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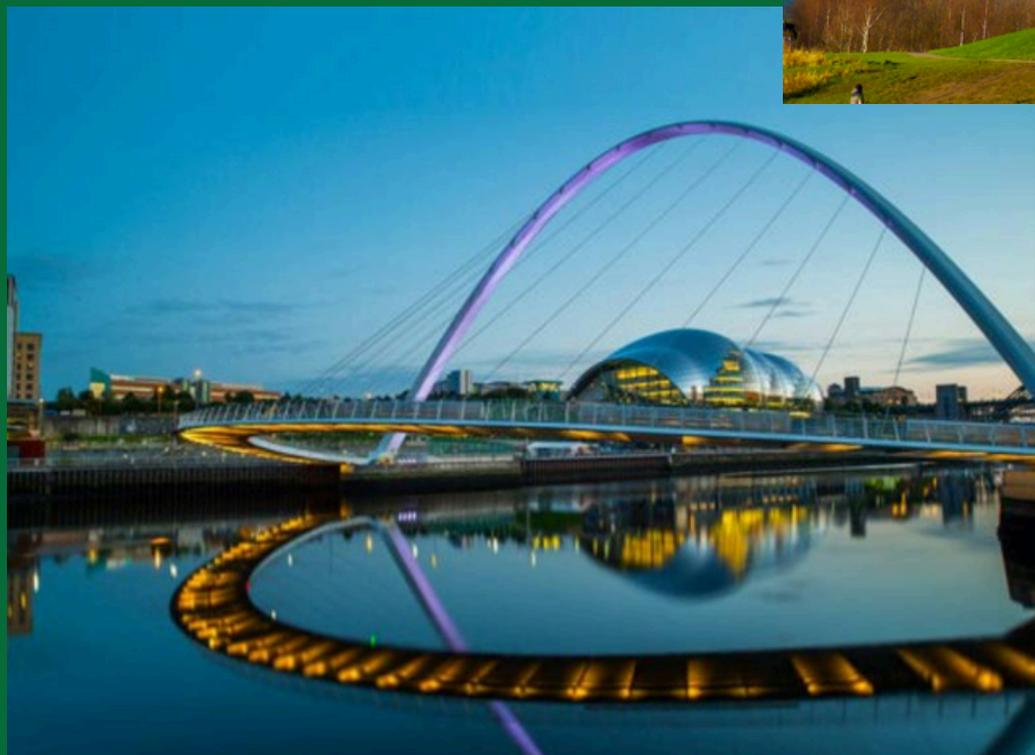
Phone: 0345 853 094

admin@hollandassetmanagement.co.uk

www.hollandassetmanagement.co.uk



WELCOME TO GATESHEAD TOWN





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IMAGES OF ENGLAND
**OLD
GATESHEAD**

ALAN BRAZENDALE





INTRODUCTION

Gateshead, located on the southern bank of the River Tyne in North East England, is a town that beautifully blends rich industrial heritage with bold modern transformation. Iconic landmarks such as the Angel of the North, the world's first tilting Gateshead Millennium Bridge, and the contemporary Baltic Centre for Art define its cultural landscape. The town is also home to The Glasshouse International Centre for Music, known for its world-class concerts, and Saltwell Park, a picturesque Victorian green space. Once a Roman settlement that grew into a major industrial centre, Gateshead has reinvented itself with vibrant riverside developments, modern residential areas, premier shopping destinations, and a thriving creative scene—offering a unique mix of tradition, innovation, and community spirit.

