

YORKSHIRE EDITION | ISSUE 1 | 2022

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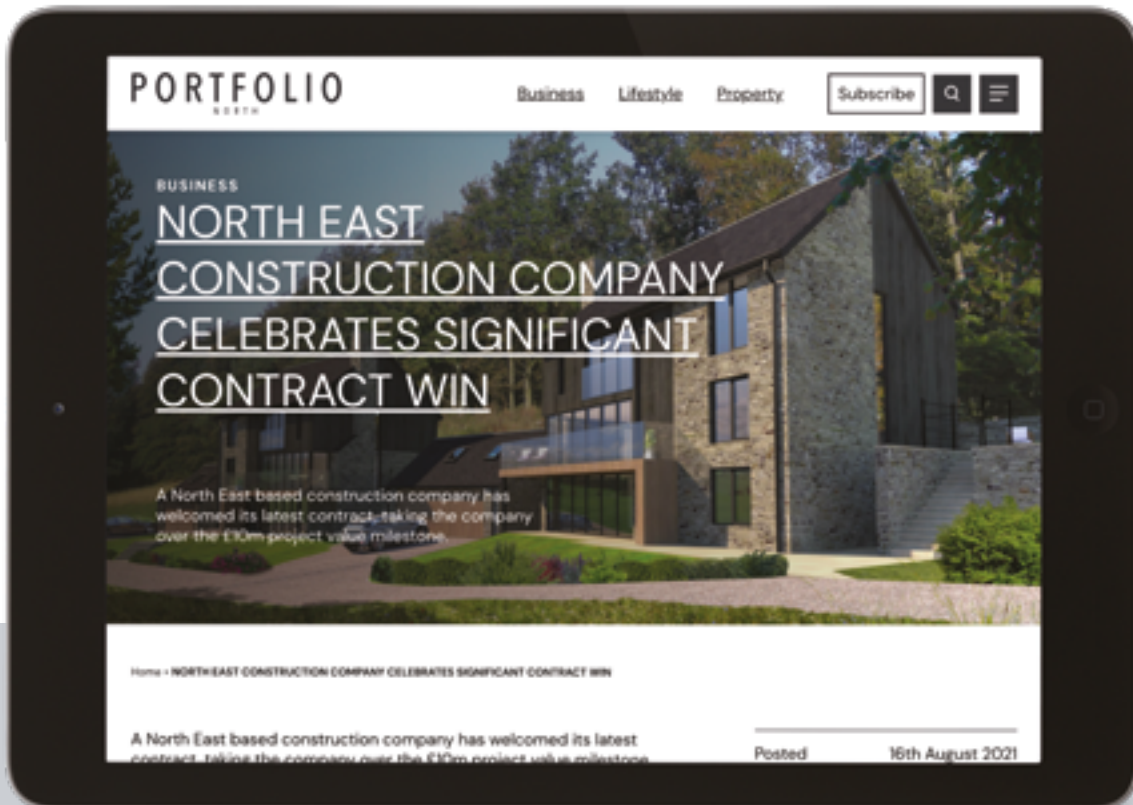
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SCAN ME

# Hello Yorkshire...

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## Editors notes from Cassie Moyse

**Welcome to Issue 1 of Portfolio North's dedicated Yorkshire edition.** Following 17 editions of Portfolio North in the North East, we've decided to launch a dedicated Yorkshire version of the magazine – and I could not be more excited about growing the publication in this amazing region.

We're here to shout about the fantastic property and business opportunities that Yorkshire has to offer - from its robust and dedicated business community to its outstanding lifestyle businesses, bars, restaurants, hotels. We're passionate about the North and we want to tell our readers about the impressive achievements and milestones which come from its businesses.

It's all about supporting one another to create better places to live, work and socialise. Portfolio North exists to promote businesses and to help them in creating a bigger and better customer and client base, to create job opportunities and see direct, indirect, and induced economic activity which comes from businesses across all sectors. As a marketeer by trade, I understand the importance of PR, brand building and marketing - so my priority to create a great platform and audience for businesses across the North.

A particular element of the publication which I think serves us very well and that I am proud of is our distribution strategy. The magazine is complimentary, we choose who receives it and each area we target. From local people of influence to business owners, investors and high-net worth individuals. We distribute directly to those people, drop magazines in the best hotels and cafes as well as to prestigious residential areas.

We know exactly who our magazine goes to and know our geography, so that no opportunities are missed. We are always in the right place at the right time. Last week, partner of ours recently landed a multi-million pound contract because of an article their client saw in the magazine. Others have also signed significant business directly from our readers.

We recently conducted a perception survey which reported that 32% of our readers are business owners, whilst a further 22% are directors. This confirmed that our distribution, content strategy and established mailing list is what we need it to be to reach the right people for our partners, advertisers and contributors.

Part of our journey since launching has included building our digital presence, adapting and implementing new technology along the way. We want our website to be a hub of breaking news, and our readers benefit hugely from our quick coverage and promotion on social media. We began receiving a raft of press releases, so we decided to take the next step in creating an easy to use self-upload platform for PR professionals and business owners to use to submit their good news.

Each story is approved and formatted by the team, so we can maintain a high standard of news and presentation, while also creating the opportunity for us to share even more stories. In its first ten weeks 400 stories were uploaded and we look forward to that number growing as we welcome more PR firms in the North to the platform.

The Portfolio North Wine Club is now in motion, and our events are now underway which I hope to do many more of in 2023 - including a variety of networking opportunities. We will also have exclusive content online covering wine reviews, the best places to visit to sample the best wines across North East and Yorkshire and coverage of our events. You can keep up to date on the latest from the Portfolio North Wine Club, and other news from us and our partners, by signing up to our e-newsletter.

If the past few years have taught us anything, it is the importance of the ability to be agile and to be able to adapt to changing market conditions. Ensuring we continue with an established print readership, a growing digital presence, in person events, OOH advertising campaigns and more are all steps to futureproof and grow Portfolio North while remaining true to our core beliefs.

Portfolio North began as a publication to support and publicise established and award-winning property firm Bradley Hall and its clients. It has since grown and moved on, and is now a standalone publication, supporting dozens of clients and partners. I am delighted to still be

working very closely with Bradley Hall and to now be on its board as it continues to grow its presence in the North - creating 60 new jobs and doubling turnover.

The managing director of Bradley Hall's Yorkshire operation, David Cran continues to do a fantastic job of growing the business in the area and I am looking forward to seeing this part of the business grow significantly over the coming years.

While it's important to be responsive and dynamic, one thing will remain consistent and that's the fact that Portfolio will always promote good news from Northern businesses, lifestyle articles and the best properties from across the region.

Put simply, that's what we are - a platform for great business news and lifestyle inspiration. Never pretentious and never void of purpose.

Thank you all for reading.



**Cassie Moyse**  
Director  
Portfolio North

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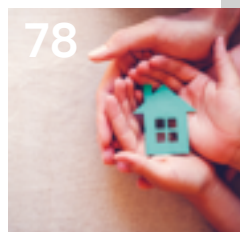
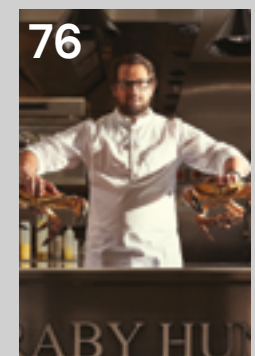
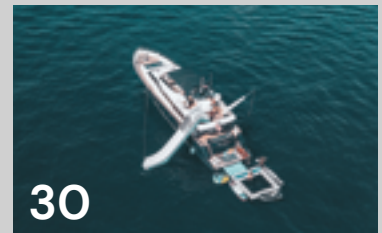
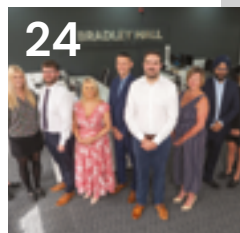
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# Heightened office activity supports strong comeback for Leeds economy





**By David Cran  
Director  
Bradley Hall**

EY's latest Regional Economic Forecast recently revealed that Yorkshire and the Humber's economy was the least impacted by the initial economic impact of the pandemic. Developers, businesses and organisations in our resilient and robust region continue to defy the odds and continue to create high quality and innovative direct, indirect and induced opportunities for occupiers, workers and visitors alike.

The published report reflects positively on the future of our local economy, stating that; "Looking ahead, Leeds is forecast to bounce back between 2022-25 with annual GVA growth of 2.7%, in line with Harrogate (2.7%) and followed by Barnsley and Sheffield (both 2.6%)." The favourable outlook for Leeds is underpinned by a reassuring mix of sectors and gains in the administrative & support service and professional, scientific & technical sectors.

The professional services sector in Leeds is currently showing high levels of interest and acquisition of space in the city centre. Most significantly the legal sector is making big moves to new modern, contemporary and sustainable offices – all staying ahead of trends and recognising the importance for collaborative, impressive flexible and futureproof space. Developments in the city centre are now including state-of-the-art sustainable buildings that offer outstanding amenities which support a holistic approach to physical and mental wellbeing which support the values of firms on an environmental, social and corporate level.

The 202% year-on-year rise in office space taken by law firms was driven by the biggest deal of the year by DLA Piper's 83,000 sq ft pre-let at City Square House, a new building close to Leeds City Station which is being designed to support the wellbeing and productivity of employees.

There is also a clear post-pandemic strategy now in many businesses of prioritising both employee wellbeing as well as recruiting and retaining talent. Offices which reflect these approaches are often much more spacious and incorporate a variety of flexible workspaces like breakout areas, 'quiet' spaces, meeting and video meeting rooms.

Further driving investment in major firms creating larger and more significant routes in Leeds city centre is the decline in the lure of the capital. Big firms no longer need to hold a London base and many influential figures and business owners are now holding more value in the quality of life which can be enjoyed in Yorkshire. Sentiment continues to rise in the Leeds city centre commercial office market as key developments such as Aire Park take significant steps forward.

Leeds City Council recently approved plans for a new seven-storey building which will provide 75,000 sqft of office space and almost 7,000 sqft of ground floor space for retail, restaurant and other businesses.

The ground floor has been revealed to have been designed for a flexible collaborative space with cycle storage and changing facilities. The building has been designed by architects Cartwright Pickard to promote healthy commuting and active lifestyles and in a change from the typical, sealed air-conditioned office building, opening windows in a bid to allow fresh air to circulate throughout the building. The building also has a large roof terrace with views across the park and impressive Leeds' skyline.

Statistics and analytics from Savills has revealed that Q4 2021 saw an encouraging increase in take up – not just in comparison to the previous year, but on a five year average of the quarter. The report revealed "Q4 2021 take-up, totalling 146,503 sq ft, was 4% above the five-year Q4 average. This helped Leeds to a total annual take-up of 624,192 sq ft, representing a strong recovery from 2020 with a total increase of 85%. Furthermore, this was just 1% below the five-year average as the market looks to bounce back from the coronavirus pandemic."

The report has also highlighted the increase in prime rents, with a 6% hike in 2021 and 26% growth since 2015 to equate to £34 per square foot. Also depicted is the growth in office supply and vacancy rate since a significant decrease in space throughout 2018 and 2019, while take-up had grown to almost meet pre-pandemic levels – with Q3 of 2021 being the most active.

The combination of the economic forecast, evidence provided by recent activity in Leeds City Centre as well as a shift in office culture showcases that Leeds is set to further cement itself as a vibrant hub of enterprise. It is an incredibly exciting and prosperous time for Bradley Hall's expansion into Leeds city centre and across Yorkshire, where we will be offering a range of commercial property services to clients.

We were delighted to recently report 175% growth in its turnover for the Leeds arm of Bradley Hall at close of the financial year. The firm has been North East for 34 years we launched our Leeds operation two years ago, since welcoming several new team members including eight property experts, with two graduates lined up to join the team before the summer. We also have plans to create multiple other job opportunities within the next year to meet growing client demand across Yorkshire from its Leeds base.

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# Property specialist bolsters board as it eyes further growth

A leading property agency in the North of England has bolstered its board to supercharge ambitious growth plans.

Bradley Hall has appointed a new board member while strategically aligning its current board member roles as it looks to increase turnover from £4.8million to £10million over the next three to five years, while its team will grow from 58 to 120.

Cassie Moyse joins Bradley Hall's board of directors as group marketing director. Three of the firm's shareholders take on roles which will see them concentrate on strategic growth of their own areas of the business. Richard Rafique will become managing director - commercial, Matt Hoy becomes managing director - residential, David Cran becomes managing director - Yorkshire, while Catherine Affleck and Paul Czerepok will remain as group operations and group finance director respectively.

The newly defined roles will allow group managing director Neil Hart and group director Peter Bartley to support key clients and to develop the overarching business strategy for Bradley Hall, its each of its services.

The rapid growth of the firm and its future plans aim to position the company as a full-service property firm which becomes the first choice all services for both members of the public, organisations of all sizes and local authorities.

The move follows a year of significant growth for the firm, with the opening of a new office in Leeds city centre and creation of over 20 jobs across the business. The company was also once again named the most active commercial

property agency in County Durham, Northumberland, and Tyne and Wear for the second quarter of 2022, having seen the value of its sales, lettings and acquisitions exceed £160,000,000 in the year to May 2022.

Richard Rafique, who has been a director and part owner of Bradley Hall alongside Neil Hart and Peter for seven years, said: "We are absolutely delighted to announce our ambitious plans for the future and proud to be continuing to work together as a board to reach our goals. With our redefined roles in line with the new demands which come with a growing business, along with the appointment of Cassie as our group marketing director, we have a clear strategy and responsibilities to facilitate the growth of the firm.

"Our mission is to work hand-in-hand with key organisations and people to support the ever-evolving built environment of the North, making it a consistently better place to live, work and socialise. Our new board structure, along with our fantastic team and the new talent which we will bring into the business over the next few years, will certainly support this.

"Over the last seven years we've grown from a stand-alone property agency into a full-service firm offering everything from planning and design to building surveying and property management, and the new responsibilities placed on our board members will ensure each arm of the business continues to develop and grow.



"Each of them brings a huge wealth of knowledge and expertise to their individual roles and I'm confident that they will each star in the next chapter of the Bradley Hall story as we look to 2023 and beyond."

Cassie Moyse is a new appointment to the board, joining as Group Marketing Director. The appointment will see the experienced PR and marketing professional deliver more 'strategic and results driven campaigns' while continuing to lead all of its core marketing efforts, including; PR, digital, business development, events and growth opportunities. She will also continue to run business and lifestyle magazine, Portfolio North, as a separate entity.

Cassie said: "It's been incredible to play a part in Bradley Hall's growth over the past five years as PR manager, head of marketing and now marketing director. My appointment to the board will allow me to work closely with Matt, David, Richard, Cat and Paul to create strategic and creative campaigns in line



with the business strategy as well as bring a new perspective to the direction of the business.

“Our aim is to continue being a business which is small enough to care about both our team and our clients, to create and maintain good relationships with all of our stakeholders whilst having the autonomy, motivation, knowledge and passion to deliver the best results.

“Our new brand and structure provide excellent foundations to build a £10m business on. As the firm grows, client habits change and the industry evolves, communications strategy has to adapt and I am very excited to be continuing to grow the Bradley Hall brand. I look forward to seeing all of the hard groundwork which has been done by my team and I come to fruition over the coming months and years.”

Matt Hoy, who will continue to lead the firm’s residential operations, said: “While the predicted economic headwinds will naturally throw up challenges for the residential property

industry over the coming months and years, we remain confident that the expertise of our team will continue to drive the residential arm of the business forward as we look to the future.

“Over the past few months, we’ve seen activity and values rise across almost every area of the business, and as we continue to expand into new areas and open new offices, I’m wholly confident that the residential business will continue to go from strength-to-strength.

“We have fantastic staff and a dedicated board who are all committed to delivering the best possible results for our clients and I’m excited to be working with them to realise our ambitions as we look to the future.”

David Cran will take on the responsibility of Managing Director for Yorkshire, as Bradley Hall looks to continue investing in the region and growing its footprint outside of the North East. As well as overseeing the main Leeds office, including management of all service lines, David’s new role will

also see him lead the firm’s expansion into Sheffield, Hull, York and north Lincolnshire.

