

Scheme Update

March 2021





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Management Structure

- NGP Estate Manager Rachel Kadansky, started in the role in June 2020.
- The Estates Manager is responsible for the day to day management of the park and production the rent and service charge budgets.
- The Consortium continue to be responsible for the delivery of infrastructure.

Morrison's Supermarket

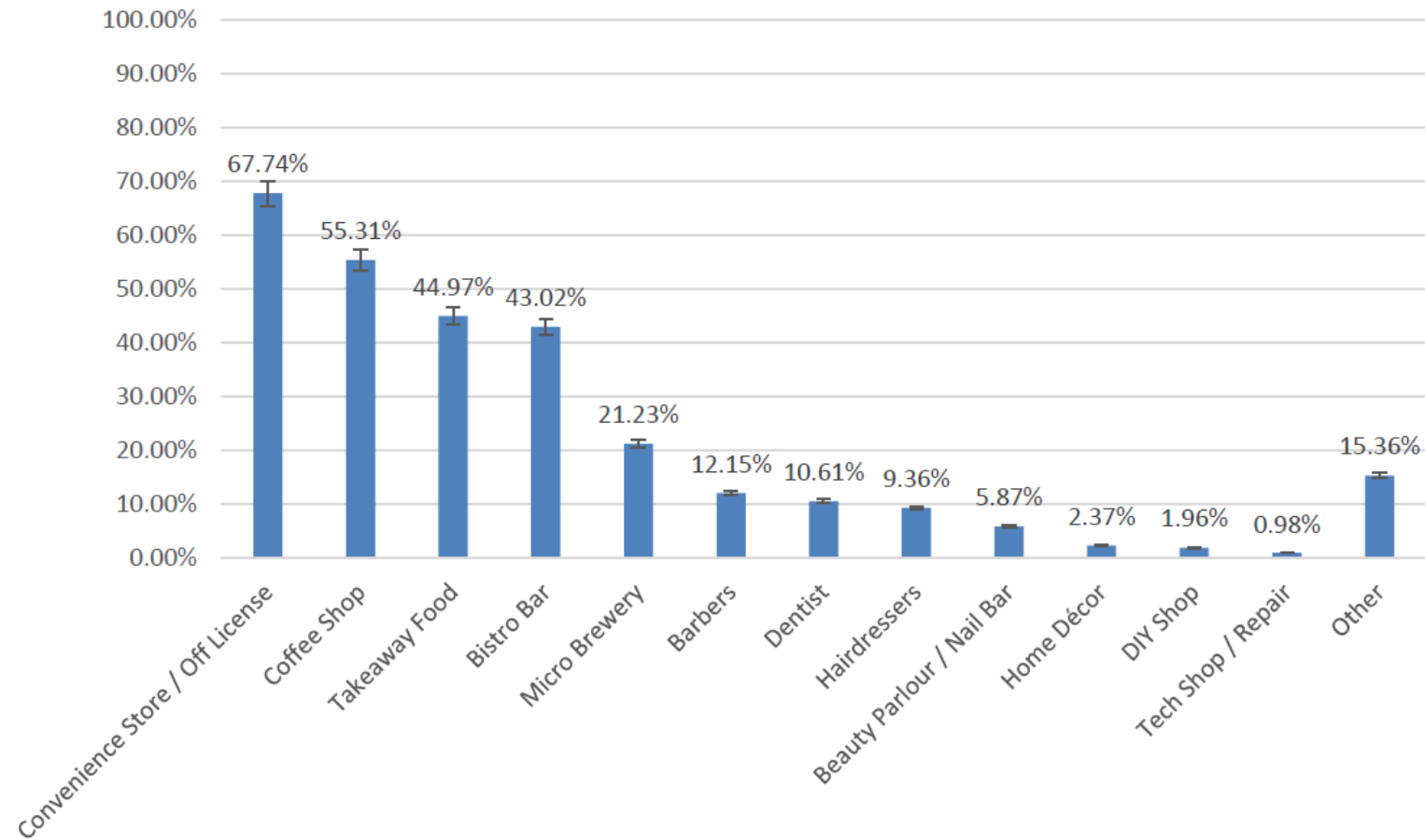
- 38,000 sq/ft foodstore which will provide 191 car parking spaces and create 120 new jobs
- Contracts exchanged in February 2021
- Planning application to be submitted in March 2021
- Planning decision expected in Summer 2021
- Store targeted to open early in 2022 subject to planning



