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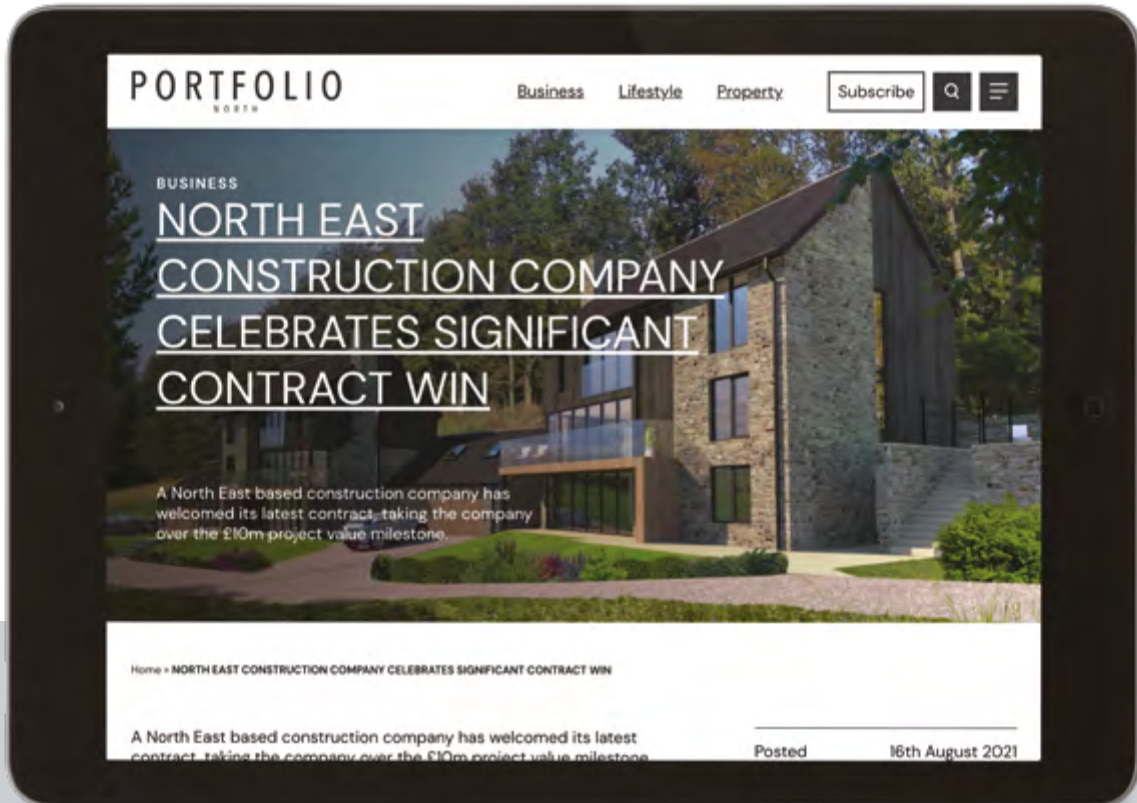
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SCAN ME

What's in store for Portfolio North in 2023?

Editors notes from Cassie Moyse

Our first year of six editions, plus the launch of our dedicated Yorkshire issue, 700 pages of content, 1000 online articles, hundreds of social posts, hundreds of thousands of people reached online, millions of views via outdoor advertising screens, award nominations, dozens of new clients, many events and an uncountable number of glasses of wine later... What. A. Year.

Judging by the past year and now looking forward to the next twelve months, it's very exciting to think what's in store for Portfolio North throughout 2023.

The success of our recent wine clubs, as well as supporting the huge production of the Bradley Hall annual Festive Fundraiser which welcomed almost 700 people and raised £75,000 for three local charities has highlighted our forte at hosting a wide variety of events - from a small gathering of half a dozen likeminded business people to large gatherings.

I am looking forward to collaborating with our friends and clients throughout 2023 in creating many memorable events by utilising our extensive network of venues, guests, and suppliers. Depending on our partner's requirements, events could range from small and intimate dinners, or wine tasting events, round tables, seminars and panels to large networking or celebrations.

We will also be opening up the opportunity to become sponsors of Portfolio North's tried-and-tested regular wine tasting evenings and networking events. The Portfolio North Wine Club is an invitation only event which is targeted at a strategically curated guest list. We create the invite list around contacts who we know are likeminded and could develop mutually beneficial business relationships.

Our Wine Club evenings provide a relaxed and informal event enjoyed in premium locations across the North East. We explore a range of wines whilst being guided through the experience by an expert sommelier - and each of these events has certainly proven a success with our guests.

We're also growing our digital presence, with our new news-app project now in full swing with Land Digital. I wanted to make sure that Portfolio North was accessible as possible for our readers whilst also delivering a high quality digital experience. News-apps are extremely user friendly, and our new Portfolio North app will also include exclusive content for readers.

Our strategic and vast print-run and distribution will remain the same, but it's important for us to be diverse and to offer a range of opportunities for our readers to access the magazine and its content in whichever way suits them. Providing a range of options ensures our readership will continue to grow, which in turn supports our partners and advertisers. It also provides us with more opportunity to analyse our readers as well as targeting our key demographic and that of our advertisers.

2023 will also see a year of growth for our team. I am looking for a passionate, creative and enthusiastic writer and marketer with an eye for detail to join me in growing our dynamic print and online publication.

We have soft launched our print magazine subscription service which has gone well and are looking forward to rolling that out over the course of the year. The service will be in addition to our targeted distribution and will allow more readers the chance to have a printed magazine delivered directly to them. We are once again working with The Social Co. on a video content advertising campaign which I am very much looking forward to launching.

I am also very excited to be continuing our support of our loyal clients, as well as supporting a range of new clients which we have recently

welcomed. It's fantastic to see that so many of our advertisers and partners are reaping the rewards and seeing a tangible return on their relationships with us. As a marketer, I can fully identify and appreciate what I would like from such an investment, and I am passionate about joining the dots and delivering as much as possible for my clients.

There is, of course, the risk of choppy waters ahead. There's still a nervous energy which occasionally rears its head, but now is more important than ever for business leaders to knuckle down, invest in the right places, face our challenges head on, collaborate with the right people, have the right support network and plough on full steam ahead.

Wishing you all the best for 2023 - here's to another year of hard work, small wins and big achievements.



Cassie Moyse
Director
Portfolio North

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The Manson Group



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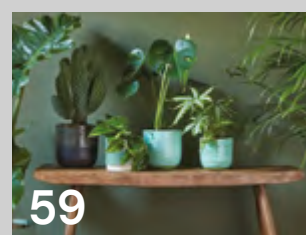
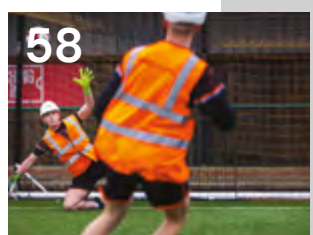
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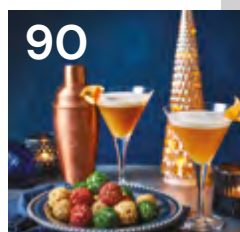
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Third occupier announced for Sunderland leisure development



A CONCEPT coffee shop, that fuses interior-inspiration with locally sourced food and drink has been announced as the third occupier of Sunderland's hotly anticipated Sheepfolds development.

RESINN will open a multi-concept space in the converted stables at The Sheepfolds, teaming stunning homeware, gardenware and gifts, with freshly brewed tea and coffee, tasty treats, and a warm welcome.

The brainchild of partners Erik Öhrström and Kate Blower, RESINN joins an exciting line-up of occupiers moving into the new leisure hub that is taking shape on Sunderland city centre's northern riverside, in the shadow of the Stadium of Light.

The couple, who have built a strong social media following with their tasteful interior design skills - which have been put to use transforming their Victorian townhouse in Ashbrooke - will be taking a large unit in The Sheepfolds, complimenting the bars, restaurants and eateries that will call the venue home when it opens next year.

RESINN will not only serve up food and drinks, but will also feature a workshop space to host coffee brewing classes, floristry workshops and many more creative get-togethers, as well as selling pieces for the home and garden. It will have a Swedish and Victorian English influence.

Kate said: "We are incredibly excited to be a part of the Sheepfolds development and are proud to play a part in Sunderland's transformation.

"The deep rooted history and heritage associated with the stables buildings will provide the perfect platform to deliver our concept to our local area. Fused with Swedish and Victorian English influences, RESINN will introduce a unique, interior-inspired venue to the North East."

RESINN is the latest occupier to confirm its place in the Grade II listed former stables, at Sheepfolds. The riverside venue is currently being brought back to life by BDN, an architectural practice that recently renovated the Old Simpson Street School, as its own commercial development.

Richard Marsden, managing director at BDN, said: "We are so pleased to welcome Kate and Erik to the Sheepfolds line-up. Their unique sense of style, eye for detail and commitment to quality fits beautifully with the venue we're working to create, so RESINN will be the perfect partner for us."

RESINN will take a large former stable building, one of a number of structures and outbuildings being restored by BDN. There will also be some contemporary new additions to the space to create a unique open air leisure hub with a range of restaurants, eateries, and pubs and bars, as well as a large stage area that will play host to live music and performances. The venue announced Zinc as its first occupier. It is a new restaurant from the team behind Route, a Michelin Guide restaurant in Newcastle, and will serve up seasonal plates and wines from a casual bistro space. TV chef Si King has also confirmed plans to move into the venue, serving up hearty dishes inspired by his travels around the world. The venue is expected to open by the end of 2023.

Richard added: "We are assembling a collective of amazing experience-led operators for the venue, each with their own distinct offer but with a shared commitment to excellence. We want to raise the bar for Sunderland, because - as a business that's based here and with many members of the team, including me, coming from here - we think the city deserves the best."

RESINN - which will create 10 jobs - has been supported with its plans by Sunderland City Council's business investment team.

Councillor Graeme Miller, leader of Sunderland City Council, said: "There is a level of confidence and ambition in Sunderland that is fuelling the city centre's regeneration. We are seeing more and more brilliant new businesses wanting to be part of Sunderland's transformation which is really exciting.

"Sheepfolds is just one part of the city that is changing. From the city centre to the seafront, we are seeing new venues pop up - not only creating a better offer for our residents and visitors, but creating new jobs in the process. We're pleased to have supported the team at RESINN and look forward to seeing them open their doors when this magnificent new venue is completed."

Planning permission was granted for the building's transformation in May, paving the way for the stables and surrounding courtyards to be transformed into a vibrant new destination, for food, drinks, events and entertainment. The venue will serve up a cornucopia of culinary styles, with eight individual operators within the site and large outdoor spaces for people to mix and mingle.

The Sheepfolds area will be connected to the city centre by a new footbridge, providing a pedestrian and cyclist crossing, with the wider area being transformed as part of Sunderland City Council's Riverside Sunderland plan. The masterplan will see a number of large-scale developments progressing in the city centre, with the ambition of doubling the city centre's residential population and increasing employment by 50 per cent. To find out more, visit www.riversidesunderland.co.uk or for opportunities within the stables development at Sheepfolds, contact hello@bdnltd.com.

To stay up to date with BDN's progress, as the building is transformed, visit @thesheepfolds on Instagram and Stables at Sheepfolds on LinkedIn. The transformation of Resinn's unit will also be captured on the business' Instagram page, @resinn_ and @resinn_thestore.

City Hall celebrates first birthday



Sunderland's new civic hub is celebrating its first birthday and what a year it's been.

Standing at the heart of the transforming Riverside Sunderland urban quarter, City Hall opened its doors in November 2021. It has already won a number of prestigious awards and has been used by tens of thousands of people.

The building is one of a number of large-scale projects progressing in the city centre as part of the Riverside Sunderland Masterplan, with more than £500m of live development projects underway right now.

The developments will deliver exciting new leisure opportunities for residents and visitors, with new places to spend time, meet, eat and socialise, as well as outdoor places to enjoy.

There will also be a number of new office spaces, which will see hundreds of new job opportunities for residents.

In addition to The Beam and City Hall – which are already complete – buildings taking shape include the Legal & General-backed Maker & Faber and the new Farringdon Row car park. Other developments that have been announced include Culture House, a new state-of-the-art Eye Hospital, Crowtree's new Arena, a new pedestrian crossing over the river and more housing that will line the Wear.



We've taken a look at some of the numbers from the building's first year...



4 major tenants

Sunderland City Council, Sunderland College, DWP and Gentoo



4 award wins

Over 500kg of coffee beans used by Brew & Bake



3525 births registered



210 weddings

19,302 people supported by Customer Service Network



629 meetings or events catered for involving 12,174 customers

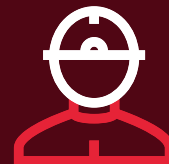


2,641 people given advice and guidance by the Customer Service Network



£41m reinvested into the regional economy through using local contractors in the build

2,121 people arrived for appointments



179 weeks of work experience delivered on site in the build



8,916 people signposted to relevant services



2,040 accessed the freephone service

News in Brief



Riverside proves picture-perfect for region's screen agency

An organisation set up to grow the North East's TV and film industries is moving to a new head office as it looks to unearth 'the next Vera'.

North East Screen, a £37 million project supported by combined and local authorities from across the region, is relocating to The Beam at Riverside Sunderland. The move will put the organisation at the heart of the region as it looks to create 'vibrant industry sector communities' and 'develop the skills required to turn it into a centre of excellence for the screen industries.'

This includes ensuring new entrants to the industry have the skills to access work opportunities, making it easier for production companies to film in the region and raising the region's global profile.

Supported by 12 local authorities and the BBC, North East Screen is part of the North East Screen Industries Partnership (NESIP) which was formed to level up the regional film and TV industries by more than doubling its 2019 share of the UK production market and delivering an annual economic impact to the regional economy of £88m.

Since its inception in 2002, North East Screen - formerly known as North East Film & Media - has already helped support hit North East TV shows Vera and The Dumping Ground, providing local crews, support and production, and it is confident the move will mark the beginning of an exciting new era for the organisation.

New machinery helps worktop manufacturer apply the perfect finish

A NORTH EAST worktop manufacturer has revealed how digital simulation software has helped the 25 year old business visualise a brighter future.

Nostalgia Work Surfaces (NWS), based in Washington, has cut costs and lead times and ramped up productivity after receiving support from a team of manufacturing experts.

After receiving technical support and funding from the £10.9 million Sustainable Advanced Manufacturing (SAM) Project, NWS was able to use state-of-the-art FlexSim software to help validate that they had the space required to install the new equipment required to achieve its future plans. The firm had long considered investing in a new CNC saw to help improve its product quality

and reduce lead-times, however the investment was substantial to elevate the cutting capability from traditional into the digital interface of next generation CNC machinery.

The support from SAM - which included an expert workshop on manufacturing management techniques and one-to-one support from a simulation specialist - meant NWS could use state of the art 3D simulation software to identify where the equipment would fit within its setup and avoid any installation pitfalls.

A grant also supported the purchase of a new CNC saw, which has significantly cut costs for the company and reduced its carbon footprint since its installation in July 2022, as well as being faster, more versatile plus reducing off-cuts and waste.



Holiday Inn Sunderland officially opens as part of Sunderland's huge regeneration project

THE much-anticipated Holiday Inn, located in Keel Square, Sunderland City Centre will officially open its doors on Wednesday 14th December, creating 50 jobs.

Officially unveiled by the Mayor of Sunderland, Councillor Alison Smith, the hotel is part of Riverside Sunderland, an ambitious development aiming to elevate the city centre with a mixed-use urban quarter.

The hotel, developed and operated by Madison Cairn, boasts a unique and multi-faceted offering, appealing to both leisure and business guests by providing 120 stylish air-conditioned bedrooms, comfortable Restful Nights beds, a fully equipped gym, as well as a chic open lobby that is available to the local community as well as guests.

The open lobby space offers all-day dining, high-speed Wi-Fi and proudly serves Starbucks, making it an ideal space for local people to work and host business meetings or interviews. Adjacent to Sunderland City Hall and just a short walk to Bridges Shopping Centre, the hotel is also perfectly placed for those



visiting the vibrant, up and coming city for overnight breaks. The four-storey building is conveniently located close to several public car parks and just a three minutes' walk to local public transport, making the

hotel accessible from Newcastle, North and South Shields. Sunderland's popular twin sandy beaches Roker and Seaburn can be found just two miles from the hotel.

Appointment of two new apprentices confirms commitment to invest in the next generation

Durham-based, Hodgson Sayers, is continuing to invest in the next generation of skilled trades people having appointed two new apprentices, Charlie Wilson and Michael Joyce.

Having joined on the same day, Charlie and Michael, both from Burnopfield and aged 16, will each complete a two-year apprenticeship with the company.

Charlie joins as an apprentice joiner and Michael as an apprentice flat roofer. They will continue their education one day per week at college and learn the practical side of their trade on site under their respective supervisors.

Hodgson Sayers is primarily a specialist roofing, building maintenance and security products company, that operates across the UK from its headquarters in Stanley, County Durham and a base in Nottingham. It employs a mix of highly skilled operatives including contracts managers, joiners, roofers and bricklayers, who service the needs of a diverse client base, the majority of whom are in the public sector and the utilities.





Malhotra Group extends partnership with Sleeky...

Leading North East care, leisure and property business, Malhotra Group plc, has strengthened its relationship with one of its longstanding partners.

The Group, which has a portfolio of hotels, bars and restaurants across Newcastle, has supported web design and digital marketing agency Sleeky, since the latter's inception 17 years ago.

And now it has extended its contract to include Search Engine Optimisation and Customer Relationship Management.

Sleeky has recently completed a bespoke redesign to the Group's website

for Leila Lily's, at Grey Street and an update to the site for the adjoining Grey Street Hotel.

It is currently in the process of designing a new site for The Runhead, at Ryton and for Prestwick Care - the division of the Group which operates a chain of residential care homes across the North East. The Group now hopes the extension to its contract will boost its online presence, driving customers directly to the websites and managing enquiries in the most effective and efficient way possible.

Malhotra Group's relationship with Sleeky began when managing director David Chapman started the company - initially as a one-man band in 2005.

