 1,650 m2 hotel and leisure 475 permanent job opportunities</p>	<p>Sunniside- Progress</p> <p>Sunniside Gdns completed Planning framework adopted 239 new jobs created (48% of 14 year target) £53.78m private sector investment (54%) £7.51m public sector investment (38%) 217 new residential dwellings (24%) 12,290 m2 commercial, retail and leisure space created The Place to open in the summer comprising artist studio's meeting conference rooms, a gallery and a café Plans to develop East Sunniside were currently out to consultation</p>
<p>Stadium Village – Plan</p> <p>Stadium Village will form an initial phase of a combined mixed use leisure led development which extends 30.11ha including the Stadium of Light. Sunderland arc is leading on the project on behalf of the landowner, One NorthEast and will work in close partnership with Sunderland AFC and other strategic partners including Sunderland City Council, Sunderland University and Sunderland City College.</p> <p>40,300m2 hotel and leisure space 50m pool and wellness centre 7,000m2 office space 300 residential units Ancillary retail 940 permanent job opportunities</p>	<p>Stadium Village – Progress</p> <p>Draft Development Framework completed 30% in public ownership in Sheepfolds Strategic acquisitions: Cottam Brothers Station Taxis Fleet Factors</p> <p>Discussions over complex on going Negotiations with potential developers</p> <p>A 50 m Olympic size swimming pool has been constructed led by the city council and ready for April 2008.</p>
<p>SSTC – Plans</p> <p>Major Business Case submitted July 2005 Business case for new bridge completed and approval for funding sought</p>	<p>SSTC - Progress</p> <p>Major scheme business case submitted July 2005</p> <p>Largely Council led. Essential if the whole scheme is to work</p>
<p>Former Groves Cranes Site - Plans</p> <p>1,000 residential units 10,000m2 office space 4,000 m2 community space Ancillary retail, food and drink 870 permanent job opportunities</p>	<p>Former Groves Cranes Site – Progress</p> <p>Outline planning application submitted Dialogue with site owner progressing over proposals</p> <p>Residential offer Bridge landing point Road Infrastructure Hospice Site Neighbourhood Centre</p>
<p>Cultural Masterplan - Plans</p>	<p>Cultural Masterplan – Progress</p> <p>Draft framework for investment Working with partners Audio Visual Festival</p>

