



Welcome to Newcastle upon Tyne

Discover the Heart of the Northeast

Welcome to Newcastle upon Tyne, a vibrant city nestled along the banks of the River Tyne in the Northeast of England. From its rich history and cultural heritage to its lively nightlife and picturesque landscapes, Newcastle offers something for everyone. Whether you're a history enthusiast, a foodie, a nature lover, or a nightlife aficionado, you'll find endless opportunities to explore and enjoy in our dynamic city.

INTRODUCTION

Newcastle upon Tyne, often simply referred to as Newcastle, is a city renowned for its warm Geordie hospitality, stunning architecture, and bustling urban atmosphere. With a history dating back to Roman times, Newcastle has evolved into a modern metropolis while retaining its unique character and charm.



Newcastle Millenium Bridge



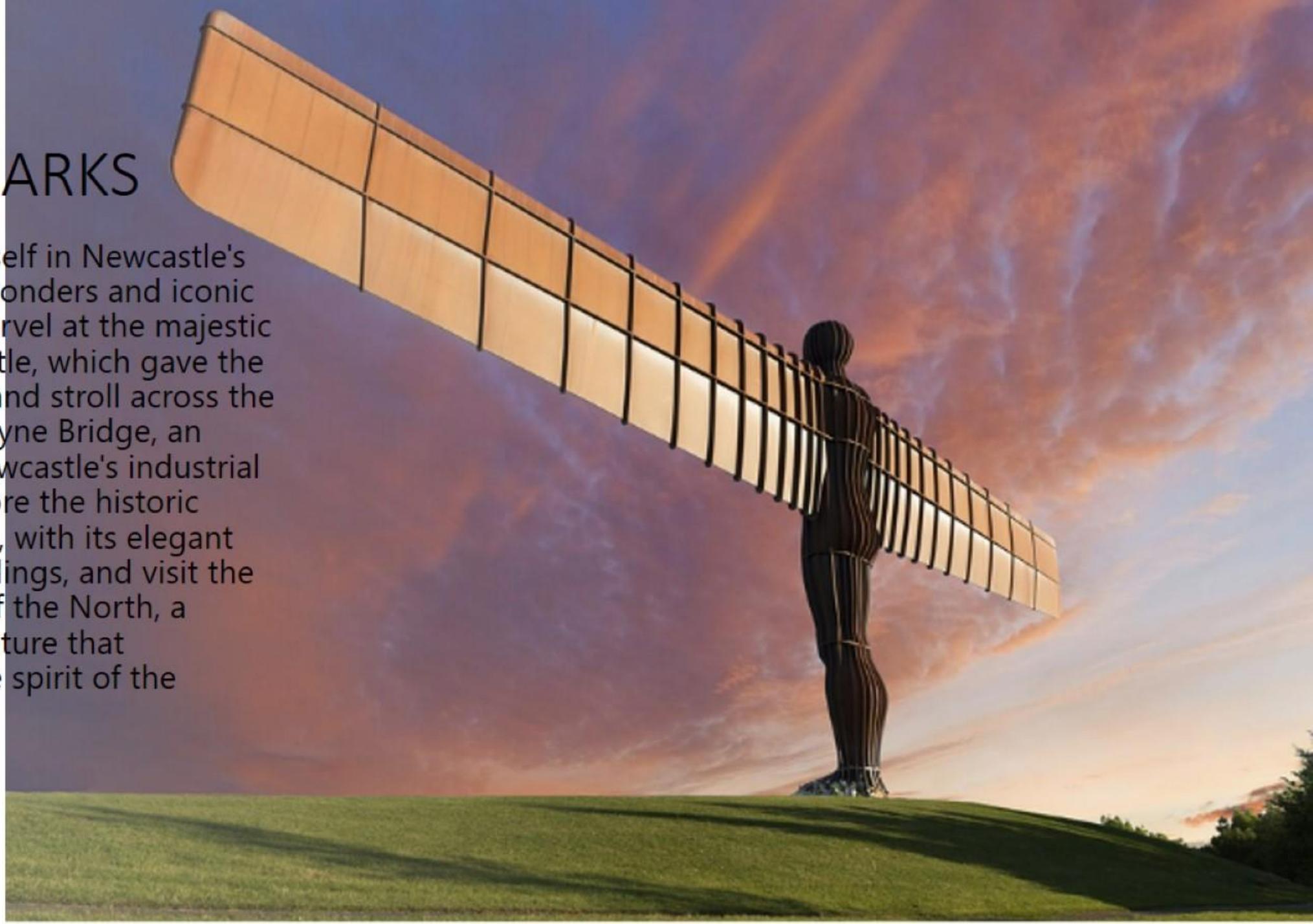
HISTORY

Explore the rich tapestry of Newcastle's history, from its origins as a Roman settlement to its medieval heyday as a thriving market town and fortress. Learn about the city's industrial revolution and its transformation into a major hub for coal mining, shipbuilding, and manufacturing. Discover how Newcastle has reinvented itself as a vibrant cultural and economic center in the 21st century.