Sleeky's now boasts a 10-strong team while Malhotra Group has expanded its operation, not just on Tyneside but in India, where a multi-million-pound hospitality and leisure development is now underway.

And chief operating officer Atul Malhotra believes the long-standing relationship has benefitted both companies.

Esh Construction unveils dedicated social housing retrofit division

North of England contractor, Esh Construction, has outlined its commitment to helping registered housing providers decarbonise their housing stock with the launch of a brand-new retrofit solutions division.

Esh Retrofit Solutions will specialise in delivering essential works to improve the energy efficiency of existing homes and enable providers to achieve an Energy Performance Certificate (EPC) banding of C and above across its portfolio - a government requirement for all social housing by 2030.

Retrofitting measures focus on a fabric first approach and can include window and door upgrades, installation of secondary glazing, internal or external wall insulation, loft, underfloor or cavity wall insulation. Following these works, focus will move to the installation of decarbonisation measures such as air source heat pumps, ground source heat pumps and solar photovoltaic panels.

The new division will be overseen by Head of Retrofit Solutions, Lisa Stafford, who will build on 27 years' experience in the construction industry.



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Leaders sign pledge to help boost filming in the region

Tees Valley leaders have signed up to an initiative to boost the TV and film industry by making it even easier to shoot projects in the region.

The Filming Friendly Charter has been backed by Tees Valley Mayor Ben Houchen and the Combined Authority Cabinet, made up of the five Local Authority leaders.

This demonstrates their commitment to make the region filming friendly, recognising the positive economic and cultural benefits filming has here, and to maximise these benefits. In practice, being a filming friendly region includes ensuring a single point of contact for production companies, building a network within and across our Local Authorities of those impacted by filming, facilitating use of councils' properties and working to amplify publicity.

The Filming Friendly Charter is part of the £11.4million North East Screen Industries Partnership, backed by £4.5million of investment from the Tees Valley Mayor and Combined Authority, which is being delivered by North East Screen.

The partnership was established to capitalise on the BBC's huge commitment to invest £25million in the region to help fund TV production and talent development across the region's creative sectors. A total of 14 projects have recently been shot in the Tees Valley,

including Robson Green's Weekend Escapes, Vera series 12, a James Arthur documentary titled My Home Town, Northern Justice and more.

Tees Valley Mayor Ben Houchen said: "We've invested millions to support the wealth of talent on our doorstep in the TV and film industry, but to really make the most of the opportunities the sector presents, we need a joined-up approach across Teesside, Darlington and Hartlepool.

"This agreement will put in place building blocks so we become an even more attractive area to film in, working together to mark us out as an efficient, welcoming and dedicated partner to large-scale production companies, the BBC and independent outfits.

"This, in turn, will get more projects off the ground here, benefitting not just our creatives, but everyone involved in TV and film - from our writers and directors to our camera operators, electricians, engineers and make-up artists."

Cllr Shane Moore, Combined Authority Cabinet Lead for Culture and Tourism and Leader of Hartlepool Borough Council, said: "The Tees Valley is a diverse area with locations to suit any production, and we have the local

expertise in organisations such as Hartlepool's Northern Studios to back up our fantastic landscapes.

"With this charter, we can become more than the sum of our parts and work with North East Screen to deliver the positive change for the sector and its workers that we all want to see."

Alison Gwynn, Chief Executive of North East Screen said: "We are working closely with the North East Screen Industries Partnership and the BBC to encourage and promote filming across the North East. We want all parts of our region to benefit. It is important that each local authority area is committed to welcome production crews and make the process of filming as smooth as can be. North East Screen will support them to do this.

"The economic and tourism benefits of a production filming in our area and the jobs it can create for local crew, as well as local businesses across the supply chain, is something we don't want any part of the North East to miss out on.

"We are delighted that the Tees Valley has signed up to the charter and look forward to working with them to encourage more filming in the region."



EV Charging points installed in huge rollout across region

A fleet of new electric vehicle charging points have been installed in Darlington as part of a huge rollout to improve facilities for drivers.

The £2million scheme will see the delivery of 136 chargers in 36 public car parks the length and breadth of the Tees Valley - boosting their numbers by 56.5% to 377 in total.

EB Charging Ltd has been procured to supply, operate, and maintain the points, which will help encourage people to switch from traditional petrol or diesel vehicles, and make it even easier for people who already own an electric car to charge it while out and about.

Five chargers have gone in on Winston Street's northernmost car park, in Darlington, with Commercial Street West and two car parks on Park Place to receive 14 chargers between them.

The Feethams multi-storey, Kendrew Street West and Abbott's Yard are also set to see devices installed in the coming weeks. Almost all the new chargers as part of this latest rollout are set to be installed across the Tees Valley before the end of February.

Tees Valley Mayor Ben Houchen said: "Electric vehicle charging points are already too thin on the ground across Teesside, Darlington and Hartlepool, and many that we do have are often broken down or inconvenient to get to.

"If we are really serious about being a region that's driving the cleaner, safer and healthier industries of the future, we need to practice what we preach and increase the uptake of green

vehicles. We cannot do that with our existing infrastructure, which is why we're making a massive effort to get reliable, accessible charging points up and running.

"This is yet another investment into transport in our region, coming hot on the heels of development and upgrades to our train stations, walking and cycling routes and, much more, to give local people the transport network they deserve. These points also complement our work as the UK's hydrogen vehicle test hub, pioneering other innovative alternatives to petrol and diesel and putting us at the forefront of the sector."

Cllr Jonathan Dulston, Leader of Darlington Borough Council and TVCA Cabinet Member, added: "We're pleased to support the roll out of extra electric vehicle charging points in Darlington and beyond.

"This is a practical step towards helping drivers make sustainable choices and consider an electric vehicle. As a council we're committed to making alternative forms of transport - walking, cycling and electric vehicles - easier and safer to do."

On Friday (9 December), TVCA Cabinet Members and the Mayor approved a Net Zero Strategy which included increasing the number of public Electric Vehicle charging points in the Tees Valley by 200% by 2025. This is part of a plan to deliver a Net Zero local transport network by 2036.

Full list of EV charger sites + target month ready for use

Darlington

- Winston St North - Mid Dec
- Commercial St West - Mid Dec
- Park Place East - Mid Dec
- Park Place West - End of Dec
- Kendrew Street West - End of Dec
- Feethams Multi-Storey Car Park - End of Dec
- Abbott's Yard - End of Jan

Hartlepool

- Waldon Street - Mid Dec
- West Side - Jan
- Seaton Carew - Mid Dec
- National Royal Navy Museum - End of Dec
- Hartlepool Interchange - Jan/Feb

Middlesbrough

- Binks Street - Mid Dec
- Buxton Street - Mid Dec
- Zetland Multi-Storey Car Park - Mid Dec
- Captain Cook Multi-Storey Car Park - Dec/Jan
- Stewart Park - Feb
- Wood Street - Jan/Feb
- MIMA - TBC

Redcar and Cleveland

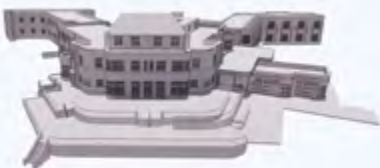
- Fountain Street, Guisborough - Mid Dec
- Fisherman's Square, Redcar - Mid Dec
- North Road, Loftus - Mid Dec
- West Dyke Road, Redcar - Jan

Stockton-on-Tees

- Bishop Street - Mid Dec
- Yarm Station - Jan/Feb
- Billingham Forum - Jan/Feb
- Parliament Street - Jan/Feb
- Thompson Street - Jan/Feb
- Littleboy Recreational Area, Thornaby - Jan/Feb
- Cowpen Bewley - Jan/Feb
- Preston Park - Jan/Feb

Inn Collection Group reveals name of latest development during major refurbishments

One of the most iconic buildings on the North Tyneside coast will adopt a new identity when it reopens in the summer of 2023, as The Inn Collection Group unveil a brand-new name for their new property in Tynemouth.



Overlooking Longsands beach, The Park Hotel will become The Tynemouth Castle Inn once work is completed on a multi-million-pound refurbishment by the Newcastle-based hospitality company.

It's a name that comes from the complex that has sat on the headland to the south east of the Inn, where fortifications are believed to have been present since the 11th century up until the mid-part of the 20th.

With refurbishment currently underway at the site, ICG have unveiled the new moniker and crest as interest in in place, the much-loved venue has an instantly recognisable look and feel ready for when it returns to welcoming guests as part of the pub-with-rooms company's portfolio.

Built in the 1930s, the site was acquired by ICG up in April 2021, with Gateshead-based STP Construction leading on the refurbishment project and GSS Architecture in place as Lead Designer.

The exciting redevelopment is set to breathe new life into the historic establishment and includes an extensive remodelling of the current bar and dining areas along with the site's existing rooms. A two-storey extension is to be built in place of a previously underused function and events area will create additional bedroom space for guests, while a further single-storey construction will add a fish and chip takeaway and ice cream parlour.

New external seating areas and terraces will be added, maximising the venue's 180-degree sea views of famous coastline.

In keeping with The Inn Collection Group's family friendly ethos, the venue will welcome families, be dog and outdoor enthusiasts friendly, embracing Tynemouth's beach and cycling credentials.

It will feature secure bike storage; Sheffield bike stands and lockers as well as multi-use wash down areas.

Louise Stewart, property director said: "Works are now underway at The Tynemouth Castle Inn and the group are eagerly anticipating their competition as much as the local community.

"With the new name in place, we are another step closer to welcoming people back and look forward to sharing further updates as the refurbishment continues to progress."

Zoe Cooper, marketing manager for The Inn Collection Group said: "The Tynemouth Castle Inn is going to be an exciting place for visitors from both Tyneside and further afield and we're very excited to reveal its new name and its new look crest.

"It gives the Inn its own style whilst embracing its position as part of the wider group. From the interest we've seen so far around other updates from the site we are looking forward to seeing people frequent it again once we re-open."

Car park to close as new eye hospital advances

A CITY car park is set to make way for building work to begin on the region's new eye hospital at Riverside Sunderland.

Livingstone Road car park which has around 150 spaces, will close in the New Year [January 3] as work advances on the state-of-the-art new health facility in the city centre.

It will be replaced by a new 650 space multi-storey car park (MSCP) at Farringdon Row which set to open in April. An additional 67 parking spaces and four designated disabled bays are to be made available from January 3, at Easington Street in the Sheepfolds area of the city. The new car park has easy access into the city centre and will assist in encouraging turnover and usage of parking spaces in the city to ensure there is sufficient car parking capacity available for everyone.

Livingstone Road car park will be transformed into a stunning new eye hospital, replacing the existing Sunderland Eye Infirmary building on Queen Alexander Road which is now over 75 years old.

The new eye hospital is part of the council-led Riverside Sunderland masterplan that will establish Sunderland

city centre as a world-class place to live, work and play, with a raft of new developments transforming the skyline.

Enabling work for the new eye hospital will begin in January, before construction gets underway later in 2023. All clinical services currently provided from Sunderland Eye Infirmary will transfer to the new facility, cementing the City's reputation across the NHS, both regionally and nationally, as a centre of excellence for eye care.

Councillor Graeme Miller, leader of Sunderland City Council, said: "Anyone visiting our city centre will see that the transformation is happening at pace, with old buildings making way for new, and a raft of new infrastructure including parking provision rising from the ground.

"As we push ahead with plans to deliver a reinvigorated city centre, there will be a number of changes to existing infrastructure and provision. The benefits to the heart of the city will be great, and as part of our wider infrastructure investment there will be a net increase in the number of car parking spaces across the city

centre as many of our developments open their doors."

The new Eye Hospital will stand alongside Sunderland City Council's innovative new Vaux housing development, which recently won a Homes England Masterplanning Award at the 2022 Housing Design Awards and is being delivered by Tolent. Vaux is part of a wider city commitment to become a low-carbon economy, be carbon neutral by 2030, digitally connected, enable people to live healthier lives, provide access to natural assets and deliver clean, green, and safe neighbourhoods. The development is due to be completed in time for Expo Sunderland, a public event that will showcase a new way of city living and the transformation of Riverside Sunderland into one of the UK's most sustainable and liveable cities for the 21st Century.

To stay up to date with Riverside Sunderland developments, visit www.riversidesunderland.com or follow @RiversideSund on social media.





Crimestoppers witnessed a 15% rise in crime reports during the summer months, following a national advertising campaign encouraging people to speak up anonymously about violent crime.

The charity, which is independent of the police, saw a 15% increase in contacts about weapons, gangs and County Lines between May to July.

The uplift follows a national outdoor advertising campaign which ran throughout June and July with independent outdoor advertising gateway, the Smart Digital Network.

The campaign, which featured on nearly 300 high-footfall road, retail and petrol station D6 & D4 screens across the UK, encouraged people to not remain silent about violence, but to say anonymously what they know about violent crime incidents or planned attacks using Crimestoppers' unique reporting service.

Karen Ogborn, Chief of Staff at the charity Crimestoppers, said: "We know that speaking up about crime can be incredibly difficult. Fear and intimidation

can often force people into complete silence. This is especially true when people have information about violence and weapons.

"The results from over the summer have been very encouraging and we are pleased to have worked with The Smart Digital Network to promote our charity's vital work and nudge more people in to taking action to stop crime."

The charity has been working with a number of Violence Reduction Units across the UK to support a public health approach to tackling violence through the initiative, however the advertising campaign with SDN was the organisation's sole awareness campaign during the period.

The screens operated by the Smart Digital Network are located in significantly high footfall areas, with high dwell times to help engage and persuade response

from passers-by, with the company able to use real-time audience monitoring technology to monitor how many unique impressions their displays generate.

Julian Carter, Commercial Director at SDN, said: "It's been fantastic working with Crimestoppers on the Silence Won't Stop Violence campaign, and it is great we have our first proven case study showing the impact our network can have on getting results. Digital OOH is proven to be effective at driving response, and these small formats are close to people, so you cannot miss the message.

"Most of the advertising screens in the SDN portfolio are fitted with real-time audience measuring software which tracks real-time footfall which really separates us from our competitors and ensures our customers receive the best possible results for their campaigns."



Strolling along the prom! The Inn Collection Group acquires historic seaside Morecambe hotel

Morecambe's iconic Midland Hotel is the latest acquisition for pub with rooms company The Inn Collection Group, (ICG) as the Newcastle-based operator continues expansion on the Lancastrian coast.



An internationally renowned art-deco building in the Streamline Moderne style, The Midland has been purchased by the group for an undisclosed sum from its previous owners, the Clitheroe-based charity, Lancaster Foundation.

The Midland is ICG's third acquisition in Lancashire and joins The Lindum and The Carlton in Lytham St Annes, which are currently undergoing renovations and conversion into a 99-room single site.

It is also the group's fourth acquisition since the start of October, after ICG completed a pair of deals to take over properties in North Wales, The Bull in Beaumaris and the St Kilda Hotel in Llandudno and expanded its presence in Cumbria with the purchase of The Wordsworth Hotel in Grasmere.

Sean Donkin, managing director of The Inn Collection Group said, "We are delighted to bring The Midland into the group and bring in an establishment that is held in such high regard.

"It is a site that has a unique positioning with loyal fans worldwide and it is exciting to become its custodian.

"We are very keen to retain what is special about The Midland and see it very much as a protection project, looking after

the fabric of the building and ensuring that it continues to occupy a prominent place not just in its physical location, but in peoples' hearts for many years to come.

"Overlooking the bay and the sunsets with the Lakeland fells as the backdrop are something that I love and I'm looking forward to seeing many more people enjoy them too."

A grade 2 listed structure, The Midland was built in 1933 by the London Midland & Scottish Railway and was designed by architect Oliver Hill to compliment the curve of the promenade on Morecambe Bay.

With bedrooms that offer magnificent views over the sprawling sands, it is perfectly situated to enjoy both the seaside or explore further and head into the Lake District. It has a history in popular culture too, featuring in the 1960 film *The Entertainer* starring Laurence Olivier and the 1990's ITV adaptations of Agatha Christie's *Poirot*, starring David Suchet.

Edward Hunter of Edinburgh-based commercial law firm Burness Paull provided legal advice on the transaction, while Neil Hart at Newcastle-upon-Tyne based Bradley Hall advised on pre-acquisition diligence. Neil Hart,

group CEO of Bradley Hall said: "We are delighted to continue to work with established hospitality companies such as The Inn Collection Group on the latest addition to their ever-growing hotel and leisure portfolio.

"Being able to work with firms that care about ambitious growth while also ensuring to create jobs, and to protect the jobs of those already at the businesses acquired is a real feat that the firm can be proud of.

"We are always proud to support a firm that is dedicated to providing outstanding hospitality venues all over the country and The Midland Hotel in Lancashire will no doubt be the same." Bringing ICG's estate to 35 sites across the north of England and North Wales, the sale allows the Lancaster Foundation to re-invest into increasing its assets and in turn grow its funding to support the needs of the hundreds of charitable projects it supports across the UK and Africa.

Chris Richardson, development director of Lancaster Foundation said: "We are very pleased with the outcome of this sale. The charity will continue to grow its funding to support the increasing needs of the charities that we support."



Bradley Hall becomes Sunderland BID's first corporate partner...

A scheme to get more companies and businesses involved in the work of Sunderland Business Improvement District has attracted its first corporate partner.

Residential and commercial property agents, Bradley Hall, has signed up to work closely with the BID and help drive its commitment to making Sunderland city centre an attractive place to live, work and do business.

Funding for BIDs come from a levy based on a percentage of the rateable value of a property, which is used to pay for a number of initiatives across the city centre.

Sunderland BID has invested more than £3m to help create a vibrant and exciting centre and the hope is it can carry out even more initiatives with further support and additional partnerships.

The BID already works closely with statutory organisations such as Sunderland City Council, Sunderland College and the Police but now it wants to grow its corporate partner scheme to encourage companies to play an active role in all of its activities.

"We're excited to work with Bradley Hall and are delighted the company is our first corporate partner," said Sharon Appleby, Chief Executive of Sunderland BID.

"It's fantastic that they have shown their commitment and want to play an active role in supporting the local economy and Sunderland's growth," she said.

