

# Riverside Dene Regeneration

Brian O'Doherty  
Head of Housing  
Development and  
Partnership Management



# Newcastle approach to Regeneration

*“We are paying a heavy price for past mistakes*

*Oversized estates designed for only one tenure”*

## **Government’s Urban Task Force 1999**

Latest activity in Newcastle’s regeneration areas such as and Riverside Dene and Walker Riverside –River’s Gate have been focused upon bringing about more sustainable communities with a mix of tenures and incomes and improved community facilities.

# Riverside Dene (formally Cruddas Park) Regeneration- Facts

- **Built in 1960's**
- **11 blocks (980 units) 8 blocks 15 storey, 2 blocks 12 storey and Cruddas Park House a 23 storey, 75 m built 1969**
- **1 and 2 bed flats, no families**
- **Annual turnover of tenancies – high 20.4% (Citywide 12.2%)**





Hugh Gaitskill, Leader of the Labour Party and T Dan Smith, Leader of Newcastle Council at the official opening of the Willows multi storey in Riverside Dene June 1962

# Cruddas Park 1980 - 2000

- Downturn in popularity in neighbourhood, increasing number of empty properties, especially in the high rise
- Finance for investment insufficient resulting in longer term maintenance issues
- Increasing levels of anti social behaviour and crime
- Porters / Concierge put into multi storey blocks to stem the decline



## Riverside Dene Regeneration strategic priority for:

- **Newcastle New Deal for Communities**
- **Bridging Newcastle Gateshead Housing Market Renewal Pathfinder**
- **Newcastle City Council's Housing Strategy**
- **Key priority for Your Homes Newcastle**

## Key Aspects of Proposals

- **Tenure diversity, more family homes and increasing owner occupation**
- **Modern homes**
- **New homes Improved shops and facilities**
- **Environmental sustainability**

**All to create a sustainable community and an iconic gateway into the city**



# Two storey entrance lobby



# Environmental Sustainability

- **Use of Biomass boiler to deliver district heating**
- **Improved fabric to towers, replacement of all windows**
- **Tackling Fuel Poverty**
- **Improved levels of re cycling**
- **Creation of Community Park**



# Rebranding the area



- Old name, poor reputation
- Consultation on 3 new names for the 10 towers
- Beacon Dene, Beacon Park and Riverside Dene
- Tenants asked to vote on new names
- Launch event 2<sup>nd</sup> April 2010, new name unveiled

# Latest position

- **Four tower blocks now empty**
- **We had procured Private Sector Partnership but Private partnership affected by downturn in global economy**
- **Contractor Wates on site working on the first three Social blocks, first due back early 2010**
- **Options being considered for the shopping centre**
- **Your Homes Newcastle reviewing the way in which Concierge service is delivered**

# Riverside Dene, first block nearing completion



**Any questions ?**

**For further information**

**Contact**

**Brian O'Doherty**

**Head of Housing Development and Partnership  
Management, Newcastle City Council**

**01912777862**

**[brian.odoherty@newcastle.gov.uk](mailto:brian.odoherty@newcastle.gov.uk)**