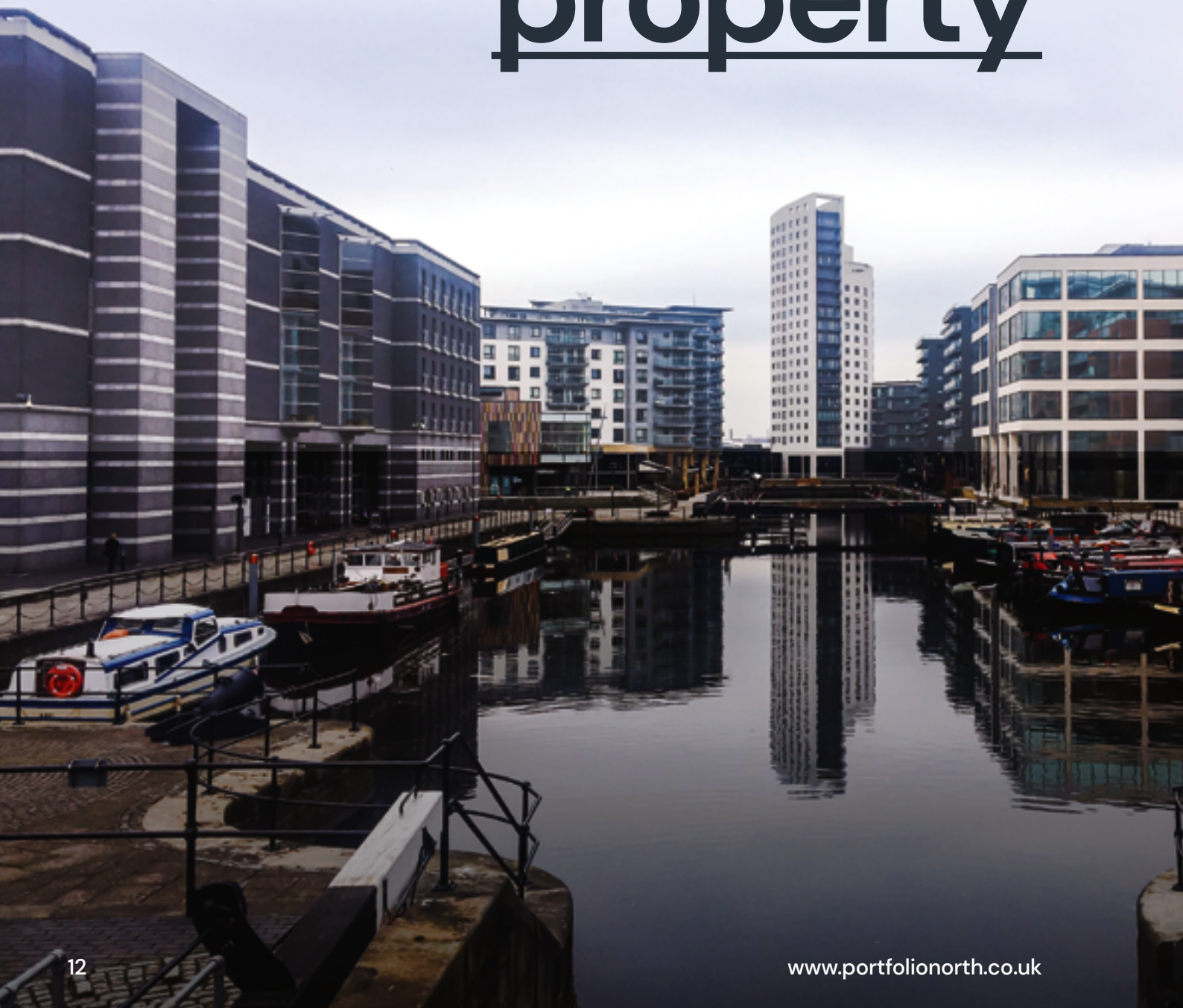
David said: “The opening of the new Leeds office was a huge milestone not only for the business, but for me personally.

“Since we opened our first Yorkshire base two years ago, we’ve gone on to assemble a team of experts who have fast become the go-to agency for buyers and sellers across Yorkshire and the best is yet to come.

“A huge part of my new role will be overseeing the next phase of growth for Bradley Hall as we identify strategic opportunities to expand into Lincolnshire and Humberside and become an agency that stretches beyond the North East and Yorkshire and I can’t wait to get started.”

For more information on Bradley Hall, visit: [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

# Investors flock to Leeds for commercial property



# Leeds is establishing itself as one of the country's main business hubs and is widely considered to be one of the best places to invest in property, with demand for commercial premises continuing to grow and vacant grade A office space at sub 3%.

The city's positive trajectory shows no sign of slowing with an expected 9% GVA growth over the next five years. This is reinforced by employment numbers in the city that are already above pre-pandemic levels and office-based employment is projected to increase by 5% over the next five years.

With such a buzz about the city, it is easy to see why investor confidence is so high and why commercial property is being snapped up so quickly. The city's economy grew by 34% during the last decade with a forecast of 21% growth over the next ten years.

Bradley Hall Chartered Surveyors and Estate Agents launched its Yorkshire office - with a base in Leeds - two years ago, as part of its Northern expansion plan. The firm charted 175% growth in this arm of the business at the end of the last financial year, through its commercial services including valuation services, lease renewals, rent reviews, commercial agency and land, development and new homes.

Data from Savills showed that Q1 2022 in Leeds saw a promising increase in commercial deals - not just in comparison to 2021 but also compared to the previous five years. The analysis showed that completed deals for Q1 were 33% above the five-year average.

And latest figures from the Office for National Statistics have revealed that the number of people embracing hybrid working almost doubled from February to May, while the number of people working from home has more than halved. The research also found that 84% of those who had to switch to home working due to the coronavirus pandemic now plan to move to hybrid working full-time, reiterating that office space continues to be an important commodity.

Prioritising employee wellbeing as well as recruiting and retaining talent has become a clear post-pandemic strategy for a lot of businesses. Offices which reflect these approaches are often much more spacious and incorporate a variety of flexible workspaces like breakout areas, 'quiet' spaces, meeting and video meeting rooms.

And in Leeds there has been clear demand for high quality commercial space with 17% increase in the number

of completed Grade A lettings in Q1 this year compared to the same period in 2021, this is highlighted by Lupton Fawcett's 11,500 sq ft acquisition at 2 The Embankment. Grade A supply decreased by 23% to 305,000 sq ft at quarter end. This is indicative of the continued resilience of Grade A demand and the 'flight to quality' that is present within the market. As a result, Grade A supply remains extremely limited, particularly for prime space in Leeds city centre.

There appears to be a decline in the 'lure of London' and a change in attitude among many organisations moving away from needing a London office. Many business leaders are putting more store in quality of life, which can definitely be enjoyed in Yorkshire.

The Business & Consumer services sector was the most active sector in Q1 2022, accounting for 25% of overall take-up. The largest transaction in the sector was the 8,750 sq ft Grade A letting to recruitment agency Charlton Morris at 34 Boar Lane. The TMT and Serviced Office sectors also started 2022 strongly, each accounting for 15% of the overall take-up. Serviced office operator 2Work's 14,000 sq ft acquisition at Bank House was the second-largest letting of the quarter.

As well as office space, Leeds has cultivated considerable growth and interest through other avenues of commercial development. The city has a growing 'knowledge' sector, supported by the Innovation District, focussed around its leading academic and teaching institutions including the University of Leeds, Leeds Beckett University, Leeds Teaching Hospital Trust and Leeds Arts University.

Leeds train station is also undergoing significant improvement work that will positively impact workers and commuters.

Bradley Hall has been in the North East for 34 years. Since it branched out into Yorkshire in 2020 the company has taken on eight staff in its Leeds office and has plans to create multiple other job opportunities within the next year to meet growing demand in the area.

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# Avant homes purchases land close to York to deliver £38.3m, 154-home development in Easingwold

Housebuilder Avant Homes is moving forward with plans to deliver a £38.3m development in York following the acquisition of a 15-acre parcel of land in Easingwold.

The 154-home development received planning approval from Hambleton District Council in February 2022 and is set to be located on Husthwaite Road close to the A19, between York and Thirsk.

The new homes will feature a comprehensive mix of high-quality, design-led two, three, four and five-bedroom homes across 15 of Avant Homes' signature house designs.

Initial groundworks are due to commence in the coming weeks with the first homes set to go on sale this month. The showhome opening will follow in early autumn with the first residents expected to move into their new home at the end of 2022.

Of the 154 homes set to be built in Easingwold, 30 per cent have been designated to affordable housing. Alongside providing high-quality homes for the area, Avant Homes will also commit to a community contribution of £325,000 for local education provision for early years, primary and special educational needs schools. Avant will also provide a sports pitch and car parking facilities for the adjacent Easingwold Community Primary School.

Avant Homes Yorkshire managing director, Alastair Hart, said: "We're very pleased to have purchased this site in Easingwold to be able to move our plans forward to deliver 154 new-build homes for the area.

"Avant Homes Yorkshire has an ambitious growth plans for 2022 to build much-needed housing in prime residential locations across the region. We've had a very strong start to the year and we look forward to initial groundworks commencing in Easingwold in the coming weeks."

Based in Wakefield, Avant Homes Yorkshire is part of the Avant Homes group, one of the leading private developers of residential property in the UK. The group currently has 55 developments across its five operating regions.

Avant Homes Yorkshire currently has 10 developments under construction stretching from Glasshoughton in West Yorkshire to Waverley in the south of the region.

To find out more information about Avant Homes Yorkshire, visit [www.avanthomes.co.uk](http://www.avanthomes.co.uk).





# LAW FIRM GORDONS ANNOUNCES SIX PARTNER PROMOTIONS

**Law firm Gordons has announced six new partner promotions in recognition of each individual's expertise, entrepreneurial acumen and ability to deliver excellent client service.**

Head of start-ups and emerging companies, Amy Pierchod, and head of digital and technology, Ryan Gracey, have both been appointed from within Gordons' corporate and commercial specialism.

Employment lawyer Bryony Goldspink and commercial property solicitor James Kimberley, who both joined the firm as trainees, have also been made up to partner. Recent joiners, head of banking, Ben Roden, and head of restructuring, Jonathan Jackson, complete the six.

Commenting on the promotions, Gordons partner and member of the firm's executive board, Victoria Davey, said: "Promoting so many lawyers to partnership at once is a significant and progressive step for Gordons.

"Amy and Ryan have both done excellent work in building up their technology-led service offers since joining the firm seven and three-and-a-half years ago respectively.

"It is always particularly pleasing to see colleagues who joined the firm as trainees progress to become partners and Bryony and James both thoroughly deserve their promotions.

"Ben and Jonathan are recent joiners who bring new skills in their respective areas and have already made a significant positive impact within the firm and with our clients.

"All six will continue to contribute to Gordons' success with their expertise and ability to build strong, long-term client relationships."

Gordons has offices in Leeds and Bradford and employs 170 people. The firm's clients include retailers AO, B&M, Heron Foods, Iceland Foods, Morrisons, Ocado and Wren Kitchens as well as construction and high-performance materials manufacturer Saint Gobain and international brewers Molson Coors.

For further information on the firm visit [www.gordonsllp.com](http://www.gordonsllp.com)



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A man in a dark grey suit, white shirt, and blue patterned tie stands in front of a modern, two-story house with a gabled roof and a small porch. The house has light-colored brickwork and dark window frames. The man is looking towards the camera with a slight smile.

# Avant Homes announces the appointment of Alastair Hart as Managing Director for Yorkshire

**Leading housebuilder Avant Homes has strengthened its senior management team with the appointment of Alastair Hart in the role of managing director for its Yorkshire region.**

Alastair has more than 25 years' experience in property sales and began his career in estate agency in 1996 before moving into the housebuilding industry four years ago. Alastair spent the last four years at Persimmon where he was sales director.

Commenting on his appointment, Alastair said: "Avant Homes has some significant objectives to help meet its ambitious growth plans, and I am extremely proud to be on this expansion journey with the company as managing director for Yorkshire.

"I'm passionate about people and giving them the opportunity and support to thrive in business. The next two years will be pivotal for Avant Homes as we look to further increase our land pipeline and bring new development opportunities forward for the region.

"I am really pleased to be working alongside the Yorkshire team to guide them through this exciting growth period and to lead Avant Homes to further success."

Based in Wakefield, Avant Homes Yorkshire currently has 10 developments under construction delivering a total of

1,300 homes stretching from Micklefield in West Yorkshire to Waverley in the south of the county.

Avant Homes group managing director, Alan Hopwood, said: "With Alastair's vast experience in sales and his commitment to developing strong departmental teams, he will be more than up to the challenge to lead the Yorkshire operation.

"His knowledge and expertise will be instrumental in driving the growth of the Yorkshire portfolio, contributing to our overall expansion ambitions."

Avant Homes group is one of the UK's leading private residential property developers. The company currently has 57 live developments being delivered by five regional operating companies.

The business employs around 780 people and has offices located in Stirling, Scotland; Sunderland, North East England; Wakefield, Yorkshire; Chesterfield, Derbyshire and Nottingham in the Midlands.

For further information about Avant Homes visit [www.avanthomes.co.uk](http://www.avanthomes.co.uk)



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# Independent advertisers celebrate half billion milestone



Smart Digital Network, which is made up of Smart Outdoor, Lucid Outdoor and Route Media, boasts over 300 screens across the UK, with many road screens utilising real-time audience measuring software averaging 22 million impressions per week.

The partnership was established to help the independent media owners compete with the larger industry players and provide a better, more cost-effective service to media buyers.

Powered by data technology business Data Jam, each screen is fitted with real-time audience monitoring technology which allows the firms to monitor how many unique impressions displays generate.

In just six months, this has led to the network securing deals with brands such as JD Sports, TalkSport, DPD, and Hays Travel, and with its petrol convenience environment doubling with another 50 screens to be rolled out across Yorkshire, the

North West and London in September, the group is confident about the future.

Julian Carter, commercial director at SDN, said: "The global outdoor advertising industry has long been dominated by a handful of players, however we want to offer an alternative to help change that.

"By bringing together independent, forward-thinking businesses, we're not only able to provide our customers with a more cost-effective solution, but also a smarter way to do business.

"Whereas many larger businesses have a lot of red tape surrounding research & development, our independence means we have the flexibility to scale and adopt technologies at a much faster pace, like we have done with Data Jam's real-time monitoring software.

"This has allowed us to massively improve the quality of reporting for marketers seeking to understand exactly how their ads perform and break down the geographical barriers which

# A consortium of independent media businesses is celebrating after its smart advertising screens generated over 500 million impressions during its first six months.



previously would've held us back as individual operators, by bringing all of our units together into a larger group that can now run campaigns across the UK as opposed to just the regions in which we operate."

Smart Digital Network comprises of its own regional large format media assets such as Edinburgh's Murrayfield Stadium, the A19 and the Tyne Tunnel, plus a national network of 250 small format D4 assets in retail units, urban malls and local service stations across the UK.

Mike Cleary, managing director at Lucid Outdoor, said: "Incorporating our portfolio with Smart and Route has enabled us to provide a larger national footprint while still offering local knowledge and a very competitive pricing matrix which has been very welcomed by our clients ensuring we maximise their campaigns and objectives."

SDN has also benefited from the renewed popularity of staycations, with its outdoor screens – particularly those at service stations – reporting a 15% uplift in impressions during the Jubilee Holiday weekend.

Julian added: "We have 122 D4 screens motorway service areas across the UK, each generating millions of impressions every month, especially during the holiday periods.

"The Queen's Jubilee weekend was our most successful yet and we're confident that, as the summer months approach and more families head off to our fantastic British countryside and seaside destinations, it'll provide yet another bumper period for our advertisers."

For more information on Smart Digital Network, visit: <https://www.smartoutdoor.co.uk/national-d4-network/our-network/>

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# Stonebridge Homes launches £10,000 Wakefield community fund

**Housebuilder Stonebridge Homes has launched a £10,000 fund to support community projects in Wakefield.**



Local groups, ranging from schools to charities, are invited to apply for a share of the fund, which Stonebridge has pledged for the benefit of projects which improve lives and encourage thriving communities.

The community fund has been launched as part of Stonebridge's commitment to the Wakefield area at its The Grange development at City Fields.

Following the securing of planning permission for a total of 149 homes at the brownfield site, the award-winning housebuilder has begun work on the first phase. These are now available for sale, with the first residents expected to move in from July.

The first phase will include three-, four- and five-bedroom high quality homes. Stonebridge has opened a marketing suite at The Grange, allowing people to find out more about the development and make a reservation. Three show homes will be available to view from the summer.

Steve Errington, Managing Director of Stonebridge Homes, said: "As a responsible housebuilder, we are passionate about investing in and supporting the local areas in which we build homes and establish flourishing new communities.

"As part of this commitment, we are encouraging groups and organisations to apply for individual grants from the £10,000 fund, enabling them to have access to what is in many cases vital financial support.

"Individual grants of varying sizes can be awarded with funding able to be provided for a multitude of benefits and uses, ranging from school learning resources to equipment for sports teams and older peoples' groups."

The Grange, located in the Heathlands West area of City Fields, forms part of a wider vision by Wakefield Council to create more than 2,500 new homes and commercial space on the eastern side of Wakefield to support its economy.

Steve Errington added: "We are thrilled to be bringing our quality, high specification homes to Wakefield at City Fields.

"Offering a range of our desirable homes, which each include the latest in modern living and security features, The Grange is ideally situated for access to public transport and road networks, as well as being close to countryside and a range of attractions, making it the perfect location for couples and families.

"We are also proud that The Grange will support local employment, including opportunities for builders and contractors."

To find out more about the community fund visit Community Fund | Stonebridge [stonebridgehomes.co.uk](https://stonebridgehomes.co.uk)

Prices at The Grange start from £234,995. For further information visit The Grange | Stonebridge [stonebridgehomes.co.uk](https://stonebridgehomes.co.uk)

# Award-winning property firm opens new Leeds office

A Northern commercial property specialist has opened a new office in the heart of Leeds city centre following a year of unprecedented growth.



Bradley Hall has relocated its Leeds team to a new 1,600 sq ft Yorkshire head office at 6 Park Place, just a stone's throw from Park Square.

The move will see the firm double its headcount in the city over the next 12 months as it looks to meet growing client demand from across West Yorkshire.

Bradley Hall first launched its Leeds office two and a half years ago, specialising in valuations and building surveying, and under the leadership of director David Cran has grown rapidly, having reported a 175% growth in turnover at the close of the financial year.

Cran said: "Since opening our Leeds arm in June 2020, we've really cemented ourselves as a go to agency that people can trust, and this is reflected in the incredible deals and projects the team have gone on to complete.

"Despite launching our Leeds arm





just prior to the pandemic, when so much uncertainty surrounded the commercial property markets, we've continued to grow our presence across West Yorkshire and the increasing demand from clients is testament to the fantastic work our teams have put in to help us establish our presence in the region.

"Looking forward, our goal over the next 12 months is to continue building on this success and establishing our presence in the region by adding to our team and continuing to form and strengthen relationships with businesses and clients across Leeds and the wider City Region."

Bradley Hall has also committed to creating a number of graduate roles to help more young people get their foot onto the career ladder and supporting them through their chartered Assessment of Professional Competence (APC) training.