"Corporate partners can make a real contribution in helping to make the city a vibrant place and they in turn can benefit from increased brand awareness and build their reputation with other businesses in Sunderland.

"It's a great opportunity and we hope other organisations will follow in the footsteps of Bradley Hall and also decide to work closely with the BID."

Helen Wall, Senior Surveyor at Bradley Hall said the company was happy to be playing a positive role in the city.

"It is fantastic to be working with an organisation such as the BID that is so keen on investing and improving Sunderland's city centre," she said.

"Having lived in Sunderland my entire life, it is exciting to see the recent and ongoing progress in the city providing opportunities for people to live, work and socialise.

**THE
SOCIAL
CO**

The Social Co. appointed to market the £15.5m project dubbed 'the world's largest play structure'

Leading North East based social media agency The Social Co. is set to play an integral role in the marketing of a £15.5 million children's adventure attraction based in The Alnwick Garden.

Lilidorei, which began as the vision of The Duchess of Northumberland, is themed around a magical village of elves, dwarves and goblins will be connected by zip wires, climbing walls and slides.

The new addition to The Alnwick Garden, which is based just behind the iconic Treehouse Restaurant, aims to bring the magic of Christmas all year round and attract 280,000 visitors to Northumberland.

The Social Co. has been appointed to deliver a range of activity to launch one of the region's most exciting projects of 2023. The firm will deliver the creative planning and strategy, produce videography and content, design artwork, paid social media campaigns as well as organic social media management.

James Ogilvie, founder and director of The Social Co. said: "We were thrilled to have been appointed on such a significant and exciting campaign. Lilidorei has created a huge investment in Northumberland and will be a popular tourist attraction which will generate further income and opportunities for the region.

"We've been able to visit the site and see the progress of the play area and the scale of this project is incredibly impressive. There is truly nothing else like it in the country.



The design and concept is breath-taking and we are really proud to be supporting Lilidorei with the launch, its videography and the running of its social media platforms. We've taken this from the concept through to defining our strategy and content creation and we are really looking forward to bringing this to life.

"We have also been chosen to work on the Alnwick Garden Light Trail, which was another brilliant local attraction for us to support."

Lilidorei - which means "the children's adventure with play at its heart" is being brought to life by a dedicated team who are also being filmed for a TV series about the development, due to be aired on Channel 4 next year.

In total there will be six slides, a number of bridges measuring 557ft (170m) in total as well as multiple towers - the tallest being over 80ft high (24m), with the site surrounded by 1,400 Christmas trees and giant baubles.

Director of Lilidorei, Richard Evans, said at the time that it was exciting to see the first structure - an elf house - being put in place and that "no one will have seen anything like it before."

Monstrum, the Danish designers behind Lilidorei wanted to create a "world designed by elves and built by trolls" where houses are linked with play equipment such as walkways and slides.

The whimsical wonderland encourages children to use their imaginations in an outdoor and screen-free environment which awakens creativity as they journey through the huge play structure.

The Duchess of Northumberland said: "Lilidorei has lived in my imagination for the past 12 years and I am delighted to bring my creative vision to life.

"The saddest thing is when scientists disprove theories, and we are told that the Loch Ness monster doesn't exist or that the tooth fairy isn't real or that Santa is make-believe.

"Lilidorei turns all this upside down. It exists and it is captivating. We cannot wait to open the doors to Lilidorei and release the magic".

As part of The Alnwick Garden Trust, Lilidorei has committed to offering "Free Fridays" during term time to ensure that every schoolchild in Northumberland and the surrounding areas has the chance to visit the attraction for free during their primary years' education.

The much-anticipated wonderland, which is set to welcome its first visitors from spring 2023, will create 50 new jobs at The Alnwick Garden plus hundreds more in the wider local economy.



Peace of mind for the future

Lydia McCaslin, Head of Wills, Probate and Trusts at Mincoffs Solicitors and a member of Solicitors for the Elderly, shares her advice on planning for later life.

It may be surprising to learn that recent studies found that fewer than four in 10 adults in the UK have a will in place, despite owning property, accumulating savings and starting families. Planning for the future may seem like a far off decision for some but it's never too early to put plans in place so you're ready for any circumstances which may occur down the line. While it may be intimidating for some who aren't sure where to start, the reality is that just a few simple meetings with legal professionals can give you the peace of mind that your wishes will be followed should something happen in the future.

Most people know they will need to create a will at some point, which allows you to make decisions on what will happen to your property and possessions after your death. Engaging an experienced legal professional means you can rest assured that your will is drafted in a way which is tax and administratively efficient.

Not only does this ensure that you can properly plan and make arrangements for your loved ones after your death, but it also reduces the risk of a claim being made against your estate.

Another thing to consider when looking to the future is Lasting Power of Attorney, which allows you to choose people to make decisions on your behalf if you are no longer able to. There are two types of LPA, one which covers financial decisions and one which accounts for health and welfare decisions. If you don't have an LPA in place and end up in a situation where a decision must be made about your finances or welfare then an order from the Court of Protection may be required - a process which is expensive and laborious.

Everyone's needs are different and a legal professional can draft a document to suit you, along with advising who to pick as your Attorney and safeguards to prevent it being misused.

While a will is a way of controlling what happens to your assets after death, you may also be considering creating a trust to pass on your estate or gift those in your life now. Although this may seem straightforward in theory, it is possible that it could risk tax implications and affect your financial security and future liability for care if not carried out properly.

Getting the correct legal advice is imperative to avoid any nasty surprises down the line and means you can look forward to the future knowing your assets and loved ones are accounted for.

For more information or friendly, personal advice contact Lydia McCaslin on lmccaslin@mincoffs.co.uk or visit www.mincoffs.co.uk/services/wills-probate-trusts/

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Dynamic growth at northern based tech company – Synergi

North East tech and digital transformation company Synergi has announced a record-breaking year and strengthened its management team for further growth in 2023.

The national tech services company, with headquarters in Gateshead, has just confirmed annual revenues of more than £6m, representing more than 20% year-on-year growth. Turnover is predicted to double again in the next five years.

Synergi has a strong pipeline of existing and new work going into 2023 and will be recruiting graduates, senior consultants and managed services support desk staff.

Established in August 2013 by Peter Joynson and Justin Short, the directors have grown the workforce to more than 50 in 2022, developing a presence in North Yorkshire, Birmingham and London. Synergi already has consultants working across Scotland and south-east England.

During the year the company secured many key account wins. At a national level these included The Royal Mint, Manchester Airport Group, The Science Museum and Dounreay. Key regional account wins included Houghton International, UpNorth Group, Petards, Elanders Print, and various education trusts.

Synergi managed its continued expansion through the year by making a series of key appointments, including experienced financial director Keith Atkinson, along with senior developers, process improvement consultants and managed service consultants.

Peter Joynson, CEO of Synergi, said: "Our growing momentum with Microsoft Power Platform and other automation solutions has become a catalyst for growth

post-pandemic.

"More companies and large organisations recognise the need to automate business processes and accelerate digital transformation projects. Dynamic companies recognise they need to be more agile and have to alter existing processes in response to a changed environment. They want to improve business effectiveness, with fewer staff tied up with mundane process and administration tasks and more people focused on their core business."

Synergi is starting to introduce new tools like Promapp, a business process management (BPM) solution to help organisations build, improve and share their process knowledge from a central online portal. Promapp supports process improvement by simplifying process mapping so that teams can own and improve their own processes. Synergi is one of only two approved providers in the UK. "We are working with clients to change their back-office processes using intelligent tools to discover, refine and improve their shared process knowledge. By deploying robotic process automation we are able to help clients short-circuit mundane tasks," explained Peter. Chief technology officer Paul Burns leads the managed services team, which is another strong revenue stream for the business, particularly in the area of cyber security.

Paul Burns explained: "Cyber security is very real and a serious concern for more

companies and organisations. Hackers, whether mischievous or malevolent, are constantly working to find open doors and weaknesses in company systems. It's business critical that companies protect themselves as well as customer data."

During the year Synergi achieved exclusive Blue Diamond partner status with Datto, the leading global provider of cloud-based software and technology solutions. Datto Blue Diamond status represents the top 2% of the company's partners worldwide.

The other area of the business that continues to grow is branded division, Unifi, which was set up towards the end of 2021. Unifi is a leading Microsoft Dynamics provider, specialising in improving finance and ERP systems for SMEs. Its experienced team of consultants and accountants work with customers to help them to centralise business applications and integrate with Microsoft Dynamics 365 tools to help transform business performance, analysis and process productivity. During the year, Unifi secured more than 15 new sites regionally and nationally.

Peter Joynson added: "We are seeing strong growth across multiple sectors, improving manufacturing and shop floor, field service and CRM. A changing economy is making more companies realise they must work smarter and drive agility. This is the focus and partnering ethos behind Synergi and Unifi and all our clients."

Digital solution providers land app project

Expert digital solutions agency, Land Digital, has been appointed to deliver the new Portfolio North mobile news app as part of the magazine's digital evolution.

Land Digital is an established agency which works with its clients to add value to their business by engaging with customers, while identifying and creating digital value to drive growth within an organisation.

The expert team, which has created and delivered digital solutions for a range of businesses and organisations from across the North East, the UK and internationally, is set to take the project from the concept stages to its launch which is scheduled for early 2023. Managing Director Jon Leighton and the team have a proven track record of success, including supporting the strategic goals of a range of organisations including Honda UK and Europe, HiPP UK Ltd, TT2 Ltd, and Blueline Group.

Jon said, "We are thrilled to have kick-started the Portfolio North news app project, which has included everything from developing the concept through to design, functionality and ensuring it provides an efficient and effective digital solution.

"Our three key pillars include design, development and digital growth, and we are looking forward to delivering on each of these core aspects throughout this project. We work closely with key stakeholders and their teams to define and analyse the challenges they are facing or the milestones they would like to meet in order to create a full, comprehensive solution.

"Our core aim is to expand and enhance a business's digital presence, provide new opportunities and support the commerciality of every client's organisation."

Cassie Moyse, director of Portfolio North, said: "I wanted to make sure that Portfolio North is as accessible as possible for our readers whilst also delivering a high-quality digital experience. News apps are highly user-friendly, and our new Portfolio North app will also include exclusive content for readers as well as other efficient functionality to create a unique experience.

"Our print distribution and readership has been established since 2018 and, within the last 18 months, we have launched a new website and twice-weekly newsletters, welcomed thousands of people to our digital mailing list and grown a dedicated social media following. Our website traffic is growing steadily, and we have created on-site advertising for our clients.

"The print magazine will continue with the same significant distribution and readership, but it's important for us to be diverse and to offer a range of opportunities for our readers to access the magazine and its content in whichever way suits them. Providing a range of options ensures our readership will continue to grow which, in turn, supports our partners and advertisers. It also provides us with more opportunity to analyse our readers as well as targeting the right people."

Welcome to our

land



Platinum Award for North East housebuilder..

Miller Homes is celebrating after claiming an award that cements its place among the top echelon of construction companies.

The housebuilder achieved Investors in people (IIP) Platinum accreditation, having retained Gold standing for the past three years.

Among the many positive comments made by independent assessors were that staff enjoyed working at Miller Homes and are proud of what the organisation achieves, there are high levels of trust in the leadership team, and that the organisation prioritises the safety and wellbeing of its people.

Stewart Lynes, Miller Homes Chief Executive, said: "This is a huge honour for Miller Homes and one for which we have a great deal of pride - the happiness, safety and wellbeing of our employees is of the utmost importance, and to be recognised for that is fantastic.

"Only 4% of construction companies have achieved Platinum IIP status. Securing this level reinforces everything we are trying to as a business to take

forward our people-focused approach and reflects how much we value providing the right workplace for our teams.

"Miller Homes has been involved with IIP for almost quarter of a century, but we have made real progress over the last few years, securing Gold standard in 2019 and driving that up to Platinum during some of the most challenging business conditions in generations."

Over the past 12 months, Miller Homes has implemented an improvement plan to build on its strong foundations and further enhance a commitment to delivering successful and supportive working environments, where staff can develop and grow.

Tania Donnelly, Group HR Director at Miller Homes, said: "The prestigious Platinum award is only attained by employers who demonstrate high performance across a range of employee-focused assessment criteria, including

approach to leadership, support, and development of staff.

"I'm delighted to have secured this and to have received such positive feedback from our independent assessors."

The assessment statements in the final report:

- Staff enjoy working at Miller Homes and are proud of what the organisation achieves
- Staff have a high level of trust in the leadership team, with senior leaders visible throughout the organisation
- Miller Homes prioritises the safety and wellbeing of its people - demonstrated through COVID and more recently a more flexible approach to salary review to help our people during the cost-of-living crisis



Family Court backlog reaches 110,000 cases



Latest HM Courts & Tribunals Service figures have revealed that there are currently 110,000 family cases waiting to go through court proceedings, this includes Divorces, Financial Settlements and Contact to Children.

Divorces have risen since the Covid-19 Pandemic, with the number of divorces in 2021 increasing by 9.6% compared with 2020. This increase is expected to continue this year following a 'backlog' which was caused by various circumstances during the pandemic.

The November figures also revealed that the average waiting time was 43 weeks, raising concerns regarding families who are attempting to arrange Child Arrangement Orders or protection from domestic abuse and controlling behavior. The statistics have also highlighted a potential shortage of full-time judges to deal with the heightened demand and growing caseload.

Jacqueline Emmerson, founder and managing director of Emmersons Solicitors said: "In the UK, approximately 40% of marriages end in divorce, but due to a range of circumstances during and following the Covid-19 Pandemic as well as the launch of no-fault divorce, there has been a sharp increase in 2022. The statistics revealed by the HM Courts & Tribunals Service are concerning in that many families will be waiting an unreasonably long time for difficult and challenging circumstances to be resolved

- with the delay negatively impacting the lives of all involved including many children.

"Not all divorces need to go to court. There are many legal steps which can be taken and support which can be offered before it gets to this point. We support clients with an initial first steps appointment in order to educate our clients on what they are entitled to and what the process will look like for them.

This often alleviates a lot of stress and anxiety and reassures the client that the situation may not escalate out of their control as much as they anticipate. The first step is an incredibly important step to reassure a separated couple that it doesn't have to end up in court as we map out a process to achieve the result they need or want from the divorce.

Good Divorce week (Nov 28 - Dec 2nd) highlights the crisis in the family courts and raises awareness of all the different ways families can resolve their disputes away from Court - where it is safe and appropriate to do so.

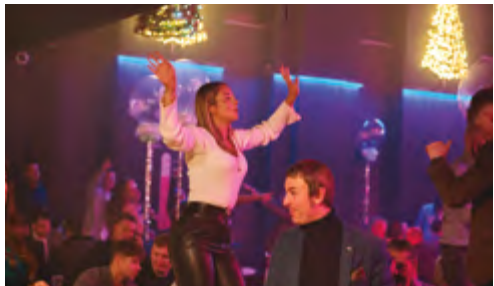
Jacqueline continued; "Good Divorce week highlights the advantages of solving a divorce outside of court. Settlements and arrangements are reached much

more quickly in comparison to those taken to court, you also have an opportunity to have more control over the outcome which could be more favourable for both parties.

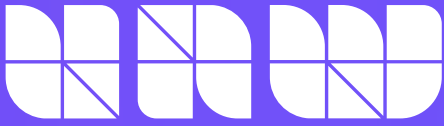
"No matter how difficult the situation is, with our assistance it can be resolved. At times the divorcee needs pivotal emotional support and it is important to make that person feel comfortable and that they have someone to fall back on. The aim is to get the best possible advice and deal whilst also keeping the proceedings out of court.

"We are there to help with emotional and legal support and to get people through this difficult time and to help them move on with their lives. I remember one of the happiest moments in my career was when I went to say hello to a former client, they didn't have a clue who I was and it made me happy because he had moved on and I was a distant memory - that is the point that I want our clients to reach."

For more information please visit www.emmersons-solicitors.co.uk







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Three is the magic number for UNW as it further invests in corporate finance business with new partner appointment

North East independent chartered accountancy and business advisory firm UNW has announced the appointment of another experienced dealmaker with Nick Broadhead joining as Corporate Finance Partner to further strengthen the company's successful corporate finance business.



Nick arrives at UNW following 12 years at KPMG in Newcastle upon Tyne, where he worked nationally with a variety of businesses in the technology media and telecoms, leisure, retail and wholesale, business services and healthcare sectors, specialising in private equity transactions.

A native of the North East, Nick attended school in Newcastle before studying Economics at the University of Leeds. He joined KPMG in 2010, initially training in the audit department before moving into corporate finance 3 years later. At KPMG, Nick gained significant experience in strategic decision making, finance raising and all aspects of mergers & acquisitions.

Nick joins UNW as the firm's third Corporate Finance Partner appointment of the year, following the arrival of Paul Mankin in February 2022 as Chair of Corporate Finance and Chris Wilson as Head of Corporate Finance in August 2022.

Speaking of his motivations for joining UNW, Nick said: "This is a particularly

unique opportunity to develop the corporate finance business at a premier regional independent firm. To see a firm investing heavily in its senior team—as UNW has done this year—speaks volumes about its commitment to enhancing the breadth and depth of experience that can be drawn upon when advising new and existing clients.

"It's an exciting time for me to be joining UNW. The firm has a distinctive culture and its offering to clients is incredibly strong. The corporate finance business has always delivered consistent volumes of transaction activity and I'm looking forward to linking up with Paul, Chris and the rest of the team to help broaden our offering and maximise the opportunities in front of us."

UNW's corporate finance business has a significant track record, both in the North East and nationally, of advising clients through a range of areas including mergers and acquisitions, finance raising, due diligence and grant support and subsidies.

Chris Wilson, Partner and Head of Corporate Finance at UNW, said: "I am absolutely delighted to welcome Nick to the Corporate Finance Team at UNW. He is an accomplished dealmaker, committed to helping clients achieve the very best possible outcomes and is passionate about the North East.

"Nick brings a wealth of experience across a range of deal types and sizes and his appointment really underlines our objective to be the transaction advisor of choice for ambitious entrepreneurs and owner-managed businesses. I'm confident Nick's existing knowledge, expertise and network will enable him to hit the ground running.

