

ISSUE 20 | 2023

PORTFOLIO

NORTH

An aerial photograph of a city, likely Sheffield, showing a river in the foreground with several boats. In the middle ground, there are large industrial buildings, some of which appear to be under renovation or construction. The background shows a dense urban area with many houses and buildings, extending to hills in the distance under a dramatic, cloudy sky.

Sheepfolds takes shape

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SCAN ME

A cracking start to 2023

Editors notes from Cassie Moyse

Welcome to the latest edition of Portfolio North and the first of 2023. Portfolio North is here to celebrate the outstanding businesses which are making huge changes to the region. That is why we chose our latest cover shot which showcases the progress at the Sheepfolds project in Sunderland, which has been brought to fruition by Building Design Northern.

The new £2m transformation of the dilapidated Victorian building which was once home to the North Eastern Railway Co stables is at the heart of Sunderland's £500m Riverside project. Sheepfolds will be home to a range of food, drink, and hospitality venues, with many independent local businesses already announcing plans to open at the site.

Hairy Biker's Si King announced plans to open his first standalone venture, as well as Speyside Distillers, an artisan distillery in Scotland's Cairngorm Mountains, will open the city's first Whisky Snug and cigar lounge, RESINN will be offering homeware, gardenware and gifts, as well as freshly brewed tea and coffee with an on-site state-of-the-art roastery while Zinc, from the team behind Michelin Guide restaurant Route in Newcastle, will open a restaurant serving seasonal food.

It's a very exciting time for projects and developments across the North East, and we're certainly noticed the enthusiasm and drive that many businesses have started the year with. We have welcomed a raft of new partners and clients from a variety of industries. It's great to be supporting a range of businesses with their marketing strategies, as well as continuing with many businesses which we've been working with for a long time.

I am delighted to welcome our new partners, SDDE Smith Group to Portfolio North. The firm, which includes businesses Host & Stay, WOODsmith Construction Group, Grey-Smith Legal, Styled, Manhattan Property and CoStays, has seen impressive growth in the last year. The firm recently celebrated a significant growth in revenue from just under £6m in 2021 to £15m in 2022, and employment almost doubling from 159 people to 314 group employees. The group has also supported communities across the North of England through volunteering and giving back efforts with over £135,000 donated to local causes.

We've also welcomed Kirtley Co. on board for 2023 and I am looking forward to supporting a commercial property owner which puts their tenants first, and is

passionate about supporting North East born and bred SME's. The company has recently transformed the iconic Mackie's Corner in Sunderland from an unused and neglected building to become a hub for independent businesses and is now opening its upper floors as high quality office space for businesses of all sizes.

We've also welcomed many new businesses to this edition and future editions this year including; Dame Allans School, Newcastle Building Society, Sunderland BID, MHW PR and Oltco. Sunderland City Council has signed up to its third year with us, while Mincoffs Solicitors, Berry's Jewellers, Bradley Hall, Creo Comms, MMC Marketing & Research, Smart Outdoor, Glass & Mirror Solutions, Ramsie Hall, Inn Collection Group, Doree Bonner, Karpel Mills, Callerton Kitchens, The Lord Crewe and more are all set to continue with us this year. It's a jam-packed edition with great content.

In this edition, we have some fantastic thought leadership from Tom Shanks on Newcastle's Clean Air Zone while Neil Hart discusses the threat of the next pandemic. Two people who are not shy of speaking their mind and sharing their concerns for real issues which will and are impacting our region.

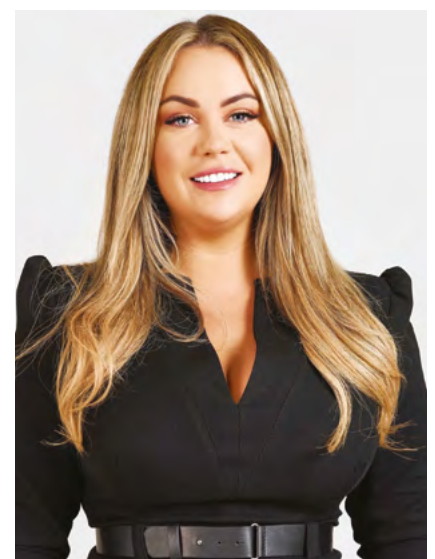
In our lifestyle section, we have shared how to achieve the best wine pairing, everything you need to know about living in Ponteland, a review of the Audi Q8 E-Tron, we share our tips on timeless crafting for Mothers Day, mortgage advice, an amazing recipe from one of the region's top chefs, some of the best prestigious properties on the market, a review of the amazing Geisha in Jesmond, and more.

My priority is to ensure that the businesses which we work with on Portfolio North gain great coverage directly to a targeted audience of key decision makers, business owners and high-net-worth individuals, that our magazines are in the right places at the right time, that our digital coverage including website, social media and e-newsletters ensures that we're also

reaching a wide target audience digitally, that our out-of-home advertising raises our brand so our clients benefit from it, and that our events are carefully curated and provide valuable introductions and contacts.

Having good relationships in business is paramount. The North East is a fantastic place for business as there is so much support and collaboration, most businesspeople just want to see others do well. It all feeds into the North East economy cycle, if one business is doing well, then so will others. It's very important to growth and professional development to be able to gain other's perspectives and learn from each other's experience. I am incredibly grateful for the network and friends made along the way and I do my utmost to support other people and organisations.

Thank you for reading and I hope you enjoy the rest of the magazine.



Cassie Moyse
Director
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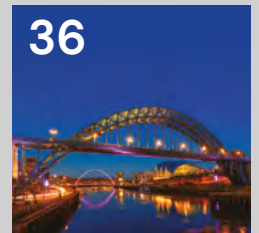


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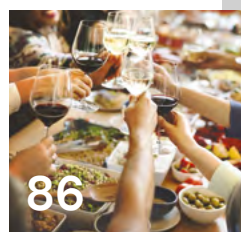
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Building Design Northern celebrates 40 years of business





THIS YEAR, award-winning architecture and engineering practice, Building Design Northern (BDN), will open the doors to a stunning leisure development that will breathe new life into a building from a bygone age.



Reinvention at its finest. Poetic, given that this year, BDN marks 40 years in business – a milestone made possible by the company's own incredible story of transformation. BDN is now one of the region's most ambitious and dynamic professional services businesses. The company is the driving force behind Sheepfolds' Stables, a £2million project which will see the Grade II listed building – which stands in the shadow of Sunderland AFC's Stadium of Light – converted into a mixed-use leisure venue comprising retail, food and drink and entertainment space. It's the second heritage building the company has taken on, having purchased and transformed the Old Simpson Street School, making the prominent Sunderland building its head office. The £1m renovation project reimagined the 1800s, Grade II listed, former Victorian school building into a sustainably stylish working environment and eight luxury loft apartments.

Since relocating to Sunderland, BDN has rapidly grown roots in the city, going from 14 to 27 employees in just 18 months. The firm is playing an instrumental role in the city's transformation, having worked on designs and engineering for Ashburne House, Hylton Castle and leading the award-winning Spire View residential development. Sunderland City Council also appointed the firm to support an ambitious £59m housing development programme across the city.

But the impact of BDN's work extends some way beyond the boundaries of Wearside. From commercial buildings across the UK to pioneering cutting edge residential developments, the business is a far cry from the Darlington based engineering firm it began life as in 1983. But the firm retains the same focus on quality, something that has allowed BDN to achieve such longevity.

Bought out by managing director Richard Marsden in 2019, BDN has evolved to a multi-disciplinary practice, offering architecture, structural and civil engineering services nationwide from its Sunderland and Ulverston bases. It has a key focus on sustainability and its innovative, eye-catching design and smart engineering means it has accrued an enviable list of clients, winning awards for its work.

Founded during a period of upheaval for the construction industry, the practice achieved remarkable growth in the first ten years of trade, expanding its professional services offering and staff count. The company developed a strong niche in the retail sector, delivering a number of major construction projects for national retailers including B&Q and Halfords.

The firm's services rapidly expanded to architectural design, surveying, project management, structural and civil engineering, building cost analysis and contract management. And as the benefits of a multi-disciplinary practice became clear, there was an increased focus on the development of the structural and civil engineering departments, with Clive Oliphant joining as a director in 1993, setting up the organisation's first Durham office, strengthening working relationships with local firms.

It was in 2001 that Sunderland-born architect

Richard Marsden joined the practice as a trainee, and quickly demonstrated his flair for business, majorly influencing the development and success of the architecture department. His vision saw the architectural arm of the business quickly establish itself, with an impressive portfolio of clients across the UK.

To streamline operations, BDN headquarters relocated in 2007, operating solely from the Rivergreen Centre in Durham, later moving to Salvus House. After 30 years of service, Barry Richardson retired in 2013 with directors Clive Oliphant and Gary Ward stepping up as managing directors and co-owners of the business.

Operating with a steady workflow in the North East, the decision was made to expand, which saw the opening of a second office Ulverston, Cumbria in 2018. Just a year later, and by then serving as architectural director at BDN, Richard acquired the remaining shares of former managing director Clive Oliphant and co-director Gary Ward, who remained as consultants to aid the transition. Since then, the company has accelerated its growth, with clients including The Body Shop and British Steel and a growing team of talented architects and engineers.

In recent years BDN has developed strong ties to further education providers across the North East, employing five apprentices and engaging with B-TEC and T-Level students, leading, and inspiring the next generation about careers in architecture, engineering and construction. In 2022, the company entered a 'Knowledge Transfer Partnership (KTP)' with Northumbria University, placing BDN at the forefront of innovation, and allowing the business to utilise the vast expertise held within the university. It is this future-focus that Richard believes will fuel the company's growth for many more years to come.

Richard Marsden, managing director at BDN, said: "Building Design Northern has achieved remarkable growth over the past forty years. From leading innovative residential developments to restoring historically significant sites, we are so proud of our successes and achievements and very much looking forward to continuing to make an impact on the built environment through our own, and our clients', fantastic developments.

"I would like to say a huge thank you to all the staff and clients who have supported us along the way. I am honoured to lead such a dynamic and innovative firm, with a workforce that is so dedicated to the transformation of our local area and committed to designing stunning spaces that create incredible opportunities for the people of Sunderland, Ulverston and beyond.

"As BDN enters its 40th year, we are striving to develop and invest in the best talent available to provide exceptional services for our clients as well as launching ambitious growth plans to expand our North West and North East bases. Our history is something we're enormously proud of, but our eyes are firmly on the future."

To find more about BDN, visit bdnlt.com or 'Building Design Northern' on LinkedIn.



Legal & General and Landid top out in Sunderland

Two new build office buildings that will change the face of Sunderland city centre have 'topped out' with a traditional ceremony.

Legal & General-backed commercial properties, Maker and Faber, which combined will create 150,000 sq ft of Grade A space for professional services firms, as well as exciting retailers on the ground floor, are already making their mark on the city, with the steel frames now fully erected.

Legal & General chief executive, Sir Nigel Wilson, made his way to the top of Maker for a traditional topping out ceremony this morning, alongside Sir Andrew McAlpine, partner at Sir Robert McAlpine, the building and engineering company delivering the scheme; Landid MD James Silver; as well as the chief executive of Sunderland City Council Patrick Melia.

Part of Riverside Sunderland - a mixed-use urban quarter that is extending the footprint of the city centre - Maker and Faber are two key new additions to the city's property portfolio, that will attract businesses offering thousands of new jobs when they open their doors in 2024. They are part of Legal & General's £100m commitment to the Riverside Sunderland site, alongside a further £60 million to transform the Hilthorn Park area for new economic development, delivering important infrastructure and regeneration which responds to the needs of the local area, and enables long term job creation.

Sir Nigel Wilson said: "These are hugely significant developments that will not only change the face of Sunderland but will deliver a vital boost to the economy in a city that is fast becoming a poster child of urban regeneration.

"This is Inclusive Capitalism at its best. With an injection of long-term capital, towns and cities can be completely transformed, and have a direct positive social impact, creating jobs and supporting real wage increases, whilst creating a virtuous circle by generating income to pay pensioners."

Maker stands six storeys high, providing 80,000 sq ft of office space, and Faber at five-storeys high, will deliver 70,000 sq ft of accommodation, and has already confirmed that 400 staff from RSA will move into the building in spring 2024. Maker and Faber represent the only speculative city centre office spaces in development in the North of England this year.

James Silver, managing director of Landid, said: "It was wonderful to see Maker and Faber top out in style this morning, a milestone moment as construction of these brilliant buildings gathers pace.

"Seeing the shell of Maker and Faber in position - the realisation of many, many months of planning and hard work - is a proud moment for us at Landid and in just over a year, we'll be ready to welcome businesses that will play a key part in regenerating Sunderland city centre."

Sir Andrew McAlpine, a partner at Sir Robert McAlpine, said: "These are two hugely impressive buildings, and seeing them pierce the skyline in Sunderland is a proud day for us. We're delighted to be playing a part in transforming the city centre with a development that will create jobs and opportunities for local people and businesses. During the construction, we are keen to generate social value for the community, recruiting local workforce and supply chain partners and supporting training opportunities in the region."

Maker and Faber are a key part of Riverside Sunderland, named Best Future Place at the prestigious Pineapple Awards, which will create a vibrant, mixed-use site, comprising 1,000 new homes for up to 2,500 new residents, as well as a range of new places to enjoy - including parkland both sides of the river, and 'the UK's best library', Culture House - and 1m sq ft of office space. It will boost the number of people living and working in the heart of the city, creating a stronger daytime and evening economy by doubling the resident population of the city centre from 2,500 to 5,000 and increasing employment by 50% to 18,000.

Patrick Melia, chief executive of Sunderland City Council, said: "Topping out is a key moment in the development of any new building, but the sense of tradition and occasion today made this extra special.

"These are game-changing developments for Sunderland, and - as these two buildings top out - we move that step closer to realising the impact they will have, not only through the physical change they bring, but through the confidence they will give to our city centre traders who will reap the benefit of thousands more people on the doorstep by day and evening."

Both buildings are being actively marketed by commercial property agents Knight Frank and JLL with Faber already having attracted its first tenant, RSA, bringing 400 jobs to the city centre.

To stay up to date with Maker and Faber's development, visit www.makerfaber.co.uk or follow @makerandfaber on social media.





The SDDE Smith Group celebrates year of exponential growth



At the close of 2022 The SDDE Smith Group had a lot to celebrate; a three-figure percentage growth in revenue from just under £6m in 2021 to £15m in 2022, and employment almost doubling from 159 people to 314 group employees. Furthermore, we have helped communities across the North of England through volunteering and giving back efforts with over £135,000 donated to local causes.

The group has enjoyed another year of growth across each of the businesses, led by our CEO, Dale Smith. Dale's achievements were recognized at the Growing Business Awards, winning 'Young Entrepreneur of the Year'.

Dale reflects on the win: "To even be nominated for this award was fantastic, but to win the award against a number of fantastic young entrepreneurs delivering outstanding products and services is one of the best moments of my career so far. And to have my wife Rachel, and my Mum and Dad, Diane and Shaun with me there on the night made it even more special."

He continues: "I could not do what I do without our unbelievable teams and leaders across the business, and so this award is by no means an individual one - it goes to all of our 300+ colleagues, and shows the dedication we all have to really making an impact, and delivering our purpose of pushing boundaries to create better places to live, work and stay. This is just the start for The SDDE Smith Group."

Echoing Dale's comments, the Group's success is a result of the incredible work put in across each of the companies, let's look into each of individual businesses successes across 2022:

Host & Stay

2022 has been an exceptional year for Host & Stay, winning Best Property Management Provider at the National Landlord Investment Show Awards, Best Leisure Property Management Company at the Shortyz Awards and Best Property Manager Northern England at the STAA Awards.

Host & Stay now boasts over 700 properties on the portfolio, year on year growth that has come from the committed work of the entire Host & Stay team. From Guest Relations, to Maintenance and Housekeeping, Host & Stay provides a best in class service to owners and guests across the North of England, and that area is set to grow.

Host & Stay's continued success inspired Rachel Sherwood (Leicestershire) and Joel Higgins (Manchester) to become franchisees of the Host & Stay brand last year. Rachel Sherwood explains why she and her partner took the leap to become franchisees: "We have always believed in the merit of providing high quality housing so adopting the Host & Stay ethos of premium high-end properties is a good fit. What we really

loved about the Host & Stay brand is the end-to-end service they provide for property owners and guests alike."

Finally, and most notably, Host & Stay became shirt sponsors for both Middlesbrough Football Club and Sheffield Wednesday Football Club. Sponsoring a Championship club, Middlesbrough FC, brought brand recognition and promotion, however continued work has been completed with the MFC Foundation to give back to local communities. Host & Stay will be leading an Initiative with local schools which sees students in low income areas rewarded with Middlesbrough FC tickets for high attendance; keeping kids in schools where they can best prepare for their future.

Dale Smith recognises the consistent hard work of the business: "The Host & Stay brand continued its organic growth across 2022, seeing the portfolio grow from 500 properties to just over 700, meaning the 1000 property mark is now well within our sights for 2023. We continued to grow our full management service, with our housekeeping team completing over 30,000 changeovers in the year, whilst maintaining a 'cleanliness rating' of 9.17. A fantastic achievement. We also welcomed two new franchise locations in the later part of the year, and we're well positioned to expand the Host & Stay Partner scheme to more than ten locations as we head through 2023."





WOODSmith Construction Group

2022 has been a year for accreditations and accomplishments across the board for WOODSmith Construction Group. Growth has been rapid, but it's no fluke, it's a perfectly measured balance of hard work, determination, and ambition. Unchanged from 2021, WOODSmith Construction Group continues to be committed to the health and safety of their people and maintaining excellent standards. These unwavering commitments and the hard work of the team saw them achieve their ISO9001 accreditation and the Elite level of CHAS accreditation in 2022. In addition, this year they passed the RISQS Audit, with WOODSmith meeting the health, safety, operational and competence standards

necessary to work in the rail environment.

Commercially, this year saw WOODSmith Construction achieve contract wins with Anglo American, British Steel and most recently with Story Contracting Limited on Middlesbrough Train Station. Work was also completed on the Styled Suite at Middlesbrough Football Club where WOODSmith were responsible for the renovation of the hospitality lounge. Huge clients for a construction company still in its infancy in terms of age.