LANDMARKS

Immerse yourself in Newcastle's architectural wonders and iconic landmarks. Marvel at the majestic Newcastle Castle, which gave the city its name, and stroll across the breathtaking Tyne Bridge, an emblem of Newcastle's industrial heritage. Explore the historic Grainger Town, with its elegant Georgian buildings, and visit the iconic Angel of the North, a towering sculpture that symbolizes the spirit of the Northeast.



CULTURE

Experience the rich cultural tapestry of Newcastle, where art, music, and theater thrive. Discover world-class art galleries, such as the BALTIC Centre for Contemporary Art, and catch a performance at the prestigious Theatre Royal. Dive into the city's vibrant music scene, with live performances ranging from indie bands to classical orchestras and immerse yourself in the annual Newcastle International Film Festival.



Cuisine

Indulge your taste buds in Newcastle's diverse culinary scene, where traditional Geordie fare meets international flavors. Sample savory stotties and Pease pudding at local bakeries, savor fresh seafood at Quayside restaurants, and explore the bustling Grainger Market for artisanal treats. Wash it all down with a pint of locally brewed ale or a craft cocktail in one of Newcastle's many cozy pubs and stylish bars.



National
Parks UK

NATURE

Escape the urban hustle and bustle and discover Newcastle's natural beauty. Take a leisurely stroll along the scenic Quayside or explore the lush greenery of Jesmond Dene, a tranquil oasis in the heart of the city. Embark on a boat tour along the River Tyne to admire Newcastle's stunning skyline from a different perspective, or venture further afield to explore the rugged coastline and rolling hills of Northumberland.

NORTHUMBERLAND NATIONAL PARK



HOUSING

- **RESIDENTIAL TRENDS: Urban Regeneration:** Newcastle upon Tyne has seen significant urban regeneration efforts in recent years, particularly in areas such as the Quayside and Ouseburn Valley. This has led to the development of new residential properties, including apartments and townhouses, often with modern amenities and waterfront views.
- **Student Accommodation:** Newcastle is home to several universities, including Newcastle University and Northumbria University, which has driven demand for student accommodation. Purpose-built student accommodation (PBSA) developments have been on the rise to cater to this demand, particularly in close proximity to university campuses and city center amenities.
- **Housing Affordability:** Like many cities in the UK, Newcastle upon Tyne has faced challenges related to housing affordability, particularly for first-time buyers. This has led to an increased demand for affordable housing options, including shared ownership schemes and government-supported initiatives to help individuals onto the property ladder.
- **Sustainable Housing:** There is a growing emphasis on sustainability in residential development, with a focus on energy-efficient design, renewable energy sources, and eco-friendly building materials. Developers are incorporating sustainability features into new residential projects to meet increasing consumer demand for environmentally friendly homes.



Construction

- **CONSTRUCTION TRENDS: Mixed-Use Developments:** There has been a trend towards mixed-use developments that combine residential, commercial, and leisure spaces within a single development. These projects aim to create vibrant, integrated communities with access to amenities such as shops, restaurants, and green spaces.
- **High-Rise Living:** With limited space available in urban areas, there has been a shift towards high-rise residential developments, particularly in the city center. These developments offer compact living spaces with convenient access to amenities and transportation hubs.
- **Heritage Conservation:** Newcastle upon Tyne is known for its rich architectural heritage, and there is a continued focus on preserving and repurposing historic buildings. Adaptive reuse projects, such as converting former industrial buildings into residential lofts or office spaces, have become increasingly popular.
- **Infrastructure Investment:** Infrastructure investment plays a crucial role in supporting residential and construction trends. Projects such as transportation upgrades, including the expansion of the Metro system, and investment in digital infrastructure are key drivers of development and growth in the region.
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BEYOND INVESTMENT- Newcastle upon Tyne

- Newcastle-upon-Tyne, the capital of North East England, has a rich history dating back to Roman times. Initially a fort along Hadrian's Wall, it evolved into a thriving industrial center during the 19th century, driven by shipbuilding and heavy engineering. In recent years, Newcastle has transformed into a hub for finance, technology, and digital industries, boasting over 50,000 businesses and a growing emphasis on knowledge-intensive sectors. This economic shift has spurred modernization and regeneration projects, aligning the city with other major UK hubs. With a burgeoning population and five major universities, Newcastle attracts over 100,000 students, providing a pool of talent for businesses. Affordable rents and promising career prospects make it an attractive destination for young professionals, bolstering the rental market and enticing real estate investors.