"We have had an incredibly strong end to 2022, with a number of high-profile deals completing in recent weeks. Notwithstanding the obvious market challenges and headwinds, our pipeline is strong, and we are optimistic about the outlook for 2023 and beyond as we continue to invest for the future."



Everything is Stacking up...

It's just around four years ago when Newcastle city centre became home to a brand new leisure concept.

The corner of Pilgrim Street was transformed when a host of shipping containers were winched into place and turned into a busy, vibrant, and exciting location, filled with live entertainment, street food and bars.

STACK Newcastle became an instant success and welcomed a staggering three million plus visitors during its time in the city centre.

And that provided the proof - if proof was needed - that this concept was one that people of all ages would embrace, fueling the future growth of the company.

The second STACK scheme opened in September 2020 on the magnificent Seaburn coastline in Sunderland and has since achieved its own success with thousands visiting each month to enjoy the wide variety of events, entertainment and street food that is on offer.

Although many were extremely disappointed when STACK Newcastle closed its doors in May to make way for the Pilgrim Quarter development, it was always

known that this site would be a temporary home. But you can't keep a good man - or in this case attraction - down and STACK is about to return with a vengeance, not just to Newcastle but to other key locations in the North East and beyond.

The recent announcement of a new, permanent flagship site on Tyneside has, not surprisingly, been well received. STACK Newcastle will be relocated at the Grade II listed building, Worswick Chambers at Pilgrim Street which has been covered with scaffolding and netting for more than 20 years.

The new flagship venue will be a combination of the existing building with an extension built using the original shipping container concept to create the STACK's much loved outdoor plaza area.

The whole venue will be blended and split over three floors to include multiple bars and street food units alongside the core STACK element in the outdoor plaza of a stage for live performances and a big screen.

The aim is for STACK Newcastle to be back open, bigger and better, in time for the festive season in 2023, bringing a huge boost to the city centre.

Continuing to grow and become a nationally recognised brand has always been part of the Danieli Group strategy and those first steps are well underway.

Two new, ambitious schemes have been proposed for County Durham - one which will see the transformation of Durham city's former Marks & Spencer store into STACK Durham on Silver Street, and a purpose-built STACK scheme is planned for Newgate Street in Bishop Auckland on the former Mothercare and WHSmith site.

Both developments, if approved by the local authority, will provide an exciting leisure solution to underutilised retail units and support the counties ambitious plans to regenerate and revitalize the town centers, providing a vibrant day and evening economy for residents and visitors alike.

Neill Winch, CEO of Danieli Group, is particularly excited to be growing the STACK brand across the region.

"Durham is a city with an international reputation for its tourist attractions and history and is home to one of the top

universities in the country, bringing in students from around the world," he said.

"And Bishop Auckland is a town where we know we can contribute to local culture, jobs, enterprise, tourism and communities.

"We are in the business of transforming places, and we hope to be a catalyst for transformation in County Durham with a combined investment of more than £7 million.

More than 300 jobs will be created across both of these schemes, with STACK Durham due to be open by winter 2023 and Bishop Auckland in 2024.

Both sites will be the usual mix of quirky street food, top quality bars and entertainment and performance spaces, whilst STACK Durham also has some added elements of surprise with a roof top terrace and a games room with state-of-the-art interactive shuffleboards and darts.

And it doesn't stop there. A former Argos store at St Marks Shopping Centre in Lincoln is also being repurposed as an exciting new STACK - the first development outside of the region. Again the Danieli Group are taking the concept to new levels transforming an expansive empty retail shed into a leisure attraction

that will combine all of the elements that make STACK such a huge success - street food, bars, roof terrace, large stage, big screens, coffee shop and gaming area for competitive socialising.

At the same time an application to create STACK Carlisle on Lowther Street car park, which will be developed using the original method of shipping containers, is to go before local councillors in the near future, bringing a much needed boost to the leisure scene in that area.

Barely pausing for breath, Danieli Group have also unveiled its plans for a pop-up STACK for Middlesbrough which will be in place for three years from spring 2023 if given the green light, and will see an empty space under a number of arches completely transformed beyond all recognition using shipping containers and a tipi to animate the space.

And that's what STACK does best - takes an exciting vision and turns it into a reality. "We are currently in a period of rapid growth," said Neill.

"We've made a number of exciting announcements over the last few months and we hopefully will continue to roll out locations in the years ahead."





Bradley Hall raises seventy five thousand pounds for charity at annual Festive Fundraiser

Northern full-service property firm, Bradley Hall has raised seventy five thousand pounds for three local charities at its annual fundraiser.

Bradley Hall held its sixth annual fundraising event, aptly named the BH Festive Fundraiser Bingo Bonanza at The Fed, Gateshead, in aid of three worthy local charities; Marie Curie Newcastle's Hospice, Heel & Toe Children's Charity, and NE Youth.

Since the launch of its annual fundraiser, Bradley Hall has raised and donated almost £300,000 to local charities, community action projects and grassroot sports clubs. The firm has contributed to helping over 30 different regional charities and sporting groups including NE Youth, Marie Curie Newcastle's Hospice, Heel & Toe Children's Charity, Morpeth Rugby Club, ABF The Soldier's Charity, Glendale Agricultural Society, as well as local food and toy banks across the region.

Neil Hart, Bradley Hall's group CEO said: "This year's festive fundraiser has been our biggest fundraising success yet and I am incredibly proud that we have been able to make a positive impact to local causes. Thank you to the 700 people

who attended the event, purchased tables, donated and took part in our auctions.

"I would also like to say a huge thank you to our sponsors for the event; The Inn Collection Group, Smart Vision Screens, Smart Outdoor, Strata and Portfolio North. Their support further added to the donations to Marie Curie's Newcastle Hospice, Heel and Toe Children's Charity and NE Youth and will make a huge difference to service users and their families.

"As a firm we aim to support local economy, business, and communities with a full service approach to residential and commercial property. Our vision is to work together with key organisations and people to make the North a consistently better place to live, work, and socialise - which is at the heart of our community efforts."

Cassie Moyses, group marketing director at Bradley Hall said: "Hosting 700 people, in much larger space than we ever have before with Bingo Loco for



entertainment, was a very different type of fundraiser - but it was a gamble that paid off and will benefit three fantastic local charities as a result. The feedback has been incredible and I was delighted that all of our attendees had such a fantastic day - we've already had enquiries on when they can book next year.

"Our last fundraiser raised £50,000 for two fantastic regional charities and was attended by 400 people but being able to raise £75,000 and nearly doubling our attendance in just over a year is something we are all very proud of. Given the current economic climate and challenges we were very appreciative of everyone's support and generosity. Charities have struggled over the past few years, so these donations will be more needed than ever.

"I would like to thank everyone that donated a raffle, silent auction and live auction prizes, your donations significantly helped us raise our final total and we are incredibly grateful. Similarly, having such amazing corporate sponsorships

from firms such as The Inn Collection Group, Smart Outdoor, Smart Vision Screens, Portfolio North, and Strata also contributed greatly to our final total, and we couldn't be more appreciative. The team at The Fed were outstanding too. I can't wait to see how much we can raise and what we can achieve next year."

Peter Bartley, Bradley Hall's group director and trustee for Heel & Toe Children's Charity said: "Heel & Toe is an independent local charity which completely relies on donations to provide much needed therapy for children with disabilities. We have been working with Heel & Toe for many years and I am so pleased that we are able to continue supporting them, as well as the other charities such as Marie Curie Newcastle's Hospice and NE Youth at this year's festive fundraiser."

Jon Niblo, chief executive at NE Youth said: "At NE Youth we place great value on our relationship with our corporate sponsors such as The Inn Collection Group and therefore we are delighted to

be involved in the Bradley Hall's festive fundraiser this year. The money raised at Bradley Hall's sixth festive fundraiser will make a massive impact to the children and young people we help on a daily basis, and I am extremely thankful."

Kelly Knighting-Wykes, head of fundraising for the North of England at Marie Curie said: "We have been working with Bradley Hall for many years and are incredibly appreciative of their support.

"The money that was raised at the fundraiser will go towards specialist care and support for local people living with terminal illness and their families. The level of care offered by the nurses at Marie Curie is second to none, from offering support to family and friends, to ensuring the individual living with terminal illness is given the practical and emotional support they need, the Newcastle nurses are there every step of the way. I cannot thank Bradley Hall enough."

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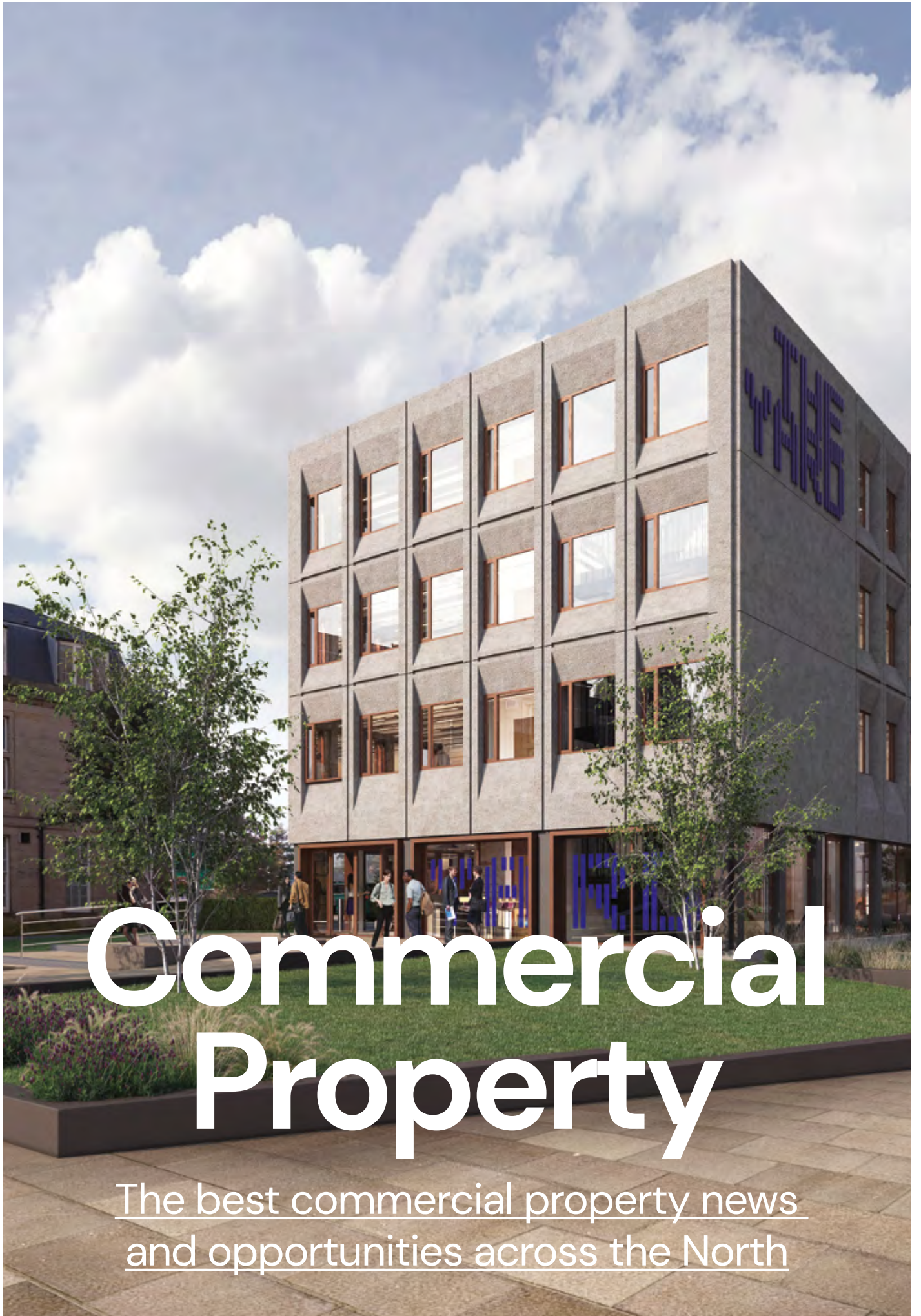
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Commercial Property

The best commercial property news
and opportunities across the North



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- Factory Unit to Let
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Annual Rent of £42,500

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Bradley Hall



**City Centre Office Accommodation
For Sale/To Let**

Buxton House 1 Buxton Street Newcastle

Annual rent of £10 per ft²

- Detached office building
- Arranged over four floors
- Totalling 1,065.9m² (11,376ft²)
- Car parking for 20 vehicles
- EPC Rating E104

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New home for property regeneration specialists

A PROPERTY regeneration specialist is moving into a new home of its own after acquiring a new head office at Doxford International Business Park.

RE:GEN Group is relocating its over 100 strong team of property experts to Signature House after purchasing the 8,942sq ft property which was sold by Bradley Hall.

Supporting clients across the North East, RE:GEN works closely with key social housing providers to retrofit and regenerate their housing stock by improving energy efficiency and making them more sustainable.

Launched in 2020 the company has gone from strength to strength, futureproofing homes within the local region to prevent millions of tonnes worth of carbon emissions from escaping into the atmosphere while doing their bit to take the pressure off rising living costs for tenants.

Brinsley Sheridan, Partnership Director at RE:GEN Group, said: "As a local regeneration specialist in the North East we are delighted to be able to move into new premises in Sunderland.

"A huge proportion of our work is carried out in this area so a move south to be in closer proximity to key clients such as Believe Housing, Thirteen Group, Karbon Homes and Gentoo is of great importance to us.

"Currently we are leading on the some of the largest scale retrofit works in Sunderland in collaboration with Gentoo. Most notably on the Pennywell and Whinfell estates where our teams are working hard to improve the energy efficiency of homes through a variety of upgrades, transforming the lives of the local community as a result."

The move to Signature House will place RE:GEN at the heart of one of the region's premier business parks, providing it with greater access to regional transport routes, just two miles from the A19.

"We see Sunderland as a real hub of growth and Signature House is the perfect opportunity for us to be a part of it," Brinsley added. "We look forward to creating a modern, open plan and inspiring space for our employees and a space that the RE:GEN family can call "home"."

The move to Doxford International Business Park was brokered by leading commercial and residential property agency, Bradley Hall.

Joseph l'Anson, Associate Director at Bradley Hall, said: "RE:GEN is a company driving real economic and environmental change across the North East and we're

delighted to have helped them find their dream home.

"Doxford International Business Park's strategic location means it is within an hour's drive of each of the North East's major towns and cities, making it perfect for businesses such as RE:GEN which work on projects across the region and require easy access to the major transport arteries such as the A19.

"Over the coming years, RE:GEN has ambitious plans to continue growing as the nation rises to the challenges presented by the climate and energy crises and I'm sure this latest investment will be key to underpinning its bold ambitions.

"The deal also underlines demand for substantial offices in the Sunderland area and it was great to achieve a result that was mutually beneficial for our client and RE:GEN. Despite obvious difficulties for the office market in recent years, we are seeing an upturn trend in office enquiries across the region, and it is particularly great to see local businesses continue to grow and expand."

For more information on Bradley Hall, visit: www.bradleyhall.co.uk

Reform bill will be 'transformational' for UK property industry, expert says

A bill put before parliament to improve renters' rights has been dubbed 'ground-breaking' by a leading North East property expert.



The Renter's Reform Bill has unveiled a new blueprint for the rented property sector which will spell the end of 'no-fault' evictions through the banning of section 21. The move will also make it illegal for landlords or agents to impose blanket bans on renting to families with children and those in receipt of benefits.

Many industry experts have praised the bill for 'levelling the playing field' between renters and tenants, however not all agree. Since the white paper was released in June, it has been reported that 25% of Buy to Let landlords 'plan to flee the market' if the legislative changes are introduced.

However, Laura Walker, head of property management at Bradley Hall, believes this does not reflect wider industry sentiment and that - should the bill turn to legislation - it could be ground-breaking for both renters and landlords.

"While a handful of experts have gone on the record to voice their disapproval of the reforms, the vast majority see this as the progressive change required to rebuild confidence in the industry and clamp down on rogue landlords," Laura said.

"We believe that everyone should benefit from a safe and comfortable home and the reforms outlined in this bill will go a long way towards improving living conditions for private renters, while abolishing the stigma surrounding 'greedy' landlords.

"The changes will also increase confidence in the lettings system among private renters who will now have more rights concerning their length of tenancy and no-fault evictions. It will give them confidence of longer-term security in making a house their home, and the ability to have pets within a rented property without the need for landlord consent."

The bill will also spell the end of arbitrary rent review clauses, empowering tenants to challenge poor practice, unjustified rent increases and enabling them to be repaid rent for non-decent homes. Seen as a major step by many to improve renters' rights, Laura also stressed that - despite the bill's many positives - further clarity is still required to educate landlords and agents on how the changes will work in practice.

"While some landlords are rightly concerned about how they can take back possession of properties due to the inability to serve section 21 notices, I think it's fair to say that more information needs to be provided surrounding the 'valid reason' for a landlord to terminate a tenancy to reinstate landlords confidence in the system," she explained.

"This would cement the importance of having a knowledgeable managing agent appointed to ensure that landlords have the correct and up to date advice on ever changing legislation to ensure their position is protected and they have access to approved contractors to

maintain their property to an acceptable standard required under the Decent Homes Standards."

While the majority of the measures are aimed at improving standards for renters, there are a number of measures which Laura believes will give private landlords and agents plenty of reasons to be supportive of the bill.

This includes the introduction of a new Private Renters' Ombudsman; ensuring responsible landlords can gain possession of their properties efficiently from anti-social tenants and introducing a new property portal that will help landlords better understand, and comply with, their responsibilities.

She added: "There is no hiding from the fact that the private rental market has had its fair share of negative press over recent years, therefore any reforms to improve the rights of renters and restore confidence in the market must be welcomed.

"A buoyant rental sector will only be achieved by ensuring tenants feel safe in their homes and they have landlords they can trust, which I genuinely think matches the ambitions of most landlords.

"Should it be successful, I believe the reforms outlined in the bill will restore private renters confidence in the market and create a fairer system for all."

For more information on Bradley Hall, visit: www.bradleyhall.co.uk



Bradley Hall tops North East retail table

The full-service property consultancy topped the EGI North East lettings and occupational sales ranking for retail property during the third quarter of 2022.