In the residential sector, WOODSmith Construction have been going from strength to strength; this year they've had their highest number of projects and their highest revenue yet. It's not just the number of projects that have increased, but also the size, completing multi-unit

and large-scale renovations. Furthermore, the residential team itself continues to grow, with two new colleagues joining the team in November.

WOODSmith's ambition to become the North East's number one construction business was a step closer after driving revenue to £6m across 2022, up from £1.19m in 2021. Gary Wood, Managing Director of WOODSmith Construction Group, comments: "We have achieved so much again this year as a team, and we continue to go from strength to strength. I'm excited at what the year ahead holds for us."

Dale Smith has nothing but high praise for the business: "WOODSmith Construction Group continues to defy all reasonable expectations of such a young business."



Grey-Smith Legal

This year Grey-Smith Legal completed the acquisition of Cochranes Law Firm, adding offices in Stockton and Billingham, along with increasing their workforce from 11 to 27 colleagues.

It was an impressive year for award wins; Jo Grey, Legal Director was Highly Commended in the Conveyancer of the Year category at the 2022 LEAP Modern Law Conveyancing Awards. Grey-Smith Legal were also crowned winners at the Global Business Awards taking home the Most Efficient Residential & Commercial Conveyancing Company North East England. In addition, they won at the Lawyer Monthly Legal Awards in the category of Property Law.

Finally, Grey-Smith Legal's hard work and customer focus can be validated by their 5* Reviews on the Solicitor Review Panel. This is a tremendous achievement for the firm and is absolute testament to Grey-Smith Legal's tenacity, dedication, professionalism, and high level of customer service.

Dale Smith comments: "What a year for Grey-Smith Legal and still only in its second full year of operation. Revenue has grown by over 300% year on year. The Grey-Smith Legal brand continues to build its five star reputation, providing exceptional client service, ranking 1st in Redcar & Cleveland, 7th in Teesside and 256th nationally according to Review Solicitors."



Styled Interior Design

2022 was the year Styled Interior Design took on their biggest commercial projects to date. September saw 'The Styled Suite' at Middlesbrough Football Club come to life; the Styled team successfully created a bright, accommodating and modern space to enjoy events, birthdays, and top class football hospitality at The Riverside Stadium. They rounded off the year completing two impressive office renovations, one in Leeds and the other in Stokesley.

In addition, Styled have taken on their highest number of residential projects this year, many resulting in high quality holiday homes that now feature on the Host & Stay platform.

Finally, the entire Styled team were involved in raising over £1100 for Teesside Hospice; with Bethany, Katie, Tasmine and Jasmine completing the 38 mile walk from Saltburn to Scarborough to raise the funds. It was no easy feat! The SDDE Smith Group are proud of the team for using their volunteering day, amongst their busy work schedules, to give back to their local community.

Katie Molnar, Senior Interior Designer, for Styled reflects on the year: "2022 has been another crazy year! We have more than doubled our team, completed our first commercial projects as a company and to top it off we already have some amazing projects in the pipeline for 2023."

She continues: "The team has gone from strength to strength and we can't wait to see where we are this time next year."

Dale Smith adds: "2022 was a year that elevated Styled Interior Designs status within the industry, raising awareness across the property investments sectors and completing its most notable project to date, the redesign and transformation of Middlesbrough Football Clubs Riverside Restaurant into the Styled Suite. The Styled team will be looking to expand on its reputation growth across 2023 and pull in a number of new commercial projects whilst continuing to deliver best in class accommodation projects across the short let sector."



Manhattan Property

Manhattan Property had an exciting start to 2022; in January the site was picked for the new Manhattan Property office and following a quick turn around, works were completed to renovate the office and the doors were opened to the public for the first time.

For an estate agent in its first year, ranking number 1 on Rightmove for property detail views would be impressive. Manhattan, did that twice! From July to August, they ranked number 1, getting more attention than any other agent. Then to round off the year they achieved it again in December! In 2022 Manhattan Property sold 19 properties with a value of £3.1 million.

Dale Smith is unsurprisingly impressed: "The first year of operation for Manhattan Property as an estate agency and letting brand, and the business has seen respectable growth in what has been a highly contested sector in recent years." Dale continues: "With the housing market now starting to change direction, I think Manhattan Property is well positioned to leverage its SDDE Smith Group backing and provide a suite of services, and a level of expertise that is unrivaled by other agents."

Costays

Dale Smith reflects on a year of progression for Costays: "2022 has seen continued brand development for CoStays as we try to establish the brand as a main player in the SA blocks, BTR and PBSA markets. As we head into 2023, the CoStays brand is well positioned to take advantage of a changing ride in the property investment market, and also looks set to now break into PBSA management. CoStays is definitely one to watch for 2023."



Looking to the future

As we move into 2023, The SDDE Smith Group has a number of exciting projects in the pipeline, business rebrands, partnerships with leading businesses in the local area, and the launch of our new ESG Strategy, along with the launch of The SDDE Smith Foundation which will see the group pledging 10% of profits to support people, places and the environment.

Dale Smith commented: "The future belongs to those who are sustainable and inclusive, we are all encompassing, working with intent to address and tackle material issues. Our purpose starts with our people. We are moving towards a more sustainable future, together"

After another impressive year, and while it's hard to say what the future holds, one thing is certain: The SDDE Smith group will continue to grow and push boundaries to create better places to live, work and stay.

To keep up to date with The SDDE Smith Group and their brands visit www.sddesmithgroup.com or follow their social media. If you want to get involved or work with The SDDE Smith Group email: alex.forster@sddesmithgroup.com.

North East business leaders celebrated on New Years Honours List

North East business figures have been awarded for their outstanding contributions to their sectors.

Geoff Hodgson, Chairman of the Blyth Harbour Commission, has been named in the 2023 New Year Honours list. Geoff has been awarded an OBE in recognition of his services to the UK Ports Sector and the Economy in North East England.

Geoff was appointed a Commissioner for the Blyth Harbour Commission in 2012, became Deputy Chair in 2014 and Chair in 2016. During this time, Geoff has spearheaded a wide variety of significant events that have contributed not only to the record success of the Port but to the wider economy.

In 2021, under Geoff's leadership, the Port of Blyth announced record financial results and operational performance figures. The overall Group turnover grew to £25.5 million, the highest total in the Port's 140-year history.

Geoff spent his early career in sales and marketing roles for multinational companies including Proctor and Gamble, Diageo and Coca Cola but returned to the region in the 1990s to work for Newcastle Breweries, rising through the ranks to become chief executive of the Federation Brewery.

As well as being chair of the Port of Blyth, Geoff works as an investor, advisor and mentor with local companies and has held a number of non-executive board positions, with involvement with the Nigel Wright Group, Clearly Drinks, Trustack and UMI amongst other business interests. He is also deputy chair of the Tyne & Wear Community Foundation and Durham School.

Responding to the award Geoff Hodgson said: "I am humbled and flattered to receive this award. I believe it is a reflection of the hard work and dedication of all of the team at the Port of Blyth. I accept it with pride on behalf of everyone who has contributed to the Port's success.

"We have in recent years shaped the Port into a nationally significant hub which is at the forefront of supporting the offshore renewable energy sector. To each one of my friends, colleagues and associates, past and present, I would like to say thank you for your support."

Sophie Milliken, founder and CEO of Moja Group and North East Entrepreneur of the Year 2020, has been awarded an MBE.

Sophie has been recognised for her services to business and education, was the co-founder and Managing Director of SRS Recruitment and Employability Experts, which became the leading provider of assessment centre simulations for universities, preparing over 30,000 students for graduate jobs.

She sold the company in 2019, exiting in January 2022 and setting up Moja the same month, working with entrepreneurs and senior executives to amplify their personal profiles and become known authorities in their industries.

Sophie is heavily involved in the wider business community as Chair of Smart Works Newcastle, which supports women into employment through interview clothing and coaching. In addition to this, she runs several business networking events and supports start-ups and scale-ups as an investor and Non-Executive Director.

"I am absolutely thrilled to be included in such a prestigious list. I was shocked and delighted when I found out I had been awarded an MBE- I consider myself very lucky to work with so many amazing people across the region and beyond. The North East is a hotbed of talent and philanthropy and I hope that this award will help raise the profile of the great opportunities and initiatives in this region."



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News in Brief



Master chef of Great Britain joins Leila Lily's...

A holder of one of the culinary world's most prestigious titles is to take the reins at a top Newcastle restaurant.

Jim Hall is one of just 140 chefs in the country to hold a Master Chef of Great Britain title – putting him at the centre of one of the most select and prestigious industry groups in the country.

And leading leisure operator Malhotra Group plc has announced the 37-year-old chef from Washington is the new head chef at its flagship venue, Leila Lily's, at Grey Street.

Jim who joins Leila Lily's from four AA star Lumley Castle Hotel, at Chester-le-Street, brings more than 20 years' experience to his new position including stints at hotels and restaurants across the UK and at Ramside Hall Hotel and Mal Maison in the North East.

Headquarters that's a home from home...

A LEADING North East housing developer is bucking the homeworking trend with a new headquarters and a raft of employee friendly initiatives.

While workers across the UK are increasingly asking to work from home, employees at Miller Homes North East are opting to head to their new office, at Cobalt Business Park.

For not only did they play a major part in its design but, with management support, they have also created a comprehensive health and wellbeing programme, providing everything from regular massages, to team events and healthy snacks and treats.





Striking Images Unveiled Of New Teesworks Services Featuring 160-Bed Hotel

An exciting vision to create a service complex on the edge of the Teesworks site has been unveiled. A 160-bed hotel, two parades of shops and a petrol station will all be part of a new services zone near the Trunk Road, at Lackenby. It will also feature a convenience store of around 4,500sq ft, a family pub/eatery, and

two other freestanding restaurant units. Outline plans will be submitted to Redcar and Cleveland Borough Council in the coming weeks. The scheme will provide shops, services and attractions for visitors and for nearby Grangetown, Teesville, and South Bank. It will also serve thousands of construction workers due to come

to Teesworks as work gathers pace on major projects in the coming years. A CGI flythrough from architects at Corstorphine & Wright shows how the impressive complex is set to look. Access to the park is due to come via the Trunk Road and from the A1053 - with the complex set to include two drive-thru facilities.



Esh Construction to deliver 105 timber frame homes in Middlesbrough

An £18 million contract which will deliver new affordable homes on the site of three demolished tower blocks in Middlesbrough has been appointed to Esh Construction. Known as Kedward Avenue, the 105-home development has been brought forward by Thirteen in partnership with Middlesbrough Council, Middlesbrough Mayor Andy Preston,

Homes England, and other partners. Esh Construction will build apartments, bungalows, and two, three and four-bedroom houses on two sites adjacent to each other in the Brambles Farm area of Middlesbrough. Modern methods of construction (MMC) will be used throughout the scheme, with all homes built with a timber frame. Ten of the

properties will also be built as 'net zero-carbon.' Esh's Pre-Construction Director, Chris Hale, said: "This is a significant contract award for our affordable housing division, and we're delighted to continue our successful working relationship with Thirteen.

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Levelling Up Secretary in North East England to sign historic £1.4 billion devolution deal

A landmark devolution deal has been signed in North East England by Levelling Up Secretary Michael Gove and eight local leaders in the region.

The devolution deal will transfer new powers to local leaders in the North East to deliver skills, transport and housing, supported by £1.4 billion of funding. The Levelling Up Secretary, the Mayor of North Tyne and representatives from all seven local authorities covering the region signed the deal in an historic ceremony at the Baltic Centre for Contemporary Art in Gateshead.

In the deal, the government guarantees the new North East Mayoral Combined Authority (MCA) more than £1.4 billion over the next 30 years which will enable the new Mayor and the councils to plan for the long term, with certainty, and unlock the benefits of devolution for 2 million people living in the area. This will complement the leadership of the Mayor of Tees Valley, which has already revived Teesside International Airport, created a new freeport and established a free school with leading educationalists.

The signing continues the government's devolution revolution with England moving closer to being 50% covered by bespoke regional devolution deals. What's more, the new agreement reaffirms the government's commitment in the Levelling Up white paper to offer a devolution deal to any area that wants one by 2030.

A local consultation on the deal is now open and if approved, people across

Northumberland, Newcastle, North Tyneside, Gateshead, South Tyneside, Sunderland, and County Durham will be given the power to elect directly a Mayor of the North East. This person can act as a local champion who can help attract investment to the area and act as a powerful local voice in discussions with central government and other bodies.

The historic deal will also give the Mayoral Combined Authority control over the multi-million pound Adult Education budget, so local leaders, colleges and training providers can work together to arm local people with the skills needed to drive local growth. It will also give control to the region of over half a billion pounds to upgrade public transport through a new City Region Sustainable Transport Settlement and provide immediate support to build new affordable homes on brownfield sites.

Levelling Up Secretary Michael Gove said: "I am proud to sign this historic devolution deal for the North East today, which will give local leaders the flexibility and freedom they need to tackle the most pressing issues affecting the day-to-day lives of people in the area.

"Levelling up the North East remains an absolute priority for the government, and I look forward to working closely with local leaders to unlock fresh opportunities that create tangible benefits for people right across the region."

Building on existing collaboration across the region and with central government, the new North East Mayoral Combined Authority will replace the existing North of Tyne MCA and Mayor, as well as the non-mayoral North East Combined Authority. This will bring the region together and provide a more strategic economic geography, which encompasses the whole Tyne and Wear region, as well as Northumberland and Durham.

These changes are subject to the statutory processes, including local consultation and Parliamentary approval. The deal is being published today to allow necessary governance steps to proceed and will be signed in in the early new year.

The North East deal means that government has now made devolution agreements with areas representing over 7 million people since the Levelling Up White Paper was published in February and agreed devolution deals with 8 of the 11 areas that were prioritised for devolution.

The Northumbria Police and Crime Commissioner (PPC) has announced that she is seeking the Labour Party's nomination for the top job, confirming a run that has been rumoured for months.

She is set to go head to head with Jamie Driscoll, who is currently the North of Tyne mayor, in the fight to become Labour's candidate.



Office demand increases in Sunderland

Vacancies within the office sector have fallen by 30% between 2021 and 2022 as a result of high demand in Sunderland according to the world leader in commercial real estate information, Co Star.



Bradley Hall has noted that demand has been particularly high for office premises across Sunderland, providing a strong and positive forecast for Sunderland's commercial property market for 2023. The firm noted that between January 2022 and January 2023 the Sunderland office received a 50% increase in office enquiries, further suggesting a positive forecast for the year ahead.

Bradley Hall's Sunderland commercial team has seen high demand across a range of commercial opportunities which have resulted in the sale of Hallgate House, a prominent office space in the heart of Sunderland, as well as the letting of sought-after office space in the impressive Grade II listed Commissioners Building.

Helen Wall, senior surveyor at Bradley Hall said: "Due to the ambitious plans of Sunderland City Council, Sunderland is an area benefitting from an extensive regeneration programme and is receiving unprecedented investment to support further economic growth, as well as to create over 20,000 jobs. As a result of

this cash injection, businesses that would typically look to acquire premises in larger cities such as Newcastle or Leeds, are coming to Sunderland at this time of great change for the city.

"Over 200,000 square foot of office space has been recently delivered throughout the Sunderland area, and with additional plans for over 150,000 square foot to be completed by 2024, office demand in Sunderland is certainly high." Bradley Hall has recently sold Hallgate House to Forever Care, a care operator who provide care solutions for children, young people, and adults across the North East of England and often further afield if required. The company has decided to make Hallgate House their new home, due to already having their main office base in Sunderland.

Bradley Hall's Sunderland operation has also agreed a heightened number of lettings in recent months, including the letting of one unit at the impressive Grade II Listed recently converted Commissioners Building in the heart of Sunderland. The Commissioner's

Building comprises a grandiose recently refurbished office building arranged over basement, ground, first and second floors. The accommodation comprises of furnished office suites ranging in sizes, with a range of additional facilities including access to a modern kitchen, several meeting rooms, and the Commissioners Chamber which is an extremely impressive board room, suitable for hosting events and larger client meetings.

The 140sq ft unit that has been recently let to Tobbell Engineering Solutions in the Commissioner's Building is the perfect space for the project management firm to grow their small business.

"With a great deal of demand for office space across Sunderland such as The Commissioner's Building and the recently redeveloped 'The Yard' attracting a great deal of attention, commercial office space appears to be more in demand than it has been for a while in Sunderland" added Helen.

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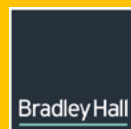
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Smart Outdoor supports Bradley Hall brand growth

The UK's leading digital out-of-home advertising firm has supported the growth of Bradley Hall's brand presence significantly – results have shown.

The firm saw a 50% increase in website traffic throughout 2022 as well as reaching 4million people via its social media channels. The firm also reported a substantial increase in organic traffic to its site, supporting heightened brand awareness.

Smart Outdoor operate dozens of screens across the North East, Yorkshire and Scotland, including across multiple sites in busy city centres; Newcastle, Sunderland, Edinburgh, York and Durham.

Group Marketing Director for Bradley Hall, Cassie Moyse, said: "Last year saw our brand awareness grow significantly. Our online traffic continued to expand through organic, non-paid search which indicates that more people are searching for Bradley Hall than ever before.

"Bradley Hall specialises in a range of property-related services including commercial agency, estate agency, property management, building surveying, valuations and lease renewals and mortgages. It's important for us to create targeted marketing campaigns but also to grow our brand so that we are at the forefront of people's minds when they need our services.

"We went through a brand refresh which included a streamlined, more modern look across all marketing collateral including; website, social media, boards, logo, brochures and documents, digital and print advertising and branded items. The rebrand project also redefined the company's mission and tone of voice so that our growing marketing team and brand ambassadors can confidently and consistently communicate the firm's purpose and personality.

"The Smart Outdoor screens were a perfect platform for us to share our new look brand to a wide audience. They reach up to 4million views a month across their established network of screens in some of the region's busiest areas for footfall and passing traffic.

"In some areas such as the A19, Tyne Tunnel, Felling Bypass and Tyne Bridge just to name a few, the traffic is mainly made up

of commuters who will pass the same advert on most days, gaining maximum exposure. People must be exposed to a brand five to seven times to start recognizing it. It takes further consistent exposure over time for the brand to become familiar enough to remember it by name - which makes the Smart Outdoor screens perfect for brand building.

"Mark, Sean and the team have been excellent to work with and I look forward to continuing with Smart Outdoor as we continue to grow our presence."