- **PROPERTY MARKET**

The city's property market has seen a 23% growth in prices since 2010, with a further increase of 13.5% anticipated over the next five years. This upward trend demonstrates the potential for lucrative investment opportunities in Newcastle's property market.

- **ECONOMY**

Newcastle's GVA has experienced a 28% increase since 2000, amounting to GBP9.4 billion as of 2021. Despite a slight dip in 2020 and 2021 due to the global pandemic, the city's economy has recovered and is expected to generate GBP11.8 billion in GVA annually by 2035.

- **Investing in Newcastle upon Tyne can be advantageous for several reasons:**

- **SOARING RENTAL DEMAND**

Newcastle's growing population of educated graduates drives increasing demand for rental properties, with no signs of slowing down. Despite remaining among the most affordable in major UK cities, Newcastle's persistent demand makes it highly attractive for buy-to-let investments, boasting a vast pool of potential tenants. The city's high graduate retention rate, standing at around 30%, compared to other northern cities, indicates its appeal for young professionals. Tech companies are drawn to Newcastle for its skilled workforce, while decreasing unemployment rates further enhance its allure. With a growing disparity between rental demand and supply, coupled with rising household incomes, rent prices in the North East region are projected to increase by 7.4% by 2025.

- **LUCRATIVE HOUSING MARKET**

Newcastle's continuous expansion has led to a growing demand for housing, which has been challenging for the market to meet. Despite the launch of numerous development projects, the city is still grappling with a consistent lack of available housing. By 2030, a shortfall of at least 18,707 residential units is expected. As Newcastle's population is projected to grow by 12% (the number of households is predicted to increase from 122,424 in 2015 to 137,471 by 2030), the 2017 Gateshead & Newcastle upon Tyne House Market Assessment identified a need for over 1,000 new homes per year during the next 15 years. Given the current property prices, now presents an opportune moment for investors to capitalize on the potential for increasing house values. Coupled with strong rental demand, Newcastle offers a highly dependable return on investment for property investors



BEYOND INVESTMENT- Newcastle upon Tyne

- **HUB OF INNOVATION** Newcastle is quickly becoming a focal point for innovation in the UK's digital and creative industries. Its commitment to digital advancement is evident through initiatives like the Gigabit City project, which establishes high-capacity fibre networks, enhancing global connectivity. City Fibre's £50 million full-fibre plan will further solidify Newcastle's position as one of the most connected cities in the UK. Additionally, the city's digital entertainment sector is thriving, boasting a large concentration of game development companies. With a talented pool of developers and designers, Newcastle offers an ideal environment for digital creatives, driving economic growth in the city.

- **BOOMING ECONOMIC GROWTH** Newcastle and the surrounding Tyneside region have witnessed remarkable economic growth over the past two decades, with GDP soaring by 102% since 2000. The area hosts a diverse range of over 50,000 registered businesses, including global giants such as Siemens, Sage PLC, Nestlé, and Procter & Gamble, among others. The coexistence of established firms and emerging start-ups in the tech, IT, and digital sectors is expected to further boost the region's economy by an additional 65% by 2035, reaching a value of £39.3 billion. Additionally, Newcastle's thriving economy benefits from tourism, supported by its international airport and extensive rail network, with passenger numbers forecasted to reach 9.4 million by 2035, contributing over £2 billion annually to the regional economy.

- **NEW CASTLE REGENERATION** Newcastle Helix stands out as the most ambitious among the numerous ongoing regeneration projects in the city. With a £350 million investment, this project, regarded as the city's largest regeneration effort in decades, aims to create 4,000 new jobs and inject £960 million into the local economy upon completion. Helix will set a new standard for future property developments, featuring 450 solar-powered homes, some of which incorporate smart technology.

- Besides Helix, other exciting regeneration projects are transforming the cityscape. Giants on the Quayside, a £100 million waterfront development spanning over 322,000 sq ft, includes Europe's largest observation wheel. Upon completion, it is expected to draw more than 260,000 visitors to Newcastle annually. Meanwhile, the Brett Wharf development in Gateshead plans to introduce new rental apartments and commercial spaces, including offices, shops, and restaurants.