Retail Survey

GPNA carried out a retail survey in July 2020, below is the outcome from that survey:

1. Convenience Store - 67.74%
2. Coffee Shop - 55.31
3. Takeaway Food - 44.97%
4. Bistro Bar - 43.02%
5. Micro Brewery - 21.23%



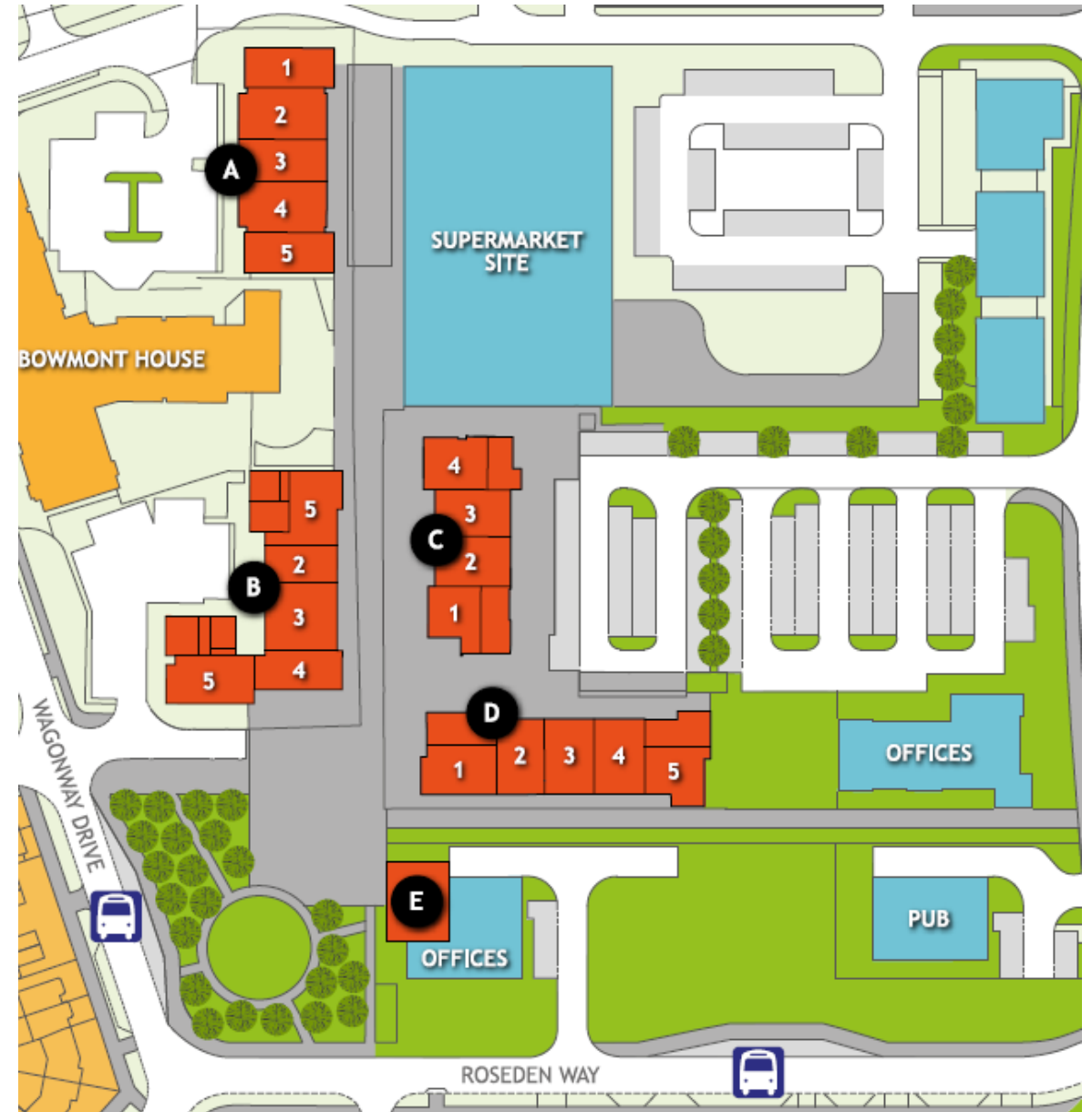
Consortium Retail Unit Update

Middleton North				
Unit	Area (sqft)	Use Classes	Tenant / Strategy	Detail
1	951	A1/A2	Guinot	Completed March 2020
2	1091	A1/A2		Early discussions with operator
3	1550	A1/A2		Unit actively being promoted
4	1091	A1/A2		Unit actively being promoted
5	937	A1/A2	Great Park Pharmacy	Pharmacy

Middleton South				
Unit	Area (sqft)	Use Classes	Tenant / Strategy	Use
1	1694	A1/A2		Early discussions with operator
2	1078	A1/A2		Unit actively being promoted
3a	1087	A1/A2		Unit actively being promoted
3b	928	A1/A3		Unit actively being promoted
4	1401	A1/A2	Brunton Residential	Completed March 2020
5	1734	A1/A2	Convenience Store	Terms agreed with experienced operator. Premises licenses being submitted

Branton North				
Unit	Area (sqft)	Use Classes	Tenant / Strategy	Use
1	1163	A1/A2/A3/A4/A5	Takeaway	Terms agreed
2	1507	A1/A2/A3/A4/A5		Unit actively being promoted
3	1507	A1/A2/A3/A4/A5		Unit actively being promoted
4	1356	A1/A2/A3/A4/A5		Unit actively being promoted

Branton South				
Unit	Area (sqft)	Use Classes	Tenant / Strategy	Use
1	1798	A1/A2/A3/A4/A5		Unit actively being promoted
2	1464	A1/A2/A3/A4/A5		Early discussions with operator
3	1464	A1/A2/A3/A4/A5		Early discussions with operator
4	1464	A1/A2/A3/A4/A5	Restaurant/Takeaway	Terms agreed
5	1302	A1/A2/A3/A4/A5	Micropub	Terms agreed with experience operator. Pre-application submitted





Spine Road - Junction 4 to 7

- Vital infrastructure providing vehicular connectivity from NGP to Kingston Park Road