Smart Outdoor was founded in 2019 and are experts in digital OOH advertising with decades of experience with a passion for pushing the boundaries of what is possible in this ever-changing industry.

The firm recognised the potential of innovative software to make advertising campaigns highly targeted and extremely effective, becoming early adopters of this exciting new digital technology.

Mark Catteral, CEO of Smart Outdoor, said: "It's always great to see the businesses which we work with gain tangible results following a campaign. Many of our clients report back with heightened brand awareness and subsequent interest in their products or services.

"Bradley Hall is an outstanding local business which we are delighted to work with and support. It's great to see another North East business do so well and we are proud to have played a supporting role in that success."

Smart Digital Network comprises of their own regional large format media assets such as the Tyne Tunnel and Sunderland digital screens, plus a national network of 250 small format D4's which is a tri-partnership between Smart, Ink Spot Wi-Fi and Hill House Investment.

For more information please visit www.smartoutdoor.co.uk

Social Media Academy sees 65% increase in learner's month on month

A North East based social media training academy has seen a 65% increase in learners month on month since launching its innovative new course to create the next generation of social media marketing experts.

The firm is also in the process of recruiting more staff in order to meet the demand for the academy's services, which members of staff due to start in March.

The Social Co. Academy, which supports businesses of all sizes, train teams on utilising social media by creating engaging content to its full potential as part of their communications and marketing strategies. The courses have supported a range of businesses and organisations of various sizes and look to continue to expand their client base through the introduction of the Social Media Content Creator programme.

The Social Co. Academy was born out of parent company, The Social Co. which is a team of creative minds with specialists in every department including graphic design, videography, photography, animation, and social media management. The main aim of the academy is to educate people and businesses and generate awareness through workshops, masterclasses, and bespoke training solutions.

As The Social Co. has developed and grown the firm has also started to support businesses through monthly consultancy retainer work, and has been working



vigilantly to support NHS teams across the country with their content management.

The newest course on offer at The Social Co. Academy will encourage students to plan and develop creative content in line with a brief, through the use of budgets and costings. The course spans over 12 months and will enable each participant to achieve a level 3/A Level qualification.

The Social Co. Academy has teamed up with accredited DRL Services to produce the training programme designed to support and develop content creators. The partnership enables applicants to receive funded training through a service that is fully certified and is a main provider of the government's Register of Apprenticeship Training Providers (ROATP).

The Social Co. Academy is run by director, Zoe Pouton, who works closely with business owners to create bespoke courses to help drive results. Zoe said; "It has been amazing to see the difference our training provides businesses and witnessing how it can transform marketing strategies. The Social Media Content Creator course is bursting with practical information that can be used in the workplace rather than just boring theory. It is also a great way to build a career and to improve your individual development which we have seen grow in demand month on month as we continue to receive enquiries on how to join.

She said; "Applicants undertake this qualification with a lot of training providers but the difference in doing it with The Social Co. Academy is that we are a social media agency by trade, so we physically put everything we teach into practise every day and know all of the tips and tricks of the industry to relay over to our learners.

"Courses such as these that The Social Co. Academy offer many opportunities for businesses. Not only can this upskill current staff in marketing roles, allow

business owners to be self-sufficient on social media, but it also encourages businesses to see a significant financial return on investment.

"It has been fantastic to see the growth and interest this course has received and it has been brilliant to be able to need to take on more staff in order to support the demand. We are very excited to see how the course has been progressing and can't wait to meet the new cohort of students taking part in the course this year."

The qualification will allow students to:

- Interpret strategies and objectives of the brand and align these to the content
- Research, prepare and develop the media messaging to maximise audience engagement
- Develop and create written content that can be used across a variety of media
- Create visual and audio content that can be used across a variety of media
- Store content securely and methodically to enable efficient access and retrieval
- Collaborate with colleagues and clients to plan and align content delivery with business objectives
- Manage content online using appropriate tools and techniques
- Evaluate the effectiveness of the content produced against the original plan and recommend improvements
- Undertake continuous professional development to keep up-to-date with trends and technology

For more information about the Social Media Content Creator course with The Social Co. Academy content Zoe via zoe@thesocialco.co.uk

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Beginning of the end?

Emily Cannell, Partner and Head of Family at Mincoffs Solicitors explores the potential reasons relationship breakdowns can be prevalent at the start of the year.

Many of us go into a new year with a mindset geared towards changing for the better and for some people, this can mean bad habits aren't the only thing they plan to leave in the past.

While the 'new start' mentality is often associated with a spike of interest in gyms and exercise classes, the beginning of the year has also garnered a reputation for prompting an increase in divorce rates.

This may come as a surprise for some after the excitement and cheer associated with Christmas but the holidays could actually be one of the main factors contributing to the rise in numbers.

For many families it's a time filled with joy and happy memories, but for others it can be a stressful experience where finances are tight and expectations are high.

Those who have been considering divorce for a while might wish to wait until the holidays are out of the way before starting proceedings, especially if young children are in the picture.

Or it may be that more time spent with the other half - especially if the in-laws and extended family members have been involved - has turned up the

pressure and highlighted issues in the relationship which can't be resolved. Once the festivities are out of the way and couples go back to business as usual, the first few months of the year can be a rude awakening.

A strain on finances, winter weather and the fact that the summer holidays are a distant memory can all contribute to unhappiness at home and, for some people, this could prove to be the final straw. While this theory may seem cynical to some, it's not an argument without some merit. Data from the Ministry of Justice's Family Court bulletins shows the number of divorce applications often peaks in the first quarter of the year.

While it's impossible to know the exact reasons behind this, it's not out of the question to suggest that the transition to a new year may be encouraging couples to re-evaluate their lives - and who they want in them.

Last year saw an anomaly in the pattern as divorce applications spiked in the second quarter of the year, which was most likely a result of the introduction of no-fault divorces.

This came into effect last April as part

of the Divorce, Dissolution and Separation Act 2020 and allowed individuals to file for divorce without having to attribute blame to their spouse or having to wait for a period of separation to elapse.

Joint applications were also introduced as part of the act and are strongly encouraged, allowing a couple to apply for a divorce together as a means of facilitating an amicable separation.

Regardless of the type of application an individual is considering, it is vital that anyone contemplating a separation seeks legal advice from an experienced family solicitor.

Not only will they be able to advise on legal entitlements regarding financial implications and arrangements for children, but they will also be able to help manage what can be an incredibly difficult time, in a way which best suits your circumstances.

For friendly, confidential advice about divorce or relationship breakdown, contact Emily Cannell on ecannell@mincoffs.co.uk or visit www.mincoffs.co.uk/services/family-law

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New appointment at Sunderland- based digital development agency to support exciting future business goals

**Mike Parker joins
Land Digital as a Non-
Executive Director
to support their
ambitious business
goals over the next
three years.**

Land Digital, a Sunderland based agency specialising in digital transformation and growth, is excited to announce the appointment of Mike Parker to the board.

Mike joins Land as a non-executive director to support Land as they look to triple in size and hit £3 million in revenue by 2026, creating 30 new jobs to support their ambitious growth plans.

Land's clients already include Honda EU, Informa PLC, HIPP UK Ltd and TT2 Ltd (the operators of the Tyne Tunnel), where Land provided the technology behind the tolling system.

Managing Director of Land Digital, Jon, said: "I have known Mike for a while and his insight and experience will be invaluable to us as a business - and will be a key asset in the achievement of our strategy and growth plans over the next three years."

Mike co-founded Orange Bus, one of the UK's most well-respected digital agencies, growing it from a team of two to over 140. Orange Bus was acquired in 2016 by Capita PLC.

Mike said: "Having spent time with Jon and the team at Land Digital, I can see a huge opportunity to build on the solid base of blue-chip clients and develop this into a real North East success story."

"My focus will primarily be to work as an advisor to the senior management team, to help them with their processes, develop their offering and scale the business in line with their ambitious growth plans. I believe Land Digital is primed for growth, and I'm excited to be a part of that journey."

Jon said: "As a company, we're always looking for ways to grow and improve, and Mike's expertise will help us on the road to doing exactly that. He'll be working closely with our senior team to provide strategic guidance and support, and we're looking forward to seeing all the great things we can accomplish together."

With Jon and Mike's expertise combined and a strong senior team supporting them, the future for Land Digital certainly looks bright.

Mike's appointment brings additional experience and expertise to Land Digital, who are already looking forward to a strong 2023.





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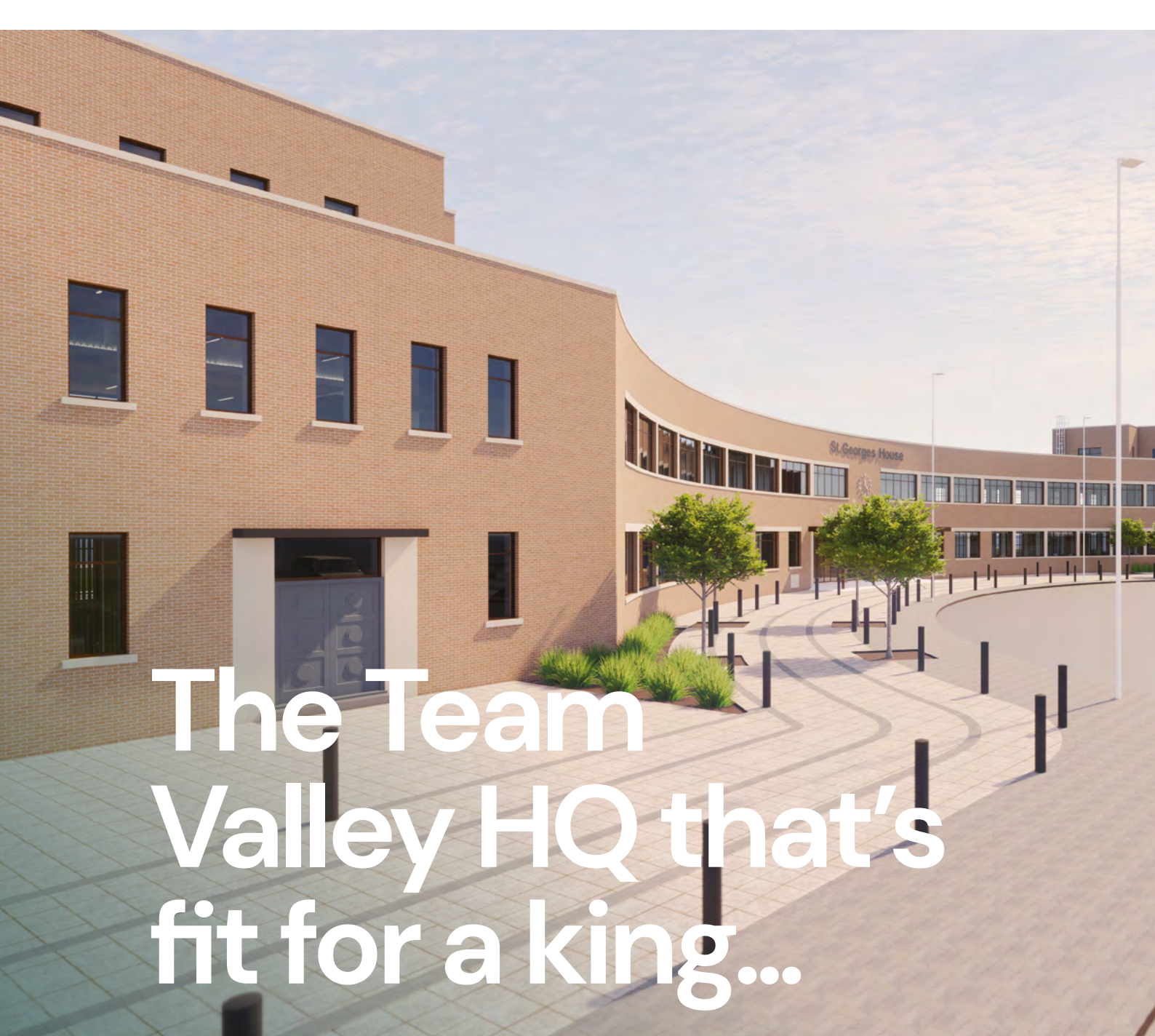
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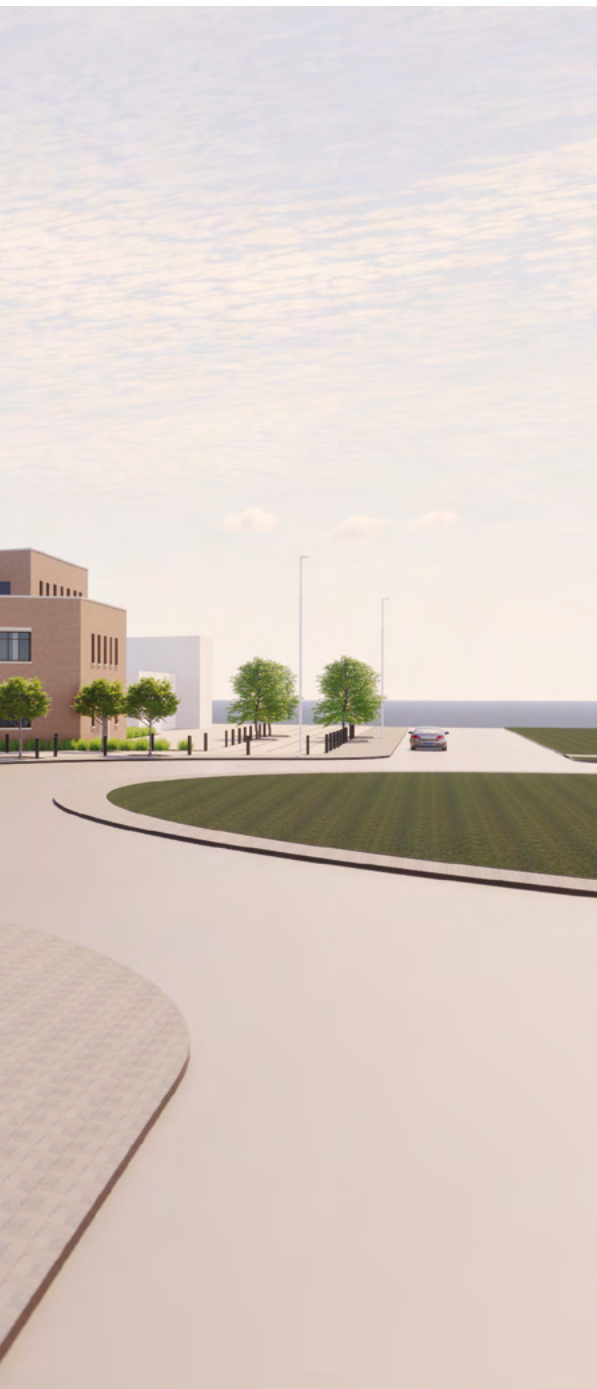
A historic North East building that set the scene for an Oscar-winning drama, is being transformed into modern office space to welcome new tenants.

Commercial property developer, UK Land Estates, is breathing new life into St George's House, which sits at the heart of Team Valley, one of the UK's largest trading estates.

The firm acquired the property, famously referenced in "The King's Speech", last summer and is investing £3m to renovate the two-storey 23,634sqft office building to create a leading-edge business space, while retaining the character of the original design.

Built in 1937, the striking showpiece property overlooks Kingsway North and South, with St George's House's unique structure perfectly matching the curve in the road.

David Gibbs, UK Land Estates commercial director, said: "St George's House is one of the Team Valley's crown jewels and renovating and updating it



is such an interesting journey. We are working with In-Architecture and Simon Grundy to develop exciting plans for the building and it's exciting to see them come to fruition, as we unearth a wealth of original features and quirky period design elements.

"As owners and operators of Team Valley, we couldn't miss the opportunity to purchase this building when it came on the market, and it's no surprise to see so much interest in it. It's important that the original charm and integrity of the building is being retained, while also creating a modern, accessible space that's attractive to tenants and flexible enough to meet their requirements."

One of the first buildings to be built on Team Valley, St George's House was officially opened by King George VI, played in an Oscar-winning performance

by actor Colin Firth, who is seen opening a copy of the building at the beginning of the film.

Over 700 businesses, employing more than 20,000 people are based on Team Valley Trading Estate, which was established in 1936 as a response to soaring unemployment.

David added: "When complete, St George's will provide the quality space for collaboration and wellbeing, so valued by progressive businesses and organisations focused on retaining and attracting enthusiastic motivated employees.

"Sustainability is another important factor for potential occupiers, and again this is something that has been at the forefront of our mind as we've planned out St George's regeneration. By replacing the ageing infrastructure of the building, while retaining its original

character, we are not only creating the quality space valued by firms, but also highly sustainable offices, suitable for modern working life."

Close to cafes, shops, a hotel, supermarket and gym, Team Valley is a five-minute car journey from Newcastle city centre and just a short hop to Newcastle International Airport, boasting excellent public transport links and parking.

In addition to the main St George's House office complex, UK Land Estates also acquired four adjoining units of between 1,127 sq ft and 3,734 sq ft as part of the deal, which are also being refurbished to provide modern self-contained offices.

For more information on UK Land Estates, visit: www.uklandestates.co.uk



UNW's focus on people worth its weight in gold

UNW's continuing commitment to developing its people has once again been recognised with the prestigious Investors in People (IIP) Gold status.

This is the fourth consecutive occasion the Newcastle-based independent chartered accountancy and business advisory firm has achieved the 'Gold' standard since its initial accreditation more than ten years ago.

Investors in People is a national organisation that encourages businesses across the UK to invest in their people. To achieve the accreditation, companies must take part in a rigorous assessment process which involves a detailed review by the assessor, an all-employee survey, and focused interviews with a large sample of employees.

UNW, which employs almost 160 people at its Newcastle city centre offices, was first awarded the 'Gold' standard in 2012 and has retained the status following three subsequent reviews, despite the framework evolving and accreditation becoming significantly harder to achieve.

Reflecting UNW's unrelenting commitment to investing in its people to ensure its clients continue to benefit from both technical and service excellence, the reaccreditation comes in the wake of sustained success across all areas of the business.

The firm's independent status together with its quality, size and ethos make it unique within the North East and this attracted a number of senior appointments in 2022, including Chris Wilson who joined UNW as partner and head of corporate finance following 18 years at KPMG, Martin Cross who arrived as audit and assurance partner after almost two decades at PwC, and Nick Broadhead who joined as corporate finance partner from KPMG.