Lynsey Clarke, Associate Director at Bradley Hall Leeds said: "We're

committed to creating opportunities for local people and especially those looking to break into the industry, so it's fantastic to see our graduate programme already proving a hit among university leavers.

"By providing them with their APC training and allowing them to work on live projects, we've built an environment which really helps prepare them for a career in property and we are looking forward to welcoming more young people from West Yorkshire onto the programme as we continue to invest in the region."

Bradley Hall is a trusted partner of a variety of bank panels, being approved and appointed to work with Barclays Bank Plc., Lloyds Bank Plc, Yorkshire Bank and OneSavings Bank.

Neil Hart, Group Managing Director for Bradley Hall, said: "Our Leeds and Yorkshire branch has snowballed under David's leadership.

"We look forward to growing our presence in the city and playing a key role

in its business community and the projects which influence its built environment moving forward.

"We have had a great deal of success in the North East since Bradley Hall was formed in 1988 and we look forward to continue building on this success across West Yorkshire."

Bradley Hall now has nine offices across the North East and Yorkshire and offers a range of property services including; formal Red Book RICS Valuations for secured lending, taxation, accounts, pension, proceeds of crime, matrimonial and probate purposes, a national award winning Commercial Agency, land, development and new homes, building surveying, property management, mortgages, estate agency. The firm also operates BH Planning and Design, a planning specialist firm.

For more information on Bradley Hall, visit: [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) or follow [www.linkedin.com/company/bradley-hall](https://www.linkedin.com/company/bradley-hall)

# Leeds Unveils an Epic Awakening of Culture

All eyes are on Leeds as the city unveils a glimpse of what's in store as final preparations get underway for an unmissable year of cultural events as part of LEEDS 2023.



Gabby Logan



LEEDS 2023 will feature an epic programme of bold spectacles and hidden stories that will awaken the world to Leeds and its unique creativity. The year-long celebration will kick off with 'The Awakening' opening event in January 2023 at Headingley Stadium, home of the Rhinos.

Work from the city's internationally acclaimed artists and cultural organisations, alongside the diverse creativity brimming in all 33 Leeds wards, will feature in a three-part epic programme designed to 'let culture loose' across the whole city.

LEEDS 2023 is ran by the Leeds Culture Trust, an independent charity set up in 2019 by Leeds City Council as part of its Culture Strategy. The ambition by organisers is to deliver a transformational year of creative experiences connecting and benefiting people now and into the future. The planned programme will celebrate and transform the City's identity locally, nationally and internationally - creating a lasting legacy of economic and social impact.

The city is now on countdown to the pivotal 'Awakening' and a flavour of what is to come was recently revealed by broadcaster and Chair of LEEDS 2023, Gabby Logan MBE alongside Creative Director and CEO Kully Thiarai. In the presence of hundreds of people from Leeds' communities, cultural organisations, artists, business, educational and public sector organisations

The year-long cultural event is a first for Leeds. Punctuated by 12 major signature projects - original works produced by LEEDS 2023 - the programme will include hundreds of events and activities, many of them developed in partnership with local, national and international partners. Collaborations have played an important

part in the development of the programme showcasing the rich, cultural life of the city, its people and its global connections.

Gabby Logan said: "LEEDS 2023 promises to be an extraordinary year when we will celebrate the very best of what Leeds has to offer when it comes to culture, art, sport and the brilliant creativity of our communities. 2023 will be the year we Let Culture Loose and show to the world just what an incredible, talented and diverse city we are. As a proud Leeds lass myself I, for one, cannot wait!" Kully Thiarai added: In challenging times, the story of our creativity in Leeds can provide much needed comfort, joy and inspiration to ourselves and to the nation. Together we will awaken the sleeping giant of our city's promise and conjure an extraordinary year into being, creating memories that will stand the test of time. It will be a year when we all get to tell our stories, old and new, known and forgotten, in an act of determined collective defiance. And we invite everyone to be a part of it."

Three seasons will shape the year, with 'awakening' influencing Part One (January to April), 'playing' the focus of Part Two (May to August), and 'dreaming' a forward-looking end to the year (September to December). Signature projects will include 'The Awakening' (7th January 2023) which is set to be a spectacular opening event, co-directed by Kully Thiarai and Alan Lane, celebrating past, present and future in a collision of Leeds' best and brightest talent including Corinne Bailey-Rae, Simon Armitage and Graft. Tickets will be free in exchange for people creating a piece of art and submitting it to a ticket ballot. The ballot is now open and closes 25th November.

Projects also include Smeaton300: A creative events programme developed by

Foxglove and inspired by John Smeaton, the Leeds-born, world-changing Civil Engineer. Smeaton300 will include an awe-inspiring mobile observatory, designed by Heather Peak and Ivan Morison, which will tour the city from June to December 2023.

Other announcements include My Leeds 2023: A major community-led project, taking place in all 33 wards of the city; 'Hibiscus Rising', a new sculpture by artist Yinka Shonibare; and All That Lives, from Leeds artist Ellie Harrison in collaboration with Mexican artists Zion Art Studio.

Councillor Jonathan Pryor, Deputy Leader and executive member for economy, culture and education at Leeds City Council said:

"LEEDS 2023 is a significant milestone and further confirmation of how strongly we place the benefits of culture and creativity in the city.

"Nationally people are going through hard times, with the cost of living crisis hitting more and more people, and celebrations such as LEEDS 2023 give us the chance to come together to celebrate together in creative and imaginative ways. We are lucky that culture is alive and well right across Leeds, from local groups right through to our larger arts and cultural organisations and sites. LEEDS 2023 will bring together and work to create a year that explores a sense of fun, wonder and that brings to life culture in some way, shape or form to ensure there is something for everyone to enjoy."

Further details of programme announcements: [www.leeds2023.co.uk](http://www.leeds2023.co.uk)



# A chat with... ZOE POUTON

## Director of Training The Social Co. Academy



**What challenges does the Social Co. Academy solve for its clients?**

The Social Co Academy offers many opportunities for businesses. It can upskill current staff in marketing roles, allow business owners to be self sufficient on social media and encourage businesses to see a monetary return on investment.

**What is your proudest business achievement?**

Seeing The Social Co Academy through as a project from start to finish was amazing for me. It started as a really small concept and I worked on it almost completely independently conducting all of my own research and utilising our team to teach myself all of the ins and outs needed to ensure that I am fully informed to give my clients everything they could possibly need in order to be successful.



### How has the industry changed throughout your career?

I started out in the radio industry and moved from there into outdoor advertising so had a lot of background in traditional marketing methods. This tended to be the go-to for most marketing managers and budgets were mainly allocated through these mediums.

After moving into social media it was rewarding to offer my clients a solution that was actually measurable and people could see a strong, direct return on investment. During the pandemic and post pandemic the market has moved even quicker as traditional methods took a huge dive because people were spending all of their time in the house with their mobile phones, when budgets were cut radio and outdoor advertising were first to go given the high price points and due to lower views throughout restrictions.

This meant that more businesses were forced to incorporate social into their marketing strategy in order to be seen.

### What were your career ambitions in early life?

From a really young age I witnessed my Mum in a really successful career in business and the way she conducted herself stayed with me throughout my childhood and into making choices of which path I wanted to take in my own

career. I always knew I wanted to be involved in a business and marketing role and I thrive on being overwhelmingly busy and making a difference in the business environment I am in.

My main ambition was to work in an international environment therefore I left uni and went into a graduate role with Enterprise Rent A Car given their international presence. I soon realised this wasn't the path I wanted to go down and I was more of a natural sales person and followed my mum's exact path into a sales role in advertising both in Radio and Outdoor.

Now that I have moved into social and even further into the training side of the business we would love to operate this on an international level.

### What regularly motivates you?

The main thing I love about my career is seeing the difference the training provides to a business and seeing how it can transform their marketing strategies.

Social media can be a minefield for businesses and I love solving their problems and taking the weight off their shoulders. Seeing fantastic results will never get old.

[thesocialco.academy](https://thesocialco.academy)





**The man**  
**behind**  
**West**  
**Nautical**

**W**  
WEST NAUTICAL

West Nautical is a full-service superyacht company providing services including sales, charter, yacht management and crew recruitment. While the company's head office is located in Newcastle upon Tyne, West Nautical also have offices in the international yachting hubs of Antibes, Limassol, La Spezia and Palma.



Geoff Moore, Managing Director, grew up in Kent and fell in love with boats at the age of eight when his parents rented a little house on the Norfolk Broads that had a day boat. Geoff's family of four spent every day of their holiday onboard and after having such a good time, bought a little 22-foot riverboat. Two years later, they upgraded to a 26-foot model, which they still own to this day. When Geoff was 14, his sister joined a marine college in Cornwall and obtained her Yachtmaster qualification, which is how he became aware of the career opportunities available in the maritime industry.

At age 18, Geoff joined the Merchant Navy and relocated to South Shields, which is where his connection with the North East began. Geoff is a qualified Class One Master Mariner as well as being qualified as a DPA (Designated Person Ashore), CSO (Company security officer) and Internal Auditor with an Honours Degree in Marine Operations from Northumbria University. Geoff spent years working on commercial ships including cruise ships, ferries, dredgers and cargo vessels. He didn't have much knowledge about the superyacht industry until an officer he had previously worked with requested his

CV for an officer position on M/Y Rising Sun, which was at the time, the world's largest yacht at 138 meters long. He was successful in his application as Second Officer and joined in 2007, starting his career in the luxury industry where he worked onboard seven different yachts in his career in the role of Chief Officer and relief Captain on yachts ranging from 50 to 130+ metres.

Geoff's career changed and he stopped working at sea and moved ashore in 2011 when his son was born and due to his knowledge of the maritime industry, he was able to transition easily into a shoreside management role. Geoff's career has since blossomed, founding West Nautical UK in 2014 and developing it into what it is today; a thriving full-service superyacht company with 13 full time employees in the UK office as well as international offices in four different locations.

When Geoff is away from work, his passions include rugby, motorsport and spending time with his family.

Many of the West Nautical team bring a diverse set of skills and experience from maritime backgrounds, where having first-hand experience of all aspects of superyacht operations, both ashore and at sea, are a huge benefit to the company.

The team is therefore able to deliver the highest standards of superyacht management across all services West Nautical provides to both yacht owners and charter clients.

During the Covid 19 pandemic, West Nautical saw a huge increase in yacht sales as well as an influx of new build projects now under management and the company's growth has not stopped there.

At the start of 2022, the UK head office expanded into two new office locations, one of which is due to be opened in May 2022 in the affluent Newcastle suburb of Jesmond.

West Nautical are delighted to be thriving during what has been an unstable and difficult period globally and will continue to grow and to super serve the global yachting industry, offering a full suite of owner's services from the UK and beyond.

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For more information about West Nautical and to keep up with company news, please visit [westnautical.com](https://westnautical.com)

To get in contact with Geoff about your superyacht needs, contact **geoff.moore@westnautical.com**

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# Strong market for buy-to-let investors

By Bradley Hall's mortgage team

**Property experts often note that the first few weeks of a new year set the tone for trends which will carry on throughout the year.**

There has been a boom in buy-to-let mortgages, which have continued to steadily rise throughout February, reaching a record high of 2,235 mortgage products now available for first time landlords - compared to 1,311 mortgage deals available during 2021, according to BuyAssociation. Opportunities are opening up for first-time buy-to-let landlords, and with rents steadily increasing, as well as a range of new job opportunities and 'levelling up' across the region, now is the time to invest in buy-to-let property.

The housing market stayed buoyant throughout 2021 thanks to stamp-duty breaks. The same goes for the buy-to-let sector as a result of strong tenant demand throughout the last year. According to UK Finance, buy-to-let purchase activity increased to £18bn in 2021, with figures up by 83% on activity when compared to 2020; and in keeping with this, Shawbrook Bank found that the value of the private rental sector grew by 5.8% in 2021, to £1.4trn.

Shawbrook Bank also highlighted that the demand for tenants has been growing, with 42% of landlords reporting increased demand for their properties in the last 12 months. With figures from established resources such as these indicating a healthy investment market, entering the buy-to-let property market as a first-time landlord is the perfect way to invest and see a good ROI.

The demand for rental space in city centres is increasing at an unprecedented rate. Since the pandemic began people have had more desire to plant roots away from city centres and to live with gardens and green spaces nearby. However, as the world begins to return to a 'new normal' and the country encourages the return to working in offices, we can

expect an increasing number of tenants returning to cities, and in some cases moving to cities for the first time. This influx of occupational mobility and the moving of people to city centres will drive demand for house-in-multiple-occupation and multi-unit block residency, further increasing the demand for buy-to-let properties and the interest of current and potential first-time landlords.

As this demand continues and landlords are as keen as ever to either buy their first property or grow their current property portfolio, mortgages have been impacted too. Mortgage lenders are competing on price, and increasingly, criteria to attract borrowers, and they are still tempting them with super cheap rates.

As the market remains strong and is further fuelled by low buy-to-let mortgage rates offered by lenders, securing a buy-to-let is now a brilliant way to invest, especially as the demand for mortgage applications continue to rise.

It is safe to say that the buy-to-let sector has encountered its fair share of disruption and change to regulations and requirements in recent years, so it is incredibly promising to see that mortgage lenders are eager and enthusiastic when it comes to attracting first-time landlords.

Owing to the results and statistics reported from experts it looks as though investing in bricks and mortar has become something that we will see a lot more of if the beginning of 2022 sets the trends.

Your home or property may be repossessed if you do not keep up repayments on your mortgage.

For mortgage advice please contact [mortgages@bradleyhall.co.uk](mailto:mortgages@bradleyhall.co.uk) or call 0191 260 2000.

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# Helmsley Group continues commitment to Coney Street regeneration with latest acquisition

York-based property investment and development specialist, Helmsley Group, has made a key acquisition on the city's Coney Street.

In a multi-million pound deal, Helmsley has purchased 19 Coney Street - a 50,000 sq ft retail unit currently occupied by Next and Monsoon.

The acquisition, from NFU Mutual, is the latest in a series made by Helmsley on Coney Street, with the company owning several other buildings at the major city centre retail destination.

These include numbers 39-43, currently let to Boots and WH Smith, as well as numbers three to seven, housing JD Sports, Lush and Mango. The latest acquisition is integral to Helmsley's wider ambition to regenerate Coney Street.

Commenting on the acquisition of 19 Coney Street, Ed Harrowsmith, investment director at Helmsley Group, said: "This is a significant acquisition for us, especially as a proud York-based business with ambitions to bring a new lease of life to York's riverfront and redevelop Coney Street as a high-quality commercial destination.

"The purchase of 19 Coney Street from NFU Mutual not only brings another

important building into local ownership but is the final piece of the puzzle in enabling us to move forward with our ambitions and help realise the potential of this underutilised area of the city."

Max Reeves, development director at Helmsley Group, added: "Helmsley Group has made a continued commitment to the regeneration of Coney Street, as demonstrated by this most recent acquisition. This is a deal that has been a long time in the making, and we're delighted it has been completed. We look forward to continued collaboration with City of York Council and are excited to share our vision for Coney Street with the public and other stakeholders and obtain their valuable input over the months to come."

James Bradley at Knights PLC acted on the purchase for Helmsley.

To find out more about Helmsley Group, visit: [www.helmsley.co.uk](http://www.helmsley.co.uk)

# Ward Hadaway's Built Environment Team strengthens offer across Yorkshire



## Ward Hadaway's Built Environment Team has strengthened its full-service offering to clients across the Yorkshire region following a successful recruitment drive.

The team continues to go from strength-to-strength, growing to over 30 lawyers and building one of the most experienced teams in the sector providing expert legal advice and support to clients on all property matters including real estate, housing, construction and social housing.

Based out of the firm's Wellington Place office location in the urban business quarter of Leeds, the team has grown considerably since opening in 2008.

The UK Top 100 firm has made a number of significant appointments by recruiting specialist partners and senior people with expertise in niche areas to strengthen its offering to clients and deliver a truly holistic service. These appointments are the beginning of its' recruitment drive with more senior appointments coming in the near future.

Despite challenges faced as a result of the pandemic, the firm continued with its recruitment drive appointing Stephen Radcliffe, responsible for growing the firm's construction and engineering service while Jennifer Robinson joined in June to strengthen its offer across the social housing sector.

In February, the firm appointed Helen Hill as Partner with over 12 years' experience as a property litigator. She advises regional and national clients on a wide range of property related issues including property disrepair, tenant insolvency and telecommunications law.

In addition, a number of lawyers within the team,

who joined as trainees, are now fully qualified and have been promoted within. Collectively, the firm's senior team operating from Leeds boasts many years of experience, delivering demonstrable value for clients.

Kevin Weston and Jonathan Dickson, who are partners in the Real Estate team both joined when the team was established in 2008 and have seen it grow from strength to strength. Jonathan initially joined as an associate and was made a partner in 2012.

Kevin said: "It's really exciting to see how much the team has strengthened and grown over the years. It demonstrates our commitment to nurture and promote young ambitious lawyers within the firm but also bring in new talent to meet the growing needs and expectations of our clients."

Andrew Pliener, a partner who acts for house builders, said: "Our team in Leeds offers a complete service all under one roof, from concept and viability through to acquisition, development and sales. Our proposition is made even stronger with the appointment of experienced partners such as Stephen, Helen and Jennifer who bring key specialisms to bolster our services."

"Our real estate, construction, social housing and house builder clients turn to us because of our experience and reputation and we are determined to continue to grow the firm's offer across the region and nationally."



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# Understanding the green mortgage agenda



# The UK was the first major economy to create a legally binding target to bring greenhouse gas emissions to net zero by 2050.

The British government is committed to ambitious decarbonisation measures across all areas of society, and focuses its strategy on areas including power, fuel supply and hydrogen, industry, transport, natural resources, greenhouse gas removal, and heat and buildings. But what will these changes mean for the current housing market, mortgages, and how will it affect buy to let investors? As homes account for more than a fifth of the UK's total CO2 emissions according to the department of Business, Energy, and Industrial Strategy (BEIS), the aim to create better energy performance certificates (EPC's) for homes across the UK is a stable yet ambitious step towards the government's net zero goal.