EGI's On-Demand Rankings are calculated by the total amount of floorspace transacted by property agencies across the UK.

Bradley Hall's completed deals amounted to more than double the floor space of its nearest competitor.

Richard Rafique, managing director of commercial at Bradley Hall, said: "It's great news for everyone at Bradley Hall that the company continues to thrive in the North East, where we have been operating for over 30 years.

"I would like to thank all our staff who work so hard, as the impact of their effort is really borne out in these figures.

"As an independent company, it is fantastic to be able to compete with, and surpass some of the biggest national names in the industry."

It's been a big year for the company, which has expanded its Yorkshire arm and recently announced its aim of increasing turnover from £4.8million to £10million over the next three to five years, while growing its headcount from 58 to 120.

Richard added: "It's been a tough few years for both businesses and people,

so it is testament to the great work done here that we are continuing to top league tables and expand into new areas.

"It's an exciting time to be involved with Bradley Hall and we are certainly not resting on our laurels.

"While there is no doubt that it will be challenging, we are determined to continue to grow the business - both in the North East and Yorkshire - creating opportunities and jobs for people in these areas.

"Retail has been the hardest hit sector but certain areas have remained resilient and in fact thrived. We have completed deals with new independent retailers offering premium goods, to national hospitality operators. The property types and locations we deal with at a local level, using our networks and contacts, ensures we fit retailer requirements to vacant units.

"Topping tables such as EGI when the retail market is unpredictable is even more of a feat for our firm as a result."

For more information on Bradley Hall, visit: www.bradleyhall.co.uk

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Bradley Hall



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- Excellent natural
- EPC Rating C71
- Available in whole or in part





The Yard, Keel Square, Sunderland

Refurbished Office Space To Let | Suites available from 500 ft² | Rent £16.50 per sq. ft.

Key Features

Features

- Brand new refurbishment
- Suites from 500 sq. ft. to 20,000 sq. ft
- Private car parking available
- Dedicated reception service
- Communal business lounge
- EPC Rating to be assessed post-refurbishment

Transport

- Bus stops located on A183
- 0.3 miles from Sunderland Metro and Train Station
- Adjacent to A183
- 0.2 miles from A1231
- 0.6 miles from A1018

Location

The subject property is prominently located on Keel Square in Sunderland City Centre.

Keel Square has recently undergone significant regeneration and is experiencing further investment as part of Sunderland's City of Transformation project.

At the heart of all the major works taking place in the city centre, The Yard's neighbours include the new £18million Auditorium, the Fire Station and the major Riverside development, including the new £19million City Hall, on the former Vaux site.

Description

The property comprises the former Gilbridge Police Station which has undergone a full redevelopment to provide brand new refurbished office accommodation.

The building will provide a varied size of suites available from 500 sq. ft. -20,000 sq. ft. with a shared 'business lounge' and private meeting rooms available at ground floor level for shared use with occupiers in the building.

The accommodation will provide modern, open plan offices finished to a high specification with exposed services and new double-glazed windows. A copy of CGI imagery is available on request.

Viewing

For general enquiries and viewing arrangements please contact Joseph I'Anson or Helen Wall at Bradley Hall.

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Residential Property

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Ramside Park, Durham

Fairway House

£2,000,000

Fairway House is truly exceptional with the added advantage of being accessed via a private electronic gates and boasts driveway parking for a number of vehicles as well as access to the double garage. The property itself occupies a large plot extending to around 0.35 acre of formal grounds.

The raised location offers superb views over the adjoining golf course, towards Durham City and beyond over the Durham countryside and hills. The facilities within the Ramside complex are close by where you can enjoy two 18-hole golf courses, driving range, superb club house facilities, a spa, gym and swimming pool complex as well as the 4-star hotel with its range of restaurants. The estate has, in effect, established itself with a 'country club' feel and the future

plans for Ramside Hotel and Spa will create even bigger and better facilities for the use of the hotel residents and residential owners alike.

The property is boarded by mature trees and shrubs creating a high degree of seclusion from all aspects. To the rear there is a large garden which is mainly laid to lawn with a fantastic, paved sun terrace ideal for alfresco dining and entertaining and has a south westerly aspect. A gate on the Ramside Estate provides immediate access to the golf course and a lot of other residence have taken the opportunity of having their own golf buggies to use on the course or simply driving to the gym, spa, hairdressers or restaurants which can all be found close by on private accessible buggy paths.

	x 7
	x 6
	x 5

Durham | 0191 383 9999 | durham@bradleyhall.co.uk



Bradley Hall

Gateshead

Marley Hill

£800,000

Luxurious and contemporary five bedroom home, situated in half an acre of private woodland in Marley Hill, Gateshead. This incredible property features a private driveway with parking for multiple cars, double garage and added security of the gated estate.

Internally, the ground floor comprises of an impressive entrance foyer with cloaks, utility room with dog shower and storage cupboard, 24m² fully soundproof cinema room, gym space/ play room, and fifth bedroom which can also be used as a study. the spacious open plan first floor includes a fabulous breakfasting kitchen with island, snug with wood burning stove, dining room, and generous main living area.

The second floor has four double bedrooms and a family bathroom. The master and second bedroom both benefit from ensuite bathrooms; the master bedroom also includes a dressing room.

Marley Hill is a village about six miles to the south west of Gateshead, near the border between Tyne and Wear and County Durham. The village itself is conveniently located close to transport links and local amenities.

	x 5
	x 3
	x 6

Gosforth | 0191 284 2255 | gosforth@bradleyhall.co.uk

Ida Homes breaks ground on first new homes development in Morpeth



Ida Homes has begun work on 18 apartments in Morpeth, its first new development since the company was founded. The Ida Homes brand was unveiled in November with a promise to bring characterful, high-quality homes to some of the county's finest locations.

The development in Morpeth, to be known as King Edward's Place, is located on land in Cottingwood Lane which previously belonged to the nearby King Edward VI School.

Charlie Maling-Dunn, who co-founded Ida Homes along with Tom Bell and Jerry Ellis, said: "Breaking ground in Morpeth is a significant event as it marks the true beginning of Ida Homes.

"These apartments will have genuine architectural merit, reflecting features from buildings along Cottingwood Lane and in elsewhere in the town.

"They will be generously sized, at around 1,500sq ft for a three-bedroom home, and will be finished to a standard that is befitting of the design and location."

When planning consent was first granted for the development, the quality of the design - by JDDK Architects in Newcastle - was praised by local authority planners.

There will be seven two-bedroom apartments and 11 three-bedroom apartments. Each home will have its own private outdoor space and use of the expansive landscaped gardens.

Charlie added: "Even before we put a sign up, we were receiving feedback from our estate agents, Bradley Hall, that news of this development has spread and interest is high.

"The quality design, paired with the fact that Cottingwood Lane is centrally located in the town with all the amenities people need just a short walk away, makes this development the perfect example of the Ida Homes ethos and values."

Matt Hoy, managing director - residential at Bradley Hall said: "This development has been a long time in the making for Morpeth and it is fantastic to see Ida Homes taking it forward. This collection of new homes is one that has been met with great anticipation from many looking to move to the Morpeth area.

"We are proud to be marketing Ida Homes first development from Bradley Hall's Morpeth branch and look forward to growing the relationship in the future."

The apartments are due to be completed towards the end of 2023. The first homes will be released for sale in the spring.

For more information about Ida Homes, visit idahomes.co.uk.



IDA HOMES

Coming to Morpeth

in 2023



Visit idahomes.co.uk for more information



IDA HOMES
The Heritage Builders



 x 7

 x 6

 x 4

Target

Crackin' View

£725,000

Crackin' View is a detached property offering approximately 528m² of internal floorspace on a 0.45 acre site. Currently ran as a bed & breakfast and recently featured on Channel 4's Four In A Bed, Crackin' View is set in the heart of Northumberland's countryside, 9 miles from Kielder National Nature Reserve, and a stone's throw from numerous picturesque walks and views. Being situated in Lanehead, Crackin' View itself is within the Northumberland International Sky Park, the largest dark sky park in Europe. This auspicious membership means the night sky is free from light pollution yielding breath-taking views of the unparalleled beauty of the Northumberland dark skies.

The primary function of the property is the "Guest House", a six bedroom property, five of which benefit from en-suites. The downstairs comprises of an entrance hall with gallery landing, dining room, cosy lounge, pool area with sauna, an office, and a large kitchen capable of cooking for all guests. The living quarters at first floor level provide a private areas where the current owners live and can retreat from their duties as hosts. The rear of the property offers a workshop and garage, laundry area and outdoor bar area.

Gosforth

gosforth@bradleyhall.co.uk

0191 284 2255



Morpeth

Southgate Mews

£450,000

Bradley Hall is delighted to bring to the residential property market this five bedroom detached family home on the ever popular Southgate Mews development. Presented in excellent order throughout and offering well-proportioned accommodation for the family, this impressive stone built detached family home will suit a range of potential buyers.

This lovely family home is accessed through a welcoming internal hallway with a bespoke oak staircase to the first floor, cloakroom/WC and doors off leading to a spacious dual aspect lounge spanning the depth of the house with two windows to the front and patio doors to the rear garden a feature paneled wall and quality vinyl flooring.



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 x 2

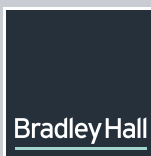
 x 2



Morpeth

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 x 4

 x 2

 x 3

Northumberland The Oswald, The Kilns,

£690,000

The Kilns is an outstanding collection of 2, 3 and 4 bedroom primary residence homes, perfectly placed in the centre of Beadnell village on the Northumberland Coast Area of Outstanding Natural Beauty.

The beautiful coastal village of Beadnell is set at the end of a glorious 2 mile stretch of beach known as Beadnell Bay. It boasts the only west-facing harbour entrance on the East coast, making it a magical place to watch the sun set. Enjoy the delights of being close to nature with the harbour and beach just a short stroll away, whilst all the delights of Northumberland county are on your doorstep and the city of Newcastle is less than an hour away.

Alnwick
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BradleyHall

Hexham

Acomb House

£3,000,000

Acomb House is a substantial yet manageable Grade II country residence set on the south-eastern periphery of the village of Acomb, in Northumberland. The home offers excellent views of the Tyne Valley, and benefits from formal gardens, grounds and mature private parkland extending to approximately 21 acres. There are outbuildings to the rear of the property, a former coach house and stables, which offers garaging, storage, functioning stables, a studio space and subject to planning could be converted into ancillary accommodation for extended family or holiday letting.

The sought-after village of Acomb offers some amenities including a range of public houses and a First School which was rated 'Good' by Ofsted at last inspection. The popular market town of Hexham is only 2 miles to the south offering further facilities including supermarkets and rail links. The nearby A69 trunk road gives excellent access to Newcastle upon Tyne, Newcastle International Airport and further afield.



 x 9

 x 6

 x 4



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BradleyHall



Kicks & Mortar

How Morpeth Town AFC and Miller Homes are fronting a pioneering programme to nurture young players...

Young North East footballers are being given a platform to secure professional contracts, thanks to the work of Miller Homes North East.

A review of the football academy system by the Premier League last year found that 99% of boys in English football's youth development system are released before even securing a scholarship, with many walking away from the game without a single work-related qualification.

The findings, included in Tracey Crouch MP's fan-led review of football governance, led to calls for clubs to take more responsibility for the education and wellbeing of their youngsters, with many turning to an unheralded Northern Premier League side for inspiration.

The Post-16 Academy launched by Morpeth Town AFC in 2021 was a first of its kind for the sport, providing young people with somewhere they could achieve a first-class trade education while training and playing the game they love full-time.

Launched in partnership with TyneMet College and supported by the North East arm of national housebuilder Miller Homes, the first year of the project saw

six young players study for professional qualifications in trades such as brickwork, plumbing, welding and electrical installation, as well as undertaking work experience with Miller Homes and its local subcontractors.

The brainchild of academy board members Ken Beattie and Dave Jenkinson, the partnership hopes to eventually provide up to 60 youngsters a year with the opportunity to spend time playing football while also learning a hands-on profession and the model is now being replicated throughout the football pyramid.

Nick Gray, Academy Director at Morpeth Town FC, the 2016 FA Vase winners, said: "When we launched the project, it was the only programme of its kind that helped young players become better footballers while studying a trade and securing valuable work experience.

"As a club, we know just how many teenagers love playing football and want to chase the dream of becoming a professional, but we also know the importance of them gaining skills in the right industry.

"While the course helps increase their playing skills - and may prove a launchpad



for some to make it professionally - it also provides an important career back-up option for those who unfortunately will not make the grade.

"Since its launch, we've already had six lads study for qualifications while undertaking work placements and the feedback from them has been fantastic. They've really bought into it and seen value in the programme.

"We've also had approaches from clubs across the country wishing to replicate the model. It's really blazing a trail in terms of providing alternative career opportunities for aspiring young footballers and we're looking forward to welcoming our next cohort this summer."

National housebuilder Miller Homes was one of the first employers to throw its weight behind the programme, providing work placements through its roster of sub-contractors and its in-house teams.

Patrick Arkle, Regional Managing Director at Miller Homes North East, said: "We are proud to be one of the first employers to support the Post-16 Academy programme.

"Over recent years, much has been made of the failure of academies across the country to protect the wellbeing of

young players, especially when it comes to helping those who don't make the grade transition into everyday life, and this is a fantastic case study of how the process can be improved by bringing together forward-thinking organisations such as TyneMet College and Morpeth AFC to provide real life-changing opportunities for the game's youngsters.

"We are also delighted to be supporting their campaign to fundraise the money required to purchase a new bus which will take players to college and back, having donated £5,000. It's a partnership which is really bearing fruit and we're delighted with how it is going so far."

Speaking about the educational benefits, Mandy Morris, Principal of South Tyneside College and TyneMet, said: "The Post-16 Academy programme has really turned the academy model on its head.

"The vocational courses we deliver offer a fantastic opportunity for young footballers to continue playing the game they love while also learning a trade.

"The ambition of many teenagers means they want to be able to get better and better at football, but they also know gaining a professional qualification is

every bit as important.

"Thanks to this programme, there's no need for them to pick and choose one or the other or give up on their dream - they can do both at the same time. It's a truly terrific initiative."

Henry Harvey, 17, from Walker, is enjoying the Post-16 programme as he studies electrical engineering.

While playing for Morpeth Town AFC Under 17's, he spends one day per week studying at TyneMet College, and, along with three of his teammates, will be heading to one of Miller Homes' developments in the coming weeks to gain vital work experience.

"I love playing football and in a perfect world that's how I would earn a living, but all of the Academy players know and understand that it is only a tiny percentage of players who go on to make it as full-time footballer," said Henry.

"The Post-16 programme is a fantastic way of learning employability skills that will help me secure a job in the future while playing the sport I love - it's the best of both worlds."



Save on energy costs with a new build home

New research shows that moving into a new build house could save people £2,600 a year on their energy bills.

The report - Watt a Save - has been produced by the Home Builders Federation and looked at how new build properties compare to existing dwellings.

On average, buyers of new homes save over £2,000 on household bills per property each year, equivalent to £173 a month. For buyers of houses, as opposed to flats or other types of property, the savings are even greater at £220 per month.

Matt Hoy, Managing Director - Residential at property experts Bradley Hall, said: "This report highlights the very significant savings that households can make by choosing a new build property. The size of the saving is likely to increase as we head into next year and the current energy support changes.

"We work with housebuilders of all sizes across the North and bring a range of new build properties to market for all budgets and requirements. Energy efficiency is something which people of

all ages and budgets are now conscious of, and we are happy to be working with builders that are creating homes that ensure homeowner's bills are kept at a sensible level.

"Buying a new home has a range of positive impacts as well as being energy efficient, such as warranties on the property, being more environmentally friendly, and having access to a more contemporary way of living due to each homes specification. This makes for a more cost effective purchase for those looking to keep unexpected repair costs and household energy bills down."

It's not just financial advantages that new builds offer, the research also highlights the considerable environmental benefits.

The study showed that existing properties used on average 21,621 kwh of power per year compared to 9,094 kwh for new builds. Newer properties on average also produced 2.4 tonnes less

carbon a year than existing dwellings.

The report stresses that this is not down to new builds being smaller, which is sometimes the reason given for lower energy costs. It compared the two types of property per sq metre of floorspace and found that new builds on average used 100 kwh per sq metre over a year, where as existing homes used 259 kwh.

Matt added: "New build homes are designed with the wants and needs of modern house-buyers in mind, so there's a greater chance people will find what they're looking for without the need for large scale renovations.

"Another benefit is that - unlike purchasing a second-hand home - most newly built homes come with warranty and insurance protection, which usually lasts for ten years."

For more information on Bradley Hall, visit: www.bradleyhall.co.uk



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Morpeth The Avenue

£450,000

Bradley Hall is delighted to welcome to the residential property market a fantastic opportunity to acquire this traditional five bedroom semi-detached family situated in The Avenue, Loansdean, one of Morpeth's most sought after residential districts. This charming home offers well planned extended accommodation spread over two floors, beautifully presented throughout, and offering a mix of traditional features including original doors with 'Bakelite' handles and bespoke double glazed stained vent window panels alongside the benefits of modern conveniences.

Upon entering the welcoming entrance porch leading to the internal hallway both with 'Karndean' flooring and a staircase to the first floor with cupboard under, doors lead to a dual aspect lounge/dining room with bay windows to the front and rear, a feature timber fireplace with gas fire fitted, marble surround and hearth, picture rails and coving.

Morpeth
morpeth@bradleyhall.co.uk
01670 518 518



Durham

Highgate House

£2,250,000

It's not often that a house of this calibre is offered to the market especially one which enjoys a city centre location whilst still being completely private and set within its own grounds. Highgate House sits on outstanding 0.7-acre plot with the added benefit of owning the adjoining woodland and is access from a private road.

The property is accessed through electric security gates down to a sweeping block paved driveway, providing parking for several cars, leading to the main entrance of the home and the integral double garage. On entering the property, you can see the attention to detail that has been put into the creation of this stunning home from the feature polished concrete wall to the marble flooring throughout the ground floor. The property benefits from underfloor heating on all floors in addition to smart lighting and automatic blinds.