At the other end of the career spectrum, UNW also continued its highly successful graduate and apprenticeship

programmes by taking on 20 new trainees in the last year.

Steve Lant, Tax Partner at UNW, said: "An Investors in People accreditation is sought by many businesses and the gold status is awarded to only a small proportion of those organisations, so it is something we can all be very proud of. To have held gold status for over ten years now is testament to our determination to making UNW a great place to work and developing our colleagues. Creating a fulfilling, enjoyable and rewarding working environment is incredibly important to us.

"We have never viewed the Investors in People accreditation as an end in itself. Quite the opposite; we have always sought to invest in our people in a variety of ways and taken the view that if we are doing the right things, the accreditation will follow."



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Bradley Hall tops North East commercial property rankings



Property specialist Bradley Hall has been ranked the top performing agency across the North East for commercial property sales and lettings.





The full-service property consultancy topped the 2022 EGI lettings and occupational sales ranking for the number of commercial property deals completed in County Durham, Northumberland and Tyne and Wear

Bradley Hall was also top overall for retail in the North East - for both amount of floor space and number of deals - completing deals on 60,446 sq ft of property, more than twice that of the next nearest company.

The company ranked third nationally for leisure deals, completing transactions on 236,061 sq ft of space.

In County Durham the company completed 71 deals, seven times as many as its nearest competitor and in Northumberland it completed double the amount of the second placed firm.

The figures show that Bradley Hall's Group CEO Neil Hart completed the highest number of deals in the North East - 101 compared to the next nearest agent who did 24. Associate director Joseph l'Anson was also third on the list.

EGI's On-Demand Rankings include leases and sales of offices, retail and industrial units across the UK.

Neil Hart, group CEO at Bradley Hall, said: "These are brilliant results for us and it is great news for everyone at Bradley Hall that the firm continues to thrive in the North East.

"We have been operating in the region for over 30 years and we've developed a strong reputation for the work we do - people know they can trust us.



"Having a presence in different locations across the North East means that our teams have the local knowledge and expertise to get the best deals for our clients."

Bradley Hall is a long-established full-service property consultancy firm with nine offices across the North.

"Confidence is still high in the North East commercial property," added Neil. "It's undoubtedly a tough time for people and businesses alike and they are having to think really hard about how they spend their money.

"But we're finding that people are seeing the North East as a great place to invest and there's plenty of great commercial opportunities in this area.

"And the strength of our performance across the different areas shows we are an ideal agency for those looking to invest in the region."

In topping the leaderboards for County Durham, Northumberland and Tyne and Wear, the company outperformed national and international rivals and it is the fifth year that the DealMaker of the Year Award has gone to a Bradley Hall agent.

The firm has offices in Alnwick, Durham, Gosforth, Manchester, Morpeth, Newcastle, Sunderland, Leeds, and Tees Valley.

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



KIRTLEY CO.WORKING SPACES IN

SUNDERLAND

MACKIE'S CORNER HIGH STREET WEST, SR1 1TX

Flexible workspace to let From 90 sq ft to 600 sq ft

Mackie's Corner High street West has been transformed, renovated and refurbished. To offer flexible workspaces like no other in the city centre. Allowing businesses to be surrounded by like-minded independents. Renovated to high standard individually deigned. From exposed brick to traditional Burlington bathrooms nothing else in Sunderland like it.

THE COLLECTIVE

90 sqft – 600 sqft

16 individually designed workspaces for small businesses who want that unique feel. From exposed brick to Burlington bathrooms.

THE DOME

2530 sqft

Consists of 6 large office spaces & the impressive Mackie's clocktower is included in this let.

CHAMBERS

6000 sqft

The famous nightclub hosted some of the world's top DJ's, it's the perfect place for company HQ, Restaurant or events space.



KIRTLEY CO. FLEXIBLE WORKING SPACES IN

MIDDLESBROUGH

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Space available from 100sqft to 3000sqft prices starting from £250 per month + VAT

- 46 Flexible workspaces in the centre of Middlesbrough
- Recently refurbished
- Easy access to the A66 and A19
- 2-minute walk from the bus station and car parks
- Office space, therapy rooms, meeting rooms, wellness space, yoga studios, treatment rooms and more
- 24 hour secure access
- Receptionist service Monday-Friday 9am-4pm
- Client meet and greet



Mixed Use Investment For Sale

154–168 Laygate Lane & 2–8 Dacre Street, South Shields

Guide price £1,000,000

- Mixed use investment
- Total floor area of 892.8m² (9,608ft²)
- 5 commercial tenants and 10 residential tenants
- Prominent well established location
- Potential rent of £100,184.80 per annum

Newcastle upon Tyne

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For Sale – Potential Development Opportunity

Benton House, Benton, Newcastle upon Tyne

Offers Invited

- Former social club and land
- Site area totalling 1.3 acres (0.53 hectares)
- Historic Grade II Listed building
- May be suitable for development, subject to planning permission
- Freehold



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Bradley Hall

Office To Let

DCS House, Mylord Crescent, Camperdown Industrial Estate, Newcastle upon Tyne

Rent from £10 per ft²

- Office suites to let
- Suites from 707ft² to 5,734ft²
- Within a popular business location
- EPC Rating C57
- Car parking facilities
- Available in whole or in part
- Office available to let as a whole or in part

Newcastle upon Tyne

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Office Premises To Let

Unit 3 Linnet Court, Cawledge Business Park, Alnwick

Annual Rent of £37,025

- Well presented office premises
- Total size of 229.7m² (2,473ft²)
- Ground and first floors
- EPC Rating B50
- Car parking facilities
- Popular business park location

Alnwick

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alnwick@bradleyhall.co.uk



Newcastle Clean Air Zone – how will it impact private transport?

By Tom Shanks,
Finance Director at Blueline Group

The design and implementation of Newcastle Council's Clean Air Zone, or CAZ, is a hot topic, and rightly so, given the significant implications this policy has on our city.

For the record, I'm a huge advocate of green transport and currently working with Newcastle University Business School and the Centre for Doctoral Training in Geospatial Systems at Newcastle University on my PhD that focuses on transport innovation, the future of mobility and green travel using over 168 million points of journey data in the North East.

At Blueline, we transport over 10 million passengers across our region each year - and, the only 24/7 regulated transport system in our region, licensed with all North East local authorities. Infrastructurally, taxis are vital in keeping our city ticking, night and day. And, in providing this service, we not only ensure the public is connected safely but also connect our region's professional sector, hospitals, schools, universities, hospitality sector and more.

Economically, taxis are also a fantastic stimulus for the local economy - with millions of pounds cycling between our customers and drivers before being reinvested back into local shops, bars, restaurants and a whole host of other local businesses.

So, how does the CAZ affect this?

Taxis that don't meet the clean-engine criteria set by this legislation will have to either upgrade their vehicle to one that is compliant or, alternatively, pay £12.50 for each day they enter into the CAZ.

At Blueline, established in 1958, we have the privilege of having the funds to buy brand-new cars, such as our hybrid Toyota range, on a yearly basis - brokering deals direct from vehicle manufacturers to ensure our cars are new, comfortable and environmentally friendly.

But, many independent self-employed drivers, during a cost-of-living crisis especially, do not have such privileged resources to go and buy these new, costly vehicles. Instead, they rely on maximising the value from their existing vehicle.

So, the policy leaves these drivers with two options: upgrade their vehicle or pay the fine.

To upgrade their vehicle, the local authority is offering a grant support scheme. But this does come with complications. As of last week, not a single letter had been issued by the local authority confirming eligibility for a grant or explaining the application process.

And, as for the conditions of the grant, it appears the grant scheme has been designed in such a way as to discourage anyone from ultimately taking it out - setting conditions that completely go against standard industry practice and making drivers buy cars at the highest retail price that they cannot afford.

The consequence?

Many drivers are older and do not want to take on large financial commitments, whether they receive a grant or not, and therefore feel forced



off the road. The taxi trade was badly affected by Brexit and the coronavirus pandemic, and there is already a shortage of taxi drivers locally and nationally. The question looming for many of them is whether they'll be able to find further employment in industries with higher barriers to entry.

Alternatively, they can pay the daily fine.

Fundamentally though, there is every likelihood of fares having to go up to cover the higher costs of new vehicles or to cover the CAZ charge of £12.50 per day for non-compliant taxis going into the CAZ. To give an example of the impracticality of this in a city booming with a vibrant night-time economy, if a taxi picks up in the city centre at 11:58 and remains inside the CAZ zone at 00:02...that's a £25 charge for being inside the zone - all to complete one fare.

Since taxis are the only regulated transport network in operation at many times and in many places, this policy risks reducing access to transport by making it more costly, posing a serious threat to public safety. Will we see a rise in

opportunistic, unlicensed bogus taxis? Will people risk becoming more vulnerable by walking home at 2am in adverse weather? Will people with disabilities become more isolated since other modes of transport are simply not suitable? With less people travelling into our city centre, will businesses there survive as access is reduced?

Although I'm sure this is not what was intended, but should the CAZ kill off the city centre, a clean air zone might genuinely be created, as the city will have become a ghost town.

All in all, this highlights a significant disjoint between national government and local authority policy and industry. To become a smart city, we need a fresh, innovative-thinking led approach to transport to ensure cities like ours drive forward and lead the way in environmentally friendly, cost-effective and efficient transport systems - rather than this lazy policy.

There are many opportunities once policymakers begin to engage and consult the experts, as well as take a more balanced approach in considering the interests of all stakeholder groups.

North East commercial property firm invests in future





A family-run North East commercial landlord, property developer, business owner with proud roots in the North East of England has unveiled its new brand amid significant investment and business growth.

Kirtley Co., which was started by property investor Henry Kirtley in 1980's, is the owner and landlord of the iconic Mackie's Corner - one of the flagship projects in Sunderland's ongoing transformation. The firm also owns and operates flexible workspaces in Middlesbrough, industrial and self-storage space in Peterlee, Sunderland, Leechmere, Deptford and Southwick.

As part of the evolution of the business, the firm appointed branding experts We Are Ken to develop a new website, logo and brand which has been part of a six figure investment in the company's presence and properties across its extensive portfolio. A key part of the investment has been the regeneration of the upper floors of Mackie's Corner following the successful transformation of the lower floors in 2021. An eclectic mix of popular local businesses now occupy the space including delicatessen Fat Unicorn, menswear specialists Master Debonair, Bou-chique and The Black Door Hairdressing.

Kirtley Co. purchased the property in 2017 with plans to restore the building while maintaining its heritage. Local businessman Ralph Hutchinson built the Hutchinson's Buildings in the 1840s, which were a popular shopping destination which boasted some of Sunderland's first fashion shops. Once a popular meeting

place, the site became known as Mackie's Corner after hat maker Robert Mackie, whose shop attracted passers-by who had a view of the workers making the extravagant fashion hats of the time. By the late 20th century, the building sadly fell into disrepair and by the early 2000s was derelict. The Kirtley family had a vision to breathe life into the site by providing a mixed-use development which included retail space and commercial property for SME businesses.

Managing Director Alex Kirtley said; "We're going through a really exciting time for Kirtley Co., as we continue to be a dynamic business which adapts to the needs of the market and business operators. There's also been a great deal of regeneration in Sunderland and Tees Valley which we are proud to be playing a part of by offering high quality commercial and industrial space during a time of transformation across both counties.

"We pride ourselves on connecting great people, great businesses and great places using our experience and knowledge in property to advise and support the businesses which create a home in our spaces. We get to know our tenants and their business aims and vision so that we can support them in achieving their goals and create the perfect place to start or grow their business.

"It's a new era for Kirtley Co., we've said goodbye to our last caravan storage customer in order to make room for a new client and redeveloped our spaces. We've also invested in a rebrand to reflect this change, with a new website, logo and approach to our marketing.

"We're delighted to be at the finishing stages of the upper-level commercial space at Mackie's Corner. Our brand new flexible workspace space will offer 24 hour secure access, lift access, high-speed internet access, period features, stunning décor & breakout spaces in a city centre location. The workspaces range from 90sq. ft. to 5,900 sq. ft. and are perfect for local SME's.

"We are looking for creative independent businesses who will bring a different experience to Sunderland, including businesses which offer dry décor, wellness studios, bridal-wear, media agencies, and design just to name a few.

"Our priority is to support the region's economy by being more than just a landlord and providing a supporting role to dozens of businesses which all create jobs for the people who live in our communities."

For more information on Kirtley Co. please visit www.kirtleyco.uk

Bradley Hall supports Teesside International Airport

Leading full-service property firm, Bradley Hall, has collaborated with Teesside International Airport by investing in advertising across the airport site.

Tees Valley Combined Authority has made it one of their top priorities in recent years to ensure Teesside International Airport is invested in, generates growth, and has an effect on the local economy for the people of Teesside to benefit from.

Teesside International Airport has recently secured investment from firms like Willis Aviation, Draken, and 2Excel. Willis Aviation has commenced the planning process for a new aircraft maintenance facility, as well as a state-of-the-art Jet Centre. Draken plans to support the delivery of aviation training with organisations such as the UK's Ministry of Defence which will create a further 25-30 direct jobs, while aerospace services 2Excel Aviation are offering two of their aircrafts available to be deployed

anywhere in the world in the event of a major oil spill to spray dispersant material. The two planes will be based in the region after moving from Doncaster-Sheffield Airport.

The local authority has also announced that more routes for the airport have also been secured for 2023 and 2024, with huge business investments being made on the site, and the airport's cargo handling facility now being a huge success.

Northern property firm, Bradley Hall has become the latest business to support the airport by investing in advertising across the site, including digital advertising and a large wall mural.

With nine offices stretching from Alnwick to Leeds, Bradley Hall is one of



the North's most active sales and letting agencies for commercial and residential property, boasting an annual turnover of £4.8million.

With ambitious plans to increase its turnover to over £10million in the next three to five years and increase its headcount from 58 to 120, the company's ambitious growth plans extend across the North East, Yorkshire, and throughout Teesside.

"We are delighted to be working with Mayor Ben Houchen and the team at Teesside International Airport on this campaign," said Lesley Parry, branch manager at Bradley Hall's branch in Tees Valley.

"After witnessing the various investments, growth campaigns, and



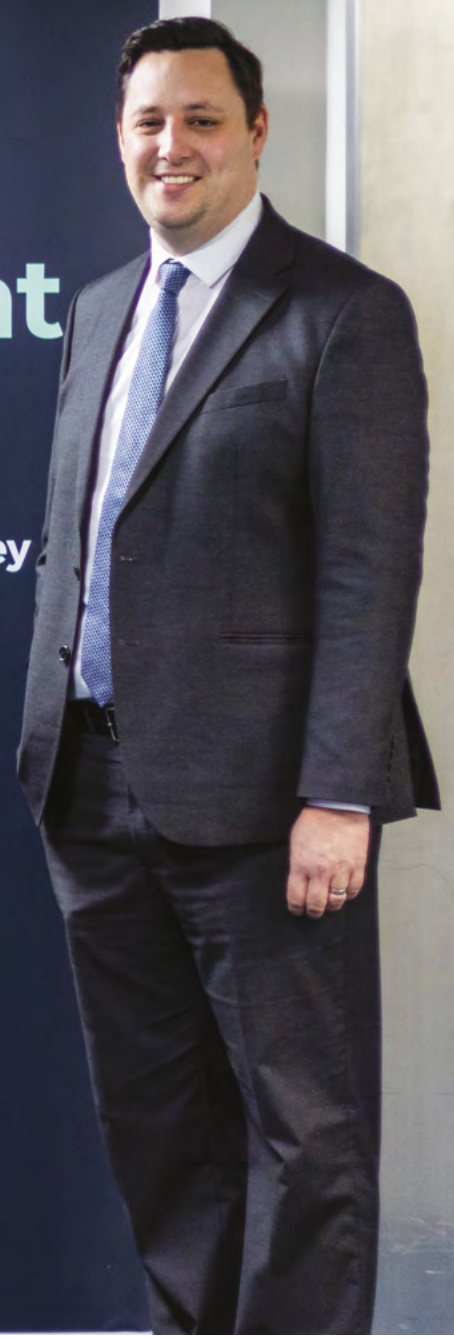
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Residential and commercial property experts in Tees Valley

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- Expert Estate Agency
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- Red Book Valuation Services
- Lease Renewals and Rent Reviews
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impact Mayor Houchen’s plans have had on the local economy of Tees Valley, partnering with Teesside International Airport on this advertising opportunity made complete sense.

“Tees Valley, under Mayor Houchen’s direction, is working hard to ensure a better future for those who inhabit the area, while investing and developing major structures and projects such as the Freeport, Teesworks, as well as the airport itself. Viewing this ambitious first hand, it made perfect sense for Bradley Hall to partner with the airport through both digital advertising and a large wall mural.”

The partnership between Bradley Hall and Teesside International Airport also marks a year since the firm opened its Tees Valley office, which has since gone

on to close a number of high-profile residential deals.

“Since opening our Tees Valley office 12 months ago, we’ve been blown away by how buoyant the property market is here,” Lesley added. “It is really bucking national trends and that’s due to the significant sums being invested into the area.

“Each and every week there’s a new announcement being made of new investment and jobs and with the ongoing development of Teesworks, the relocation of hundreds of Whitehall jobs to Darlington and the redevelopment of Stockton town centre now firmly underway, there are a million and one reasons why people are investing in Teesside, and that’s a message we’re very

much looking to amplify through this campaign.”

Tees Valley Mayor Ben Houchen said: “It’s fantastic to have the backing of Bradley Hall not just at our airport, but in our region as a whole as they meet the demand of all the work happening here with their new Teesside office.

With progress continuing at Teesworks to secure investment and jobs for local people, hundreds of Government jobs at HM Treasury and six other departments coming to Darlington and more flights to taking off from Teesside Airport, we’re unlocking the huge potential that exists in our region.”

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



Sunderland

Langham Tower, Mowbray Road

Guide Price £1,250,000

Key Features

- Restaurant/Bar for sale
- Building size 1,385m² (14,908ft²)
- Superb location in desirable residential area
- Scope for further development STPP
- Grade II listed building
- Site extends to 0.674 acres
- EPC Rating: D55

Transport

- Direct access to A690 and A19
- 0.1 miles from A1231
- 0.4 miles Park Lane Bus & Metro Interchange

Location

Being located on the corner of Mowbray Road and Ryhope Road in Ashbrooke, the subject property is ideally located at less than 0.5 miles from Sunderland city centre. The property is situated within the Ashbrooke Conservation Area which is characterised by surrounding traditional Victorian terraced housing, churches, temples and historic parks.