As of 2025, all buy to let properties starting a new tenancy will require an EPC rating of C, and existing tenancies will have until 2028 to reach this requirement. From May 2021, local authorities in England and Wales can apply for funding from the Business, Energy, and Industrial Strategy (BEIS) department to support the minimum energy efficiency standards enforcement, set by the government.

Green mortgages are designed to encourage property owners to make energy efficient improvements to existing homes or purchase greener properties. They offer a financial incentive, usually a lower interest rate to encourage property owners to consider their environmental impact. The majority of green buy to let mortgages on offer require a property to have a minimum EPC of C, although some go further and offer more competitive rates for EPC A-B properties too. Since the first green mortgage ranges launched in the buy to let market in March 2021, the offering of its services has more than doubled, signalling that demand is high for such mortgage products.

The introduction of green mortgages is set to play a vital role in the future of property. The aim is to reward landlords and investors who have made an energy conscious choice to buy energy-efficient properties or improve those which they currently own.

Buy to let investors that already have a property portfolio of less energy efficient homes will be required to consider their options. Sticking with current property investments could cost buy to let investors significant sums of up to £30,000 to develop their properties to meet high EPC ratings. A recent study by Nationwide building society indicated that installing all the energy improvement measures recommended for homes currently rated F or G would attract the biggest cost, an estimated £25,800. For many buy to let investors with larger portfolios this could add up to become a significant cost - with many landlords opting to sell their less efficient stock and invest in more energy efficient options.

Many buy to let investors are opting to purchase new properties which are, on average, six times more energy efficient than existing homes, generating over 60% less CO2 emissions when compared to second hand homes, according to the New Homes Marketing Board. They are built to the latest environmental standards packed with efficient heating systems, double glazed doors and windows, plus high levels of roof, floor, and wall insulation. The government's plans to reach net zero by 2050 suggest that these energy efficient changes will only increase, indicating moving towards the purchase of newer homes now, makes more sense than ever.

Whilst this initially looks to be all about more costs to Landlords, the expectations are that upon upgrading, property will increase in value and rents will invariably rise. It is expected within established Buy To Let Lenders, that this, in the longer term, will benefit Investors and the industry is likely to see a rise in new Landlords coming to the market.

With aims to make positive steps towards net zero, while futureproofing the property market it appears that the green mortgage agenda is here to stay.

For mortgage advice on your buy-to-let portfolio please contact **mortgages@bradleyhall.co.uk** or call **0191 260 2000**

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# Research that makes sense. Marketing that makes a difference

WORDS BY PORTFOLIO NORTH EDITOR, CASSIE MOYSE

**Assumptions can be dangerous.** Have you ever based a thought, theory or planned out a work project on guesswork for your assumptions to have been incorrect – leading you down the wrong path? Or not quite hit the mark with a project and wondered why.

Knowledge and insight provides context, the opportunity to develop strategy and the ability to create a tangible, measurable and successful outcome to any piece of work. From marketing projects to planning applications to developing a business strategy - having a clear understanding of the perceptions surrounding the marketplace or a certain project will provide the foundations of a successful campaign, document or venture.

Valuable qualitative and quantitative data with in-depth analysis and commentary can now be more beneficial than ever. Following a global pandemic which had disastrous implications for many businesses, budgets are being monitored closely, many organisations have lost staff and resources, all while the threat of a recession looms over our economy. Having these guidelines minimises room for mistakes, ensuring time and resources are well spent on creating whatever it is your business needs to yield the best results.

This is exactly what MMC Research & Marketing, Sunderland based specialist market research and strategy agency, offers its clients - the ability to create communications on an empathetic, emotional and highly effective level. At the top of its website homepage are two lines which perfectly sum up its purpose - "Research that makes sense. Marketing that makes a difference." The team promises to "find out what your audiences are thinking, what it means, and what to do about it by providing clear insights through intelligent research so you can make informed decisions to shape your future." And that is exactly what they deliver.

MMC Research and Marketing was founded in 2015 by Natasha McDonough and has become a highly reputable market research and strategic

marketing agency known for high quality, transforming work.

Its group of senior and highly experienced experts have worked across in-depth local authority projects to help engage communities, through to helping to grow fast-paced global software companies and supported publications such as ours to understand their readers by fusing market research intelligence with commercial acumen.

Natasha McDonough, the company's Founder and Managing Director, has lived and worked in some of the most infamous cities in the world, London, Sydney and Los Angeles. She settled in Sunderland after meeting her now husband in London when she was visiting home. Natasha now also proudly chairs the Sunderland committee of the North East England Chamber of Commerce, and is part of a business group which collaborates on supporting the city's ambitious development plans.

Natasha's experience and true passion for business and the local economy has created an organisation which truly cares for its clients and the local community. Her involvement with local business support groups showcases that perfectly. The team takes a fully comprehensive approach to research; conducting surveys, in depth interviews, one-to-one fact finds and focus groups. They find that different themes emerge in different circumstances or when speaking to different people.

The results and analysis created by the team can influence systems and processes as well as communications and marketing; creating a direction towards beneficial business development, the right relationships to build and collaborations to strike up for a business. The information provided from the research then helps an organisation to understand what their strengths and

weaknesses are, and which opinions to influence and challenge to create the desired results.

Powered by its substantial experience in supporting local authorities and related projects, MMC is now hoping to support the vast development projects which are planned for our local cities and towns by helping those who are creating planning applications to understand the perceptions of our local communities. By gaining a knowledge of local opinions on the areas surrounding their home, it is possible to understand in advance what the objections to planning applications may be. When plans are submitted to a local committee, the local constituents usually influence what their assigned councillors think of the proposed development, some of which could be misguided or untrue. If a clear communications strategy can be implemented beforehand, this may create a more efficient planning process with no objections or refusals, supporting the efficient execution of many exciting redevelopments across our region.

Not only has Natasha and the team created an outstanding service for clients, but also a fantastic working culture too. Since its inception seven years ago, Natasha has promoted a flexible and family-focussed approach for all of the team - prioritising the wellbeing of everyone who is part of MMC. The team is also supported with their mental health and during the pandemic staff were provided with counselling vouchers, supporting a happy and healthy lifestyle - which is part of the reason why the company made it into the top 50 places to work in the North East.

For more information on MMC please visit [mmc.agency](https://www.mmc.agency)



# The hotel group taking the UK by storm

**The Dakota Hotels group continues to go from strength to strength, with its Leeds property a particular highlight.**



There's something about Dakota that makes an impression. With an all-black exterior, discreet golden branding and a heavy set of velvet curtains swathing every entrance, the Dakota Hotels group never fails to make a statement - and this has proven to be an undeniable recipe for success.

The Dakota story began in 2006. Suddenly, as if from nowhere, the very first Dakota was opened in Eurocentral - a sprawling industrial estate flanked by the M8 motorway, equidistant between the cities of Edinburgh and Glasgow. A year later, inspired by the overwhelming accomplishment of Eurocentral's launch, Dakota Edinburgh opened: a stone's throw from the imposing red structure of the Forth Bridge, with the quaint town of South Queensferry on the doorstep.

Next, came the city centre properties: Glasgow, in 2016; Leeds, in 2017; and Manchester, in 2019. Location was key for these properties; Glasgow stands tall on West Regent Street in the vibrant city

centre, with Leeds backing on to bustling Greek Street. Manchester - the newest addition to the Dakota Hotels group - sits beside the train station, with Ancoats, the Northern Quarter and Spinningfields all within walking distance.

The bedrooms are tastefully designed, with no detail spared; you'll find jewel-tones, plush furnishings, and soft, sumptuous bedding that cries out to be slept in. So much more than just accommodation: each Dakota houses a synonymous Bar & Grill, with fresh, seasonal menus of steaks, seafood and comforting favourites prepared with care.

Since the doors of Eurocentral opened, the Dakota Hotels group has grown from strength to strength. Each property sits proudly at number one in their respective locations on TripAdvisor; in 2022, all five hotels won a TripAdvisor Travelers' Choice Award, meaning that every property in the group is ranked within the top 10% of hotels worldwide.

The Bar & Grills are equally as loved,



by both guests and restaurant critics alike. "I looked at the menu and decided I quite wanted to eat all of it," Giles Coren notes of Manchester, in his glowing review for The Times. "The food is the star," echoes Joanna Blythman, in a review of Glasgow for The Herald: "I am in the hands of the professionals."

Dakota Leeds excels with its food and beverage offering: so much so, that in 2021, the Grill was awarded a coveted Michelin Plate. With Executive Chef Craig Rogan at the helm, the Grill is a true gem within the city - Leeds has carved a niche for itself of sophisticated dining with an edge - and the team within the Grill are as exceptional as the fare. Restaurant Manager George Young was a semi-finalist in the prestigious Institute of Hospitality Restaurant Manager of the Year Award, and the team have been shortlisted in both the Oliver and LVHA Awards respectively.

There's something for everyone at Dakota Leeds. High above Greek Street,

on the first floor of the hotel, you'll find Salon Privé: Leeds' most luxurious heated, terraced bar. The only rooftop venue on Greek Street, Dakota's Salon Privé has its very own private entrance, and a roster of fabulous live music on Friday nights. Often cited as 'the place to be' within the city, Salon Privé boasts one of the largest gin collections in Leeds: behind the bar, you'll find 150 gins, including local spirits from partners York Gin.

After a night at Salon Privé, guests of Dakota Leeds make their way to their beautifully - yet tastefully - decorated bedrooms; sink into a spacious, superior bed, made with high-thread count cotton linen; settle down to enjoy unlimited Sky Sports and Sky Movies; step in to your monsoon shower, and step out feeling completely invigorated.

As Dakota Leeds celebrates its fifth birthday, it feels poignant to acknowledge these successes. The impact of the pandemic on the hospitality industry caused the Dakota team and group to

grow stronger, and more united, with each passing day, until the doors could once again reopen. A hotel at only five years young with such a stellar reputation is no mean feat: it truly is testament to the passion and hard work of the Dakota team that these milestones are achieved, and often exceeded.

This is true of the group as a whole; each property continues to surprise and delight its guests, with the team even more inspired to deliver exceptional service. Looking towards the future, Dakota's name will remain synonymous with style, service, and a feeling of 'home away from home'.

Book Dakota Leeds:  
[www.dakotahotels.co.uk/leeds/](http://www.dakotahotels.co.uk/leeds/)

Follow Dakota Leeds:  
[www.instagram.com/dakotahotel\\_ids/](https://www.instagram.com/dakotahotel_ids/)

# NWR Hygiene looks to the future

**North East-based commercial hygiene provider NWR Hygiene Group is looking to the future following its acquisition of a historical building to base its growing team.**

Established in 2012 by Managing Director Chris Lowery, the NWR Hygiene team has expanded to 18 people responsible for providing market-leading washroom services and waste management solutions to businesses across the UK.

Embracing the latest cutting-edge, anti-viral technologies such as Bio-zone and expanding to offer discreet and reliable clinical waste and sharps disposal, NWR has grown rapidly which has led to an expansion of both the service and sales teams which span the whole of the UK.

Expansion of the NWR team presented Chris with a workspace challenge, and in 2020 Chris acquired The Old Hibernian Club in Stanley, originally built in 1911. With the focus on renovation and preserving local history and with the aim of using it as a base from which to grow the team, Chris undertook the mammoth job of bringing the building up to modern-day standards.

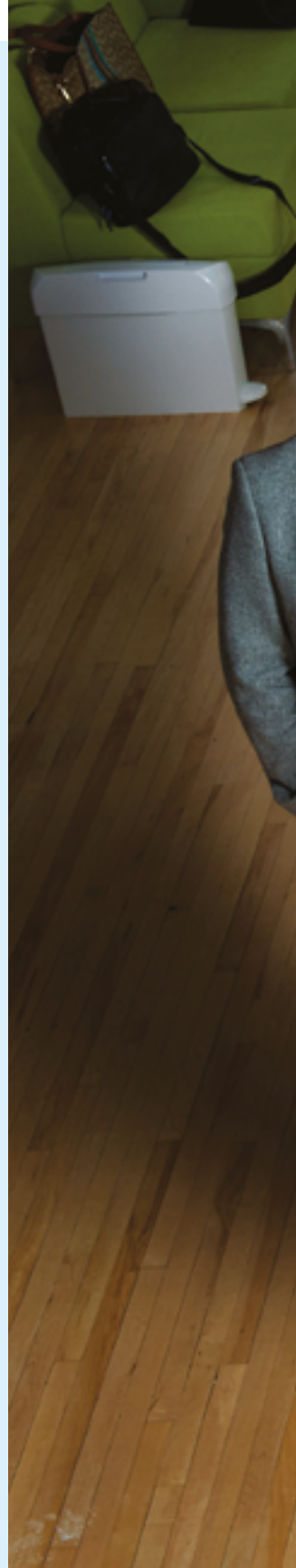
Chris Lowery said, "Many people have asked why I embarked on a project of this magnitude. I thought it was a quirky building, and someone needed to save it. I fell in love with its charms and features. Some people thought I was mad, but sometimes you've got to go for it!"

The project became a labour of love for Chris. While most people's lockdown projects revolved around laying decking, Chris set about the most extensive restoration project of his life. The project has come with challenges, which saw Chris supported by local tradespeople to update the electrics, rewire the building, replace the roof, upgrade the premises to meet current safety regulations, and install Hive heating, wifi, and Cat6 cabling.

The contemporary office space designed by York-based designer Ben Johnson Ltd and with a striking navy and lime colour scheme interior designed by Jackie Martin at Design North, has certainly catapulted the finished building into 2022.

Chris continued, "People ask whether I would do it again. Probably not! It's been a journey, and I'm proud of what we have achieved. We've created a sleek, modern base for our team, complete with all mod cons, and preserved a piece of history in County Durham'.

There were some more pleasant surprises in store for Chris, including the discovery of the original sprung dancefloor, which has been preserved and finding an original Hammond Organ in a cupboard which has since been lovingly restored by specialist





company, Whitley Bay Organ Services.

As NWR Hygiene settles into its new home, what's next for the growing North East company? Chris said, "Our new home means that we have the space to welcome new team members. Now that we are operating in a more 'normal' world again, we can refocus on product innovation and the adoption of technology into our products.

We will continue to major on service and value-add for businesses across all

commercial settings, including education, hospitality, leisure, office, and retail, providing fully-managed, reliable hygiene services and secure waste disposal to businesses who need it most".

For more information about NWR Hygiene, please contact Chris Lowery on 01207 505275 or email [info@nwrhygienegroup.co.uk](mailto:info@nwrhygienegroup.co.uk)



# Aberfield appointed as the PR agency to support York Minster's future

**Aberfield Communications has been appointed by York Minster to provide PR and communications consultancy and advice as it implements its Neighbourhood Plan – the biggest programme of works at York Minster and its Precinct in 150 years.**

The Leeds-based PR, social media and brand communications agency, which has a specialism in property and regeneration, will be delivering an engaging programme of PR and communications, as well as web and social media support, to raise awareness and generate excitement and support on a local, national and international level around York Minster's Neighbourhood Plan.

The ambitious masterplan contains a range of projects that aim to enhance the Minster and its Precinct, all designed to create a more sustainable future for the Minster. Key projects that Aberfield will support include the Centre of Excellence for Heritage Craft Skills and Estate Management, the creation of new visitor facilities and a new public square.

Alex McCallion, Director of Works and Precinct at York Minster said: "Our Neighbourhood Plan sets out how we aim to sustain and enhance the cultural significance and environmental value of York Minster's Precinct and its buildings, and we needed an agency that would be able to successfully tell our story around how significant these plans are to safeguarding the Minster's future. It was Aberfield's audience led approach and desire to be a positive influence that really captured our attention as being the agency to do this for us.

"Aberfield demonstrated a deep understanding of the challenges the Minster faces, and a combination of their local knowledge and connections,

experience in working with other complex and sensitive regeneration projects and collaborative approach meant that they were a perfect fit."

On its appointment, Ian Briggs, Director at Aberfield said: "The Minster is a significant landmark not only in York and the north, but nationally and internationally, so we're extremely excited to be working with the Minster at a critical point for its future.

"We've kick started with PR, web and social media support around its Centre of Excellence, which will establish the York Minster Precinct as a world class education campus for ancient craft skills -skills that are essential for maintaining the Minster. Our role will also involve creating a calendar of PR activity that supports the Neighbourhood Plan more broadly, including further individual projects, whilst building advocacy and support among the York community and beyond."

The appointment comes following a string of wins for Aberfield in the early stages of 2022, including Leeds business, visitor and community destination Wellington Place and John Winter, a leading supplier of foundry and dental products.

For more information about Aberfield Communications, please visit: [www.aberfield.com](http://www.aberfield.com)

For more information about York Minster, please visit: <https://yorkminster.org/>



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# The autumnal transition is here, the nights are drawing in, temperatures are getting cooler and the temptation to sit fireside and savour an aromatic glass of wine is at the optimum.

The changing of the seasons usually sees a trend to move to a more full-bodied tittle with fruity reds such as Merlot and Pinot Noir first in line for the tasting.

Smooth and versatile, the cool autumn evenings will see many uncorking a popular Merlot, one of the world's most popular wines and known for its soft plummy fruit character. Lafite Legende Pauillac is famed for their legendary first growths that fetch many hundreds of pounds, Barons de Rothschild also create a range of more accessible wines, of these 'second wines', Legende Pauillac is considered the finest. Taste the expressive spiced plum flavours, with hints of black pepper and round tannins in the masterful Montes Reserva Merlot and you'll understand why Aurelio Montes is one of Chile's most celebrated winemakers.