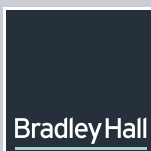


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Durham
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Reasons to be positive about the mortgage market



Homeowners could see mortgage rates fall next year as inflation eases and base rates rise less than anticipated.

Interest rates were raised to 3% this month – the highest level since the 2008 financial crisis. It was the eighth consecutive month that the Bank of England increased the rate, pushing it to its highest level for 14 years.

However, the UK's central bank also expressed the belief that inflation would begin to fall by the middle of next year and that this could decrease quite sharply.

Several lenders across the market have now reduced their fixed rates in the last week and looks set to continue.

Gary Dobson, senior mortgage and protection manager at property expert Bradley Hall, said: "Although it's undoubtedly a difficult time for consumers at the moment – and those with mortgages or looking to buy have been particularly effected by interest rate rises – there are some positive signs coming through.

"The base rate has not increased as much as had been feared and we could actually see mortgage rates reduce as the Bank of England's rate is lower than what has been priced in by the financial markets.

"Despite the interest rate volatility, demand remains high, with lots of enquiries coming in from people looking to buy.

"And there are some demographics that will benefit from a change in the market, with first-time buyers being one of the potential winners.

"We've seen affordability ratios getting continually stretched and if this eases it could allow more people to realise their dream of owning their own home."

For more information on Bradley Hall, visit: www.bradleyhall.co.uk

We will navigate you through the mortgage maze

We have access to thousands of the latest mortgage deals, some on an exclusive basis that can't be found online, with other brokers or even with the banks direct.

0191 260 2000 | mortgages@bradleyhall.co.uk

www.bradleyhall.co.uk

The logo for Bradley Hall, featuring the company name in a white serif font on a dark blue square background.

Bradley Hall





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Brancepeth Haydock Lodge

£645,000

Bradley Hall is delighted to welcome to the market this exceptional, three-bedroom, stone-built barn conversion, softened with painted cedar panelling at first floor level, and located in the sought after Brancepeth Manor Farm Estate. Brancepeth Manor Farm was the once famous racing stables of the former Grand national winner Red Marauder and has most recently been developed into an exclusive estate of barn conversions and is rapidly becoming one of the most sought-after residential locations in County Durham. It sits close to the established village of Brancepeth with its famous Castle and well-regarded golf course and club house, as well as being only 5 miles to the west of the historic city of Durham with its famous world heritage sites, cobbled streets, eclectic mix of shops, restaurants and bars and the established university and County Hall. This property is truly a one-of-a-kind home with captivating views over the lake and countryside from all levels. Extending to over 2000sq.ft, this home boasts high quality finishes throughout and is approached via automatic wrought iron gates hung on stone pillars and leading to the sweeping driveway that dissects the farmland and provides access to the hamlet of barns.

Durham
durham@bradleyhall.co.uk
0191 383 9999

BradleyHall

Northumberland Simonside Drive

£510,000

Bradley Hall are delighted to welcome to the market this gorgeous family home nestled within the picturesque Northumbrian countryside in the charming village of Longframlington. This beautifully finished modern home occupies a prominent plot and benefits from serene views of the sweeping countryside towards the Simonside Hills.

Located in the much sought after village of Longframlington situated in the heart of Northumberland offering easy access to the many attractions and villages along the beautiful Northumbrian Coastline, the village has a local shop, café, bars and a restaurant, further amenities can be found in the historic market towns of Morpeth to the south or Alnwick to the north with a variety of traditional shopping and national retailers also schooling for all ages. Transport needs are catered for by local buses and the A1 trunk gives vehicle access to the region north and south. Morpeth has a mainline rail station on the East Coast Line to Edinburgh and London.



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Alnwick
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BradleyHall



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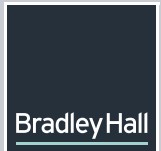
Northumberland Easington

£600,000

Bradley Hall is delighted to welcome to the market this beautifully presented family holiday home, which is part of a collection of successfully ran holiday lets. The Seabreeze infuses the traditional charm of Northumbrian country living with contemporary, modern style to create a truly unique property in a highly desirable coastal location in close proximity to Bamburgh.

This listing provides an incredibly rare opportunity to acquire a stand-out property which is currently ran as a successful holiday let amongst its neighbouring properties. This listing is the ideal option for those looking for a 'get up and go' holiday bolthole or for investors looking to purchase an already successful holiday let.

Alnwick
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 01665 605 605



Hexham

White Beam Way

£530,000

Bradley Hall is delighted to welcome to the residential property market this impressive "Troon Style" five bedroom detached family home, built to a high standard by Taylor Wimpey approx 1 year ago and occupying a generous plot on the St Andrews development.

This lovely family home is accessed through a spacious welcoming entrance hallway with cloakroom/WC and doors off leading to a study and a spacious lounge at the front with double doors leading to the dining room at the rear. A modern well-designed kitchen/breakfast room with luxury vinyl tiled flooring, generous range of navy units at base and wall level, white quartz work tops and inset sink unit with monobloc tap. 'AEG' integral appliances to include a five-burner gas hob with Wok burner and extractor hood above, double oven and grill units, dishwasher, fridge, and freezer. There is also a fitted utility room, the breakfast area has double glazed bay windows and doors to the rear garden.

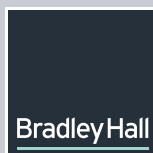


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Morpeth
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Positively Plants with Dobbies

Taking decorations down after the festive period can leave our homes feeling a little empty so there's no better time than January to add some much-needed flare to our homes with houseplants.

Set the tone for a positive 2023 by adding different varieties of plants to your indoor space, to help create a relaxing atmosphere. Senior Houseplant Buyer at Dobbies, Claire Bishop is encouraging customers to start – or add to – their houseplant collection in 2023 and reap the benefits of the added greenery. Claire has shared her top tips on her favourite houseplants, and where she recommends you place them for maximum effect.

Tropical rainforest bathroom

Create a sanctuary in your bathroom by styling multiple houseplants around the space for a relaxing rainforest feel whilst soaking in the bathtub. The Calathea is a great choice for this space as not only does it feature visually striking foliage, but it also works as great air purifier. Tillandsia, also known as Spanish Moss, is also a fantastic plant for the bathroom, with long wiry stems that add dimension to wall spaces. By choosing fresh foliage in your bathroom and introducing climbing plants, you can create a tropical vibe that will have you imagining you're bathing in the tropics.

Make a statement in the living room

For many of us, our living rooms form the hub of our home, where we come together as a family to spend quality time with one another. Houseplants are a great way to brighten up these spaces and can work well to complement your existing home décor. An easy way to make a statement in your living room is by styling a few large plants together in a corner for a pop of colour and life. By layering different textures and heights with plants like Monstera and Dypsis,

you can create a dramatic effect that will elevate your interiors and purify the air at the same time.

Bring zen to your home office

With working remotely still the norm, our home office spaces deserve some TLC. The area we work in should be filled with things that help us increase our productivity, and plants do just that. Houseplants have been proven to have major mood-boosting power, leaving people feeling overall happier by their presence. Claire suggests sprucing up the shelves above your desk with some small potted plants to bring a sense of zen your home office.

Breathe life into small spaces

If you're working with limited space, or simply want to add some low-fuss greenery to your coffee table, Claire suggests grouping together Succulents or small plants to create a mini jungle you can personalise to suit your style. Succulents such as the Echeveria and Euphorbia require little watering, meaning they're perfect for first-time plant parents or those looking for some low-maintenance greenery to brighten up their living space. Potted plants like Sansevieria and Haworthia are also great for styling in smaller spaces and can be arranged on a side table to bring a pop of fun to your home.

Dobbies has a wide range of new houseplants, guaranteed to enhance your indoor space and breathe life into your home this January.

Find out more at www.dobbies.com





The region's new build specialists

Take a browse through some of the impressive new-build developments and properties which are currently available through Bradley Hall's established North East residential branch network.



FOUR APARTMENTS LEFT

Shepherd's Quay, North Shields

Shepherd's Quay provides homes that fit right into and take full advantage of what the environment has to offer. A carefully crafted design and material palette, which a tradition brick choice allows the buildings to sit seamlessly and in harmony with their surroundings. The development showcases a collection of apartments that all benefit from spectacular water views so that everyone can experience the unique local landscape and the animation that the river traffic brings to the setting.

Price from £140,000

gosforth@bradleyhall.co.uk | 0191 284 2255



TWO PLOTS REMAINING

Adey Court, Newbottle

The Adey Court development consists of 23 homes, comprising of three detached and 20 semi-detached houses, in the popular village of Newbottle. The development offers homes with a range of three and four bedrooms and will feature open plan kitchen/dining rooms and master ensembles. The Magna Homes development of Adey Court will benefit from the Help to Buy scheme available on selected plots.

Prices from £199,950

durham@bradleyhall.co.uk | 0191 383 9999



FIVE PLOTS REMAINING

The Birches, Sunderland

The Birches located in Chapelgarth, Sunderland, is an exclusive new Story Homes development featuring a range of high-quality 3,4 & 5 bedroom homes that are anything but standard. Designed for modern living and build to last, these new homes offer more than your average new build. Higher ceilings, airy open-plan space, and a high specification. The development features impressive street scenes with a mix of brick, stone and render to make each house different from the next in this exciting new community.

Prices from £359,995

sunderland@bradleyhall.co.uk | 0191 563 4242



THIRTEEN PLOTS REMAINING

St Michaels Way, South Ryhope

Persimmon Homes brings a selection of new two, three, four and five bedroom new homes to village of Ryhope, St Michael's Way benefits from excellent proximity to the beach, schools, amenities and transport links, making it a great choice for many buyer. Nestled on the coast 4 miles south of Sunderland, Ryhope is a small, friendly community with a range of amenities for those living there.

Prices from £184,950

sunderland@bradleyhall.co.uk | 0191 563 4242



TWO PLOTS REMAINING

Backworth

Backworth enjoys ready access to Newcastle Upon Tyne via road and Metro network links, which makes it ideal for commuters and those who enjoy the restaurants and amenities of the nearby city. Whitley Bay and the coastline are just a short journey away also, with golden beaches and further opportunities for dining/drinking. This exclusive development of just 7 units is due for build completion later this year, and is likely to prove popular with prospective purchasers.

Prices from £365,000

gosforth@bradleyhall.co.uk | 0191 284 2255



ELEVEN PLOTS REMAINING

Hillfield Meadows, Silksworth Road

Persimmon Homes' Hillfield Meadows development features a great mix of two-, three-, four- and five-bedroom homes. With excellent transport links and a choice of amenities close by, you'll be sure to find something that perfect for you and your family. Silksworth Road is just a few miles from Sunderland's city centre. It's a popular area with plenty of local facilities and amenities but its nice to know that you'll have city centre facilities just a 10-minute drive away.

Prices from £131,950

sunderland@bradleyhall.co.uk | 0191 563 4242



EIGHT PLOTS REMAINING

The Kilns, Beadnell

Homes at The Kilns have been specifically designed to be spacious and welcoming. The village centre and spectacular coastline are both just a short stroll away. At this Bondgate Homes, each property is constructed using tradition materials and trades. The clever mix of distinctive brick and stone from Hexham's Darney Quarry gives a charming and very traditional look to the exterior of the development. Each of the 45 homes has a landscaped front lawn and benefits from a private driveway.

Prices from £241,000

alnwick@bradleyhall.co.uk | 01665 605 605



FOUR PLOTS REMAINING

The Paddocks, Acklington

The Paddocks development is a stunning selection of two, three, and four bedroom houses and bungalows set within the award winning village of Acklington. The Paddocks is perfectly located in the centre of the peaceful village of Acklington. Just ten minutes' drive east is the idyllic Northumberland coast and the seaside towns of Amble and Warkworth. The Bondgate Homes development of The Paddocks has been specifically designed to be spacious and welcoming, with secluded plots surrounded by trees and hedgerows, guaranteeing fabulous rural views by with a degree of privacy rarely found in new build developments.

Prices from £410,000

alnwick@bradleyhall.co.uk | 01665 605 605



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Ponteland

Runnymede Road

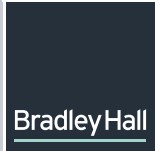
£2,750,000

Astonishing, six bedrooomed modern mansion nestled within one of the most prestigious roads in the North East of England. Occupying an impressive plot of around 1.2 Acres, this incredible property takes full advantage of the views over the river Pont and the open countryside. The accommodation briefly comprises to the ground floor; entrance vestibule which leads into the imposing marble floored reception hall with an elegant oak staircase to the first floor landing and a secondary staircase down to the ground floor leisure suite, large storage cupboard, cloaks/WC, formal dining room, morning room, study, and inner hall way accessing the drawing room with views over the River Pont, family dining room, luxury kitchen and laundry room. From the reception hall stairs lead down to the lower ground floor with marble floored hallway, cloaks/WC, gymnasium with hot tub, shower room, cinema room, large shelved storage room, 25' music room, snooker room with mahogany drinks bar, air circulation system and access to the rear gardens, plant room housing the boiler and hot water cylinder, and access to the two integral garages. Darras Hall is very well equipped and supported by excellent schools as well as the superb coaching inns, restaurants and bus links, along with car links by Woolsington bypass and by the metro system at Ponteland Airport throughout Tyneside. The area is very well supported by excellent sports facilities, golf clubs and easy access to Newcastle Airport.

Gosforth

gosforth@bradleyhall.co.uk

0191 284 2255



Amble

Signal Cottage

£3,000,000

Signal Cottage is a remarkable development comprised of three individual bespoke luxury holiday cottages built in 2020. Each of the homes benefits from glorious coastal views directly in front of Coquet Island.

The houses are currently ran as successful holiday lets generating a fantastic income but with generous room to grow this further with increased occupancy. The properties benefit from a wide range of amenities directly on the doorstep within the town of Amble, famous for its active harbour and food and drinks scene. Access to the wider coast and county of Northumberland is easily available through good transport links.

The property is situated to the eastern edge of the town on the SSSI headland dunes, an area of outstanding natural beauty and directly opposite the Coquet Island RSPB nature reserve. The property is within a truly unique position with some of the best unobstructed views available on the highly popular Northumberland Coast. Future developments of this nature are highly unlikely and the property is therefore likely to remain as a stand out coastal gem.



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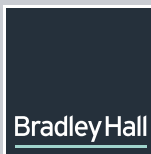
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Alnwick

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Lifestyle

The latest luxury lifestyle news
including travel, fine dining,
interiors and automotive



NEW LAND ROVER DEFENDER



Land Rover Defender is an icon reimaged for the 21st century. It is clever, capable, and safe for all the family, and in a category all of its own. Defender is built for adventurous hearts and curious minds, for those who know the value of community and strive to make a difference.

The unmistakable silhouette looks tough and is tough but designed with purpose and engineered to excite. Iconic in name, shape and capability, Defender can be personalised to allow owners to make the most of their world.

Across seven decades of pioneering innovation, Land Rovers have earned a unique place in the hearts of explorers, humanitarian agencies and adventurous families across the world. Proven in the harshest environments on earth, the Defender maintains this bloodline.

Beside the peerless luxury and refinement of the Range Rover family and the highly capable and versatile Discovery SUVs, New Defender completes the Land Rover dynasty. The spacious 130, practical 110 and compact 90 body designs are joined by the rugged Defender Hard Top commercial vehicle, which is also available in 90 and 110 derivatives.

Driven by a passion and respect for the original, Defender delivers a transformational breadth of capability

with up to eight on board. Advanced all-terrain technologies redefine adventure for the 21st century, remaining true to the pioneering spirit that has been a Land Rover hallmark for over 70 years. A distinctive silhouette makes the Defender instantly recognisable, with minimal front and rear overhangs providing excellent approach and departure angles. Land Rover's designers re-envisioned familiar Defender trademarks for the 21st century, giving the 4x4 a purposeful upright stance and Alpine light windows in the roof, while retaining the side-hinged rear tailgate and externally-mounted spare wheel that make the original so identifiable.

Land Rover's purpose-engineered D7x (for extreme) architecture is based on a lightweight aluminium monocoque construction to create a stiff body structure. It is three times stiffer than traditional body-on-frame designs, providing perfect foundations for the fully independent air or coil sprung



suspension and supports the latest electrified powertrains.

Defender has been through more than 62,000 tests for engineering sign-off, while the chassis and body architecture have been engineered to withstand Land Rover's Extreme Event Test procedure – repeated and sustained impacts, above and beyond the normal standard for SUV and passenger cars.

During development testing, prototype models covered millions of kilometres across some of the harshest environments on earth, ranging from the 50-degree heat of the desert and sub 40-degree cold of the Arctic to altitudes of 10,000ft in the Rocky Mountains of Colorado.

Defender's legendary toughness is highlighted by the five-star Euro NCAP safety rating awarded to the 110. An 85 per cent score for adult and child protection and 79 per cent for Safety Assist helped it gain the maximum possible score in this benchmark assessment. A transformational breadth of

capability sets New Defender apart. All-Wheel Drive and a twin-speed automatic gearbox, centre differential and optional Active Locking Rear Differential ensure it has all the hardware required to excel in the soft sand of the desert, the freezing tundra of the arctic and everywhere in between.

The 525PS Defender V8 builds on more than 40 years of Land Rover V8 heritage and features a unique specification and specially developed chassis set-up. Its Active Locking Rear Differential incorporates a Yaw Controller for even greater agility and unrivalled driver engagement.

Configurable Terrain Response allows experienced off-roaders to fine-tune individual vehicle settings to perfectly suit the conditions, while inexperienced drivers can let the system detect and deploy the most appropriate vehicle settings for the terrain, using the intelligent Auto function.

Its body architecture provides ground clearance of 291mm and world-class off-

road geometry, giving the 110 approach, breakover and departure angles of 38, 28 and 40 degrees (off-road height) respectively. A maximum wading depth of 900mm for all body designs is supported by a new Wade programme in the Terrain Response 2® system, which ensures drivers can ford deep water with complete confidence.

On dry land, Land Rover's advanced ClearSight Ground View2 technology helps drivers take full advantage of Defender's all-conquering capability by showing the area usually hidden by the bonnet, directly ahead of the front wheels, on the central touchscreen.