The property is accessible by local public transport links with regular bus routes servicing Ryhope Road and also via rail with Park Lane Bus and Metro Interchange approximately 0.4 miles away. The property is accessible by road links and benefits from being 0.1 mile from A1231 which is a main through road Sunderland City Centre and provides direct access to the A690 and A19.

Description

The subject property comprises a Grade II listed building which was originally built in 1889. Being used for educational purposes as a college from 1922 and a university building from 1975, the property finally ended as a building for Sunderland High School until its closure in 2016.

The accommodation is arranged over three floors and is highly decorative both internally and externally and currently provides a spectacular reception area and several ornate offices / meeting rooms on the ground floor with the first and second floors containing the former classrooms.

For general enquiries and viewing arrangements please contact Helen Wall at Bradley Hall. Tel: 0191 563 4242

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Brand Identity Systems

Brand Naming

Communications

Digital Design

Exhibitions & Interiors

Publication Design

Strategy

User Interface

Web Development



Styled Interior Design: Office Design Trends to Look Out for in 2023

The past few years have had a huge impact on the way we work and live. After many were forced to work from home during lockdown, the working landscape has had to evolve to adapt to the new expectations of workers and how the office should be.

While this isn't necessarily a bad thing, it does mean that the workplace has had to take on an entirely new identity for 2023. Companies now need to be far better equipped to support their workforce wherever they are working. The rise in hybrid working means companies have had to offer engaging and exciting environments to compete with the benefits of working from home.

Here are some of the key design trends to watch out for in 2023...

1. Sustainability

Sustainability is a growing trend across the whole industry, however it has moved significantly higher up the list of many businesses and, as a result, commercial interiors. Looking for ways to make offices more sustainable, be it through the materials used within the space, or the day-to-day

running of the office. Sustainable design within an office space goes far beyond offering a handful of recycling bins. Creating environments that align with CSR initiatives and other sustainable goals should be at the heart of each design consideration.

There are many ways to achieve this; taking advantage of natural light and using LED lighting are a great start. Re-purposed furniture and sticking to low-emission materials are great tools to add to your belt.

Another great way to incorporate an element of sustainability within your office design is to use local suppliers - not only is this a fantastic way to circle money back into the local economy, but it also lessens your businesses' environmental impact. Consider materials such as stainless steel, bio-plastics and wood within your design to help you nail this office trend.

2. Flexibility

As working from home and hybrid schemes continue in popularity, the new offices coming into 2023 need to accommodate this new way of flexible working and connectivity.

Remote working offers a multitude of benefits to a workforce and is expected to remain in popularity over the coming years, meaning that a strong office design is arguably more important than ever to encourage staff to visit. This will push traditional office design to become more innovative and offer staff things they can't access at home.

Agile workspaces such as private booths, benches and breakout areas will become more important to accommodate the fluctuating headcount in your office. Instead of one large open space filled with desks - which has often been the norm within traditional office design - the new settings should consider the wider purpose of your business and how you can maximise your space to ensure staff remain engaged and productive throughout the workday.

3. Neurodiversity

As well as sustainability, ensuring commercial designs offer inclusivity for its workers is another key design consideration that should not be forgotten about. Neurodiversity refers to the way each of our brains function in different environments and how we process information. ADHD, autism, and dyslexia are some examples of neurodiverse conditions that need to be carefully considered and addressed within your office design.



Office designs should offer employees the option of where they feel they can best conduct their work, depending on their personal needs. In the same way that religious considerations have been incorporated more frequently over recent years through prayer rooms and the like, the workplace is now becoming better equipped to support its workforce and their needs.

When we consider how much time is spent in the workplace, considering how our environments can support your workforce is a critical factor in boosting your staff wellbeing and productivity,

which is ultimately a huge green tick for your company. Consider offering quiet work zones, dedicated sound and light controls and a careful use of certain colours and materials to help create calming spaces.

Do you want to freshen up your office, commercial space or residential property? Get in touch with info@styledinteriors.co.uk or visit www.styledinteriordesign.co.uk.

Styled Interior Design is part of The SDDE Smith Group.





Mediocrity will be our next pandemic if we keep useless jobs

I recently took a wander out of the office to Marks & Spencer in Newcastle City Centre when a commotion occurred as a shoplifter ran past, almost knocking over innocent bystanders like a game of human ten-pin-bowling. I can only assume that the two-dine-for-a-tenner was too good to miss.

The 'security guard' did nothing but let the culprit run away with whatever they fancied that day. This isn't the first time I'd seen a situation like this unfold. I've been witness to traffic wardens being told to stick their fine where the sun doesn't shine while the ticket is thrown to the wind and the perpetrator speeds off, almost taking the ticket warden with them on the bonnet. I've seen how useless and helpless community support officers can be when trying to assert their authority in the face of criminal activity.

Of course, many of these professions are now bound by ridiculous rules like the fact that security guards can't touch anyone, just in case they get sued by a robber or charged with assault - the irony. It seems as though some jobs are created for the sake of ticking a box, creating a role which is not only low paid, but offers no sense of purpose for the employee.

I remember as a lad in the 80's and 90's when my Dad parked on double yellow lines, a police officer would politely ask you to move - and you would be off like a shot. You'd be far too terrified to steal anything from a shop and you had respect and an appropriate

level of fear of the authorities. When our home got burgled, a policeman the size of a rhino arrived in minutes and carried the fella out and away. Have you tried to call 999 recently?

This got me thinking, how many low-paid 9-5's, which both serve no purpose to our society or the person who occupies the role have been created? And how does it impact us?

Before I'm criticised for accusing hard working people of being useless - Cambridge University shared an article on the 'bullshit jobs theory' by American anthropologist David Graeber, which argues that a large and rapidly increasing number of workers have jobs that they think are useless and of no social value. Graeber found that up to 60% of European workers feel they have a 'BS job', while Cambridge University argued that it was only 1 in 20. If 'only' 1.64million people out of our 32.8million workers think they're useless, that's 1.64million too many.

Regardless of your chosen career or goals, everyone should feel a sense of purpose and fulfilment overall - obviously not everyday, there's always ups and downs. This

could be as simple as just enjoying what you do and getting on well with colleagues. You could have career goals you want to meet, you could want to climb the ladder or run your own business. It's all very personal, but no one wants to feel as useless as someone who can't do their job to its potential because of silly rules, red tape, and constant disrespect.

So why, in this current climate where businesses have to be innovative and dynamic, post-covid depression is rife and the post-Brexit fall out is creating a cluster-headache of issues are organisations creating useless jobs which promote mediocrity, low self-esteem and low pay?

And the fundamental issue isn't with the workers, it's with those who oversee creating jobs or those who put in place the unbelievable regulations which don't allow a person to carry out their job properly. A security guard has no more authority than anyone else walking down the street, they can't even search someone if they suspect them of theft. There were 710 people murdered in the year ending in March 2022, someone is reported missing every 90 seconds in the UK - and instead of being able to deal with serious crimes the police are being bothered by noisy neighbour complaints, reports about wood-burning stoves, bad parking, or being sent to support the mentally ill.

Everyone seems to be striking to be paid more, for more investment in their industries, for recognition and for change. Police cuts continue and not to mention the abhorrent stories coming out of the woodwork about certain coppers abusing their power. It's all a bit of a mess.

It begs the question that if money is the issue, why can't we create one well-paid and rewarding job for every two 'useless' jobs. Why are people being discouraged from well-paid careers and instead being blindsided into a low paid job they hate which also comes with financial hardship? Instead of parking police why can't we have real police, instead of street wardens more paramedics, instead of speed camera operators we could have more nurses, instead of climate emergency officers everyone could just turn the lights off when we aren't using them... the list could go on and on.

The above does run the risk of an uplift in unemployment, but it will result in higher earners which also results in more tax paid. This tax could then be reinvested and potentially appease our screaming local authorities which consistently claim they're underfunded whenever something needs

to be done (despite leaving every light on in their huge offices at the height of an energy crisis - funny that).

Another solution could be to simply create jobs which provide real results and a tangible difference to our communities. City centres like Newcastle often look a tip, so a team to keep on top of this so it looks impressive and clean for the business community arriving in the morning would be beneficial. There's plenty that could be done that would make a real difference, rather than jobs which are there just for the sake of being jobs.

Back in the day, everyone wanted to be a police officer, a fire fighter, a doctor or a nurse because they were the superheroes we could see in real life. Now, as children grow-up they'll see the verbal abuse they get, they'll see the strikes and read about how they're treated and how hard they have to work, and instead be encouraged by social media to do as little as possible for as much pay as possible, sensibly opting for an easier life.

It feels like we're the midst of a fundamental crisis, and I'm concerned for our next generations as this culture shift continues. Our culture has always been based on the value of respect - and as we evolve and understand more about ourselves we recognise that everyone should be given the opportunity to do a job well. The 'powers that be' should consider the long-term impact this has on our next generation of workers.

The Devolution Deal for the North East and our new regional Mayor may be able to tackle these issues - but unfortunately I don't think anyone is holding their breath. Our trust in local politics has taken a nosedive and despite allegedly having more power and funding, I fear that the theme of indecision-making, inaction and ignorance to the needs of our local people may continue.

Despite the hard work of many parents to teach our kids the right thing, society is teaching our children by osmosis that they don't have to respect those in jobs which should command authority - and there's not a lot which can be done if they don't. This is now coupled with the fact that we don't have to work that hard if we don't want to, but we can have everything we want regardless. This dangerous mix of entitlement is fatal for the future of our people and economy.

All of the above factors into the challenges of recruitment these days. Many have been absorbing the negative culture change that's been going on around them and as a society, it seems that our next pandemic will be mediocrity as a result.



New ground to tread as 2023 Walk Inn Breaks launched

The Eryri national park, the Lancastrian coast and the fells and trails around Grasmere are amongst the new areas to discover as part of Walk Inn Breaks in 2023, as the popular package returns to properties of The Inn Collection Group.

Endorsed in the past by Julia Bradbury and Cumbria's celebrity Springer Spaniels Max, Paddy and Harry, Walk Inn Breaks offer two-night B&B stays across ICG's estate of comfortable Inns ideally suited to enjoy the Great British outdoors.

The package celebrates the nation's love for walking – and its fondness for the pub – and combines the best of an idyllic inn stay with self-guided walking routes in some of the UK's best-loved walking destinations.

A popular getaway over the last two summers, the addition of The Bull's Head Inn at Beaumaris, the Midland Hotel in Morecambe and the Wordsworth Hotel in Grasmere means there is new ground to be broken by those stepping out onto the trails this year.

Both coastal and mountain walks are within easy access of The Inn Collection Group's Welsh property, with the dramatic Eryri mountain range, rugged Cambrian coast and Beaumaris Castle world

heritage site all easily accessible from The Bull's Head Inn. From the art deco marvel that is the Midland Hotel walks that take in Morecambe Bay and the Arnside and Silverdale AONB are on offer, while the Wordsworth Hotel offers the chance to follow in the footsteps of the world-famous romantic poet.

With a host of sites also reopening following refurbishment this year including The Swan at Grasmere, The Waterhead Inn and The Wateredge Inn at Ambleside and The Stables in Whitby, there is a wider choice of locations than ever before.

Running until 31 October 2023, Walk Inn Breaks also include dinner on the first night of the stay and a walking pack of 20 walks accessible from the Inn.

With the reassurance of free cancellations and nothing to pay until you arrive The Inn Collection Group are hopefully of welcoming even more guests to enjoy a Walk Inn Break.

Kate Bentley, rooms director for The Inn Collection Group said: "We're delighted to relaunch Walk Inn Breaks for 2023. It has proved to be an incredibly popular package over the last two years and with new sites and walks to enjoy, we expect that to continue.

"Walk Inn Breaks encourage people of all walking abilities to discover new places and scenery that is literally on the doorstep of our inns and with such a diverse collection of pubs handpicked for their stunning locations there is a break suitable for everyone."

Available exclusively through direct bookings through The Inn Collection Group, Walk Inn Breaks are available from April 1st, 2023, up to and including October 31st, 2023.

For more information or to start booking your Walk Inn Breaks visit www.inncollectiongroup.com/special-offer/walk-inn-breaks



Developer Modo Bloc supports Oasis Community Housing to help the homeless

North East property developer Modo Bloc has announced a unique project to support and fund people experiencing homelessness across the region.

The Newcastle-based developer has formed a partnership with Christian homelessness charity Oasis Community Housing to donate £2,000 towards housing and supporting a homeless person for every new house or two flats it sells this year.

Modo Bloc has already sold two properties 'off plan' at its luxury, seven design-led, four-storey townhouses development, The Ropes, at St Lawrence Road, overlooking the Ouseburn Valley and River Tyne, in Newcastle. A first donation has already been paid to the charity.

George Jenkins, MD of Modo Bloc, explained: "We have a busy, exciting year ahead with new home developments across the city - especially in and around Ouseburn. These projects will set a new standard in residential development and drive regeneration in a key area of the city.

"As part of our wider plans to be a catalyst for regeneration we felt it was important to do something with people struggling in the communities in which we invest. It's important to look to the people as well as living places when trying to build better communities and attractive destinations.

"Homelessness is a national blight. People end up on our streets, for a mix of reasons, and often only need a bit of kindness and a practical pull up to improve their situation. Oasis Community Housing has been doing this for years and was the perfect choice for us to work with. They're doing some fantastic work tackling homelessness around Newcastle and beyond."

Oasis Community Housing, established in Gateshead in the 1980s, works across the North East, the South East and London to address the immediate needs and the root causes of homelessness. It provides crisis services as well as 24/7 supported accommodation.

Last year the charity supported more than 1,300 people and housed 221 individuals and families. Hazel Ditchburn, corporate relationship manager, at Oasis Community Housing, said: "We're delighted to have Modo Bloc supporting us in our efforts to ease homelessness in the region. Their support is invaluable and crucial to helping fund the services we provide to local people.

"They are one of only a few property developers to support us, but the Modo Bloc partnership is the first of its kind. We would call this cause related marketing.

Where we are taking a donation from the sale of a product, in this case a new home.

"The partnership with Modo Bloc is important and potentially transformative in terms of corporate partnerships going forward. This funding is important for our UK-wide team of 80 people but more importantly the hundreds of vulnerable men, women and families we are supporting every year."

Modo Bloc recently submitted a planning application to build a 28 unit apart-hotel with two commercial units in the Ouseburn. If passed and developed out this would see a further 14 people experiencing homelessness fed and sheltered for a year.

Construction of The Ropes, a £4m development, is due to be completed by the summer of 2023. It is expected The Ropes will be sold off-plan to homeowners and investors looking to buy a uniquely designed home in an attractive, historic location on the banks of the Tyne. The properties are coming to market via Newcastle estate agent Hive Estates - who are already taking registrations of interest.

More details about Modo Bloc: www.modobloc.co.uk

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Northumberland's property market bucks national trends

Northumberland's residential property market is continuing to prosper, new figures from a leading estate agent show.





Northern property firm, Bradley Hall, has found great residential success from their Alnwick branch and have completed £20million worth of sales in 2022, with an average price of £486,000.

This is 70% more than the UK average house price, which was £281,272 in December, according to the Halifax House Price Index.

After a strong start to 2022, the UK housing market has shown signs of slowing down, following the end of the stamp duty cut and the rise in interest rates, which makes the figures from Bradley Hall's Alnwick office even more impressive.

Angus Todd, director at Bradley Hall Alnwick, said: "We're delighted with our residential property figures from our Alnwick branch for 2022. In what was a turbulent year, the team have done a brilliant job to complete such valuable deals on behalf of our clients.

"These figures show the real value of using an agency with a local presence, who know the areas they operate in inside-out and can use that to ensure they get the best outcomes for customers.

"With the pressures that many people are under financially, it is more important than ever to have an agent who can get you the best deal possible."

The rise in sales follows Alnwick being ranked among the top 10 places to live in the north of England by The Sunday Times.

The Sunday Times' expert judges assess a wide range of factors when producing the league table, from schools, transport and broadband speed to culture, green spaces, and the health of the high street.

"Northumberland is a beautiful area with so much going for it," added Angus. "From our fantastic castle at Alnwick to Northumberland National Park, there are plenty of things to do and see for anyone moving to this historic area."

Across the UK, the average house price remains higher than it was at the start of 2022 and is over 11% more than at the beginning of 2021.

"The market from our Alnwick branch has shown a real resilience despite the economic pressures that are affecting many people and the numbers from our Alnwick branch compared to this time last year reflect that. When looking at January 2022 compared to this year, we have seen a 175% increase in market appraisals, and a higher number of residential sales that have completed - demonstrating a healthy and buoyant market across Northumberland and the wider region," added Angus.

"In addition to this, we have agreed on five sales at one of our highly sought after new homes developments in the last week which gives us confidence that the market is continuing to perform as we enter 2023. This highlights the strength and popularity of this area and how attractive it is for people looking for a home in the North East."

The office's biggest completion of 2022 was a £3.25million off-market sale.

Bradley Hall Alnwick offers a range of commercial, residential and property valuation services for all types of property from its office on Alnwick high street. The firm also has offices in Durham, Gosforth, Manchester, Morpeth, Newcastle, Sunderland, Leeds, and Tees Valley.

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

MMC Research & Marketing support iamproperty in strategic research project

Market leading auction specialists iamproperty with their award winning iamsold auction service is the largest residential auctioneer in the UK and pioneer of the Modern Method of Auction (MMoA), boasting a 60% market share thanks to its innovative approach.





Following the research project, iamproperty reported a high Net Promoter Score (NPS) and positive customer experience following an extensive research project into its market performance, customer service satisfaction and overall awareness.

The firm appointed local expert and market research firm MMC Research & Marketing to conduct the survey which would analyse data on a range of factors including; awareness of its services, customer satisfaction and likelihood to recommend.

Showcasing its dedication to strategic research, this is the firm's third year on year NPS project.

iamproperty implemented the recent project to learn more about their Partner Agents' perceptions of the company and its iamsold auction service. The analysis has showed an increase in positive results year on year.

Michele Gettins, Chief Marketing Officer at iamproperty said: "It was important for us to understand more about our stakeholders and customers, what their opinions and experiences had been like with us so that we could address any challenges, celebrate any achievements, and form a well-researched and strategic plan to continue our growth.