Closely following the Merlot another top autumn transition is the Pinot Noir, a red wine grape that is grown in cooler climates producing wines brimming with juicy red cherry, strawberry and red fruit. Offering a good balance of fruit and acidity, these wines are known for their versatility, smooth and earthy flavours and typically light-bodied.

Bichot Bourgogne Hautes-Côtes de Beaune is a popular French red, that hails from grapes grown in the higher altitude Hautes Côtes de Beaune. Helping the slower-ripening Pinot Noir retain freshness and vivacity with a silky soft palate. The result is a fresh medium-bodied Burgundy that delivers initial crisp aromas of fresh redcurrants before the palate softens to ripe redcurrant jammy flavours and subtle hints of roasted cocoa and coffee beans.

Greywacke is a wine that is deep ruby red in colour with vibrant aromas of blackberries, blueberries and sweet black plums. An opulent style of Marlborough Pinot layered with notes of roasted chestnuts, clove and tobacco and hints of rose and lavender.

Reds can be the obvious go to, however, don't be too quick to side-line the whites or rosés. As a fuller-bodied white, a Chardonnay is seen to many as a top autumn transition. A little bit smoky and rich, Tom Carson (Yabby Lake Wines) is the winemaker behind Distant Noises Chardonnay. Soft and rounded, with hints of stone fruit, tangerine and pithy citrus, lemon tarts, both the pastry and filling, and a little spice and hint of oak.

Buena Vista Carneros Chardonnay is a Classic Californian Chardonnay, bright, woody and chewy. Fruit comes from four vineyard sites in Carneros and is fermented in barrel, matured for nine months in French and Hungarian oak barrels, and is bottled unfiltered.

The trend for pink continues to elevate the rosé market, with rosé consumption growing substantially in the typical 'rosé months' of April to August. However, there is still a lot of growth and consumption of rosé happening post summer and a sharper, drier rosé will be a perfect pink for the Autumn season.

Folc English Rosé is a vibrant, upbeat English still rosé and Independent English Wine Awards 2021 (Gold) winner. Made by blending seven grape varieties sourced from family-run vineyards in Kent and East Sussex. Plenty of summer berries, ripe peach and elderflower on the nose, crisp acidity refreshes a palate of raspberry and lime zest, with ripe strawberry jam coming through on the finish. Whispering Angel Cotes de Provence Rosé is probably the most iconic rosé of them all from the illustrious Château d'Esclans. This tantalising Côtes de Provence pink is elegant and fresh and offers creamy peach, raspberry and grapefruit flavours.

However, you decide to embrace autumn, a host of reds, whites and rosés offer an array of aromatic tastings to fall in love with and savour this autumn.







Wine Club Blog

# Autumn Wines To Fall For

# Social media agency celebrates substantial growth

**Leading North East based social media agency, The Social Co., is celebrating multiple client wins and team growth following a successful first half to 2022.**

The creative agency, which was launched in 2016, has grown to employ 30 specialists across social media management, photography, videography and graphic design. The firm has provided its services to over 300 clients since its inauguration and has already worked with dozens of local and national businesses on campaigns so far this year including; Wingrove Motor Company, The Hoppings, Diamond Whites, Aria The Label, Hard Rock Café, Actually Group, Castle Arts, Indigo Princess Street, Master Debonair, Catalyst New Homes, Close House Golf Club, West Barn Co. and Wallis & Co.

The Social Co. has just completed one of its most significant projects yet including a three month campaign which involved managing social media accounts, graphic design, event

coverage and content creation for Europe's biggest funfair, The Hoppings. The team is now planning a campaign for its return next year.

James Ogilvie, director and founder at The Social Co. said: "The Hoppings was a huge campaign for us. We managed a range of elements to deliver a strategic marketing campaign, from creative artwork and content to peak interest and momentum before it launched to covering the event itself throughout.

"The project allowed us to showcase that we are more than just a social media agency we provide a full service, strategic digital marketing solution, supporting our clients in gaining maximum exposure and subsequently maximum sales."

In its most recent raft of appointments The Social Co.

has welcomed experienced photographer Robert Steven and Cal Cowie and videographer Mattie Thompson to support growing client demand for services. The firm also has plans for further expansion as its client base and services grow.

James continued: "Our team is growing rapidly and we have a our strongest team yet, with a range of extremely talented and dedicated individuals who each bring something different to the table. We are very proud of everyone who works for us and the company culture we have created. All of the team are excellent with clients, providing an unrivalled service and exceptional content for a range of business across a variety of industries.

The Social Co. is also marking a successful first year of its specialist training academy,





The Social Co. Academy, which support businesses of all sizes train teams on utilising social media to its full potential as part of their communications and marketing strategies. The courses have supported a range of businesses and organisations of various sizes.

The Social Co. Academy is run by Director of training Zoe Hatton, who works closely with business owners to create bespoke courses to help drive results. She said: "It's been amazing to see the difference that our training provides to a business and witnessing how it can transform their marketing strategies. Social media can be a minefield for businesses and I love solving their problems and taking the weight off their shoulders. Seeing those fantastic results will never get old.

"The Social Co Academy offers

many opportunities for businesses. It can upskill current staff in marketing roles, allow business owners to be self-sufficient on social media and encourage businesses to see a significant financial return on investment."

The Social Co. has also recently been announced as the founding member of the Newcastle United Football Club Business Club which was presented to them by owners Amanda Staveley and Mehrdad Ghodoussi at its inaugural event.

James said: "It's a pleasure to be linked with this amazing football club at the start of what is not only a revolution at Newcastle United but the North East as a whole and we plan on being apart of this incredible journey.

"This was just another step forward in our evolution as a local company. It has always been our

mission to support local business and organisations - and what represents the North East more than Newcastle United Football Club. We're also supporting other local grassroots sport including Sunderland League Football team, West Rainton and a young racing car driver called Thomas Potter who is showing a real talent for his sport."

The Social Co. was founded by Phil Sutcliffe, Kane Haig and James Ogilvie in April 2016. Having previously ran a national events company for six years the founders not only realised the importance of having a great social media presence but experienced first-hand how to utilise the platforms to their full potential.

For more information please visit [thesocialco.co.uk](https://thesocialco.co.uk)

# City of Culture to boost Bradford's commercial property market

**Bradford's successful bid to be UK City of Culture 2025 will give a boost to the city's commercial property market, says a Yorkshire property expert.**





A UK City of Culture is chosen every four years and has previously been awarded to Derry-Londonderry (2013), Hull (2017) and Coventry (2021). It is seen as a coup for places that win the title because of the significant level of extra investment, publicity and jobs it can potentially produce over the course of 12 months and beyond.

Since winning the title, Coventry has seen more than £172m invested in music concerts and the UK's first permanent immersive digital art gallery, as well as a further £500m for the city's regeneration, the Department for Digital, Culture, Media and Sport said.

Those behind Bradford's bid believe it will generate £700m and create 3,000 jobs.

David Cran, Yorkshire director at Chartered Surveyors and Estate Agents Bradley Hall, said: "It is fantastic that Bradford's bid to be UK City of Culture 2025 has been successful. It is great recognition for this up and coming city.

"This will undoubtedly have a huge positive impact on the economy of Bradford and the wider area. The evidence from previous cities that have been named City of Culture is that it provides significant investment and GVA improves too.

"I'm sure that this will have a knock on effect on the commercial property market and that this will lead to greater demand and therefore an increase in value. In fact, there's probably never been a better time to invest in Bradford."

A report by the University of Hull looking at the Humberside city's successful bid found that "the most significant impact of all" was an estimated £676m of new private and public investment that was generated for the city. Since 2017, Hull City Council has continued to invest in its cultural and leisure stock, including the £120m Albion Square development, the £36m Bonus Arena, £4.3m Queens Gardens refurbishment, the £3.8m Pearson Park Project, the multi-million pound development of Whitefriargate and longer term plans for the city's cruise terminal.

And a report by the Enterprise Research Centre, an independent research centre which focusses on SME growth and productivity, found that being City of Culture in 2013 increased the GVA of Derry-Londonderry. The research found that before 2013 it had a rate of GVA growth which was typically below that in the UK as a whole but after its year as City of Culture its GVA matched or surpassed UK average growth.

"Being UK City of Culture will provide huge amounts of opportunities for businesses and investors in Bradford," added David. "It's not often that a city has such a guarantee of activity and investment and I'm sure that will give investors huge confidence."

The year is set to deliver more than 1000 new performances and events including 365 artist commissions, a series of major arts festivals as well as exciting national and international collaborations.

Its themes will be rooted in the unique heritage and character of Bradford and will reveal the magic of the district that is held in its people, its ambition, and above all, its potential.

Shanaz Gulzar, Chair of Bradford 2025, said: "This is a huge opportunity to celebrate our extraordinary district and for our young, ethnically diverse population to become leaders and change-makers and begin a new chapter in our story."

Bradley Hall has been in the North East for 34 years. Since it branched out into Yorkshire in 2020, the company has taken on eight staff in its Leeds office and has plans to create multiple other job opportunities within the next year to meet growing demand in the area.

For more information on Bradley Hall, visit: [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

or follow [www.facebook.com/BradleyHallCharteredSurveyors](https://www.facebook.com/BradleyHallCharteredSurveyors)



# Leeds property experts value £200m of property in H1

**The Leeds office of a leading property specialist reported a valuation total of almost £200 million of property in the first half of 2022.**



Commercial and residential property expert Bradley Hall saw property values exceed £105 million during the second quarter of 2022, up from c. £92million in the first quarter. The firm is now on track to reach valuations of £400 million before the end of the year.

One of the highest valuations was linked to a development of a prime piece of land for a residential scheme close to York with anticipated realisations into the millions.

Another valuation completed during the period was of 62,000 sq ft in Bradford, comprising of a 56,000 sq ft industrial unit and a 6,000 sq ft office block.

Speaking about the deals, director David Cran said: "Much has been made of the future of the property market in the wake of the pandemic and rising inflation, however the market here in Yorkshire appears to be far more resilient than some industry commentators predicted.

"Over the past six months, we've completed commercial and residential valuations worth just short of £200 million, so there is certainly still a lot of activity still taking place.

"That's not to say the market won't have its challenges, as I'm sure it will have an impact on the confidence of some buyers, however if the first six months of 2022 is anything to go by, then the outlook may not be as bleak as many people initially predicted."

Bradley Hall recently relocated its Leeds team to a new 1,600 sq ft Yorkshire head office at 6 Park Place, just a stone's throw from Park Square in the city centre.

The move will see the firm double its headcount in the city over the next 12 months as it looks to meet growing client demand from across Yorkshire.

Cran added: "We've really cemented ourselves as a go to agency that people can trust since opening our Leeds office

in June 2020, and this is reflected in the incredible projects the team have since undertaken.

"Looking forward, our goal over the next 12 months is to continue building on this success and establishing our presence in the region by adding to our team and continuing to form and strengthen relationships with businesses and clients across Leeds and the wider City Region."

Bradley Hall is a trusted partner of a variety of bank panels, being approved and appointed to work with Barclays Bank Plc., Lloyds Bank Plc, Yorkshire Bank and OneSavings Bank.

For more information on Bradley Hall, visit: [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

# The Return of the **Power Lunch**

The Power Lunch, notorious for its boozy lunch reputation and the cultural lunch scene of some of the top CEOs in the 80's, a moment in time when deals were brokered and made in some of the swishiest establishments.







Long lunches are a trend that now predominantly have their place in history, but could we be seeing the re-found revival of the power lunch, in a more modernised format? The recent pandemic and drive to homeworking saw employees plunged into a virtual and digital world like never before. We all know that business deals rely on strong relationships and despite the power of tech these relationships are better formed face to face.

Post pandemic, the workforce has seen the biggest shakeup of working styles and patterns with many businesses fully embracing Hybrid Working. Employees have adapted to new ways of working, and with that a growth in the range of more non-traditional working and meeting environments such as restaurants and cafes has taken centre stage for modern day business deals.

The decadent days of the 80s lunch may have fallen by the wayside, but this newfound working environment opens up opportunities for a power lunch resurgence, albeit in a more cost-effective, time savvy way. Many professions rely on business lunches as a key opportunity to bond with clients and partners over lunch. Food plays a vital part in daily life and there is no better way to build these relations than via food.

The requirements of the business clientele have changed over the years and many are looking for lunch options that are more cost and time effective. With many restaurants in Leeds now offering incredible lunchtime options in some stunning locations we've rounded up our top business lunch picks.

**Restaurant Bar and Grill, The Old Post Office, 3 City Square, Leeds LS1 2AN.**

Located in the landmark Old Post Office building in the heart of City Square, The Restaurant Bar & Grill provides an impressive setting to enjoy brunch or lunch.

With a 2 course lunch menu coming in at £20.00 with some tantalising starters, mains, and desserts to sample on their vibrant menu from Truffle & Leek Coquettes to Fillet Steak Sandwich and chips to Thai Green Curry sticky rice. The team pride themselves on the philosophy of ingredient provenance and are dedicated to fantastic food and service.

**Banyan, The Old Post Office, 2 City Square, Leeds, West Yorkshire, LS1 2ES.**

Nestled in the stately Old Post Office this stylish bar and kitchen offers an array of colourful dishes that will have your tastebuds tingling. The food is internationally inspired, meaning British pub-style classics are on offer next to Asian delicacies and European favourites.

With popular small plates a perfect lunch pick priced at 3 for £19.50 with a spicy selection of Chicken Samosa, Salt & Pepper Calamari, Goat's Cheese and Spinach Arancini to King Prawn Spring Rolls to name but a few to choose from. Locally crafted and globally inspired, expect menus that span from breakfast right through until dinner.

**The Whitehall Restaurant & Bar, Wellington Street, Leeds, West Yorkshire, LS1 4JY.**

Nestled in the heart of the financial district of Leeds, The Whitehall Restaurant & Bar offers modern British cuisine using classic ingredients to create simple yet imaginative dishes.

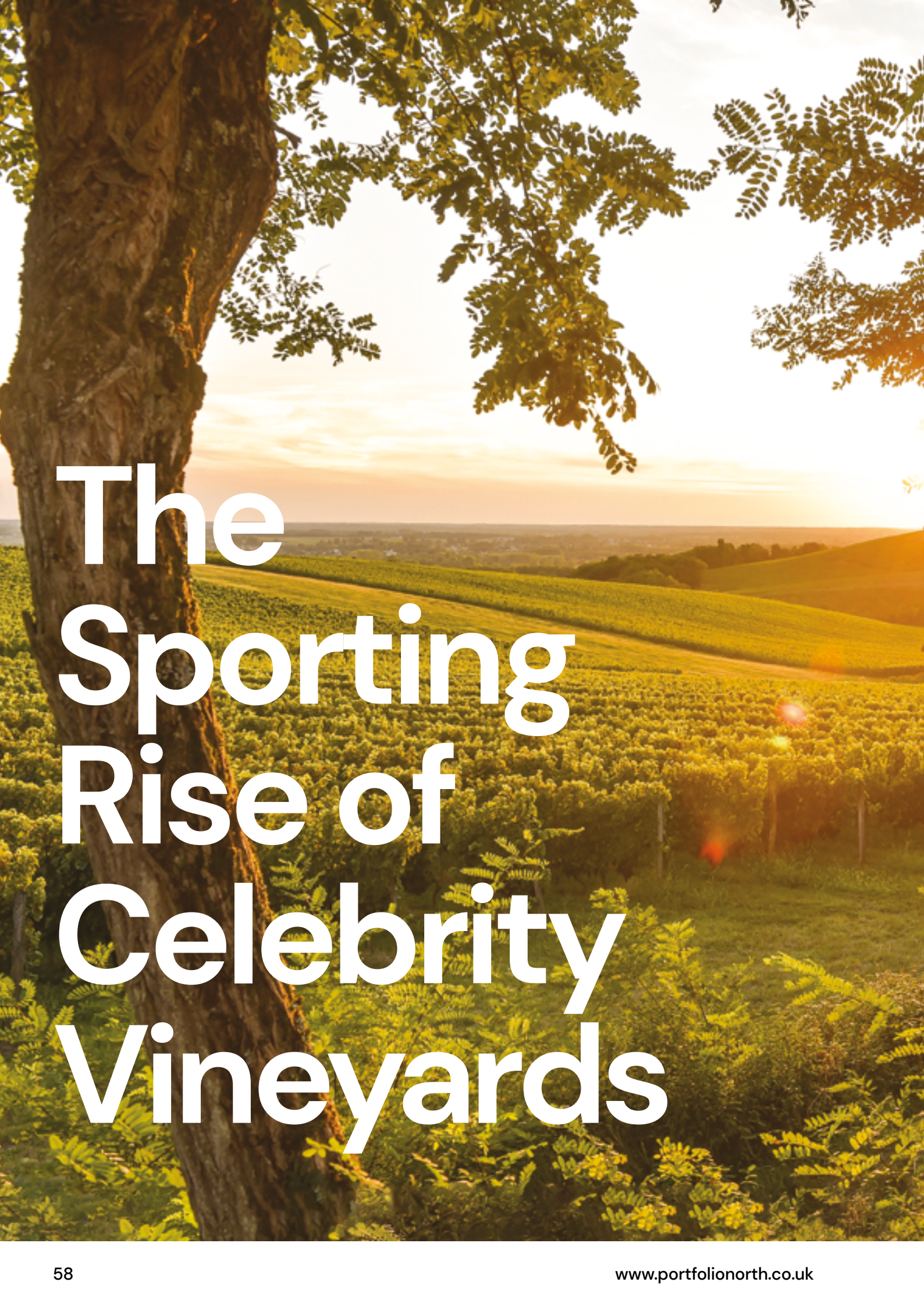
The lunch menu entails a vibrant range of dishes showcasing the chef's passion and freshest quality produce from Smoked Salmon, French Onion Soup to Flat Iron Steak and Chips, Saffron Risotto to devilish desserts with 1 course at £12.50, 2 courses at £18.50 and 3 at courses at £24.50. The venue offers a spacious stylish bar area, or a heated wrap around terrace which is perfect for a spot of al fresco lunch.