Newcastle upon Tyne- REGENERATION

The regeneration of Newcastle upon Tyne is a multifaceted process aimed at revitalizing various aspects of the city to enhance its economy, infrastructure, cultural offerings, and overall quality of life for residents and visitors alike. Over the years, Newcastle has undergone significant transformations, with various initiatives and projects contributing to its ongoing regeneration. Here are some key aspects of Newcastle's regeneration efforts:

Urban Renewal Projects: Newcastle has seen numerous urban renewal projects aimed at rejuvenating its city center and surrounding areas. This includes the redevelopment of derelict or underutilized sites, such as the Quayside area along the River Tyne, which has been transformed into a vibrant cultural and leisure destination.

Infrastructure Development: Infrastructure plays a crucial role in the regeneration process. Newcastle has invested in improving its transportation networks, including the expansion of the Metro system, which connects various parts of the city and surrounding areas. Additionally, investments in road networks, bridges, and public spaces contribute to enhancing connectivity and accessibility.

Cultural Revitalization: Newcastle has a rich cultural heritage, and efforts to preserve and promote this heritage are integral to its regeneration. Cultural institutions, such as theaters, museums, and galleries, have been supported and expanded to enrich the city's cultural offerings. Events and festivals, such as the Newcastle International Film Festival and the Newcastle Gateshead Winter Festival, attract visitors and contribute to the city's vibrancy.

Economic Diversification: Regeneration efforts often focus on diversifying the local economy to reduce dependence on traditional industries. Newcastle has seen growth in sectors such as digital technology, creative industries, and healthcare, which have helped create employment opportunities and stimulate economic growth.

Sustainable Development: Increasingly, sustainability is a key consideration in urban regeneration projects. Newcastle has incorporated sustainable design principles into new developments, including energy-efficient buildings, green spaces, and initiatives to reduce carbon emissions.

Community Engagement: Regeneration initiatives are most effective when they involve active participation from local communities. Newcastle has encouraged community engagement through consultation processes, participatory planning, and initiatives to empower local residents to shape the future of their neighborhoods.

Overall, the regeneration of Newcastle upon Tyne is an ongoing process that involves collaboration between various stakeholders, including government authorities, businesses, community groups, and residents. By addressing the diverse needs of the city and harnessing its strengths, Newcastle continues to evolve as a dynamic and attractive place to live, work, and visit.

Newcastle upon Tyne- REGENERATION

PROPERTY LED REGENERATION – TWDC

The Tyne and Wear Development Corporation (TWDC) was an urban development corporation (UDC) set up by the UK government. UDCs are property-led regeneration which are run by an executive board and are given money by central government and their aim is always to improve the area in such a way as businesses will see it as a good business opportunity. They are market led and property led because they make physical changes, e.g., improve infrastructure to attract businesses (property led) and it is market forces not planners, that decide the ultimate layout of the area – they want businesses to lead the way.

So, the Tyne and Wear Development Corporation (TWDC) is an example of large-scale regeneration, and its basic aims were to.

1. Create new business districts or modern offices and industrial estates.
2. Increasing employment through grants and training
3. Reviving riversides as a place to live.
4. Improving environment and landscaping

Set up in 1987 in the second wave of UDCs, TWDC's task was to bring land and buildings back into effective use in its designated area and encourage the development of existing and new industry and commerce. Its area covered 26 miles of riverside along the Tyne and Wear rivers and spanned the four local authority areas of Newcastle, North and South Tyneside and Sunderland. One-third of its area was derelict, polluted, or under-used.

Funding - £430 million of government money attracting £1,114 million of private sector money.⁶ The government money went into funding improvements to the infrastructure and public realm of the areas located on the map. This then encouraged private firms to join in.



**TYNE AND WEAR
DEVELOPMENT
CORPORATION**

Newcastle upon Tyne- REGENERATION

The TWDC was very successful in this, and its major projects were mainly [Flagship projects](#) including:

- ① Newcastle Business park - £140 million development of 25ha of offices on previous derelict land British Airways have offices there.
- ① The Copthorne hotel was built at a cost of 30 million
- ① Newcastle Arena
- ① £2 million to transform 10 major historic buildings along the Quayside.
- ① Newcastle quayside – cost £170 million St Peters Basin transformed into a major housing development

Newcastle and Gateshead Quayside from the Castle Keep

TWDC has transformed the Newcastle Quayside but has been less successful at regenerating housing estates. Many local communities had to be relocated to make way for the big developments despite the UDCs attempts to use a Community Development Strategy. This committed it to supporting, informing, and consulting local communities and community groups. It covered activity across different policy areas: training, employment, social housing, environmental improvements, arts and cultural activities, and recreation and leisure facilities especially relating to the rivers and riversides. It helped to put 2000 local people into jobs in the Royal Quays Employment Office and 25% of the houses it built were low cost. However, the TWDCs use of compulsory purchase orders, focus on service sector and managerial posts rather than manufacturing and focus on predominantly expensive housing has been criticized. This newspaper article, from the Journal of Wednesday February 14th, 1996, reveals that these areas were all transformed during the era of the Tyne and Wear Development Corporation.