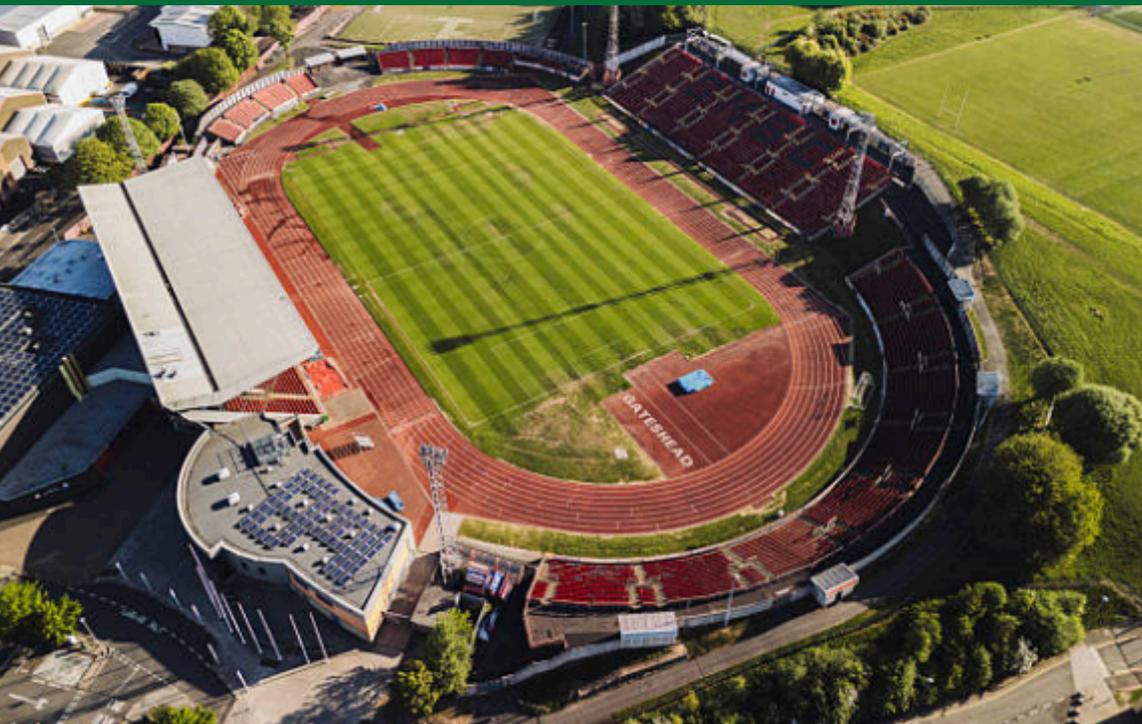




Investment Overview

Gateshead Council has launched a £260 million housing programme (2025–30) to build 400+ new homes, refurbish council stock (including kitchen/bath upgrades and CCTV), and connect 550 properties to a low-carbon district energy network. Major developments include the Sage Arena & International Conference Centre, part of a £350 million riverside regeneration project expected to create over 2,000 jobs and inject £99 million per year into the local economy. With an additional £20 million from the government’s Levelling Up Fund, the Sage ICC will open in late 2025, with the Arena to follow in 2027.

On the commercial front, UK Land Estates is investing more than £35 million over 2025–26 to develop 270,000sqft of Grade A industrial and warehouse space across Team Valley, Teesside, and Northumberland, plus £12 million refurbishments across business parks. Alongside this, the Gateshead Quays scheme—a £220–260 million joint venture with Ask Real Estate, Patrizia UK, and SMG Europe—is transforming 4ha of waterfront into a mixed-use destination, including the Sage campus, hotels, leisure venues, and public realm. Regionally, the North East Combined Authority (NECA) has secured a £14 billion investment prospectus, targeting advanced manufacturing, green energy, creative industries, life sciences, and digital/AI sectors. This pipeline includes 23 sites totalling 18 millionsqft and £4.4 billion in commercial/residential opportunities. The region is also set to benefit from a £160 million UK Investment Zone, creating up to 4,000 jobs in manufacturing and clean energy. Transport infrastructure is also being upgraded: a £1.85 billion NECA transport fund (from the Chancellor’s £15.6bn package) will support the Tyne & Wear Metro extension—including a new Follingsby station—and local rail enhancements by 2033





Growth Sectors

Creative & Cultural Industries

- Gateshead, with institutions like the Glasshouse Centre and Baltic Centre for Contemporary Art, is at the heart of a booming regional creative economy. A £60 million government investment is backing grassroots music venues, film, video games, and startups outside London, led by the Creative Industries Growth Summit hosted in Gateshead.
- The North East plans to grow its creative workforce—currently around 60,000—and establish itself as a cultural powerhouse rivaling London and Glasgow, with major backing from universities, film studios, and live events such as the MOBO and Mercury Prize