**The Lost & Found, 12 Greek Street, Leeds, West Yorkshire, LS1 5PT & Leeds Club, 3 Albion Place, Leeds, West Yorkshire, LS1 6JL.**

Pushing the boundaries of discovery, lose yourself in a whimsical world of molecular mixology and seasonal cuisine.

With 2 courses for £16.95 and 3 courses for £20.95 with Crisp Squid, Glazed Pulled Beef Burger, Black Truffle Pappardelle and topped off with Pistachio and Damson Bakewell to a Chocolate and Praline Torte.

With all this choice in such stunning locations, business lunches never looked so sweet!



# The Sporting Rise of Celebrity Vineyards



## There has always been a close association between alcohol and sport and in the world of sports sponsorship recent trends have seen the growth of wine as the go to alcohol beverage for collaborative brand associations.

Notable recent announcements include the England and Wales Cricket Board (ECB) partnering with England's leading wine producer, Chapel Down. Cricket is one of England's most popular sports, and this is the first time that the ECB has partnered with an English sparkling wine brand.

Internationally, Italian wine producer, Marchesi Antinori has been chosen as the official wine supplier of the 2023 Ryder Cup, which will see some of the greatest golf players in the world descend on Rome.

Alcohol has been hailed as a lucrative business, with many international celebrities including David Beckham, George Clooney and Ryan Reynolds adding to their millions by launching their own alcohol brands.

All factors considered, it is of no surprise that there is a growing list of high-profile British and European sports personalities getting behind the celebrity trend of putting a wine to their name and now making a splash in the industry.

One of the greatest cricketers Sir Ian Botham launched his own range of wines in 2018 at Lord's Cricket Ground. Now an accomplished winemaker in his own right, his range of award-winning wines have grown extensively over the years to include the Botham All Rounder Pinot Grigio, South Eastern Australia 2021, Botham Signature Malbec and the new Botham 77 Series Sauvignon Blanc, which was awarded a silver medal at the prestigious Drinks Business Masters Awards 2021.

Recent collaborations have also seen Sir Ian Botham join forces with Hush Heath Estate to launch a range of quintessentially English wines including the Botham & Balfour Sparkling Rosé NV, a perfect marriage of Balfour's signature style and Sir Ian Botham's preferred flavour profile.

Former cricketer Phil Tufnell launched a range of Tuffers' Tipple wines, in partnership with Virgin Wines and inspired by holidays to the south

of France and cricket tours of Australia. Sir Nick Faldo is one of Europe's finest golfers and the major sports champion launched his wine label in 2000, produced by Katnook Estate Vineyards in Australia. With a passion for great wines, he was inspired to create a European range that encapsulated his love for the wines and regions that he has encountered over the years, with the logo on the blend paying tribute to his six major wins.

The greatest player in the history of women's golf, Annika Sorenstam, partnered with Wente Vineyards in California and Cristie Kerr, former No. 1 in the world and winner of a U.S. Open and a KPMG Women's PGA championship is thriving in her next chapter as a winemaker.

With many taking a very hands-on approach to the production of a variety of wines, the breadth of winemakers which now includes sporting greats are pressing the right buttons and gaining high marks from wine critics across the globe with their perfect blends.



# Warm up your exteriors this autumn, with Dobbies



**Autumn is just around the corner and with it brings cooler nights.**

The UK's leading garden centre, Dobbies, is the perfect destination for great value seasonal accessories that can be used both outside and in, giving people an abundance of inspiration on how they can extend the time that can be spent in the garden and cosy up their space.

We caught up with Dobbies' Buyer, Hayley Ker to find out how we can spice up our exteriors with Dobbies' new season range of homewares and accessories, guaranteed to add some autumnal flair to our gardens and homes.

Hayley said: "Autumn is the perfect time to make the most of indoor-outdoor living and by adding some great quality pieces that will serve you well throughout the cooler months. Heavier cushions and throws will complement your lighter summer furniture well and can be layered together to create a cosy vibe both outside and in, without a big expense.

"To create an autumnal look that still feels fresh, pair traditional seasonal tones like terracotta with lighter, cool-toned colours for a



modern edge. Styling different tones and textures together will help create a snug sanctuary, perfect for alfresco entertaining on cooler nights, and when we get into winter, these pieces can be brought inside to add depth and warmth to your home.

In addition to soft furnishings, Hayley recommends the use of autumn wreaths to style your space: "Autumn wreaths are a great way to spruce up your outside space and warm up your garden shed or front door. The golden yellow tones, soft ambers and muted browns all play their part in creating a cosy display to brighten up the colder days."

"Lighting can transform your space," said Hayley, as she explains how to get the look: "Twinkling string lights and lanterns are a fantastic way to give your space a glow as the nights get darker and will add charm to any space. Overhead fairy lights always look great and will completely transform the mood of a balcony or small garden. For an intimate vibe in a large space, assorted lanterns styled in groups will add warmth and help create a romantic ambience, and these can just as easily be used indoors to brighten up an empty corner of your home."

"To really level up your interiors, Dobbies' stunning new range of vases will add a touch of sophisticated glamour to your home this autumn. From beautiful stoneware in trending colours, to gorgeous jewel toned options, accessorising your home for the new season has never been easier. Oversized vases are great for both your garden and home and will instantly give your space an Instagram-ready look."

For more autumn styling inspiration, and to browse Dobbies' full range of homeware products for A/W, visit [www.dobbies.com](http://www.dobbies.com)



### Autumn wreaths



Cone and orange wreath, £14.99; Autumn oak wreath, £44.99

### Cosy up with plush new cushions and throws



Halmo brick cushion, £20; Fawn cushion, £39.99; Fawn throw, £34.99

### Vases to make a statement



Glass vase, £19.99; Green stoneware vase, £49.99; Stoneware vase, £64.99

### Golden hour lantern glow



Semmi Lantern, £14.99; Gold lantern, £32.99; Lantern Bregenz, from £39.99



# Relaxation Stay-cation

The best spa hotels in the North

Whether you are looking for a weekend break, a wedding location, or just a day away from the office, these are the best spa hotels in the North you can visit, to fulfil your pamper needs.

## Rockliffe Hall

Darlington's Rockliffe Hall is a hugely popular five-star hotel with award-winning spa and fitness facilities. It is one of the largest spa hotels in the country, with a variety of on-site food options such as British classics at The Clubhouse and afternoon tea in the Old Hall.

It also has an 18-hole championship golf course, and other outdoor activities such as falcon experiences, fishing, and Nordic walking within its 375 acres of grounds. Most exceptionally, it is home to restaurant The Orangery which has been awarded three AA Rosettes.



## Ramside Hall Hotel & Spa

Located on the outskirts of Durham, Ramside Hall Hotel & Spa, is one of the top spa hotels in the North. It has 127 bedrooms and suites within the hotel, and if you venture outside, you'll find 350 acres of luscious private grounds. As stated in the name, it is also home to a beautiful spa.

But that is not all Ramside has to offer, as it also has a golf course and on-site restaurants such as Pemberton's Carvery, Rib Room Steakhouse and Fusion. Uniquely, it has gorgeous treehouse suites with excellent facilities, which can be used for stay-cations or to host weddings.



## Wynyard Hall

Throughout history Wynyard Hall played host to royals, aristocrats, politicians, diplomats, artists and writers. When Sir John Hall purchased Wynyard Hall in 1987, he was able to ensure Wynyard Hall remains one of the most renowned destinations in the North East, but now it can be enjoyed by all members of society. Wynyard Hall is also home to the plot-to-plate style restaurant, The Glass House, a luxury spa, and cottages to really switch off and fully enjoy your stay.

## Rudding Park

Rudding Park situated in the Victorian rural district - Harrogate is a privately owned hotel spa, that won Independent Hotel of the Year in 2019. It has 90 bedrooms and suites, an award-winning spa and two golf courses within its 300 acres. It has a selection of dining experiences and menus to choose from, including contemporary fine dining at the three AA Rosette Horto 'kitchen garden' restaurant. Interestingly, it also has a private cinema, which showcases popular movies to the guests.

## Grantley Hall

Another five-star luxury spa hotel located in Ripon, a small city within the Yorkshire Dales. Grantley Hall is a luxury hotel and wellness retreat with 47 bedrooms, formal gardens, a spa - Three Graces Spa and gym - Elite Gym. It also has a diverse range of sophisticated bars and restaurants, all of which use local seasonal produce and local suppliers. Michelin starred restaurant Shaun Rankin - named after, designed and created by the prestigious chef is at Grantley Hall too, and is the perfect fine dining experience to broaden your tastes.









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# Feminine Touch



**Visit Berry's Jewellers in York to see the latest in ladies' watches from Patek Philippe.**

Since 1839, timepieces for women have always featured prominently in Patek Philippe's collections - whether as the pocket watches or pendant watches of the nineteenth century or the wristwatches that first emerged in the early twentieth century. Several milestones in the manufacture's history also relate to watches destined for women, such as the first true wristwatch made in Switzerland, created for a Hungarian countess in 1868, and the Geneva company's very first striking wristwatch, a five-minute repeater housed in a small platinum case with an integrated chain bracelet in 1916.

In 1999, Patek Philippe strengthened its privileged links with feminine watch lovers by launching its first collection dedicated exclusively to women. The aim was to meet the demands of the independent active woman who sought a timepiece with an assertive personality able to adapt to her modern lifestyle.



In 2018, Patek Philippe responded to women's increasing interest in mechanical watches by launching the Twenty~4 Automatic. While its bracelet retained the same exclusive design, with the broad, gently cambered central links framed by delicate two-tier outer links, this Reference 7300, endowed with a caliber 324 S C self-winding movement, stands out from the quartz-driven "manchette" model by its round case, its bezel lit with a double row of diamonds in a "dentelle" (lacework) setting, and the applied Arabic numerals on the dial, these last providing a distinctly contemporary note. This model is available in steel and in rose gold, with a choice of dial colours, and in a jewellery version with gem-set crown, lugs and bracelet.

The creative impulse continues today with the three latest Twenty~4 models, so that women now have the choice of twelve lifestyle companions - with either a round or "manchette" design, a quartz or automatic movement, a steel or rose-

gold case and bracelet, and a splendid palette of dials, together with diamond-set versions ranging from discreet sparkle to dazzling.

Twenty~4 Reference 4910/1201R-001 pairs an 18K rose-gold case with a chocolate-brown sunburst dial - a warm-toned, refined, feminine combination.

Twenty~4 Automatic Reference 7300/1200A-011 in steel stands out by its elegant dial in olive green, a colour making its first appearance in the contemporary Patek Philippe collections and presented to great effect with a glowing sunburst decoration.

Twenty~4 Automatic Reference 7300/1200R-011, sculpted in rose gold, it extends the warm sheen of its case to a dial gilded with a rose-gold sunburst and to hour and minute hands, applied Arabic numerals and the frame of the date aperture all fashioned in the same precious metal.

The Patek Philippe Twenty~4 Collection is available to view at Berry's Jewellers.



A watch of timeless elegance that would complement her fashionable business wear and most elegant evening wear. It would be her ally on every occasion, uniting contemporary design, technical excellence and impeccable craftsmanship.

Conceived, as its name suggested, for every hour of the day and night, at work, at home and during leisure activities, the new Twenty~4 stood out by its original art-deco-inspired "manchette" or cuff design, featuring a cambered rectangular case that followed the contours of a woman's wrist and a metallic bracelet that felt exceptionally smooth and comfortable.

Blessed with its strong identity and a design tailor-made to live the lives of modern discerning women, the Twenty~4 quartz "manchette" model was a great success from the start and has established itself in the last two decades as one of the manufacture's best-sellers.



For more information, or to speak to a Berry's watch specialist, call 01904 654 104, email [customerservice@berrysyork.co.uk](mailto:customerservice@berrysyork.co.uk) or visit the store at 52 Stonegate, York, YO1 8AS.

# PREMIUM DRIVING REDEFINED

By Portfolio North  
motoring editor  
Adam Gray



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**Polestar 1 was the electric performance hybrid that was revealed in October 2017 as the halo car that would launch the new Polestar brand. Engineered without compromise, Polestar 1 features a highly advanced and technically innovative powertrain, combined with the use of composite materials and leading mechanical components.**

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The hybrid powertrain features two electric motors on the rear axle - one for each wheel - mated to a front-mounted petrol engine which features turbo- and supercharging. A third electric motor is integrated between the crankshaft and gearbox for extra electric torque for the front wheels. Combined output is 609 hp and 1,000 Nm of torque. With two battery packs totalling 34 kWh, Polestar 1 features an all-electric range of 78 miles (WLTP) - the longest of any hybrid car in the world.

The body of Polestar 1 is made from carbon fibre reinforced polymer (CFRP) which lowers the vehicle's weight as well as its centre of gravity. The CFRP body also allowed the car's designers to create truly emotive styling cues that cannot be stamped into traditional metal body panels. Under the skin, a carbon fibre



'dragonfly' features between the front seats and the rear of the vehicle, further reinforcing the car's chassis.

Driving dynamics are key to the Polestar experience and Polestar's engineers spent years developing the 'Polestar feeling' with Polestar 1. Part of this has been the co-development of leading mechanical components – like the manually adjustable Öhlins Dual Flow Valve dampers and 6-piston Akebono brakes.

The fitment of the two rear electric motors, each with a planetary gear set, allowed engineers to develop real torque vectoring algorithms for Polestar 1. The effects of this are particularly evident during cornering – rather than slowing down the inner wheel, the outer wheel is accelerated to help the car turn more sharply. The

torque vectoring also allows the driver to apply power earlier than expected on the exit of a corner, resulting in a truly exhilarating experience.

Featuring Pure, Hybrid and Power drive modes, Polestar 1 can be driven in different ways depending on the use case and driver preference. In Pure mode, the combustion engine is shut off and Polestar 1 operates as a fully electric vehicle. Total power and torque from the two rear electric motors is 170 kW and 480 Nm. In Hybrid mode, Polestar 1 utilises the electric motors and petrol engine according to demand from the driver, seamlessly switching between the two as needed.

In Power mode the electric motors and combustion engine are utilised at all times, allowing the driver to take advantage of the full 609 hp and 1,000

Nm, along with sharper responses from the throttle, steering and gearbox. Top speed is limited to 155 mph and the 0-62 mph sprint takes 4.2 seconds.

Polestar 1 went into production at the Polestar Production Centre in Chengdu, China, in 2019. The facility is the only LEED Gold accredited automotive manufacturing facility in China. With an intended 3-year production run and a limited build capacity of up to 500 units per year, production of the car came to an end in late 2021. The car was retailed in Polestar's original launch markets in Europe, North America and China.

*The above car was pictured near Osmotherley in the North Yorkshire Moors by local photographer, Jai Cartwright.*

# Leeds graduate lands dream role



**A graduate from Leeds has taken his first step onto the career ladder after joining an award-winning property specialist.**

Josh Robinson, who this year graduated with a 2:1 degree in Real Estate and Property Management from Leeds Beckett University, has joined the Bradley Hall graduate programme.

The opportunity will see Josh take up a full-time role within the firm's Leeds surveying department and undertake his Assessment of Professional Competence (APC) to qualify as a chartered member of the Royal Institute of Chartered Surveyors (RICS).

Josh will become the latest employee to join the company's growing West Yorkshire head office in Leeds, which recently saw the team relocate to a new 1,600 sq ft city centre office at 6 Park Place, just a stone's throw from Park Square.

Speaking about the opportunity, he said: "I am really grateful to be given this opportunity to join Bradley Hall's graduate programme and to study for my APC qualifications.

"I'd been looking for opportunities to break into the property sector on the run up to graduating and had always had an interest in surveying, so I was delighted when I heard my application to join the company had been accepted once I graduated.

"It's fantastic to have been given the opportunity to not only stay and study in Leeds but also to progress my career here and I can't wait to meet the team and get to work."

Since its launch in 1988, Bradley Hall has

established a reputation for promoting within and providing graduate opportunities to young people looking to forge a career in the industry.

Neil Hart, Group Managing Director, is just one of the firm's many success stories, having joined the company in 2000 as a placement student and climbing the ladder to where he is today.

He said: "We take real pride in providing our employees with opportunities to grow and progress and the graduate programme is central to that.

"As someone who joined the company 22 years ago and has been here ever since, it's fantastic to see graduates such as Josh joining the company and hearing how enthused they are about the opportunities given to them.

"By funding and supporting their APC training with RICS, we're not only helping our graduates secure the qualifications required to meet the high standards of professionalism required to become a chartered surveyor but also to ensure more young people than ever before are able to break into the industry.

"I think I speak for everyone at Bradley Hall when I say how delighted we are to have Josh on board and wish him all the best for the future."

For more information on Bradley Hall, visit:  
[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

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# THREE PERFECT DAYS

Island hopping in  
Thailand on a Superyacht





Thailand, one of the world's most visited tourist destinations. This paradise is filled with tranquil beaches, exotic cuisine, spectacular temples with interesting historical stories, remote islands, some of which are only accessible by boat, and magnificent scenery.

There is no better way to see the world than aboard a private superyacht, with the sea breeze in your hair and a gorgeous new island destination to visit each day. For those looking for the ultimate getaway, chartering a yacht can allow you to go further afield and discover completely remote anchorages and private beaches.

With a dedicated Captain, crew and chef, all of your requirements will be catered for down to the most intricate of details and you can simply enjoy cruising the stunning islands of Thailand.