"It was positive for us to find out that the vast majority of those who took the survey found us easy to work with, were satisfied and happy with the service they received and that awareness of auction as a method of sale has increased. The increase shows tangible results in the changes and improvements we have made, which is evidence of investing time and resources wisely for positive results.

"In today's economic climate it's more important than ever to be proactive in discovering which areas of the business need to be improved, and where to invest time and money. These types of surveys help to support good return on investment.

"Natasha and the team at MMC Marketing & Research were fantastic to work with. They supported us in designing the questions in order to collect valuable data which would influence our strategy. The answers were collected, analysed and presented in a way which we could evaluate easily ourselves and present internally.

Natasha McDonough, founder and managing director of MMC Research & Marketing said: "For any business, measuring customer satisfaction, and acting upon the findings, is key to success, growth, and reputation.

"There are a number of ways to understand the customer experience, including measuring the net promoter score of your business.

"NPS is a customer satisfaction metric that measures how loyal customers are to your company and how likely they are to recommend your product, service, or business. Between 2019 and 2021, iamproperty implemented change to improve the level of service, and this was reflected in the Net Promoter Score (NPS) increasing from 15 in 2019, to 37 in 2021. In 2022, the NPS has remained consistent at 38. According to the creators of the NPS metric, Bain & Company, above 20 is great, meaning that iamsold have used their research to better the company and in doing so has received repeat business.

"We delivered surveys for iamproperty in 2021 and 2022 and whilst they were happy with their score and the deeper level of insights MMC delivered, they are keen to go out to market again to make sure customers satisfaction levels increase. We're looking forward to the 2023 NPS study!.

"Working with iamproperty has been fantastic and we very much look forward to continuing the relationship with Michele and the team."

The market research conducted by MMC for iamproperty displayed that:

- Around 4 in 5 were satisfied with the service they received, and this was consistent year-on-year. Helpful and friendly employees were cited as the reason many customers felt happy with the service.
- Customers were, on the whole, overwhelming positive about the iamsold service, with increase in agreement scores seen year-on-year. For example, strongly agree scored for 'easy to work with' significantly increased from 59% to 71%
- 69% had used the auction service in the last few days and, year-on-year, an increase in the number of customers estimating that over 10% of their stock was serviced through iamsold was observed, rising from 9% in 2021 to 14% in 2022

If you are wanting to learn more about your business and the satisfaction rate your customers have, contact MMC Research & Marketing via [mmc.agency](https://www.mmc.agency)



Dame Allan's STEAM ahead with new building

Dame Allan's Schools is celebrating the opening of its Jubilee building which boasts outstanding facilities for the thriving STEAM subjects of Science, Technology, Engineering, Arts and Maths.

The latest addition to the school, which was established over 300 years ago, offers a light and airy exhibition space for pupils to showcase their artwork and be inspired by others. As well as this, the building has purpose built science labs, a dedicated design technology space for sixth formers, maths classrooms and a living wall to demonstrate the Schools' ongoing commitment to sustainability.

For pupils wanting to pursue further education and careers in technology and engineering, the purpose-built design and technology workspaces offer the chance to practise those skills, using machinery which otherwise wouldn't have been available in older classrooms.

As well as senior pupils having daily access to the facilities, Dame Allan's Junior School pupils attend weekly art and MFL classes in the Jubilee building to help familiarise them with senior school life before moving up once they leave Year 6. Regular masterclasses with local primary schools are also held here so more schools can benefit from the facilities.



The site has previously been a recreation yard for the Girls' School, classrooms and even a caretaker's cottage. Now it is a thriving multi-use space inspiring pupils to pursue their passions.

The Modern Foreign Languages (MFL) department is also thriving, with a bumper year of pupils taking French, German or Spanish at A Level, and a move into the Jubilee Building.



As for the future, it's looking bright. A series of events held in February will form Dedication Week, including an official opening and showcase of pupils' work. The recent accolade of Independent Secondary School of the Year in the North East from The Sunday Times Parent Power Guide reflects the academic, artistic and personal achievements of all pupils. The new building will add to the valuable facilities to enable pupils to excel.

Principal Will Scott said: 'The range of facilities available in the Jubilee building will help our pupils to flourish both artistically and academically. The exhibition space will allow pupils to showcase their work formally, the science laboratories will house facilities to enhance the pursuit of STEAM careers and the design technology suites will aid the teaching of practical skills needed in a range of careers.'



To find out more visit: dameallans.co.uk



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Timeless crafting for Mother's Day

With a nostalgic nod, handmade gifts are making a comeback and Dobbies, the UK's leading garden centre, is showcasing a stylish, great value, homemade gift which is perfect for Mother's Day.

A gift which has been crafted by hand is a personal way to say thank you and, not only that, but it can be the ideal way to unwind in the comfort of your own home. One craft that continues to grow in popularity is pressing dried florals or plant specimens and transforming them into pieces of natural artwork for the home or your office space.

Framing dried stems ensures they continue to retain their colour while holding onto their overall structure without crumpling.

Abbie McCann, Stylist at Dobbies Garden Centres, talks through how to create your own piece of timeless crafting.

"To achieve this, you need to begin the process at the start of March to have it ready for Mother's Day on 19 March. Place a sheet of parchment paper on your work surface and add your plant cuttings on top. This can be anything from your own garden, or something you have foraged from a woodland walk.

"We have chosen to use Eucalyptus and Fern cuttings, as we loved their shape and markings. Now take another piece of parchment paper and place on top of your cuttings. Then place a heavy book on top and leave for 2 to 3 weeks to achieve the optimum press.

"Once your 3 weeks have passed, gently place your pressed cuttings into your frame and wrap for gifting. Your mum can then hang them on her wall, place on her dressing or side table, or on her office desk. If you don't have the lead-in time to create this in time for Mother's Day, fear not! You could create a Mother's Day package with all the elements needed and create the frames together."

For more Mother's Day gifting inspiration visit [w](#)



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 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 **£300,000**

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 ensuites. 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



TWO PLOTS REMAINING

Mulberry Lane, Longframlington

Bradley Hall is delighted to welcome to the residential property market this exclusive development comprising of two five bedroom detached stone houses and two detached stone bungalows. The development is due to be completed in Spring 2022. Prices are currently unconfirmed.

Prices start from **£675,000**

morpeth@bradleyhall.co.uk | 01670 518 518



LAST PLOT 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 **£368,995**

sunderland@bradleyhall.co.uk | 0191 563 4242



FIVE 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 £344,950

sunderland@bradleyhall.co.uk | 0191 563 4242



FOUR 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 £360,000

alnwick@bradleyhall.co.uk | 01665 605 605



TWO PLOTS REMAINING

Town Foot Rise, Shilbottle

Town Foot Rise is an exclusive development of seven detached homes situated on a breath-taking elevate position a short distance from the village of Shilbottle. Each property is perfectly positioned and individual, cleverly designed to combine the very best in striking architectural features and extensive glazing externally. Internally, clever use of space provides a perfect place to live, work and enjoy all there is to living in such a fabulous rural location.

Prices from £575,000

alnwick@bradleyhall.co.uk | 01665 605 605



FINAL PLOT REMAINING

Priest Moor Close, Northumberland

Homes at Priest Moor Close have been specifically designed to be spacious and welcoming on generously sized plots The interior of each home has been created to meticulous standards offering our quality guarantee for the latest in kitchen design and décor as well as luxury fittings, contemporary bathrooms of which purchasers will have an array of choices from selected suppliers to finish the property to their own personal preference resulting in gorgeous individual properties.

Prices from £555,000

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What does Leeds Building Society launching 3- and 5-year residential loans at up to 90% LTV mean for the mortgage market?

Leeds Building Society has launched two new fixed-rate mortgages, across three- and five-year terms at up to 90% loan to value.



Both of these products come with a free standard valuation and a fee-assisted legal service for in-house remortgages.

Bradley Hall's senior mortgage & protection manager, Gary Dobson said:

"During what has been a difficult time for the property and mortgage market, people are looking for stability and opportunity. Seeing building societies introduce new fixed-term mortgages such as these, can only be viewed in a positive light, and suggests a more encouraging future for the market.

"The new products will offer flexibility for those seeking a mortgage with a smaller deposit, being available for up to 90% LTV, meaning that when arranging a mortgage or remortgage for a property only 10% of the deposit will be required.

"This is fantastic for first time buyers or for those that have been struggling to get their foot on the property ladder. It is also a positive step for the mortgage and property market, ensuring a more accessible route in for homeowners."

The three-year fixed-rate offer – up to and including 31 March 2026 - covers:

- Fixed at a rate of 4.99%
- Available at up to 90% LTV
- A £999 completion fee
- Free standard valuation
- Fee-assisted legal service for in-house remortgages
- Early redemption charges of 3.5% / 2.5% / 1.5 of the amount redeemed.
- And 10% penalty-free capital over repayments allowed each year.

The five-year fixed-rate deal – up to and including 31 March 2028 - covers:

- Fixed at a rate of 4.79%
- Available at up to 90% LTV
- No completion fee.
- Free standard valuation
- Fee-assisted legal service for in-house remortgages
- Early Redemption Charges of 5% / 5% / 4% / 3% / 2% of the amount redeemed.
- And 10% penalty-free capital over repayments allowed each year.

For more information about mortgages contact Gary and the team via mortgages@bradleyhall.co.uk or 0191 260 2000.

Sustainable Success

Oltco, the leading sustainable resin bound driveway specialist, originally formed in Cornwall 19 years' ago. The company has recently played its part in recycling the equivalent of over 400 million plastic straws in driveways, pathways and patios up and down the country using its innovative and award-winning Recycle Bound driveway solution.

Oltco Durham & Sunderland is committed to the challenge of tackling the issue of plastic waste and has played an integral role in the success story of Recycle Bound. The system is not only suitable for domestic projects, but also commercial ones and has been installed at some of the UK's leading hotels, golf clubs and other attractions including the flagship Blackpool Sealife Centre, Carbis Bay Hotel (the location of last year's G7 Summit), the Eden Project and RHS Garden Harlow Carr in Harrogate.

Researchers have estimated that up to 12 million tonnes of plastic ends up in the ocean every year, which is the equivalent of a rubbish truck emptying every minute. This ocean plastic then has a disastrous impact on the oceans' inhabitants and wildlife. Cornwall, like the North East, is a coastal region so the damaging effects waste plastic has on our beaches and the environment are only too apparent to residents. That's why, in 2019, the company's Co-Directors Tom Stringer and Johnny Pearce began to develop Recycle Bound - a unique and

world-first solution to help tackle the issue of plastic waste. Made utilising waste plastic (including straws, plastic drink bottles and food packaging) from plastic recycling points, the waste is sorted and then crushed into a more manageable size, before being granulated. This is then mixed with carefully selected decorative stone and Oltco's resin blends to create the innovative end-product.

Each square metre of Recycle Bound consists of the equivalent of 3,000 recycled plastic straws; to put this into perspective, if Recycle Bound was laid on a standard 70 metre square drive, the equivalent of 210,000 plastic straws would be recycled in the process!

Since its launch - and perhaps unsurprisingly - Recycle Bound has enjoyed resounding success, winning accolades that include 'Sustainability Warrior Award' at the BFA HSBC British Franchising Awards, and runner up for 'Recycled Product of the Year' at the National Recycling Awards.

Oltco's Co-Director, Tom Stringer, explains: "We were so passionate about creating a product that would help to combat

the global issue of plastic waste and after many years of testing and trying, Recycle Bound came out on top. After launching the product line less than four years ago, it's amazing to say that the product has recycled the equivalent of over 400 million plastic straws."

Garath Archer who is leading Oltco here in the North East, adds: "I'm so proud to be bringing this innovative solution to the people and businesses of the North East region and Recycle Bound reaching this milestone is testament to how great the product is. We're thankful for the customers that have come on board and it's an amazing achievement that so many Recycle Bound transformations are taking place across the UK."

Oltco Durham & Sunderland are your local provider based in Chester-Le-Street covering the region and can be reached for more information on 0191 359 2908 or visit www.oltco.co.uk





Wild encounters with Mike Rouse ex captain of explorer yacht Game Changer



As the ex-captain of a 72m world-renowned explorer yacht, Mike Rouse is no stranger to adventure. From Antarctic exploration to deep dives in Palau, there's not much he hasn't seen. Whether perusing the depths of an ancient shipwreck or the intricate plans of a newbuild superyacht, his breadth of experience ensures he navigates all with extreme caution.

Countries visited	North America	Asia
101	92%	29%
World	South America	Europe
41%	57%	57%



How did you get into the yachting industry and how long have you worked at sea?

My father taught sailing and continues to teach others to this day. When I left school, I was fortunate enough to go out onto yachts with him and do some courses, as it turned out I really liked it. At the very start of what is now the Master 3000 class 4 system, I was able to meet people that were working on yachts who would tell me of their adventures and how exciting the yachting industry is. Hearing their perspectives at just 16 had a great impact on me and is what spurred me onto to pursue yachting as a career. At the age of 42, I can say it continued to be exciting till the day I left.

Could you give us a brief insight into your work as the Captain of Game Changer?

It was a unique experience. In 2019, I took Game Changer around the world, travelling 47,000 miles and visiting all seven continents. It was madness. During my time as Captain, Game Changer became the only yacht to circumnavigate South Georgia and even completed a trip across the Drake Passage into Antarctica..

South Georgia was incredible for the wildlife. It was such a unique experience and feels truly remote and untouched. 10,000 penguins on St Andrews Bay, seals everywhere, Ernest Shackleton's grave, four seasons in one day - it's bucket list yachting really. I feel very privileged to have been there.

You've now moved on from your career as a captain and are now now a Senior Client Manager at West Nautical, what does your new role entail?

I'm involved in new builds, but my role ranges from design and specification reviews through to shipyard visits, to ensure we deliver boats to the highest possible standard. I am also involved in the chartering and sales side of the company. I love to get involved in most aspects of supporting clients - aside from compliance which is left to our brilliant yacht management team.

How have you found the move from yacht to land, has leaving your career at sea been a difficult transition?

It's been an interesting time as it has been very different to my previous



routine. I've enjoyed it, it's introduced more balance to my life. When you are a yacht captain, you are focused on your boss; their expectations, requirements and needs. Stepping ashore, I am now working with many yacht owners, which is fascinating as I must look at things from many different angles to meet the expectations of a range of clients. It can be challenging but overall, it has been a very positive experience and has felt like a natural progression, particularly following the sale of Game Changer. Plus, it's nice being able to sleep in your own bed at night.

Yacht charter undoubtedly offers guests unrivalled access to the finest destinations and service in the world, do you think climate change and the pandemic have impacted the charter industry?

Yes I do. Future generations are going to have a different experience of yachting based on the effects of global warming, and if covid taught us anything, it is to embrace the moment and enjoy life while we can. If we were to find ourselves in the same situation again where we're locked in for a couple of years, a lot can happen in your own life, so to go out and embrace and experience these things and create memories is of so much importance and value. St Tropez is not going anywhere, but access to places of vast and wild beauty where you can do extraordinary things is becoming limited. Diving with orcas, heli skiing and flyfishing in lakes that are only accessible by seaplanes, are all experiences that should be enjoyed while you can and while the planet's climate permits it. Tasting exquisite wines along the French Riviera is certainly special, but the experiences that are truly memorable are the ones outside of your comfort zone. A lot of yacht owners now dedicate part of their charter season to scientific research to help prevent the effects of global warming and ocean pollution.

If someone was to come and ask you about chartering or buying a yacht, what should they expect?

It's always easier to meet face to face, to sit down and get to know the person and what drives them and why they want to make that decision. Because nobody needs to own or charter a yacht, everybody has their own reason for wanting to do either. So, to understand that reason and to understand that person, and what they want from that experience, is a very important thing. Understanding allows you to manage and deliver on expectations, because there is a yacht out there for everyone and a charter destination for everybody.

Superyachts are no strangers to an exciting onboard toy box, what are your favourites?

I love flyboarding. I just really enjoy it and miss it now, being ashore. Scuba diving is also a great passion of mine, in the right locations it offers some



wonderful and unique experiences. Submarines, also when in the right destination, allow you to see things that very few people in the world have ever or will ever see. There are not that many known submarine sites in the world because up until recently they've never really been accessible to the public. As they become more known about and documented, the world will start to see some truly remarkable things, as up to now more of space has been explored than the ocean floor. Having a helicopter on a yacht is also a fantastic asset, it opens up a whole other dimension to yachting and provides access to different locations that otherwise would be inaccessible.

What are your most dangerous encounters with wild animals?

I was once going to a dive site at 20 knots in a tender when a sea snake slithered across my feet - I levitated. They're 40 times more venomous than any land snake so just a fraction on the deadly side. Being in Phuket and witnessing pythons three to four metres long crawling across the street was another cause for slight alarm. Coming across brown bears in the wild while playing golf in Kodiak Alaska, with signs reading "don't hit the

ball into the trees and if you do, do not go and get it because you'll be chased by a bear."You don't get that on your average golf course in Northumberland!

You've certainly seen and done a lot in some awe-inspiring locations - can you pick a standout moment in your career?

I find it so hard to pick just one because the experiences are all unique. Swimming a foot away from a five-metre tiger shark is a moment that will always stay with me. You're suddenly incredibly aware of your mortality when a creature of such magnificence is eyeballing you within snacking distance.



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Pure Bliss: The Non-Surgical Treatments Making Waves

The technological advancements in non-surgical skin rejuvenation have been hitting the headlines in recent months with celebrities and influencers alike flaunting the amazing results.

For those looking for the non-invasive lift and in essence a gym workout for the face there are some highly innovative treatments now available on the beauty scene.

Setting the standards in skincare are Pure Bliss, an award-winning Sunderland based salon who are celebrating their 21st year in business. Alongside numerous industry awards, and recent site expansion the team have also expanded their treatment portfolio to include the latest medical grade treatment technology, Dermaforce.

A powerful new force in non-surgical skin rejuvenation, Dermaforce is an advanced cutting-edge device combining microneedling and radio frequency technology to effectively treat a large number of facial and body concerns, with amazing results.

The successful salon in Fulwell, which has recently expanded to an additional site in Hebburn is headed up by founder Lisa Seferi. Lisa's extensive career has been embodied in the world of luxury from working on luxury cruise liners to 5-star hotels, including The Savoy Group where she worked for The Berkeley Hotel.