Digital & Technology – including FinTech & Gaming

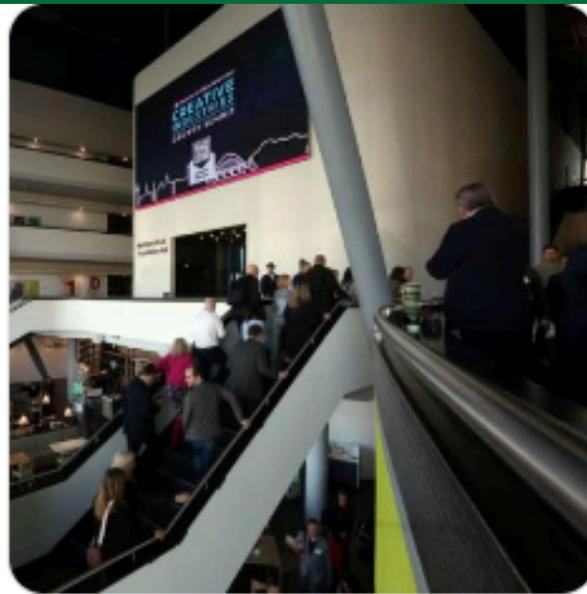
- Gateshead lies within one of the UK’s fastest expanding tech clusters. Along with Newcastle and Sunderland, it forms a hub for FinTech (forecast to add over 2,000 jobs by 2025) and video games (e.g., Ubisoft, Sumo Games).
- The region supports digital innovation with over 2,500 tech firms, access to 67,000 STEM students, national data initiatives, and cloud/software companies like Sage.

Advanced Manufacturing & Green Tech

- Manufacturing remains significant, covering advanced engineering, chemicals, and precision electronics
- The North East Investment Zone includes £160 million for advanced manufacturing and clean energy, expected to support up to 4,000 jobs
- Industry 4.0 (AI, robotics, biotech) is growing, supported by robotics firms (e.g., Wootzano), biotech startups in Newcastle’s Biosphere, and hydrogen and offshore wind projects

Logistics, Distribution & Professional Services

- Gateshead’s logistics sector thrives with connectivity via A1(M)/A19 close to Newcastle Airport and Tyne freight links
- Professional, financial, and business services are expanding, with over 19,000 firms in the region and strong inward investment into finance, corporate services, and space-tech (e.g. Lockheed Martin)





Urban Regeneration

Gateshead is undergoing vibrant urban regeneration across multiple fronts—reviving town centers, transforming waterfront areas, repurposing historic structures, and reimagining transport infrastructure: A major milestone is the High Street South regeneration, spearheaded by the council since May 2025. This initiative aims to assemble and clear land for a high-quality mixed-use neighbourhood with homes and support for local businesses. That revitalized area is being shaped with a refreshed masterplan and proactive community engagement, with property acquisitions now nearing completion. On the Quayside, the Sage Arena & International Conference Centre (part of a £350 m regeneration) secured Levelling Up funding in 2023. Plans now include resiting hotels and adding an urban park to boost biodiversity. The ICC is scheduled to open in autumn 2025, with the arena debuting in 2027. It's expected to attract over 1 million extra visitors, create ~2,000 jobs, and inject £99 m annually into the local economy . Securing £7 m from the Getting Building Fund in 2021 enabled construction of new link roads and improved public realm across the Quays project. The broader £260 m Quayside regeneration will include an exhibition centre, arena, restaurants, a dual-branded hotel, and performance spaces—supporting ~2,000 jobs and delivering £60 m per year in economic benefit . The historic Gateshead Town Hall is being repurposed into a vibrant neighbourhood, featuring cafes, bars, restaurants, and green spaces, via collaboration with developer Capital & Centric. Meanwhile, a design competition has explored imaginative futures for the A167 flyover, recommending demolition to make way for a tree-lined boulevard. Alternative visions suggest retaining and repurposing the structure into an elevated civic greenway with community space and ecology labs—demonstrating openness to creative reuse of disused infrastructure. Lastly, new transport upgrades are planned, including a £34 m town centre interchange (due by 2032) and improved bus, rail, and Metro integration to support the regenerating urban core