The best time to visit Thailand is between November and early April as

this is the driest and warmest time of the year with temperatures ranging between 32 and 36 degrees Celsius. You will be able to enjoy up to nine hours of sunshine every day, this gives you plenty time for sunbathing or partaking in a variety of water sports activities.

The islands of Koh Tao, Koh Pan Nang and Koh Samui are yacht charter paradise, offering the perfect balance of relaxation and activity you would want from any holiday.

Here are some of the best experiences you can enjoy on each of these glorious islands.

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## Koh Tao

Koh Tao, which means Turtle Island, is the best diving destination in Thailand. This 21 km<sup>2</sup> island is filled with white sand beaches and many hills to enjoy views from, on a morning hike. When diving, you will be able to enjoy colourful coral reefs and a spectacular range of sea creatures, including turtles of course. This island is definitely one for the diving bucket list.

If you like pina colodas and consider yourself a foodie, the choice of restaurants and night life on the island is ever growing and you will find a variety of cuisines and restaurant styles to choose from.

Koh Tao is only accessible by boat so why not cruise in to one of the many anchorages in style on your own private yacht.





## Koh Pha Ngan

This unspoilt island is Thailand's fifth biggest island and is located just 12km from the Koh Samui, 70km from the mainland.

You will be able to enjoy lush tropical jungles, long white sand beaches and similar to its neighbouring island of Koh Tao, enjoy any one of 20 dive sites. This island is well known for its Full Moon parties, turning the beaches into open air festivals to dance the night away. There is also a lovely strip of restaurants one street back from the beach to enjoy a quieter evening sampling Thailand's exciting cuisine.

Koh Pha Ngan's must-do activities will allow you to spend your holiday enjoying the natural beauty of the island. From beaches to waterfalls to viewpoints at the top of its many hills, this piece of paradise is very special with unique natural beauty.

The best way to enjoy the crystal-clear water is to be anchored in one of the islands many secluded bays, spend the afternoon paddle boarding or sipping your favourite cocktail on board.

## Koh Samui

Koh Samui is the biggest of the three islands, explore this island on a scooter, visit a coconut plantation or enjoy an afternoon at an incredible elephant rehabilitation sanctuary.

When chartering a yacht in this stunning part of the world, Anghong National Marine Park is a must see. This untouched archipelago of 42 islands features limestone mountains, luscious jungle, pristine beaches, waterfalls and hidden coves. You are sure to see some exotic wildlife and sea creatures and enjoy a true 'get away from it all' feeling on your yacht charter holiday.

If you are more interested in history, there is a wide variety of activities and sights to see including mummified monks and the famous Big Buddha, which is especially impressive at sunset.

As one of the world's most exotic and exciting locations, Thailand should be high on anyone's bucket list.



Get in touch with West Nautical today to help plan your Thailand adventure.

Contact: Geoff Moore | +44 790 383 2966 | [geoff.moore@westnautical.com](mailto:geoff.moore@westnautical.com) | [www.westnautical.com](http://www.westnautical.com) | Instagram / Facebook: @westnautical



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# TWENTY ONE QUESTIONS WITH JAMES CLOSE

Owner and Chef at the Raby Hunt

## Professional

- 1. What is your proudest business achievement?**  
It has to be getting the second Michelin star, it was incredible to hear that news and also to be the first restaurant in the North East to achieve that. It's ten years this year since we got the first star so to then get a second was amazing.
- 2. What do you feel are the fundamental challenges which our economy is currently facing?**  
The biggest challenge facing the economy in terms of our business at present is definitely the staff shortages. It's a huge problem across the industry; getting chefs that you can rely on. There's a lot of people who are just jumping ship and moving around constantly, which doesn't do their career any good in the long term. The constant increase in the price of ingredients is also a huge issue.
- 3. Describe your business in three words**  
Creative, challenging - delicious!
- 4. What book or podcast should every professional read or listen to?**  
I don't really listen to podcasts but any chef should really read of the French, classic books, the longstanding ones which have been the foundations of our industry. Also those by any chef that has three stars, people like Gordon Ramsay.
- 5. How has the industry changed throughout your career?**  
There's definitely been a huge change in the number of hours that we work. The industry has really taken on board the importance of a good work life balance. We don't even open for lunch, which means everyone has time for interests and leisure time outside of work.
- 6. What is the best piece of professional advice you have been given?**  
Because I'm a self taught chef and haven't worked anywhere else but The Raby Hunt, I haven't really been given any professional advice other than from my dad, who told me to make sure that you keep your overheads as low as possible.
- 7. Who is someone you look up to?**  
The people I look up to are sportsmen at the top of their game - people like Tiger Woods and Lewis Hamilton who are absolutely committed to being the best they can be.
- 8. What were your career ambitions in early life?**  
My earliest ambitions were to be a professional golfer, I wanted to be a European Tour player but after five years I realised I was never going to be good enough so I had to think about a different career.
- 9. What professional knowledge do you wish you had known in the earlier stages of your career?**  
Because I didn't go to college, in the early days it would have been really useful to have had some proper training in classical cooking techniques. Then again, if I had done, I might not be doing what I do now and have been brave enough to develop my own food and my own style.
- 10. What regularly motivates or inspires you?**  
The people who motivate me the most are, again, sports people, who are at the top of their game. The people that simply never give up, that go through difficult times but come out the other end
- 11. How would you describe your career path so far?**  
Unfinished! It's been great to have had this level of success but it's all down to really hard work and I'm still motivated to do better.
- 12. What does a normal day look like for you?**  
At the restaurant we do different things on different days so we are ready for when we open. For example on a Monday we would look at what we need to order, then when it arrives the following day I would check it all for prep on Wednesdays. It's also up to me to ensure that everyone is motivated and concentrating on their tasks, because our guests quite rightly expect such a high standard.

## Personal

- 13. Which three renowned people, either present or historical, would you like to have dinner with?**  
Lewis Hamilton, Jim Morrison and Paul Bocuse.  
Lewis Hamilton could drive us there, Jim Morrison could sing This Is The End and Paul Bocuse could cook us his signature, bresse chicken. Now that would be a night to remember!
- 14. What are your personal goals for this year?**  
I want to create a really dynamic kitchen team where we can all develop together and hopefully that will encourage more people into the industry.
- 15. Do you have a secret talent?**  
I can do a great dog voice which I use to talk to Heston, our terrier.
- 16. What do you like to do to unwind?**  
Watch sport, drink wine, go for a walk, eat in restaurants.
- 17. Describe yourself in three words.**  
Driven, funny, sarcastic
- 18. What is your greatest weakness?**  
My wife says it's that I nap too much!
- 19. If you could travel to anywhere in the world right now, where would it be?**  
To Megeve in France to go skiing.
- 20. What's the best 'life lesson' or piece of life advice you would give to someone?**  
Whatever you choose to do in life, make sure you give it 100 per cent.
- 21. How would you define success?**  
Being able to achieve that perfect balance of being able to be happy and relaxed without worrying because you've managed to be successful - but at the same time never take it for granted.

# Understanding Income Protection with Bradley Hall's Mortgage Team

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Many of us will insure a mobile phone, the contents of our homes, or an overseas holiday with barely a second thought, simply accepting it as one of the costs of life's necessities. However, when it comes to protecting their monthly income most people either don't know it can be insured or decide against it.

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Some customers avoid taking out income protection insurance because the monthly costs can seem expensive compared to other personal insurance premiums.

Since the pandemic, products like income protection, critical illness and life insurance have become more important to have as many people have experienced reduced income due to furlough, redundancy or self-employment wages drying up. The Office of National Statistics noted that in 2020 people aged 25 to 34 had average savings of £3,544, which increases to £5,995 for those between 35 and 44. In the same year, the average monthly household budget was £2,548 according to personal finance advisor NimbleFins, suggesting that if you became injured or unwell enough to work, you would have between one-two months before you began experiencing financial difficulty. Having a safety net like income protection in place can secure your future should the unexpected happen.

Although incredibly useful protection, without expert advice these insurances may be difficult to

understand. Bradley Hall's expert mortgage team are here to help you navigate your way through any income protection uncertainties that may have prevented you from protecting yourself previously.

## **What does income protection cover?**

Income protection insurance, also referred to as income replacement, protects your monthly income if you can no longer work due to a serious injury or illness. This protective cover differs from life insurance as it safeguards you and your loved ones whilst you are still alive, but are unable to work and therefore facing financial hardship.

## **How much does it cost?**

There are several factors that affect the premium when looking at income protection such as age, smoker status and health, occupation, lifestyle, and hobbies, to name a few. There are options to reduce how long the pay-out would be made for, or to increase what is known as the payment deferment period. The payment deferment period is the time between the accident or illness occurring and payments starting



to be made. Although, the payments may be deferred, often those who have income protection cover are given access to benefits while they wait for this.

If you are interested in income protection but are apprehensive about the costs, there are methods that can keep you protected without breaking the bank. Controlling your cost can be achieved through only insuring yourself and larger bills, such as your mortgage and essential living costs. Similarly, when working on the basis that you can't go to work, you are more likely to be able to cut back on more discretionary spending such as meals out, holidays and transport, ultimately funds can be saved here also.

#### **Is Income Protection necessary?**

Not having this type of cover in place could leave you without a sufficient safety net to cover household bills and larger expenses like the mortgage or rent, therefore looking into this type of protection is strongly suggested.

According to the Association of British Insurers' Welfare Reform report, one million workers find themselves

unable to work due to serious injury and illness every year. As well as around 250,000 people leaving employment each year as a result of ill health. These figures equate to around one per cent of the population, with 60 per cent being the breadwinner of the household, all of which could have been prevented with the correct protection in place.

#### **How long should an income protection policy last?**

It is important to bear in mind that the longer the policy runs for, the greater protection that affords you and your family should you become incapacitated. However, in an ideal world, protection insurance policies should run up to the individuals expected retirement age.

The importance of income protection has never been as highlighted due to the catastrophic effect the pandemic has had on many people's incomes. However, income protection insurance is not an easy product to quickly compare and getting the best deal often requires advice and guidance. If this assistance is not given, issues could occur with

several factors including being over or under protected. Talking to an expert with experience of providing the right protection based on an individual needs can be invaluable.

Bradley Hall's Mortgage team have access to bespoke deals and guidance to suit you.

For more information, please contact [mortgages@bradleyhall.co.uk](mailto:mortgages@bradleyhall.co.uk) or call **0191 383 9999**

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# A Modern Transformation

**Can you describe the property you were working with?**  
 Our client loved their traditional Victorian terraced house in Newcastle but the dark and uninviting kitchen with separate dining room just didn't work for them. They wanted to cook together as a couple, socialise with friends, and have a little more space. Michelle from Callerton Kitchens & Interiors was invited to offer her design expertise and she had an ultimatum, if the design wasn't right they were going to sell.

**What were the clients looking for in their kitchen?**  
 Sarah and John felt certain that the house could be extended to the rear as others in the neighbourhood had carried out similar work, but they had no idea where to start. They dreamt of an open plan space that could be used to cook, dine alone or with friends, and had access to the garden. They wanted a stylish feel that suited morning coffees or late night cocktails.

**Were there any challenges during the project?**  
 During the design stage the couple knew they needed to be absolutely sure before committing to the investment but after seeing Michelle's final design they felt sure they couldn't move. The new open plan kitchen, living, dining space with an innovative island, complete with porcelain doors and matching dining table, would fit perfectly into the newly opened and extended footprint. Our client had a fantastic builder that Callerton Kitchens &

Interiors had worked with before. "Mick and Terry were amazing. We wouldn't have coped without them and their team" noted Sarah as she recounted the feeling of dread when the third lockdown was announced. By this point the building was watertight and the team made special arrangements to work safely in accordance with the regulations. Although this impacted the timescale and planning the final completion date was still met.

**How are the clients finding their new space?**  
 "We definitely made the right decision, we love our house again" said John. The space offers social cooking with formal dining and bi-fold doors out into the garden. The room is filled with natural light during the day and various lighting options bring the perfect mood to any gathering.

**Were there any special features?**  
 Sarah and John were all about the detail so this kitchen features a number of signature pieces. The corner cupboard unit creates a larder/pantry that makes use of all the available space, perfect for all those condiments. The island with porcelain doors and end panels is certainly a showstopper that combines perfectly with the Bora hob, meaning there is no need for an intrusive extractor. Finally the touches of gold that run through the kitchen work beautifully with the lighting and veining in the stone worktops, it brings the whole concept together.

## KEY FEATURES

- Callerton Furniture
- Chelsea Ash Black Stain
- Aurora Door range
- Bubble Light - Dowsing and Reynolds

## APPLIANCES

- NEFF Slide and Hide Oven Collection
- Quooker Fusion Square Tap
- 1810 Brass Sink
- Bora Basic Hob





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# Luxury, performance and technology taken to the highest level

By Portfolio North motoring editor Adam Gray

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The Jaguar F-PACE SVR is the brand's ultimate performance SUV, featuring a Supercharged V8 engine and class-leading agility.

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Delivering greater performance, agility and dynamism than ever before, F-PACE SVR is the pinnacle of Jaguar's award-winning model line-up.

F-PACE SVR delivers exceptional performance and a refined ride. It features advanced Electronic Vehicle Architecture (EVA 2.0), recalibrated handling and throttle response and the new Dynamic Launch feature, which propels the vehicle from standstill.

Integral to the peak performance, the F-TYPE inspired Variable Valve Active Exhaust System provides a unique sound that is synonymous to SVR. Experience the crisp, hard-edged character of the F-PACE SVR soundtrack.

F-PACE SVR's design includes larger air intakes, bonnet vents, side fender vents and rear spoiler - all working to increase downforce and reduce drag. The result: better performance and better handling.

The new front bumper adds to the imposing sporty stance, while larger air intakes help cool the V8 Supercharged engine. A Gloss Black grille with a unique Satin Grey surround and SVR logo completes the look.

F-PACE SVR's assertive looks are complemented by the versatility of the cabin. From the heated front and rear Performance seats featuring SVR branding and a unique perforated pattern, to the new steering wheel and intuitive in-car infotainment system, Pivi Pro.

The SVR leather steering wheel with thumb grips adds further sporting prowess, featuring unique stitching in

### F-PACE SVR Specifications

<b>Engine</b>	5.0 litre	At the heart of F PACE SVR lies Jaguar's powerful 5.0 litre V8 Supercharged engine.
<b>Maximum Power</b>	550 PS	550 PS of power guarantees a thrilling driving experience each time you get behind the wheel.
<b>Maximum Torque</b>	700Nm	F PACE SVR delivers an increased torque capacity of up to 700 Nm.
<b>0-60mph</b>	3.8 seconds	Thanks to the latest technology - including its Dynamic Launch feature - F PACE SVR can go from 0-60mph in just 3.8 seconds.

Flame Red and Light Lunar, plus an SVR logo. With Pivi Pro's 12.3" Interactive Driver Display providing information at a glance.

F-PACE SVR is priced from £81,510. The pictured vehicle, loaned from Stratstone Jaguar Newcastle, features a number of configured options and has a final price of £90,610.

In 2019, Stratstone Jaguar Newcastle became an authorised SV Specialist Centre - one of a few elite members that can directly sell SV Specialist vehicles such as the SVR and SVA range.

The state-of-the-art showroom is situated on the Cobalt Business Park in Silverlink, Wallsend and stocks the full range of brand new Jaguars, from the latest F-PACE to the award-winning XE and XF models, which are all available to test drive. For more information, contact **0191 271 9104**.



# It's time for unrivalled luxury



As the biggest independent stockist of Patek Philippe outside London, Berry's Jewellers delves into some of the most complicated models in the great brand's recent history.

As Geneva's last independent family-owned watch manufacturer, Patek Philippe remains committed to the ambitions of Antoine Norbert de Patek and Jean Adrien Philippe, who vowed to develop and craft the world's finest watches when the company was established in 1839.

Patek Philippe is a full-fledged 'manufacture', meaning it develops and produces its movements and components using its own resources from start to finish. A benchmark in the world of watchmaking, Patek Philippe has also defined its own criteria, regarded as the strictest in the industry.

The Patek Philippe Seal exceeds all other watch industry quality standards

and applies to the finished watch as a whole, including the smooth operation of all features, the accuracy of the movements, as well as impeccable service provided throughout the entire lifespan of its products.

Keenly attentive to aesthetics, Patek Philippe has always regarded its timekeeping instruments as works of art, exuding a refinement that reflects the perfection of the exquisite mechanical calibers beating inside. These are creations that find their way untouched through changing fashion trends while losing nothing of their quality, beauty and timeless appeal.

Patek Philippe currently offers a collection of over 150 different

models that are crafted in small series – ranging from a dozen to several hundred units – and equipped with an extensive range of entirely in-house movements.

From the mechanisms to the designs, watch enthusiasts the world over agree, the stringent requirements imposed throughout all phases of production, as well as the months of work invested in manufacturing and completion, are what makes every Patek Philippe timepiece a rare and precious creation – a treasure greatly valued by connoisseurs.

In the domain of casual elegance, Patek Philippe established a strong position with a watch that has since

gained cult status, the Nautilus. Launched in 1976 and sporting a unique style, the Nautilus has an octagonal bezel and a porthole-inspired design which gave this model its name. The first grand complication in the Nautilus collection was the 5740/1G-001 which showcases an analogue perpetual calendar, one of the manufacture's most coveted classics since 1985. The calendar automatically recognises the number of days in each month, including the periodically recurring 29th of February. In 2021, Patek Philippe introduced a totally new perpetual calendar with an innovative patented one-line display.

The 5236P-001 displays the day, the date, and the month on a single line in an elongated aperture beneath 12 o'clock. To combine this unique feature with crisp legibility and high reliability, the designers developed a new self-winding movement for which three patent applications were filed.