Lisa Seferi, Spa Director at Pure Bliss said: "Our portfolio of brands at Pure Bliss is exceptional, we have a great reputation across the industry and our ethos is to continue to bring these key brands to the region for the most innovative and indulgent treatments. The reception to Dermaforce in particular has been phenomenal, it caught my attention when I saw the phenomenal results achieved by Judy Murray after having the treatment.

It really is a powerful new force in non-surgical skin rejuvenation and the

treatment is so versatile and can be used to target a number of concerns, through the advanced device combining microneedling and radio frequency."

Microneedling and radio frequency are the latest solution for the ultimate 'non-surgical face lift' and continue to be in extremely high demand. It is a minimally invasive treatment that reduces fine lines, wrinkles, and lifts skin, whilst promoting collagen and elastin production.

Dermaforce is just one of the many innovative non-surgical treatments available at the salon, with 2022 seeing the introduction of French brand Guinot and their luxurious Hydradermie facials, alongside the news that the team picked up Guinot Crown Salon in January 2023.

With a host of treatment options which are adapted to individual skin type and concerns, this unique innovation enables fast and deep penetration using double ionisation technology combined with active ingredients, for exceptional results.

Pure Bliss offers a skin care experience like no other, in a comfortable and soothing environment, specialising in advanced and effective skin care treatments. Another treatment that is getting a lot of attention is the Hydro Facial. The range of bespoke Hydro Facials treat damaged skin, pigmentation and a dull complexion. The results are a glowing complexion and a reduction in sun damage and pigmentation.

Body technology is also on the agenda with 3D-Lipo. From Cryolipolysis (fat freezing), Radio Frequency (skin tightening/fat melting) to Ultrasound Cavitation (fat removal), 3D-Lipo offers

a new dimension in non-surgical fat removal, for the treatment of cellulite and skin tightening in one award winning machine.

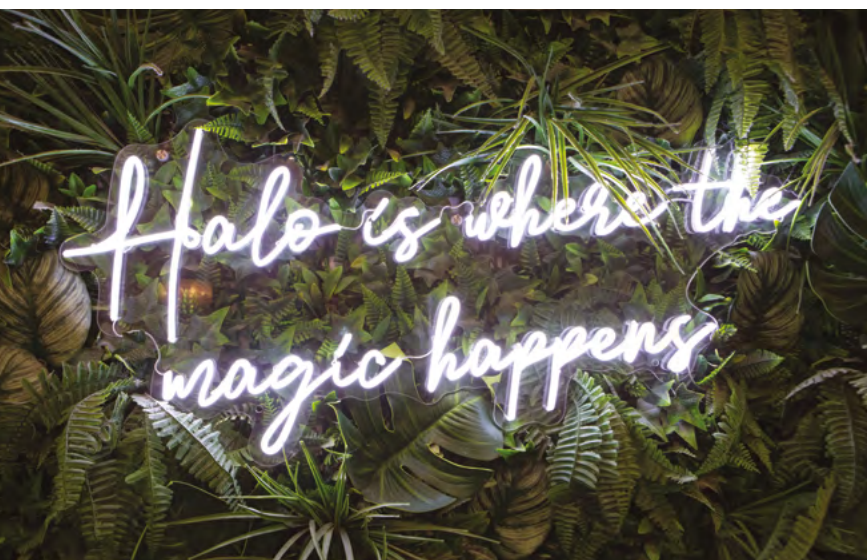
CACI has also been making waves in the salon with the renowned face lift favoured by celebrity clients to re-educate and lift the facial muscles, reducing lines and wrinkles whilst toning sagging muscles and skin. With an array of treatments from the CACI Facial, Jowl Lift, Eye Revive to the CACI Electro Cellulite Massager, the non-invasive aesthetic treatment system has been a big hit, with dramatic results achieved by using the exclusive technologies.

The enhanced treatment portfolio coincides with expansion and the recent set-up of an additional salon in Hebburn. Pure Bliss @ Halo launched last month in a collaboration with well-established salon Halo Hair. The reception to the new salon has been immense with clients flocking to sample the exclusive brands.

Lisa added: "The opening of Pure Bliss @ Halo really cemented our 21st anniversary year, alongside our fantastic new portfolio of treatments and brand collaborations. The facilities in Hebburn are amazing and we are so excited to have launched this venture with Halo Hair, it really is an exciting start to 2023."

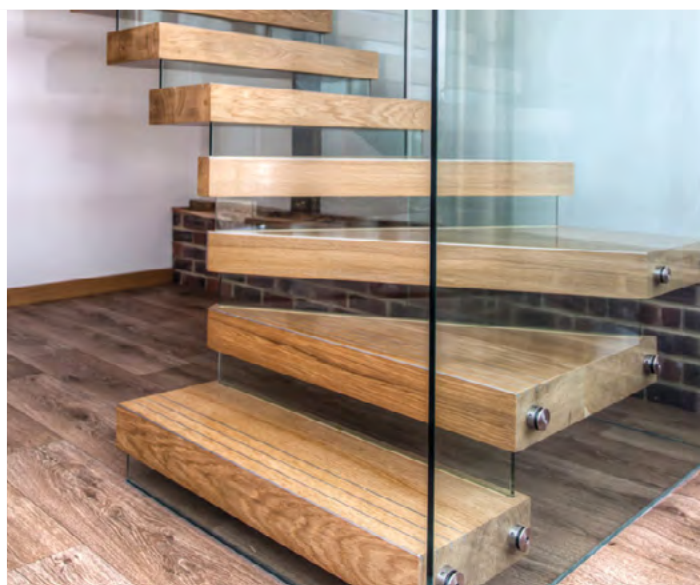
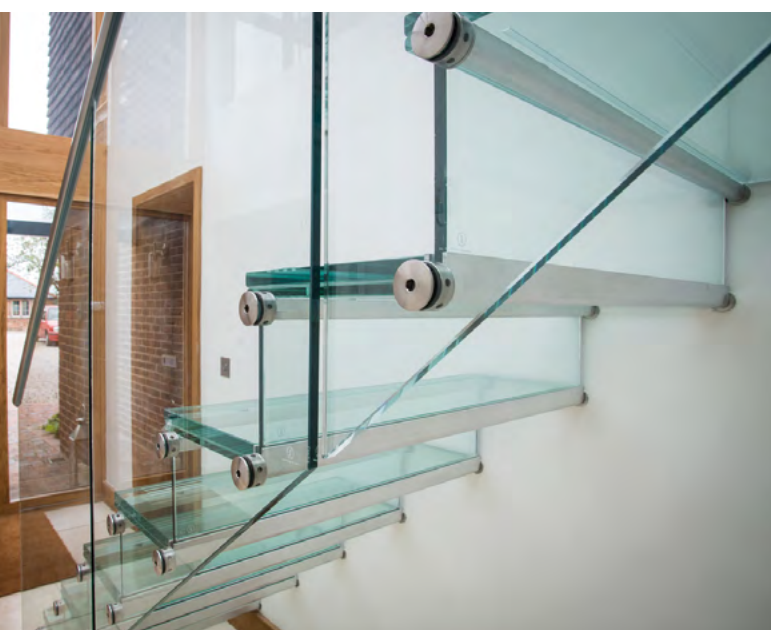
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Northern architects support Sunderland CIC

A North East organisation that supports ex-service men and women and their families is set to extend its offer, after being supported by a local architect and engineering firm.

Veterans in Crisis Sunderland (VICs), a community interest company (CIC) that provides support, training and counselling to former military personnel, has been assisted by Building Design Northern (BDN), who have provided their time and expertise at no cost to develop detailed plans for an extension to VICs's premises.

The plans, which were granted planning permission in January 2023, will allow the CIC to make better use of their existing building, creating additional capacity for dedicated community engagement, discussion and socialising. The extension will also deliver a wheelchair accessible entrance from Roker Avenue, as well as a multi-functional meeting space and kitchen, fully accessible toilet and an enlarged office area for VICs staff.

BDN - which has bases in Sunderland and Ulverston - has gifted its time, which would normally amount to several thousands of pounds, to support VICs through developing plans for alterations to its building.

BDN's Filip Young, associate and architect at the growing business, said, "We're really pleased to have been able to offer our assistance to VICs, which is an organisation that does so much for the city's veterans, who themselves have served the country.

"The alterations we designed will ensure that people can easily navigate the CIC's building, and that the premises are absolutely fit for purpose, providing excellent facilities to the people who access VICs's support."

The architectural plans were given the

green light by Sunderland City Council last month. VICs are looking to get to work immediately, with a view to having the extension complete in 2023. Ger Fowler, chief executive officer at VICs, said, "We're delighted to have had the support of BDN in developing designs and securing planning permission for our extension. The alterations will transform our ability to support Sunderland's veterans.

"As an organisation, the support and generosity of people and organisations is key in enabling us to deliver much-needed help to ex-service men and women, so we're very grateful to BDN for their goodwill in helping us at no cost."

To find out more about VICs, visit www.veteransincrisis.co.uk and to learn more about BDN, visit www.bdnltd.com

Volunteers in the North East urgently required to support the Great Daffodil Appeal



The Great Daffodil Appeal is back, and end of life charity Marie Curie is urgently calling for volunteers across Tyne & Wear to give just two hours of their time to hand out the charity's iconic daffodil pins in return for donations.

All across the country supporters will be donning the infamous giant yellow top hats in supermarkets, train stations and on high streets for the Great Daffodil Appeal - Marie Curie's flagship fundraiser, which has now been running for 37 years.

Public collections returned in 2022 following a two-year suspension during the pandemic so it is more important than ever that people support the charity's work.

Marie Curie is dependent on public donations and last year the money raised helped the charity provide direct care to more than 46,000 people across the UK via its nine hospices including the Newcastle hospice in Elswick and, through overnight nursing care in people's own homes. Donations also support its Information and Support line, which provides a listening ear to anyone dealing with any aspect of death, dying and bereavement.

Kelly Knighting-Wykes, Head of Fundraising said: "The Great Daffodil Appeal is my favourite time of the year and is a brilliant and fun way to support Marie Curie. Volunteers are so important to us and we're

calling on people across the North East to once again give a couple of hours of their time, don a big yellow hat and help us raise as much money as we can.

"Collecting couldn't be simpler and our amazing team will support you from the moment you sign-up to volunteer, making sure you have everything you need to encourage the public to donate and wear one of our iconic daffodil pins.

"All the money raised will help Marie Curie continue to provide vital end of life care for terminally ill people and their families during their final days, weeks and months."

During the Great Daffodil Appeal on March 23, the annual National Day of Reflection will take place. This is a unique day to remember loved ones who've died and to support people who are grieving. Marie Curie will be leading a minute's silence at noon on the day.

To sign-up to volunteer to collect for Marie Curie's Great Daffodil Appeal in the North East, visit mariecurie.org.uk/collect







Plots For Sale

Plots at Wardles Bridge, Holmside

**Six stunning fully service residential developments plots.
For Sale in whole (From £600,000) or individually.**

Bradley Hall is delighted to welcome to the market six exquisite self-build plots. Located in Holmside, which is a small village situated to 6 miles to the northwest of Durham City. The site fronts onto Holmside Lane which is the main arterial route through to Burnopfield and eventually via Peth Lane into Lanchester.

It lies within convenient reach of local services and facilities, just 1.5 miles west of Edmondsley and 3.5 miles east of Lanchester Village which has good quality primary and secondary schools as well as local and national shops, pubs and restaurants.

The site is clear of all previous buildings and is suitable for immediate development with the benefit of planning

and the current owners will fully service the site and the developers are willing to work with buyers on any redesigns required to each house type

At present the planning provides 6 detached residential 4-bedroom houses offering an elevated country position with gardens overlooking a backdrop of woodland on the horizon. The location not only offers easy access to a number of local Co Durham Towns and villages but also offers country walks, bridle paths and cycling routes on the doorstep.

Full planning permission was granted. Further information can be seen using the reference DM/19/02538/FPA on Durham County Councils Planning Portal.

Plot sizes

- Plot 1 = 755 sqm (£175,000)
- Plot 2 = 560 sqm (£150,000)
- Plot 3 = 540 sqm (£150,000)
- Plot 4 = 530 sqm (£150,000)
- Plot 5 = 715 sqm (£175,000)
- Plot 6 = 1225 sqm (£195,000)

Contact Bradley Hall's Durham office on 0191 383 99 99 or durham@bradleyhall.co.uk for more information.



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Bob's Wow-Worthy Goan Prawn Curry

This Goan Prawn Curry from the owner and Head Chef of Sachins makes no false claims – Bob's curry is supremely easy to make, packed to the rafters with flavour and can be whipped up in less than 30 short minutes – it sounds pretty wow-worthy to us!

For almost 40 years, Sachins - Newcastle upon Tyne's iconic Punjabi restaurant - has been committed to culinary excellence of the highest order. Dine at Sachins and you can expect traditional Indian recipes invigorated with a modern twist and brought to life with fresh, flavourful spices. Book a table at Sachins today by calling 0191 232 4660 or visit their website here: sachins.co.uk



You will need:

- Raw, peeled King Prawns
- 1 tbsp cooking oil of your choice
- 2 medium or 1 large onion, sliced
- 1 tin of tomatoes, plum or chopped
- 1 clove of garlic, finely chopped
- 4cm piece of ginger, peeled and grated
- 1 tsp cumin seeds
- 1 tsp turmeric
- 1 tsp chilli powder
- 1 tsp garam masala
- 1 tsp black mustard seeds
- 1 tsp fenugreek seeds
- Coriander leaves and julienned ginger to garnish

Method

1. To begin, heat 1 tbsp of oil in a pan on low-medium heat. Add your cumin seeds. Watch carefully, and when the cumin seeds begin to pop add your onion and stir continuously until golden.
2. Add your ginger and garlic, making sure to keep stirring as they'll stick to the bottom of the pan if you don't! Once they have cooked, add your tin of tomatoes.
3. Once the tomatoes are cooked through, it's time to add your spices. Turmeric, chilli powder, garam masala, black mustard seeds and fenugreek seeds.
4. Stir continuously as the spices simmer gently in your masala, adding salt to taste and water if the sauce is dry. Finally, add your fish - Bob has used King Prawns but this recipe works with most fish.
5. Simmer until the King Prawns are cooked through and then serve with rice or naan and garnish with fresh ginger and coriander.

How to pair the right wine with the right dish

Wine and food pairing is a fascinating and often debated topic among wine connoisseurs and food enthusiasts.

The combination of the right wine and the right dish can create an elevated dining experience that is both satisfying and memorable. While there are many theories and guidelines for pairing wine and food, it ultimately comes down to personal taste and preference.

One of the key factors to consider when pairing wine and food is the weight of the dish. Light and delicate dishes, such as grilled fish or a salad, pair well with light white wines, like a Pinot Grigio or Sauvignon Blanc. On the other hand, full-bodied red wines, like a Cabernet Sauvignon or Merlot, pair well with hearty and flavourful dishes, like steak or roasted meats. The idea is to match the weight of the wine with the weight of the food so that one does not overpower the other.

Acidity is another important consideration when pairing wine and food. Foods that are high in acid, such as tomatoes or citrus, pair well with wines that have high acidity, like a Sauvignon Blanc or Riesling. The high acidity of the wine helps to balance the acidity of the dish, creating a harmonious flavour profile. On the other hand, rich and creamy dishes pair well with wines that have a higher level of tannins, like a Cabernet Sauvignon or Merlot. The tannins in the wine help to cut through the richness of the dish, creating a pleasing contrast.

Flavour is another key consideration when pairing wine and food. The flavours in the wine should complement or contrast the flavours in the dish. For example, bold and spicy flavours, like garlic and rosemary, pair well with bold red wines, like a Syrah or Zinfandel. On the other hand, lighter and more subtle flavours, like lemon and thyme, pair well with light white wines, like a Chardonnay or Pinot Blanc.

It is also important to consider the spices and herbs used in a dish when pairing wine

and food. For example, dishes that feature bold spices, like black pepper or cumin, pair well with full-bodied red wines, like a Syrah or Malbec. On the other hand, dishes that feature more subtle spices, like nutmeg or cinnamon, pair well with lighter white wines, like a Riesling or Viognier.

In addition to these general guidelines, there are also certain regional and cultural wine and food pairing traditions that are worth exploring. For example, in Italy, it is traditional to pair red wine with tomato-based sauces and pasta dishes, while in France, red wine is often paired with cheese and cured meats. In Spain, the traditional pairing is red wine with tapas, while in Greece, it is common to pair white wine with seafood.

One of the best ways to learn about wine and food pairing is to experiment and try different combinations. Don't be afraid to try something new or unconventional. Some of the best pairings can be discovered through a bit of trial and error.

Finally, it is important to remember that wine and food pairing is a personal experience, and what works for one person may not work for another. It is essential to trust your own taste buds and to have an open mind when trying new pairings.

In conclusion, wine and food pairing is an art form that can enhance the dining experience. By considering the weight, acidity, and flavours of both the wine and food, it is possible to create delicious and memorable pairings that satisfy the palate and the senses.



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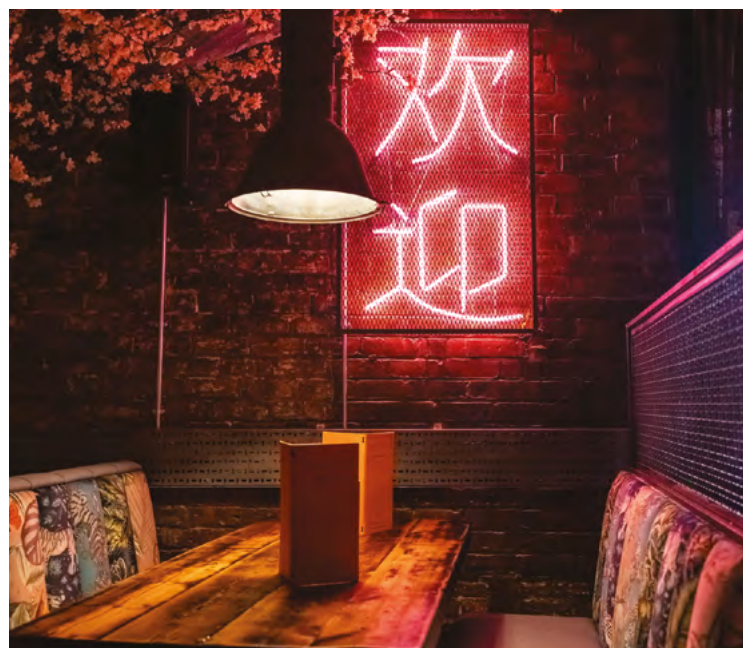


The Geisha Experience



BY FB VIVANT
PORTFOLIO NORTH'S
SECRET DINER

We finally visited Geisha in Jesmond, and what a treat. I am not quite sure how we have managed to let this place pass us by quite so easily. It is one of those places that has always been on our list, but for one reason or another, it hadn't happened. Well one joyous Thursday night it did, and we will definitely be back.