As a result, the New Defender redefines breadth of capability, raising the threshold for both off-road ruggedness and on-road comfort. It can negotiate crowded city streets as effortlessly as climbing mountains, crossing deserts and withstanding freezing temperatures. Its carefully honed handling delivers both a rewarding drive and first-class long-haul comfort across all terrains.



LUPUS MARE

DISCOVER THE ADRIATIC

Embark on a luxury yacht charter in the crystal waters of the Adriatic in summer 2023 with the newly refitted Lupus Mare.

The ultimate yacht for cruising Croatia's coastline and islands, featuring a brand-new onboard cinema, gym and sauna, with accommodation for up to 32 guests.

Spend your days sunbathing on board while your private chef prepares spectacular gourmet meals with freshly caught seafood. When you're seeking adventure, look no further than the yacht's fabulous array of watersports equipment, from a six-metre water slide to paddleboards, Seabobs and kayaks, perfect for exploring these magical islands up close.

Pristine national parks, ancient historical port towns and hundreds of uninhabited islands await...





Why Charter Lupus Mare?

Modern Cabins

Hosting up to 32 guests, Lupus Mare consists of 14 modern en-suite cabins, managed by a 10-crew team.

Wonderful Crew

A crew whose approach is to go above and beyond, offering first-class service to all guests.

Toys & Tenders

A six-metre-high Water Slide, underwater scooter, diving & fishing equipment provided on board.

Outdoor Space

Expansive outdoor space with plentiful sun loungers across two decks.

Impeccable Menu

Fresh and locally sourced ingredients are used in the chef's exquisite menu.

The dream itinerary with Lupus Mare

Day 1 Split to the Kornati Islands

Embark in the vibrant city of Split. Discover the ancient imperial Roman palace and stroll through the narrow winding streets, lined with traditional cafes. In the evening, dine in one of Split's harbour-side restaurants or enjoy dinner on board prepared by your wonderful chef and crew.

Day 2 Split to Solta

The island of Solta is blessed with many beautiful beaches and bays. Sunbathe, snorkel and swim in the sparkling waters before heading ashore to discover historical sites. For adventure keen guests, cycle around the island whilst site seeing followed by lunch in Maslinica harbour.

Day 3 Solta to Brac

Today you will discover the island of Brac. The island retains a feeling of remoteness despite being one of the larger islands in Croatia. Golden Cape beach, all about sunbathing and snorkelling is also renowned for its windsurfing opportunities due to the prevailing winds. If you wish to discover more of the island's history, a half day tour can be arranged which includes all of the main attractions, including a photo opportunity on the 778m high summit of Vidova Gora.

Day 4 Brac to Hvar

Known as the Croatian St. Tropez, Hvar is covered in pine forests, beautiful vineyards, olive groves and lavender fields. Hike up to the old fort in the morning for spectacular views followed by an afternoon relaxing in the port's restaurants and bars.

Day 5 Hvar to Vis

The most remote of the Dalmatian islands, Vis, has a low-key vibe, making it the ultimate destination for relaxing. Sunbathe on the secluded shoreline, snorkel in the crystal-clear waters or explore the coast on stand-up paddle boards. There is also the option to visit the small island of Bisevo to discover the Blue Grotto, known for its glowing, iridescent blue light. In the evening, stroll through the cobbled streets of one of the island's villages before heading back for sundowners on board.

Day 6 Vis to Korcula

They say no island has more legends or monuments than Korcula, and it is also one of the greenest islands in the Adriatic. There are many spectacular dive sites in the surrounding waters. Dive, snorkel and enjoy the yacht's water toys.

Day 7 Korcula to Mljet

One third of the majestic island of Mljet is occupied by the Mljet National Park, with its spectacular lakes and miles of forest. Awaken your sense of adventure by exploring the coastline and two saltwater lakes before heading ashore to hike the island's magnificent trails which offer views of Korcula and Peljesac.

Day 8 Mljet to Dubrovnik

Disembark in Dubrovnik. Charming cafes can be found every step of the way, while in the modern part of town you will find plenty of high-end establishments serving modern and experimental cuisine, all with typical Croatian hospitality.



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Winter Wellness:

Reasons to keep exercising in the cold, dark, winter months

As the painfully cold winter nights continue, the motivation to get our daily dose of exercise can admittedly be difficult to muster – but there are many health benefits to maintaining a regular workout regime, especially in the cold and dark months.

The team at Club Zest have shared their motivational insight on why you should continue to keep making the effort with exercise even in the winter, as well as offering some supportive tips on how to enjoy working out despite the adverse weather.

Exercising regularly has been proven to help with mental health issues such as Seasonal Affective Disorder (SAD) as well as supporting the management of stress levels. Dark nights and mornings can increase the chances of developing SAD - which is thought to be brought on by reduced sun exposure during the shorter autumn and winter days. The lack of sunlight is

suspected to stop a part of the brain called the hypothalamus working properly, which may affect the production of melatonin, serotonin and the body's circadian rhythm.

Exercise can be a natural remedy to low mood as it is proven to increase levels of serotonin, dopamine and norepinephrine in the brain and could help to combat SAD. Exercise improves and helps regulate neurotransmitter levels, which ultimately helps us feel mentally healthy. If you are suffering with low moods and signs of depression, it is always advised that you seek a medical professional as well as maintaining a healthy lifestyle.

Winter can also be a risky time for



those with Osteoporosis, which is a health condition that weakens bones making them fragile and more likely to break. Icy surfaces and cold weather means that falls are more likely with an increase in breaks and fractures during colder months. Osteoporosis can develop slowly over several years and is often only diagnosed when a fall or sudden impact causes a bone to break or fracture. The most common injuries in people with osteoporosis are broken wrists, hips, or spinal bones or vertebrae, but it is proven that Osteoporosis can be avoided by having a healthy diet and regular exercise regime. Adults aged 19-64 are advised to do at least two and a half hours of moderate-intensity aerobic activity, such as cycling or fast walking, every week. Weight bearing and resistance exercises are particularly important for improving bone density and have been proven to prevent osteoporosis.

Staying active in the winter may be a challenge, but it's proven to be a great

way to maintain a healthy blood pressure. Blood pressure generally is higher in the winter and lower in the summer because low temperatures cause blood vessels to temporarily narrow, increasing blood pressure as more pressure is needed to force blood through narrowed veins and arteries. Regular exercise makes the heart stronger, and a stronger heart can pump more blood with less effort. As a result, the force on the arteries decreases, lowering blood pressure and maintaining the function of the heart to a healthier level.

Many people fall into the trap of staying away from the gym during the winter. After all, the cold weather does just make us want to wrap up in the warmth of our own home. But it's worth reflecting on if this actually helps us to maintain our energy levels, our physical health and mental wellness. It is important to maintain a regular workout schedule as taking long breaks away from exercise can encourage dips in mood and motivation

to get back into a routine. Although taking time out is important to make sure the body has time to rest, taking long breaks between seasons can lower fitness levels and make you feel as though you're starting again from scratch. The team at Club Zest are passionate about the positive effects of maintaining a regular routine in order to ensure energy levels, health and motivation remain as consistent as possible throughout the year.

The winter should be taken as an opportunity to diversify your current exercise routine to keep it fun and interesting when exercising can be a bit more challenging. Try warm, indoor classes, keep exercise sociable by working out with a friend, try tracking what you are doing when to see if you notice a positive difference in yourself.

For more information on packages and classes available this winter at Club Zest head to [@clubzestfulwell](#)

Home interior inspiration for 2023

A new year marks fresh starts, making it the ideal time to experiment and make alterations to your home!



It was traditionally used in the framework of commercial buildings and offices but is quickly becoming very popular for domestic settings. With its variety of glossy, matte, textured, and polished components, aluminium can complement a wide range of architectural styles and interiors.

Bold Marble

Marble adds a unique focal point to whatever room you put it in, with its crisp, clean, natural look that is quickly becoming a popular trend in homes. The extremely durable material is a great addition to any room as it can withstand a lot of weight and is an ideal material for kitchens as countertops and island benches as it is very easy to look after.

Although Marble is a little costly, it ages very well, meaning it will last you a very long time and may be cost-effective in the future. If you are looking for more affordable pieces of marble and are willing to upcycle, you can purchase reclaimed marble to use in your home at a fraction of the price and it is also more environmentally friendly than most other surface materials!

There are many other options for incorporating marble into your home, for example, for a more subtle look, why not add marble accessories to your home, from kitchen accessories, lighting, shelving, art, ceramics, and bookends?

Or, for something a little different, you could use wallpaper to add a realistic marble wall mural to any walls in your home, instantly adding drama and luxury. Additionally, coloured marble, which comes in a variety of colours including red, pink, green, gold, black, and many more, is becoming increasingly popular for an even bolder look.

Sustainable Living

The increasing popularity of sustainable living is leading to more consumers being extra careful when it comes to their homes. Homeowners are beginning to turn away from fast furniture and instead are opting for used and vintage pieces, supporting the second-hand economy.

Additionally, by sourcing your homeware from local and second-hand shops, not only are you supporting small local businesses, but you are also helping the environment. It has become very important in recent years to understand where we are buying our materials from

The pandemic led to many of us appreciating our homes more and creating a sense of calm in all the chaos, with minimalist and neutral trends coming to the fore. 2022 saw bold patterns and colours, 3D art, multifunctional spaces, and many shades of green. But in 2023, we are expecting to see a big move towards sustainability at home, with a growing number of homeowners looking to buy locally, second hand or preloved items so they can make small changes to the environment.

So, here are some interior design trends we are expected to see in 2023...

Cork and Aluminium

Cork and aluminium has emerged as one of the top predictions for interior design trends of 2023, according to Matilda Martin, Lick's trend expert. To be as sustainable as possible, some interior design businesses utilise eco-friendly materials like cork and aluminium.

Cork, with its bark-like appearance, adds texture and warmth to any area in which it is used, giving your home an earthy, grounded vibe. When left exposed, it is also a well-liked material for interior and exterior walls because of how strong and biodegradable it is. For those colder days, cork can also be used for flooring as it is highly insulative which has become a very important priority for homeowners in 2023. Additionally, metal finishes cycle in and out of fashion in interior design but the predicted trend for 2023 is aluminium, due to its extreme versatility.





and how carbon-heavy they are, and how the products have been produced and transported.

Or, why not upcycle and reuse what you already have to give those unwanted fabrics, such as wallpaper, lights, and furniture, a new lease on life before they end up in landfill? There is a trend toward using natural materials and colours in your house to help create a calming and relaxing ambience. Green was a significant trend for homes in 2022, and it's anticipated that other natural-inspired colours will continue to be popular in 2023, making a perfect backdrop to enhance any space in your home.

Curved furniture

2023 is expected to welcome the revival of the 70's Conversation Pit in a modern twist, to encourage conversation, dinner parties and closeness. The conversation pit that was popular in the 70s was an architectural feature that allowed people to sit within proximity to each other and engage in conversation, however, they were often disliked due to accidental falls.

In 2023, we are embracing curved furniture to recreate and encourage a natural flow of conversation. The shape of curved furniture allows for a way to soften a room and is proven to give off a relaxing, welcoming, and calm feel due to the rounded and soft nature of the furniture.

Additionally, as curved and circular shapes are linked to safety and calmness and are therefore inherently appealing to our brains, adding curved furniture to your home could help you achieve a calmer and less stressful environment. The furniture with its soothing curves should not, however, be pushed up against a wall. Instead, arrange it in the middle of the room so that you can view it from all angles. Curved furniture is perfect as a focal point of a room instead of the TV, so position your curved furniture inwards around a coffee table and enjoy a coffee and conversation with those you love!



Wallpaper Borders

Wallpaper borders were first popular in the 18th and 19th centuries to hide imperfections on walls, but now they are making a return in 2023 as an interior trend to add colour, character and pattern to your rooms!

Borders are perfect for people who do not want to commit to a full wall of wallpaper in their rooms and are a quick and inexpensive method to change up the look of a whole space. Wallpaper borders offer countless design options as they can be placed at any height, in any room, and accordance with any existing architectural features in your home.

For a less conventional look, you can also install the borders just above the skirting or doorways to add a little interest. Wallpaper borders, however, are very adaptable and do not need to be restricted to just one space; they are not just for use on walls. To add dimension and creativity, borders can be placed on window frames, furniture, and even stairs.

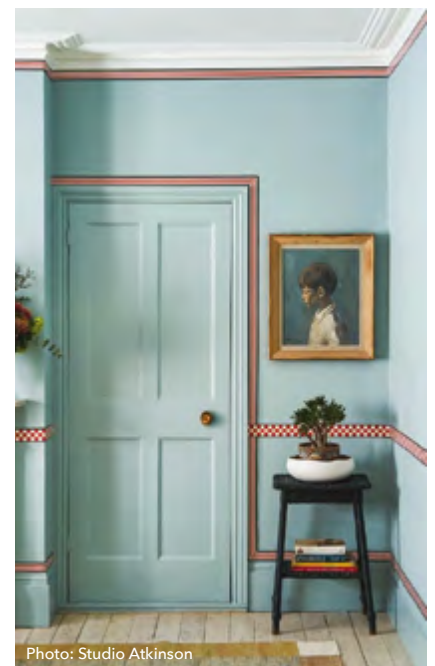


Photo: Studio Atkinson





Seaside seafood hotspot set to open

A Beachfront restaurant tucked away on Seaburn's golden sands officially opens its doors next month.



North, the latest venture from restaurateurs Ben Wall and Neil Bassett, will be nestled in the historic Bay Shelter on Seaburn's Lower Promenade, just yards from the shoreline.

The seafood restaurant will initially "soft" launch this weekend (16 Dec), before its official public opening on 4 January, when it will unveil its full menu.

Serving up an array of seafood dishes, natural wines and craft beers, the restaurant will be the city's only dedicated seafood restaurant and will create 10 jobs following its £250,000 restoration.

Ben said: "We are delighted to finally be opening and we can't wait to welcome the public through our doors.

"Both Neil and I live and work in Sunderland, so we knew as soon as we saw the shelter hit the market that it was a once in a lifetime opportunity.

"I mean, how many restaurants are there in the North East where you can step out of the door and immediately be leaving footprints in the sand?"

The menu will include dishes such as bouillabaisse with red bream, monkfish and mussels; fresh oysters; octopus with confit potato and piquillo pepper and scallops with chorizo and black pudding.

"Both the venue and the menu have been developed to nod to the city's rich coastal heritage and we're delighted with how it's panned out and the feedback we've received from the public so far," he added.

"Our vision is to create an all-day seafront restaurant, showcasing contemporary dining in a stunning but unstuffy and unpretentious environment,

servicing brunch in the afternoon and meals into the night.

"A number of new venues have opened up across Roker and Seaburn in recent years, helping establish the seaside as a destination in its own right, and we hope the opening of North will add to that and see an entirely new proposition introduced to its ever-growing offering."

The regeneration of the Bay Shelter has been supported by the Government's Coastal Communities Fund (CCF) which, alongside funding from Sunderland City Council, is helping breathe new life into a series of heritage buildings at Roker and Seaburn.

Lease income generated from the buildings will also be used to support the Sunderland Seafront Trust, which operates the Roker Pier and Lighthouse tours and help it to broaden its activities.

Cllr Graeme Miller, leader of Sunderland City Council, said: "The work being done to sympathetically restore some of our most historic buildings has already helped bring scores of new businesses to the city and we're delighted to see North following suit.

"Ben and Neil are both local entrepreneurs, who have a fantastic track record of setting up and growing successful hospitality and leisure businesses and I'm sure this will be yet another fantastic success story for the city."

For more information on Sunderland as a city to do business, visit: www.mysunderland.co.uk/business-and-investment





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Celebrating 40 years of sustainable business

We celebrated this milestone with over 100 customers joining us at our Newcastle showroom to enjoy chef cooked food from Bora and Neff as well as entertainment.

Reaching 40 years in business is no mean feat for a local independent retailer. We have faced challenges, as all businesses do with the latest being Brexit and dare we say Covid. We have had to have an agile business that adapts to the ever changing global disrupted supply chain and we have succeeded to manage this.

Our loyal customer base and love for what we do has enabled us to develop a team that are passionate about helping you change the way your home works to improve how you live. We are a local independent business that truly cares about unlocking the potential of your home. It was a hugely proud moment for us all when a customer from 37 years ago presented their original quotation on yellow paper stating how thrilled they are, still, with their kitchen.

Our 40th birthday demonstrates the sustainability of our business but care for the environment is certainly a theme for all of us moving forward and we all hold responsibility on ensuring we are doing our bit but what does sustainability mean to you?

Green credentials, recycling the weekend wine bottles, offsetting carbon emissions, reducing your personal carbon footprint and that of items you purchase, buying better - the list is endless and means something different to everyone. As a high quality kitchen design and installation business we absolutely fall into the 'buying better' category. The phrase 'buy cheap buy twice' springs to mind. We are proud that our furniture is built to last, after all a new kitchen is an important investment for your home. Incorporating

sustainable materials such as stone and wood offer long lasting, durable surfaces and timeless style.

We choose our suppliers wisely who are all contributing to bettering their 'green credentials'. From Hacker being the first kitchen manufacturer with a completely climate neutral product portfolio and the Callerton manufacturing site, in Sunderland, installing a Biomass this year - these are huge steps forward in our supply chain 'becoming better'. Whether this is something close to your heart or an assumption that is made when purchasing an item you can be sure that using a quality kitchen company will ensure that your new kitchen will last - for the long term.



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Picturesque Winter Walks in Northumberland

Northumberland is jam packed with beautiful paths and routes just waiting to be explored. We've handpicked the best opportunities to stroll across the countryside and enjoy miles of stunning coastline, with picturesque National Park trails to follow, as well as a plethora of fascinating history to discover.

1. Simonside and Dove Crag Circular

This 8.0-kilometer loop trail located near Morpeth features a beautiful lake and is rated moderate in terms of difficulty by All Trails. The trail offers several activity options and is best for those wishing to get out and about this winter.