Education Sector

School Expansion & Infrastructure

- Thorp Academy (Ryton): Approved for a £5.5 million expansion to add 10 classrooms, plus a new dining hall, office, storage, toilets, and plant room. Completion is expected by end of 2025 for spring 2026 intake, increasing capacity by ~170 pupils
- Colgate Primary → SEN conversion: The former primary school is being reopened by Cedars Trust as a special educational needs (SEN) school providing 180 specialist places from September, responding to a 29.5% rise in EHCPs over three years.
- Wider Gateshead admissions: For 2025–26, all schools (community, academies including Grace and XP Gateshead) have finalized policies and published planned admission numbers. For 2026/27, consultation proposes halving Rowlands Gill Primary’s intake and redistributing Colgate catchment areas

Further & Higher Education

- Gateshead College:
 - Offers vocational, further, higher, and adult education, including EV, renewable energy, construction, digital, and film/TV.
 - Rated “good” overall and “outstanding” for adult learning, behaviour, and employer engagement by Ofsted, praised for meeting regional skills needs

University Sector:

- Northumbria University (Newcastle, serving NE region) has a strong social mobility mission—40% of its students come from low-participation areas—and programmes accelerating access from local schools and careers

Challenges & Trends

- Permanent exclusions: Doubled in Gateshead—from 50 (2021/22) to 94 (2023)—raising concerns about student retention and wellbeing
- School building conditions: Many older schools contain risky RAAC materials; national refurbishment funding has been pledged but local schools still face issues like flooding and leaking drains
- SEN strategy: Council aims to keep more pupils with EHCP in mainstream settings by boosting inclusion support, aligning with national demand, where over 50% of EHCP students are in special schools (vs ~35% nationally)
- Funding squeeze on FE colleges: National cuts reduced FE funding to two-thirds of promised amounts, impacting Gateshead College among others, leading to potential freezes in hiring/pay or limiting student places

Cultural & Educational Policy

- Creative industries push: At the Gateshead-hosted summit, Culture Sec. Lisa Nandy pledged £60 million to bolster grassroots creative education, reintroducing arts into school curriculums across the North East
- National infrastructure funding: A £725 billion UK investment plan includes £3 billion over 10 years for schools/colleges maintenance and upgrades, offering opportunities for local school building works





Visitor Economy

Gateshead's visitor economy is experiencing strong and sustained growth, welcoming 6.85 million visitors in 2023—a 2% increase from the previous year—comprising 6.19 million day-trippers and 660,000 overnight stays. This contributed significantly to the North East's £6.1 billion tourism value and forms part of a wider regional rebound post-pandemic. Strategic initiatives like the £2.25 million Destination Development Pilot and additional £1.35 million in targeted tourism funding aim to double the region's visitor economy by 2030. Major attractions such as The Glasshouse (formerly Sage Gateshead), Saltwell Park, and the BALTIC Centre for Contemporary Art, along with new heritage trails like the Tyne Derwent Way, are key drivers of tourism and cultural engagement. The redevelopment of The Glasshouse into an arena and conference hub alone is expected to attract over 1 million extra visitors annually and create around 2,000 jobs. Business tourism and live events continue to thrive, with national organisers eyeing Gateshead as a prime conference destination, further boosted by high-profile concerts increasing overnight stays beyond pre-Covid levels. With strong cultural offerings, enhanced infrastructure, and continued investment, Gateshead's visitor economy is on a promising trajectory of regional and international significance.





Local Transport

Strategic Transport Infrastructure Driving Economic Potential

Gateshead is undergoing a major transformation in transport infrastructure—creating an increasingly connected, accessible, and investor-friendly environment. With over £1.85 billion in confirmed regional transport investments, the town is positioning itself as a prime hub for mobility, business, and lifestyle in the North East.

