

Project Experience

Energising Blyth, Future High Street Fund – Advance Northumberland



Outline

AspinallVerdi have been appointed by Advance Northumberland – Northumberland County Council's primary regeneration agency – as part of a multi-disciplinary team to produce a town centre investment strategy and 'Green Book' outline business case for Future High Street Fund (FHSF).

The FHSF is a £675 million capital and revenue grant fund to be allocated to local authorities on a competitive basis. Its core aim is to provide infrastructure investment to help renew and reshape town centres and high streets in a way that improve experience, drives growth and ensures future sustainability.

Services Provided

The project has involved a full market assessment including analysis of residential, commercial and industrial property data as well as consultation with local agents. This provided insight into the market sentiment across the study area and informed our assumptions used in the land value uplift calculations.

We also undertook extensive consultation and soft market testing with key landowners, stakeholders and the public.

AspinallVerdi provided the following services:

- Property market research and report
- Preparation of pro-forma reports for development sites
- Consultation with landowners, local agents and general public
- Development and gap-funding appraisals
- Soft market testing
- Preparation of a soft market testing matrix
- Delivery advice



Outcome

We are currently in the process of completing our inputs for the outline business case which is due to be submit at the end of March.

Should the bid be successful, it will see up to £25 million of funding to be used to bring forward the proposed development and a regeneration.