2. Bolam Lake

Enjoy a peaceful lakeside walking and cycling in the delightful country park of Bolam Lake. Located ten miles from Morpeth in the heart of Northumberland's countryside, with a collection of woodland paths, grassland and a wonderful visitor centre with a café, shop and information area, this is the perfect place for a winter walk this festive season.

3. River Wansbeck

Wansbeck Riverside Park covers around 112 hectares of woodland, grasslands and the river and is located to the south of Ashington. The park is a popular area for activities such as walking and bird watching, as well as picnicking in the summer time.

4. Wallington

Walk along the banks of the River Wansbeck Follow the woodland paths that skirt the river's edge, cross trout bridge and tip toe over the stepping stones- this is the perfect spot for a crisp winter stroll.

5. Cragside

Explore Cragside's 1000-acre estate on paths weaving through woodland, alongside sparkling lakes and between cavernous rocks. Visit the Explore Cragside room at Cragside's visitor centre and pick one of their eight walks this winter.

6. Gibside

Whether you enjoy a relaxing stroll or a longer hike with varying terrains, walking at Gibside means you can stick to the paths or venture off the beaten track. During the festive season, Gibside also puts on an extensive light display and lights up the dark winter nights with a festive after-hours experience, as well as Christmas themed illuminated trails throughout December.

7. Hadrian's Wall

Walk in the footsteps of Romans and explore a World Heritage Site this winter. Immerse yourself in history on a circular walk to the iconic Sycamore Gap, or head out into Northumberland's countryside to discover areas of wetland home to a variety of birds and plant life.

8. Allen Banks and Staward Gorge

Allen Banks and Staward Gorge is the largest area of ancient woodland in Northumberland and has been here since the medieval times. Largely created by Susan Davidson, Allen Banks has become a fantastic home for flora, fauna and fungi and is a wonderful walk to do this festive season.





Revealed: The best place in the North East to live in 2023

- Official government data shows Newcastle has the highest life satisfaction rate in the North East
- Every local authority area enjoys a life satisfaction rate above 70%
- Northumberland narrowly missed out on regaining top spot by 0.1%



Residents of Newcastle now enjoy higher life satisfaction levels than anywhere else in the North East, according to official government data.

Analysis of Office for National Statistics (ONS) data by leading property agency, Bradley Hall, has revealed that Newcastle now offers the highest level of life satisfaction in the entire region.

The data, which ranks each local authority out of 10 on a range of factors, reported an average life satisfaction rate of 7.69 for those living in 'the toon', with Northumberland marginally missing out on regaining top spot by a single decimal point (7.68).

Since 2011, the ONS has asked personal well-being questions to adults aged 16 years and over in the UK to better understand how they feel about their lives. This includes how satisfied people are with life, how anxious they feel, how happy they are, and to what extent they feel the things they do in their lives are worthwhile.

The most recent data covered the period between April 2021 to March 2022, with Newcastle also making the biggest improvement from April 2020 to March 2021, leaping from 7.29 to 7.69, and while life satisfaction rates also increased in Northumberland, the county witnessed a more modest rise from 7.53 to 7.68.

Matt Hoy, managing director of residential at Bradley Hall, said: "The people of Newcastle haven't been short of reasons to cheer over the past year, and this certainly hasn't gone unnoticed.

"We've seen a real resurgence in housing markets outside of London since the pandemic, especially Newcastle and its surrounding areas, with people across the UK increasingly realising the fantastic life benefits that can be enjoyed beyond the capital.

"As a city, it has a cultural and leisure offer which can rival almost any city in the UK and it's unique position means residents are only ever less than an hour

away from the city, coast and countryside, so it's no surprise that it enjoys such high life satisfaction rates."

The other 11 local authority areas in the North East also scored highly in the rankings, with every area scoring above 7 out of 10.

"While Newcastle finished top for life satisfaction, it was only slightly higher than Northumberland and each of the other areas weren't too far behind either, which just goes to show the amazing offer we have as a region," Matt added.

"Whether it's rural or urban living, outstanding schools or culture that appeals most to a house buyer, the North East really has something for everyone and I'm confident that despite the challenges facing the housing market over the coming years, the region's resurgence will continue as more and more people realise that it's far from 'grim up north.'"

By The River

We dined at two of the coolest eateries in Gateshead recently and they did not disappoint. Located under the Tyne Bridge, and nestled among the Quayside's instantly recognisable landmarks sits By The River Brew Co.

BY FB VIVANT –
PORTFOLIO NORTH'S SECRET DINER

For anyone who hasn't ventured over to the southern side of the riverbank, By the River Brew Co. offers a collection of industrial-chic establishments within converted shipping containers, including a brewery, bar, restaurant, cafe, cocktail bar and street food market. We made recent visits to the Michelin recognised restaurant and cosy café.



Whilst we have been many times before, it was a while since we had been to Träkol, the applauded restaurant at By The River Co. and we wished we had been back sooner. Träkol offers seasonal small, large and sharing plates prepared with a special emphasis on preservation and cooking over fire. The latter has inspired the restaurant's set-up, with a prominent and visible kitchen showcasing skilled chefs as they manage fire to prepare their dishes, and it lends itself to the restaurant's name too which translates to 'Charcoal' from Swedish.

With a plan to while away the evening and take our time, we ordered in small rounds from across the menu including snacks, small plates and large plates. We chose bread, of course, which was served with a strong yeasty butter, and we ordered a set of Oysters to get things going. The Oysters were served raw (our preference) with dill and gooseberries. They were salty, fresh and aromatic and a great choice to cleanse the pallet before tucking into some of the heartier dishes.

Between courses, we watched the kitchen as they moved effortlessly between fire and ice. It makes for great culinary entertainment and a real insight into the work that goes into preparing such wide ranging dishes with meticulous care and attention. The garden kitchen which can be seen on the way into the site further allows for a somewhat immersive experience.

Our choice of dishes was a little

eclectic and included a beautifully sweet and charred patty pan squash with ricotta, and truly delicious squid with brassicas, green peppercorns and brown butter. Squid can be hard to get right but this was among the best we've tried. For a shared main, we chose the asado lamb served with cauliflower, pearl barley and imperial stout. It was rich and smoky but had a lightness from the cauliflower and pearl barley which took away from the mouth coating fatty-ness that can often be found with lamb dishes.

It was a generous, beautifully prepared and sophisticated meal in cosy yet architectural surroundings with an achingly good view of the Quayside. There really aren't many better places to look over whilst dining. Träkol always feels busy and bouncy, helped by the atmospheric lighting, flickering fire in the centre and adjoined bar. It feels like a secret and a little hidden away, despite its prominent location, and has a definite 'New York Cool' kind of vibe, paired with Scandinavian homeliness.

Next door, you will find Knead and Favør in the 'Backyard Bike Shop' building, and it's a must for sandwich aficionados.

Again, with a fire in the middle of the room, Knead and Favør continues the unique industrial-cool-cosy-homely feel. There are sofas, tall tables for gathering and short tables for dining all of which come with a view of our region's award-winning and high-end custom bike retailer.

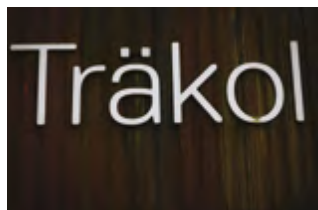
It may read like a strange mix, but the combination works and fits the site.

Knead and Favør offers a deli sandwich menu with really well thought through fillings. The 'Wakey Wakey Smell the Jackey' collaboration sandwich with Wylam Brewery came with Jakehead glazed pork BBQ sauce and vinegar slaw and pickles - It was astoundingly good. The 'Los Pollos Hermanos' also exceeded expectations, stuffed with fried chicken, hash brown, pickles, lettuce and chilli honey mayo.

Upstairs, you will find Fixie's Winter Garden on the roof terrace. We haven't had a chance to visit yet but its definitely next on our list for a night out. From the team behind the wonderful 'Mother Mercy', hidden deep below The Old George Yard off High Bridge Street, Fixie's Winter Garden is currently offering a range of seasonal cocktails with one of the best views in Newcastle.

Those who prefer a more casual dining experience can try the HWKR street food market which opens at weekends and hosts resident street food vendors including Acropolis, Dabbawal, Meat Stack and Veganatomy, among others.

By The River Brew Co. really has it all. It's as fitting a place for a romantic meal as it is for a group night out or to host guests. Anyone from out of town will be blown away by the location and won't be disappointed by the experience.



Delicious bites for a festive season to remember

Dobbies, the UK's leading garden centre, is once again proving itself as the go-to destination for all things Christmas with an impressive new menu of seasonal recipes, guaranteed to tantalise your tastebuds this festive season.

From canapes for Christmas parties, to delicious sharing dishes and desserts, to non-alcoholic cocktails that everyone can enjoy, indulge in Dobbies' great-value delights, and make your festive get-togethers memorable for family and friends.

Christmas canapes and magical mocktails Ideal for glittering festive soirees, these delicious canapes and accompanying mocktails will ensure your party is the talk of the town. Plus, they're super simple to make, meaning you can get the full family involved.



Virgin Earl Grey Martini

Makes 2

You will need:

- 100ml grapefruit juice
- 100ml cold strong Earl Grey tea
- 40ml lemon juice
- 25ml honey
- Few drops angostura or orange bitters
- 1 free range egg white
- Ice to shake
- Twist of grapefruit zest to garnish

Method

1. Place two martini glasses in the freezer to chill, preferably an hour in advance.
2. Fill a cocktail shaker (or flask) with ice and add all the ingredients. Shake vigorously for 1-2 minutes or until the shaker feels icy cold and the mixture is frothy.
3. Strain into your chilled glasses and garnish with a twist of grapefruit zest. Serve immediately and enjoy!

Goat's Cheese Bonbons

Makes 24

You will need:

- 300g soft goat's cheese
- 3g mixed soft green herbs such as parsley, dill, and chives, finely chopped
- 2g crushed pink peppercorns
- 2g toasted sesame seeds
- 3tbsp toasted hazelnuts, chopped

Method

1. To make your crispy coating, spread the chopped green herbs, pink peppercorns, sesame seeds and hazelnuts in a thin layer on separate plates. Then, line a baking tray with greaseproof paper.
2. Divide the goat's cheese into 24 equal portions. Using your hands, roll each portion gently into a small ball.
3. Roll your goat's cheese truffles in your coating mixtures, alternating between the herbs, peppercorns, sesame seeds and hazelnuts to get an even spread of flavours, until all truffles are evenly coated. Place on your lined baking tray and refrigerate for at least 30 minutes.
4. Serve up and enjoy!



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The Ultimate #FiveStarFacial with Studio Aesthete



As our obsession with maintaining healthy, glowing skin continues throughout the winter months, facials are more popular than ever.

Offering everything from smoothing the surface of the skin to improving the skin's barrier, professional facials have been trending for a while and don't appear to be falling out of favour anytime soon.

The 3D HydrO2 has also proven popular as facials have risen the ranks of skincare popularity. This advanced multi-technology facial device offers the opportunity to treat anti-ageing concerns, fight skin congestion, and combat the affects of dull or pigmented skin.

3D HydrO2 combines the benefits of two of the most sought-after facials on the UK market along with five additional technologies to ensure each client leaves the clinic with glowing, brighter, and more youthful looking skin.

The tool's technologies target a variety of skincare concerns using a selection of attachments. Focusing on radio frequency, hydro peel treatments, exfoliation, oxygenation, electro ion treatments, hydration, and fire and ice technology the 3D HydrO2 is the ideal tool for offering clients a wide variety of treatments from one product at an exceptional standard - no wonder this product is dubbed the ultimate #FiveStarFacial.

Offering seven technologies and five unique facial protocols for brightening, anti-ageing, and clear skin the 3D HydrO2 offers a technical solution through a variety of treatments.

- The Hydro Peel treatment uses a combination of three solutions including AHA, BHA and galactomyces ferment filtrate, hyaluronic acid and acetyl hexapeptide 8. This combination cleans the pores, manages congestion and bacteria and offers a deeply hydrating and nourishing finish to brighten the skin, provide the skin with greater elasticity, and improve the appearance of wrinkles.
- The Exfoliation technology allows oxygen to be drawn in the skin through the use of a vibration cleaner which encourages the production of CO2 during the reaction, including a release of oxygen from the increased red blood cells. This effect on the skin is known as the 'Bohr Effect' and it helps deliver oxygen to the metabolising tissue.
- The Oxygenation spray creates a Venturi effect which, by breaking down the molecules within the product, encourages maximum absorption allowing intense skin hydration.

- The Electro-ion technology is used for skin lifting and uses electroporation which increases the absorbency of the cell for product penetration. Ultrasound vibrations momentarily creates spaces in the outer layers of the skin, by disrupting the barrier, it allows for greater absorption of the applied product. This technology revitalises and 'wakes up' dull and lifeless skin.
- Radio-frequency delivers the energy specifically into the dermis creating heat, increasing the temperature in the dermis. Fibroblasts are the connective tissue cells that produce collagen and elastin. This process causes an immediate contraction of the existing mature collagen cells. This results in the production of new collagen and a tightening of the skin.
- Ultrasound technology is used for product infusion to encourage a stimulating effect on the blood flow and cell metabolism. This biochemical effect triggers a micro-massage in the tissue, which influences the fibroblasts and stimulates the formation of new collagen.
- The Fire and Ice plate is a dual modality handpiece that produced a maximum of 42 degrees warming and a minimum of 5 degrees ice cooling. Repeatedly altering the temperature of the skin helps to create heat-shock proteins which in turn helps to repair the skin and strengthen the skins elasticity.

Studio Aesthete, a holistic, private clinic based in Sunderland and Newcastle recently added the 3D HydrO2 Facial to their toolkit of treatments thanks to the product's unique cutting-edge technology. Incorporating the HydrO2 Facial into Studio Aesthete's repertoire has allowed director and lead nurse of Studio Aesthete, Lucie Royer, to expand the facials she has on offer while ensuring her clients are able to feel good from the inside out.

As the 3D HydrO2 offers an extensive list of facials, Lucie believes this is the next logical step in assisting her clients and growing her business.

To find out more information regarding the 3D HydrO2 contact Lucie via www.studioaesthete.co.uk





Heel & Toe Children's Charity Wonkaland Ball 2022

On 25th September Heel & Toe Children's Charity hosted their 'Wonkaland Themed' annual charity ball at The Hilton Hotel, Gateshead.

In attendance were event sponsors, local businesses, parents of children from the charity and staff members, all gathering to raise vital funds for children with physical disabilities and complex needs.

The event was huge success, raising just under £50,000 on the night. All proceeds from the ball will go directly to providing a range of therapies to children across the North East Region.

If you are interested in attending next years' event or would like to support Heel & Toe charity, please get in touch.

Email: info@heelandtoe.org.uk.





Uncorking the Five Key Characteristics of Wine

With the Portfolio North Wine Club

There are many ways to describe wine, earthy, sweet, zesty, dry – the list goes on, but what does it all really mean?



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Getting to know what makes a good wine while uncovering what particular qualities you personally like in a glass of the good stuff can make your drinking experience much more enjoyable.

If you enjoy your wines, or want to buy a bottle as a gift, it's important to understand the basic qualities and to appreciate the five main profile defining characteristics of wine.

Sweetness

One of the most distinguishable characteristics of a bottle. The sweetness of wine comes from the residual sugar when the entirety of the grape hasn't been fermented into the alcohol. Whilst everyone's sensitivity to sweetness is different, it's a fairly immediate flavour, making it one of the instantly recognisable characteristics of wine.

Sweetness is also the main factor contributing towards the calorie count of a glass. A very sweet wine would have a lot more calories than a bone dry vino - sorry to anyone with a sweet tooth (but wine calories don't count - right?)



Acidity

Grapes grown in cooler climates often contain higher acidity because there's less warmth and sunshine available to increase the grapes' sugar and pH levels. The acidity plays a big part in how 'tart' or sour a wine is. Unripe grapes have high acid levels, but that drops as they ripen.

Most acid in wine comes from grapes, these acids include, tartaric, malic and citric. When it comes to pH level, wine usually sits anywhere between a 2.5 and 4.5pH on the scale.

A wine that has high acidity will usually taste crisper and more tart on the palate. A wine which is low in acid will feel softer and rounder on the palate. An easy way to detect the acidity of a wine is by assessing how much it makes your mouth water.

Tannin

Tannins, commonly referred to as tannic acid are water-soluble polyphenols that are present in many plant foods. Tannins are natural compounds, existing inside a grape's skin, seed and stem and are released from each grape as they soak in their juices, immediately after the grape's been pressed.

As white wines ferment without grape skins, 'Tannin' is mostly used when describing red wines, due to the drying, rubbing sensation the drink leaves on your tongue after drinking. However, Tannin can also be absorbed from oak barrels, so it can be found in white wines, but with a lower intensity.

When looking out for tannin in your wine, you'll want to focus on the texture of your tongue. A high level of tannin removes proteins from the tongue, drying your palette. If you were wanting to describe the wine you were sipping to be high in tannin, you'd call it 'tannic'. Tannic wines work well to cleanse the palette of rich, fatty meat and cheese, and are a perfect winter warmer.

Alcohol

Whilst also contributing to the wine's texture and viscosity, the alcohol also plays a part when it comes to the aroma with it carrying the wine's scent from the surface straight to your nose.

The alcohol in the wine we drink is a chemical called ethanol. When producing wine, fruit (usually grapes) are put through a process called fermentation to create

alcohol. With the time taken to ferment playing a key role in the final alcohol percentage.

The average alcohol by volume of wine tends to range from anywhere between 10% to 15% - with higher alcohol wines tasting bolder and oilier, while lower-alcohol wines feel lighter.

Body

Finally, the Body. The sweetness, acidity, tannin, and alcohol are the four factors working together to make up the wine's body. When describing the body of a wine, we talk about them being either light, full, or medium bodied.

Light bodied, or 'lighter' wines generally hold more acidity, less alcohol, tannin and sweetness. Whereas, full bodied, or 'bolder' wines have the opposite properties. They are less acidic, higher in alcohol, are more tannic and sweeter.

A good way to assess the wine's body is to take stock of how heavy it feels in your mouth. One way to think of body is to think of the difference between skim milk (light), whole milk (medium), and cream (heavy).

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