PARTNERSHIP SCHEMES BETWEEN LOCAL AND NATIONAL GOVERNMENTS AND THE PRIVATE SECTOR – Grainger Town

Newcastle is a fantastic city for architecture and much of it is conserved. The most architecturally beautiful area is Grainger town, where Grey Street and the Theatre Royal can be found. These areas have been subject to a multi-million regeneration project that involved redeveloping the interiors of many buildings, cleaning the sandstone on Grey's monument and the Theatre Royal and bringing empty shops back into use. Many of the buildings in Grainger Town are protected as Listed Buildings, and as such cannot be altered. Indeed, Grainger Town is a historic town in the heart of Newcastle-upon-Tyne.

40% of the buildings in the area are listed as being of historical and architectural importance. ⁷ The Grainger Town area covers 90 acres between Central Station and Northumberland Street, encompassing Grainger's new buildings, Medieval streets like the Bigg Market and Victorian buildings too. In addition the 13th century Dominican Friary of Blackfriars and remnants of the old Town Wall gives Grainger Town a great richness of character. Commercial ground floor properties consisting of shops sit beneath offices and residential properties in terraces with some landmark buildings such as the Theatre Royal.



Newcastle upon Tyne- REGENERATION

Historical development: Grainger Town is a historic part of Newcastle City Centre which has had 3 major periods of Urban Change. The initial phase replaced old mediaeval parts of the town with new street layouts and buildings from 1835 to 42; a major decline phase from the 1960s to 1990s and its current regenerated phase. 1835 to 42 – Richard Grainger developed a series of classical streets 1835 and 1842 which are overlaid on the pattern of the medieval settlement that was there before.

Grainger was lucky in that Newcastle was unusual as there was a large property – Anderson Place – with extensive grounds within the city walls. Grainger's idea was to link the smart residential areas to the north with the cramped trading district above the quayside.

Newcastle's magnificent Grey Street, curving down to the Quayside and with alternate columns and flat facades.

1960s to 1990s - parts of Grainger Town were demolished to make way for projects such as the Eldon Square and parts of the area were overtaken by others as centre for commerce and retail.

By the 1990s the decline in the area was at its worst with.

1. Shops and offices moved out to other locations.
2. Residential population of the area was falling rapidly to 1,200.
3. 100,000 m² of floor space vacant
4. Investor confidence was low.
5. Structural problems became evident with 47% of its 244 listed buildings classed as being 'at risk' and a further 29% classified as vulnerable.

1993 – English Heritage and Newcastle City council launched a programmed of property development and environmental improvement which helped the most at-risk buildings and began to stop the decline of the area.

1996 - Newcastle City council, the English Heritage and English Partnerships decided that the area could no longer be left to take care of itself and prepared a bid for government funding for a regeneration strategy

1997 - Grainger Town Project established – a partnership with Newcastle City Council, English Partnership and English Heritage. £40 million of public sector investment was expected to be bolstered by a further £120 million from the private sector, but the latter reached £160 million.⁷

2003 – The project was finished to be overseen by the now defunct One North East



Newcastle upon Tyne- REGENERATION

Elements of the project

The original vision of the Partnership was that - ***“Grainger Town will become a dynamic and competitive location in the heart of the city. Grainger Town will develop its role in the regional economy with a high-quality environment appropriate to a major European regional capital. Its reputation for excellence will be focused on leisure, culture and the arts, retailing, housing, and entrepreneurial activities. Grainger Town will become a distinctive place, a safe and attractive location to work, live and visit.***

The achievements of the regeneration of Grainger Town include:

1. The public realm was also Improved, using high quality stone and public art
2. 1506 jobs created as well as a further 800 in Grainger Town due to the increased confidence in the area.
3. 286 new businesses set up.
4. 80,900 m² of new and/or improved commercial floor space.
5. 121 buildings, many of them listed properties and classified as 'Buildings at Risk' restored for use.
6. Grey's Monument repaired and cleaned.
7. 289 flats and apartments completed with many located within the Grainger Street and Clayton Street areas.
8. Westgate House, which was an eleven-storey office block, perhaps Newcastle's most unpopular building, was acquired by ONE North East and demolished between late 2006 and early 2007.

This project has been followed by others, not least the Helix development opposite St James Park in the city.