A panoramic aperture of this kind is not totally unprecedented in the manufacture's collections, having already crafted pocket watches with an in-line calendar display for the American market, one example of such is on display at the Patek Philippe Museum – a pocket watch from 1972 (No. P-1450) that features a calendar format 'à l'américaine' (month, date, day). Never before though has the manufacture introduced a wristwatch with a full calendar on a single line as exemplified by the 5236P-001.

To implement this masterpiece of miniaturisation, Patek Philippe had to overcome totally new technical challenges. To assure the largest possible calendar display on a single line with optimised legibility, the developers were asked to design a system with two date discs, one for the tens and one for the units, so the calendar display consists of four discs, one for the day, two for the date and one for the month, all four perfectly embedded in the same plane. A single date disc with 31 numerals would have been too small and less easily legible.

The chronograph has always played a leading role amid the vast repertoire of Patek Philippe complicated watches. Since 2005, the manufacture has confirmed this mastery by developing a complete range of chronograph movements, with or without additional functions, entirely designed and crafted in its workshops.

In October last year, Patek Philippe expanded its vast selection of chronographs by unveiling three variations of the 5204, 5905 and 5930 models that illustrate its expertise in the field of complications, particularly in the measurement of short times.

Inspired by a one-of-a-kind model from 1940, the self-winding World-Time

5270/1R-001



5740/1G-001



5236P-001



5270/1R-001



5930P-001



Chronograph Reference 5930P-001, combines two functions: a self-winding flyback chronograph and World-Time, an iconic complication in the history of the Manufacture. The World-Time function simultaneously displays the time in 24 time zones.

When changing time zones, an exclusive patented mechanism enables correction of all displays by pressing the 10 o'clock pusher, without affecting the accuracy of the movement. Launched in 2016 in a white gold version with a blue dial and matching strap, this new version has reinterpreted the 5930 in the brilliance of platinum with a green dial and strap.

The names of the cities are printed in green on the corresponding disc, the green dial centre illustrates the mastery of fine craftsmanship skills with a circular hand-guilloché circular pattern. The applied hour-markers and the faceted Dauphine-type hands in white gold are highlighted by a luminescent coating ensuring good legibility in all circumstances. The entirely hand-polished platinum case is set with a diamond at 6 o'clock and features the 'wing-type' lugs typical of 1940s and 1950s World-Time watches.

Patek Philippe's manifestation of ancestral artisanship is not reserved exclusively for one-of-a-kind pieces and limited editions. The Manufacture also perpetuates these skills in its everyday work, and with them decorates watch models from its current collection, like the manual engraving that enlivens the cases and dials of watches such as the 5160/500G perpetual calendar. This self-winding perpetual calendar with a retrograde date hand in an officer's-style case is a Patek Philippe tribute to artisans who master rare handcrafts. The centre of the dial, the white-gold case, the hinged cover and the clasp are lavishly decorated with manually-executed engravings inspired by a pocket watch that belongs to the Patek Philippe Museum's collection.

Looking to invest in a new watch? Berry's Jewellers advocate brands on their reputation, heritage and beliefs, and Patek Philippe mirrors that ethos perfectly. Because of this, their relationship with Patek Philippe has grown stronger and stronger since they first connected over 30 years ago, and Berry's are now the biggest independent stockist of Patek Philippe outside London.

With dedicated Patek Philippe areas within several of their stores, Berry's offers an enhanced experience when looking for the perfect timepiece, and their watch experts can advise you on how to commence your Patek Philippe journey or add to your collection.

Contact Michael White at Berry's York on [michael@berrysjewellers.co.uk](mailto:michael@berrysjewellers.co.uk)



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# Herb Spätzle with woodland mushrooms, Parmesan, spinach & smoked pancetta

Serves 4



A dish I'll always remember cooking and eating is a wild mushroom pasta that I helped the garnish chef make for staff tea (I think I only stirred it a couple of times, but I thought I was helping) whilst working in one of my dad's restaurants at the age of 16. I just remember being stood outside watching the river flow past the back of the restaurant, thinking 'wow, I actually like mushrooms'.

A dish using mushrooms and pasta has always been on a menu of mine in some form, and for this recipe I'm using spätzle, a pasta/dumpling. It's simple to make and the spätzle will last 3-4 days in the fridge if you don't use it all.

## Ingredients

### For the Spätzle

- 900g T55 flour
- 3 eggs
- 2 tbsp fresh chopped parsley
- Water (enough for it to be a wet dough consistency)

*\*(Makes 10 portions so save some for another day)*

### For the sauce

- 500g woodland mushrooms
- 200ml concentrated mushroom stock
- 400ml double cream
- 150g grated Parmesan cheese
- 200g diced smoked pancetta
- 1 good handful of spinach

## Method

### First make the spätzle

Place a pan of water onto boil and lightly season. Mix all ingredients well, ensuring there are no lumps of flour. Place a slotted tray (I use a pizza tray) over the pan of boiling water and pour the mixture onto the tray gently scraping over the holes so the mixture drops into the water in the form of small dumplings.

Boil until floating, and then remove from the boiling water into a bowl of ice water to stop further cooking. Leave to one side until later.

### For the pancetta

First place onto a tray and cook in the oven at 180°C for around 15 minutes. Pancetta should be a dark red colour and slightly crispy. Place pancetta into a tub also keeping the fat.

### Bringing the dish together

Place a pan on the heat and allow to get hot. Place pancetta and its fat into the pan, stirring frequently to stop the fat from burning. Add mushrooms and sauté until slightly coloured.

Add mushroom stock and reduce by half, and then add spätzle and cream and reduce until the sauce coats the back of a spoon. Season well. When you remove the pan from the heat, add the spinach and allow heat to wilt the spinach in the sauce. Finishing with the Parmesan, mix well to fully incorporate.

Place into a bowl and sprinkle with more grated Parmesan if you wish.



# Pinnacle Performance

BY ADAM GRAY, MOTORING EDITOR FOR PORTFOLIO NORTH

The latest Continental GT Speed is the most dynamic road car in Bentley's 102-year history and ultimate performance-focused interpretation of the world's benchmark luxury Grand Tourer.

Designed, engineered, developed and handcrafted in Bentley's carbon-neutral luxury automotive factory, the third-generation model builds on a long tradition of Speed variants.

Originally introduced with the highly-acclaimed, first-generation Continental GT Speed in 2007, itself inspired by the by the 3-litre Speed models of the 1920s, the latest GT Speed continues the bloodline by representing the ultimate combination of luxury and performance in a Grand Touring package.

The pinnacle performance Continental GT features advanced

chassis technology harnessed specifically for the latest model.

New Electronic All-Wheel Steering enhances the dynamic nature of the Speed in BENTLEY and COMFORT driving modes. However, this is even more apparent in SPORT mode, as the steering combines with Bentley Dynamic Ride and an Electronic Limited Slip Differential for a level of agility unlike any other Bentley road car.

Featuring Active All-Wheel drive, the traction control and torque distribution has been recalibrated in all driver modes to provide a noticeable character shift relative to the standard

Continental GT. To complement the extra capability of the chassis, a newly-engineered Carbon Ceramic brake system has been introduced as an option on the GT Speed. Carbon Silicon Carbide discs provide additional brake bite, with a strong, firm brake pedal feel and excellent brake fade resistance.

The GT Speed is the ultimate performance-focused expression of Bentley's definitive Grand Tourer, yet maintains the luxury, comfort and usability of its siblings. It is equipped with an updated version of Bentley's renowned 6.0-litre W12 TSI engine, delivering 659 PS (650 bhp) - a 4 per



cent increase of 24 PS over the current W12 model - whilst maintaining an extraordinary 900 Nm (664 lb.ft) of torque. With exceptional handling, this results in a top speed of 208 mph and 0-60 mph in 3.5 seconds, a reduction of 0.1 second.

Both engine and transmission have been deliberately calibrated to suit the car's driver-focused credentials. This is most noticeable in SPORT mode, where the twin-turbocharged W12 has been tuned to keep the engine in the power band longer by up-shifting later, or downshifting earlier. This creates a more eager response to the driver's throttle inputs.

The dual-clutch, eight-speed transmission shift is twice as fast in SPORT mode as in the standard W12 model, in keeping with the Speed's ethos. This combines with a greater exhaust character during start-up and downshifts.

Not only does the Continental GT Speed offer impressive performance, to maximise efficiency the model benefits from Bentley's Stop-Start technology where the engine rests not only when the vehicle is stationary, but also at near-stop speeds.

Bentley's Variable Displacement system shuts down half of the engine's 12 cylinders under certain conditions with the transitions between the two being imperceptible to the driver. Intake and exhaust valves, fuel injection and ignition are all shut down on defined cylinders, with the engine

running as a six-cylinder for improved fuel efficiency. The muscular bodywork of the Continental GT has been amplified still further on the GT Speed. Unique exterior detailing complements a powerful, athletic stance, blending seamlessly with the effortless elegance inherent to the Continental GT.

Speed models add a Dark Tint radiator grille and lower bumper grille, as well as unique, more sculpted sports sills, a Dark Tint radiator matrix and discreet Speed badging in chrome on the front fender.

Another signature feature of the most potent version of the Continental GT is unique, 22" Speed wheels in bright silver, with the option of a dark tint or black gloss finish. "Jewel" versions of the fuel and oil filler caps are standard, while illuminated Bentley treadplates to both sills are a nod to the Speed's performance credentials.

The cabin of the Continental GT Speed showcases Bentley's expertise in creating the world's finest automotive interiors. Handcrafted materials blend with unique trim and badging that are only available in the Speed and can be further personalised if desired.

The Continental GT Speed's credentials are further highlighted by a unique duotone colour split handcrafted in hide and matching Alcantara, which is also applied to the steering wheel. The exterior badging is matched with an elegant Speed icon on the passenger fascia.

The luxurious interior can be further

personalised with a choice of 15 main and 11 secondary hide colours, as well as the use of leather in lieu of Alcantara for the Speed colour split. The centre console can be finished in new dark tint engine turned aluminium, bringing a geometrically perfect machined surface and a beautifully patterned finish.

Bentley's Diamond in Diamond quilting is included as standard, and Speed embroidered headrests distinguish the cabin of the most potent Continental GT.

A range of veneers are available in GT Speed, starting with Piano Black veneer as standard. Customers can also choose Crown Cut Walnut, Dark Stained Burr Walnut and Dark Fiddleback Eucalyptus at no extra cost, with three open pore options (Dark Burr Walnut, Crown Cut Walnut and Koa) available as additional options.

As with all Continental GTs, the Speed offers four seats and exceptional Grand Touring luggage capacity of 358 litres. Packed with exquisite detail, a technologically advanced instrument panel and the acclaimed Bentley Rotating Display, the latest driver-focused model widens the Continental GT's performance credentials.

The loan of the pictured vehicle was kindly arranged by JCT600's Bentley Newcastle dealership. Photography was provided by Graeme Rowatt Photography and captured at Pepper Arden Hall, a breath-taking country house wedding venue set in the heart of North Yorkshire.

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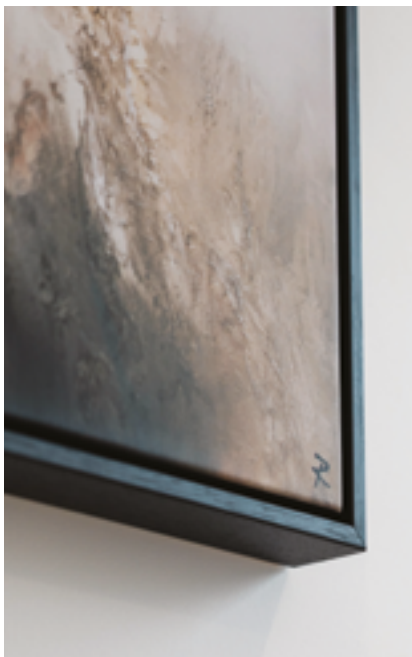
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# Leeds engineers win work to support major multi-million pound North Yorkshire development

**A firm of Leeds engineers has won additional work to support a new multi-million-pound development of offices and logistics facilities on a strategic 45-acre site in North Yorkshire.**



The move will see Park Square-based RWO continue to provide a six-figure package of civil and structural engineering services for four more buildings at Opus Land's Harrogate 47 site. This will cover site wide earthworks and infrastructure design and structural engineering work and sees the firm currently involved in engineering work on a total of six commercial units, worth upwards of £40 million.

The buildings are part of a long-term investment project that is seen as critical for Harrogate and the wider North Yorkshire economy, delivering much-needed land to accommodate strong regional and national demand for low carbon office and industrial accommodation.

Eventually, more than 500,000 million sq. ft. of new employment development will be created at the site, supporting an estimated 2,000 new jobs with transport links to the nearby A1M.

With 30 people employed and targeting revenues in excess of £2.5m in the next 12 months, the additional Harrogate 47 work comes as RWO continues to recruit additional staff to strengthen its team and meet strong demand for services.

Andrew Fairburn, head of RWO's Leeds office, said: "This is another major success for us, strengthening the strong partnership we have with the developers. It also reflects the high-quality engineering expertise available in Yorkshire to support multi-million-pound infrastructure and inward investment projects. We look forward to seeing continued success and expansion over the next 12 months."

James Farnaby, development manager at Opus Land, said: "This is a site with clear potential to make a significant contribution to the local economy through job creation and also through the delivery of high-quality office and logistics accommodation to meet existing and future market demand. With our engineering partner RWO, who bring critical insight and big project experience to the project, we look forward to bringing the development to fruition."

RWO's other clients include Yorkshire-based industrial construction companies Lindum Developments and ESH alongside regional house builders Gleeson Home and Countryside Properties.



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# Naturaw quadruples production capability thanks to £500k investment



Ethically-sourced, raw pet food manufacturer Naturaw has quadrupled production capability thanks to a programme of over £500,000 investment within its new facility.

The Wetherby-based and B Corp Certified manufacturer, which employs 18 staff, has invested in an automated production line thanks to support from finance brokerage Trusted Business Partner.

Chris Broadbent, Director at Naturaw, said: "Last year we completed the move to our new Thorp Arch facility and knew we needed to increase our capacity by upgrading our current production lines.

"With business growth of over 120% over the last two years, it was important to make sure that our production capability was futureproof going forward. The upgraded line ensures that a continually growing 'rawvolution' of demand can be met both from online customers and via our UK wide network of 150 independent stockists.

"Working with James Clinghan at Trusted Business Partner allowed us to propel the investment forward and he brought a real refreshing enthusiasm to the business. Thanks to the upgrades, we've also been able to significantly update our packaging across the full product range and we've already had fantastic feedback from customers."

James Clinghan, Managing Director at Trusted Business Partner, secured the funding to support the production line upgrades.

He said: "Naturaw caters to a real gap in the pet market and it was a joy to work alongside such a passionate family-run business. The new production line is a fantastic progression step for Naturaw and it's excellent to see the business continue to set records and continue upon its growth trajectory thanks to our support."

Over the next year Naturaw will be working to achieve its global B-Corp Certification amongst other eco-credentials, while also continuing to expand its popular product range for stockists and direct customers.

Chris added: "The pet industry is such a huge growth area to be in and we've worked incredibly hard to ensure that we offer our customers the best quality raw products, using only high welfare meat from British farms.

"We're looking forward to seeing what the next year has in store and are confident more UK pet owners will reap the benefits of using fresh, natural raw food."

To learn more about Trusted Business Partner and how you could secure finance for your business, contact James on [james@t-b-p.co.uk](mailto:james@t-b-p.co.uk)



# North East and Yorkshire community organisations set to benefit from £50,000 Greener Communities fund

## The grant funding programme has been delivered by Esh Construction in partnership with County Durham Community Foundation

Esh Construction has successfully allocated more than £50,000 of grant funding to 12 organisations in a bid to help communities across the North East and Yorkshire become 'greener'.

Launched earlier this year by Esh in partnership with the County Durham Community Foundation, the Greener Communities fund was set up to help communities deliver projects which are centred around carbon reduction, environmental improvement, and education.

Funding has now been granted to organisations based in Durham, Sunderland, Middlesbrough, Darlington, Sheffield, Doncaster and Wakefield.

Applications for up to £5,000 were welcomed from organisations across Esh Construction's operational areas for a variety of projects which would make environmental improvements within the local area. Successful applications featured the installation of greener technology and equipment to reduce carbon emissions, improvements to green spaces and habitats, and upskilling programmes related to green skills.

The North East and Yorkshire-based organisations that will benefit from the funding include Endeavour Woodcrafts CIC, The Genesis Project, Durham Wildlife Trust, Launchpad, Grange Villa Community Enterprise, Social Chef, International Community Organisation of Sunderland, Stomping Grounds Forest Schools North East CIC, Hamara Healthy Living Centre and EN:Able Communities CIO.

Darush Dodds, corporate affairs director at Esh Construction, said: "We are delighted to assist a number of organisations in the areas we work to develop projects and initiatives which will have a positive impact on the environment. We all need to make a conscious effort to be more sustainable, reduce our carbon footprint and take care of our green spaces.

"At Esh, we have always been passionate about leaving a legacy in our communities, and we're confident that the benefits that will be delivered through this £50,000 fund for these organisations will do just this."

The Genesis Project, located in

Middlesbrough, will make use of the funding to employ a part-time garden curator to engage more adults and children in environmental and horticultural education. Leeds-based Hamara Healthy Living Centre will use the grant to develop its rooftop garden and help members engage, interact, and socialise outdoors to improve their mental wellbeing.

Michelle Cooper, chief executive at County Durham Community Foundation, said: "It has been really empowering to support Esh Construction in the launch of this fund. The number of strong applications from local groups shows that there is a huge appetite within our communities to 'green' projects and ensure what's good for people and place, is also good for the planet. We hope this can create a firm foundation for more funding to make our region frontrunners in the fight to protect our environment as we seek to enrich local lives."

To find out more about Esh Construction, visit [www.eshgroup.co.uk](http://www.eshgroup.co.uk)



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