- 2.2km spine road which includes 3 new roundabouts, 1 signalised junction and a 21m span bridge over the Ouseburn
- Started on site November 2019
- J4 – 5 complete in April 2021
- J5 – 7 complete in March 2022

Cell A Update

- 2 New Schools
 - Broadway East First School (Started on site March 2021)
 - Great Park Academy
- Playing Pitches – Application submitted August 2020
- 1,200 New Homes – Works started on site





Q&A's

Q: When will Broadway East First School Open?

A: The Council have advised that the target date to open the school is September 2022.

Q: Will Sage leaving the park affect the residents service charge?

A: It is the responsibility of the freehold owner of the property to pay a service charge. As the freehold owner, Sage will continue to be responsible for the payment of a rent and service charge.

Q: Is there any update on what is happening with Sage? Will residents be consulted if they change the use of the building?

A: We are aware Sage have marketed their building/site but do not have any further details. The Council have advised that any change of use would be subject to planning.

Q: Is there any support or funding available to business who may be interested in the town centre units?

A: There are a number of agencies in the City and wider North East region who can provide business support and maybe be able to advise on other funding that is available particularly for co-operatives.

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Further information about them and other business support experts on issues such as marketing and financial management can also be found at [Experts in Residence - BIPC Newcastle](#). You are able to book an online appointment with one of the experts through this website.