Geisha is a bit of a local celebrity favourite and it's certainly attracting a young and stylish set, but it doesn't feel exclusively so. There was a real mix of people when we visited including an after work crowd, a bunch of lads who were on the cocktails, couples and families. There was a good atmosphere, and the staff were really friendly and helpful.

The decor at Geisha is stunning and incredibly instagrammable (should you be so way inclined) but doesn't come with the flourish of plastic neon flowers with a fine layer of dust that has become a bit of a 'thing' in other places that are trying to reach the same standard. The setting is industrial, but it's offset with a giant cherry blossom tree and what feels like a sky full of flame coloured lanterns. The music was good too - lively but not so much so that we felt we were eating in a nightclub. It's a fine line but Geisha manages to stay on the right side of it.

We started our evening with cocktails; they always signal the kind of night you're in for and give away a hint of the quality that might be expected. Too juicy, too icy and too diluted and you know you might not be going to get your money's worth

out of the food either. The Asian inspired cocktails at Geisha were the complete opposite, with well-chosen, thoughtful ingredients to make long and short drinks that tasted like they were meant to. We tried a Szechuan Healing, a warming and moreish blend of Japanese whisky, peppercorns, lime, hibiscus and ginger and The China Club which was among the strongest cocktails I've ever tried. It's a really drinkable, though not for the faint hearted, blend of whisky, Earl Grey Tea, rum and chocolate bitters. What a way to start a meal!

Assuming each plate would be relatively small given the reasonable prices, we slightly over-ordered, but everything was demolished regardless. We ordered duck pancakes, salt and chilli squid, soft shell crab, Bau buns, salmon skewers, XO fried rice and salt and pepper fries to share between three. Everything was really well done, really tasty and a bit addictive, in the way that good Asian food often is with its fine balance of heat, salt and sweet, but it was the XO fried rice that stole my heart. It was a real treasure trove of Char Siu pork, prawn, duck and an amazing and quite

unusual Chinese sausage, all of which were generously included, and we weren't left hunting around a mound of rice to find the good stuff - we have all been there. Whatever menu option you go for at Geisha, we would recommend one of those to share, or to have as a main. Whilst a shining star, it shouldn't overshadow the other dishes too much which were each fresh, well-seasoned, well-presented and modern. Despite having ordered a lot, none of us left with that heavy, feeling that makes you want to lie down for the rest of the evening.

It has just been announced that Geisha has received what would seem to be deserved investment and will soon open another two restaurants which will coincide in the Casa Antonio building in Benton. There will be another Geisha Asia and curiously, a Geisha Italia. We are already looking forward to trying the new venue, particularly to see how they turn their hand to Italian cuisine.

This place is definitely worth a visit for any number of reasons and any number of nights out.

Everything you need to know about living in Ponteland...



Ponteland, situated on the River Pont in Northumberland, boasts some of the North East's most sought-after postcodes.

Less than 10 miles from Newcastle city centre, it offers the perfect location for those wanting to be close enough to commute to the city centre, while enjoying all the benefits of leading an idyllic rural lifestyle. You can enjoy the vibrant high street with its boutique shops, bars, cosy cafes and delicious restaurants, beautiful riverside setting, and the quaint winding lanes of the village of Ponteland. Perfect for those seeking a sophisticated and calm Northumberland home.

Below are just some of the area's biggest selling points...

Natural beauty

Ponteland is surrounded by the beautiful Northumberland countryside, meaning residents have an abundance of country walks right on their doorstep.

This includes incredible riverside trails along the River Pont in the town centre, and great countryside trails leading to the nearby Hadrian's Wall and River Tyne.

Ponteland Park is a fantastic addition to the village with around 18 acres of green space, with natural woodland and paths that run alongside the River Pont that runs through it. The Park is very popular with dog walkers, nature lovers and those who wish to walk in a peaceful setting, enjoying the natural beauty of the region.

Perfect location

With Newcastle only a 20-minute drive away, Ponteland is in a great location. The village is well-liked by commuters who work in the city and prefer a quieter lifestyle in Ponteland, especially with its great network of public transport.

It also allows residents of the village to have a perfect mix of urban and rural amenities which further encourages homeowners to have, and enjoy, all they

need within Ponteland, including bars, restaurants, green spaces and many activities for families and children.

Additionally, Ponteland is only 2.6 miles from Newcastle International Airport, which making it perfect for frequent flyers.

Lifestyle and amenities

Ponteland has a brilliant selection of restaurants, cafes, and bars which are easily accessible to all residents and are a great addition to the area. Such as NUMBER9, Tomahawk Steakhouse and the Blackbird Inn which was originally a castle built by warriors in the 14th century and where the signing of the peace treaty between Henry III and Alexander of Scotland took place, making it one of the most remarkable inns in England. There are also many things to do in Ponteland, why not take the family to Kirkley Hall and its incredible Zoo, or visit the village high street with plenty of shops offering something for everyone!

Excellent properties

Property prices in Ponteland are similar to the average property prices across Northumberland and are slightly lower compared to other locations with similar densities across England.

The main settlement, Ponteland village with the adjoining Darras Hall Estate, which is one of the most sought-after postcodes in the North East, lies at the crossing point of the A696 and the River Pont with several hamlets around Ponteland Village. Darras Hall has many large plots which are being transformed into a variety of stunning mansions, further adding to the exclusivity of the estate.

Ponteland offers a wide range of homes, from bungalows to mansions,

including some new properties on the market with Bradley Hall. The firm currently has some fantastic homes on offer such as a range of sizeable mansions, and the team are always on hand to help you find your perfect home.

Education

Ponteland has a few schools nearby to choose from, with a mix of both primary and secondary schools in the area. With four primary schools; Ponteland Primary, Richard Coates, Darras Hall primary schools and one secondary school; Ponteland Community High School with incredible Outstanding and Good ratings by Ofsted.

Rich in history

Ponteland, meaning 'Islands in the Pont', is given its name as the river Pont passes through the town, which often used to flood so extensively that it regularly left the village as an island. There are many historic landmarks that residents are still able to visit such as the 14th century Pele Tower, and the Blackbird Inn's Tunnel room where a secret tunnel is supposedly bricked up behind the fireplace that is said to have connected to the basement of St Mary's church.

Local economy

Ponteland's location on the outskirts of Newcastle and with easy access to Newcastle Airport makes it perfect for those who are always on the move for work. The area also has its own thriving small business community, with Ponteland high street peppered with small businesses such as local artisan shops, bars and cafes, providing the perfect mix of opportunities when it comes to sourcing employment.



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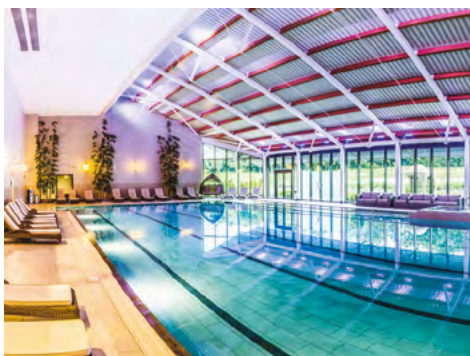
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Eye-ing up a new skincare solution

With Studio Aesthete

The skin around the eye is some of the most delicate skin on your body and requires a different and more gentle kind of care than the rest of your face.

The area around the eye is one of the thinnest, most sensitive areas of the body, and is also one of the first parts to show signs of ageing. This is due to the eye area having a reduced number of oil glands and collagen when compared to the rest of the face and body. Due to this, the skin is more likely to wrinkle and crease, meaning it can often need a bit more assistance to ensure the area stays hydrated.

Sunekos Eye Skin Booster is a new cosmetic product that promises to revitalise and rejuvenate the delicate skin around the eyes. This area is often the first to show signs of aging, and it can be challenging to find products that address the specific needs of this delicate skin without causing irritation or puffiness. Sunekos Eye Skin Booster claims to be the solution, with its unique formula that delivers essential nutrients and hydration to the skin.

Studio Aesthete, a holistic, private clinic based in Sunderland and Newcastle has recently added the Sunekos Eye Skin Booster to their repertoire of treatments in order to tackle the fine lines that often come with not putting enough time and attention into the gentle skin around the eye area.

The main active ingredient in Sunekos Eye Skin Booster is hyaluronic acid, which is a naturally occurring substance in the skin that helps to retain moisture and plump up the skin. Hyaluronic acid is a powerful humectant, meaning it attracts and retains water, and it is a critical component of skin hydration. Sunekos Eye Skin Booster also contains other nourishing ingredients, such as vitamins and amino acids, which help to revitalize the skin and restore its natural balance.

The formula of Sunekos Eye Skin Booster is designed to be gentle and non-irritating, making it suitable for all skin types, even those with sensitive skin. The product is easy to apply, with a soft and silky texture that absorbs quickly into the skin. It can be used as a standalone product or as part of a more extensive skincare routine, depending on individual needs and preferences. Director of Studio Aesthete,

Lucie Royer, has a passion for making people feel good from the inside out; she has recently incorporated the Sunekos Eye Skin Booster into her treatment offering to help her clients take care of some of the most sensitive skin on the face.

One of the benefits of Sunekos Eye Skin Booster is that it provides immediate and visible results. The skin around the eyes will look and feel hydrated and refreshed, with a more youthful and radiant appearance. Over time, the product will help to reduce the appearance of fine lines, wrinkles, and dark circles, while also improving the skin's overall texture and tone. Lucie believes incorporating this product into her repertoire of treatments will benefit a whole host of her current clients, while also encouraging a new audience that want to give their under eyes a 'pick me up'.

Sunekos Eye Skin Booster is a convenient and effective solution for those looking to address the specific needs of the delicate skin around their eyes. The team at Studio Aesthete know that this product will provide a quick and straightforward way to revitalise and rejuvenate the skin, without the need for invasive procedures or long-term commitment, while removing the confusion for many when entering the world of skincare products.

The Sunekos Eye Skin Booster is an innovative cosmetic product that offers a simple and effective solution for energising the delicate skin around the eyes. With its unique formula of nourishing ingredients, gentle texture, and immediate results, this treatment is a great choice for anyone looking to improve the appearance of their eye area.

Whether you are looking to reduce the appearance of fine lines, wrinkles, and dark circles, or simply hydrate and refresh your skin, Sunekos Eye Skin Booster is the perfect solution.

With a Sunekos Eye Skin Booster tool available at Studio Aesthete, contact the team to book your appointment via www.studioaesthete.co.uk



The Audi Q8 E-TRON

– the luxury and
eco-friendly SUV



The Audi Q8 E-TRON is a luxury electric SUV that offers drivers an exceptional driving experience. This vehicle combines cutting-edge technology with sleek, modern design, making it a standout in the electric vehicle market.

With its spacious and luxurious cabin, advanced driver assistance systems, and powerful electric powertrain, the Q8 E-TRON is a vehicle that has it all.

The Q8 E-TRON is powered by two electric motors that produce a combined power output of 355 horsepower. This provides the vehicle with quick acceleration, allowing it to go from 0 to 60 mph in just 5.7 seconds. The electric powertrain also provides instant torque, making the Q8 E-TRON a joy to drive, especially when merging onto the highway or overtaking other vehicles. The vehicle's electric powertrain also produces zero emissions, making it an eco-friendly option for drivers who are looking to reduce their carbon footprint.

The Q8 E-TRON's battery system is advanced, providing a driving range of up to 82 miles on a single charge. This means that drivers can easily complete their daily commutes without having to worry about running out of power. For longer trips, the vehicle is equipped with a fast-charging system that can replenish the battery in as little as 30 minutes. The vehicle also features a regenerative braking system that captures energy from the brakes and converts it back into electricity, further improving its efficiency.

The Q8 E-TRON's cabin is a spacious and luxurious environment that offers drivers and passengers a comfortable and connected driving experience. The interior is equipped with the latest infotainment and connectivity technologies, including a 12.3-inch digital instrument cluster, a 14.1-inch touchscreen display, and a 360-degree camera system. The vehicle also features an advanced sound system and a panoramic sunroof, providing an open and airy atmosphere. The cabin is designed to be both comfortable and practical, with ample storage space and user-friendly controls.

The Q8 E-TRON's exterior design is just as impressive as its interior, with its sporty lines, sharp angles, and modern LED lighting system. The vehicle's high-tech aerodynamics and lightweight construction help to improve its performance and fuel efficiency, making it an ideal choice for drivers who want an electric vehicle that is both stylish and practical.

One of the standout features of the Q8 E-TRON is its advanced driver assistance system. The vehicle is equipped with a range of safety technologies, including lane departure

warning, adaptive cruise control, and automatic emergency braking. The vehicle also features an advanced parking assist system that makes parallel parking a breeze. These systems work together to provide drivers with increased peace of mind, making the Q8 E-TRON a safe and reliable vehicle.

The Q8 E-TRON is also an ideal vehicle for drivers who are looking for a family-friendly SUV. With its spacious cabin and advanced safety features, the vehicle is perfect for families with young children. The vehicle's electric powertrain also provides a smooth and quiet ride, making it an ideal choice for long trips with children.

The Q8 E-TRON is also a great choice for drivers who are looking for a stylish and eco-friendly vehicle for city driving. With its powerful electric powertrain and instant torque, the vehicle is quick and nimble in city traffic, making it an ideal choice for drivers who want a vehicle that is both stylish and practical. The vehicle's advanced safety features also make it a safe and reliable option for city driving.

In conclusion, the Audi Q8 E-TRON is an exceptional electric SUV that offers drivers a truly remarkable driving experience.



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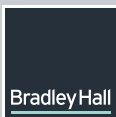
£1,500,000

Highbury House offers a unique opportunity to finish a 4,900~ft² residence in the popular village of Riding Mill. Sandy Lane is a circular road at the top of Sandy Bank in Riding Mill, home to an exclusive selection of some of the larger properties within the village. Highbury House enjoys a larger, south facing plot with views over Riding Mill Burn and the Tyne Valley. Riding Mill is a sought-after village nearby to Corbridge & Hexham. The village itself offers a pub, two village halls, a tennis club, a first school, a village café and a station with main line links to Newcastle and Carlisle. Corbridge is around three miles away and offers further shops, restaurants and drinking establishments, along with doctors/dentist surgeries and a middle school. The market town of Hexham is around six miles away and offers senior schooling and the amenities of a larger town, including rail links and a Waitrose. This is a unique opportunity to acquire an imposing new build house finished to shell stage and ready for internal fitting out to the purchasers' own requirements and taste. The house was designed by Square Box Architecture and is constructed to the highest standard, marrying modern materials with traditional French Oak feature elements.

Gosforth

gosforth@bradleyhall.co.uk

0191 284 2255



Bournmoor

Upper Lambton Farm

£725,000

Bradley Hall is delighted to welcome to the market this exceptional detached four-bedroom family home situated in the quiet hamlet of New Lambton. As the name suggests Upper Lambton Farm was originally the farm steading to the old working farm which was part of the New Lambton Estate and backs onto open countryside being on the outskirts of the village. It is situated in what is now a quiet cul-de-sac made up of a development of around 10 exclusive 'one off' houses all individually designed and backing onto farmland on the outskirts of the village of Bournmoor. With a disused railway track and many country walks and footpaths on the doorstep this is ideal for anyone who likes the peacefulness of the countryside together with proximity to the facilities that a town and city can offer. Bournmoor is approximately three miles from Chester le Street with its east coast main line railway station as well as excellent commuting links via the A1 and A19 to Durham, Sunderland, Teesside, Newcastle and beyond. The village has its own GP surgery, Church and choice of local Pub together with a number of residents associations.

Durham

0191 383 9999

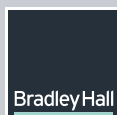
durham@bradleyhall.co.uk



 x 4

 x 2

 x 3





Ellington

West Moor Farm

£500,000

Bradley Hall is delighted to welcome to the residential property market this charming stone built semi-detached former farmhouse situated in a small hamlet of similar properties enjoying a semi-rural location on the edge of Ellington Village. This fantastic property will appeal to buyers with an equestrian interest with a paddock and formal gardens within the just over an acre grounds. From the entrance door the welcoming hallway leads to a spacious kitchen/dining room with a generous range of fitted units, granite work tops and upstands with inset 'Belfast' sink, a gas fired multi burner range, treble oven, glass splash back and ex-tractor hood above, tiled flooring and inset spotlights to ceiling. Utility room and cloakroom/WC. Open plan to the dining room with ample space for a dining table, double glazed patio doors, solid timber flooring, feature stone wall with a central open fireplace housing a wood burning stove which also opens into to a spacious lounge with doors to the garden and the entrance hall. On the first floor there are three double bedrooms, the master bedroom has a dressing area and an en-suite bathroom with a three piece suite including bath with rainwater shower above. The family bathroom has fully tiled walls and floor, a double walk-in shower with rainwater shower, vanity unit with wash basin, low level WC and a chrome heated towel rail.

Morpeth

01670 518 518

morpeth@bradleyhall.co.uk

BradleyHall



 x 3

 x 2

 x 2



Seahouses

132 Main Street

£550,000

Bradley Hall is delighted to welcome to the market this charming grade II listed stone built detached property situated in the bustling seaside village of Seahouses. This delightful family home epitomises traditional coastal living, with a whole host of local amenities situated right on its doorstep. This four / five bedroom property blends traditional seaside charm with period features to offer a fantastic opportunity to buyers looking for a delightful family home or holiday home within one of Northumberland's most popular coastal locations, with the village harbour and sweeping sandy beaches just a short walk away. Seahouses is a charming and popular fishing village located on the Northumberland coast, just 12 miles north of Alnwick. The area boasts a whole host of local amenities, with several restaurants and shops located within the village harbour.

Alnwick

01665 605 605

alnwick@bradleyhall.co.uk

BradleyHall



 x 5

 x 5

 x 4



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