Modern Rail & Metro Networks

- **Next-Gen Metro Fleet:** Gateshead is rolling out a brand-new fleet of Swiss-built Metro trains—16 already in service—offering cutting-edge features such as phone charging, climate control, smart accessibility, and improved energy efficiency. The full fleet of 46 is expected by 2026.
- **Future Rail Expansion:** A Metro extension toward Washington via Follingsby is underway, backed by an £8 million feasibility study and over £900 million in project funding. The project will transform cross-county connectivity by 2033.
- **Northumberland Line Relaunch:** Passenger services have resumed between Newcastle and Ashington, with full integration into Tyne & Wear ticketing and phased station openings into 2025.

Comprehensive Bus & Ferry Services

- **Seamless Integration:** Go North East buses, scenic Tyne river routes, and the integrated Pop ticketing system ensure smooth transitions across transport modes.
- **Ferry Terminal Upgrade:** A new ferry landing at North Shields is included in a £208 million regional plan, enhancing connectivity between Gateshead and North Tyneside.

Major Road Redevelopment Projects

- **Gateshead Flyover Redevelopment:** The heavily used A167 flyover (40,000+ vehicles/day) is scheduled for demolition in 2025/26. It will be replaced by a sustainable, pedestrian-friendly boulevard—reconnecting the urban landscape.
- **A1 Widening Project:** The Birtley–Coal House section is being expanded, improving southbound road access—vital for logistics and regional trade—due to complete by 2025.
- **Tyne Bridge Restoration:** Iconic and essential, the Tyne Bridge is undergoing phased restoration works through 2028, celebrating its centenary with a renewed transport legacy.

Sustainable Transport for a Smart Future

- **100 km Active Travel Network:** By 2027, a £208 million investment will deliver extensive walking and cycling infrastructure—transforming Gateshead into a green mobility leader.
- **MetroGreen and Route 725:** This strategic corridor will connect Gateshead to Darlington, encouraging active travel and unlocking development opportunities along the route.

Why It Matters to Investors

These transport upgrades are not just about movement—they are enablers of regeneration, productivity, and sustainable development. Improved connectivity means faster commutes, higher footfall, logistics reliability, and enhanced quality of life—key drivers for successful commercial, residential, and mixed-use investments.





Housing and Property Market



New Housing Developments & Investment

- 370 new homes are planned at Clasper Village and Chandless after a £5.2M brownfield regeneration fund was approved, delivering high-quality terraced, semi-detached, detached, and council homes from 2025 onwards
- Over the next five years, Gateshead Council will invest £260M in housing, including the delivery of 400+ new council homes, demolition of outdated blocks, and substantial improvements to existing stock—roofs, insulation, kitchens, lifts, and more

Market Performance & Trends

- Average house price in Gateshead reached £153,000 in March 2025, a 6.3% year-on-year increase—trailing the North East's average of £168,000
- First-time buyers are paying around £138,000, while mortgaged properties average £155,000
- Rental rates averaged £749/month in April 2025—a 9.3% rise year-on-year. One-bedroom units saw £550, two-bedroom £674, three-bedroom £786, and four-bed £1,133 rents

Investment Opportunities

- Areas like NE8 are particularly attractive for investors: property values rose ~6% in 12 months, with 2–3-bedroom flats offering rental yields up to 10% thanks to strong demand and rental growth
- Region-wide, house prices in the North East (including Gateshead) rose ~5.2% in 2025 and were up 7.9% YOY for new-builds, driven by affordability and quality infrastructure

Market Outlook

- While UK-wide house prices dipped 2.8% in April 2025 due to stamp duty hikes, forecasts expect short-lived effects and an ongoing rebound—particularly strong in the North East
- Yet, some caution remains: uncertainty around mortgage rates and economic stability could dampen momentum, although Gateshead is well-positioned thanks to low supply and sustained buyer interest

Investor Takeaway

Gateshead represents a dynamic and compelling housing market—boasting council-backed regeneration, strong sales and rental growth, and affordable pricing compared to national figures. With focused investment in new-builds, affordability, and rental yield hotspots like NE8, the borough offers both long-term capital appreciation and rental-return potential.