

In this issue... **Community engagement, creating social value, and expanding the team**



*Indicative CGI

A development by McLaren Property and Arlington

MCLAREN



Spring 2025

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What's been happening at York Central?

The last six months have been a busy time in the life of York Central, as we continue to work together on bringing forward this exciting, brand new city quarter for York.

Last autumn, Holgate Ward Councillors invited us to a present at a public meeting to share updates on the scheme, where we had the opportunity to meet many local residents and gather their all-important feedback (p3). We also championed the future commercial potential of York Central as a brand-new hub for digital industries at a major fin-tech conference held in York (p6).

Further afield, the development team has been showcasing York Central on a global stage. We were honoured to join a delegation to the British Embassy in Paris in February and in March attended the international urban festival, MiPIM. Both events helped raise the international profile of York Central and generate valuable interest among investors and economic stakeholders from around the world.

Closer to home we've been focusing on developing and delivering our social impact strategy and community engagement activity. At Christmas we supported the York Mix Toy Appeal, donating four upcycled bikes to vulnerable young people in the city (p5). February saw us host our very first community drop-in event, where we were able to engage face to face with over 160 York residents, read more on page 3.

There are also some significant milestones ahead with the first major section of land being transferred to us for development from landowners Network Rail, plus John Sisk & Son Ltd's eagerly anticipated completion of key road and pathway infrastructure that will unlock the site for our future development.

Looking ahead, we're showcasing York Central at UKREiif, the nation's biggest real estate investment conference in Leeds in May, as well as progressing with plans for our next community drop-in session in the summer.

Most importantly, we're excited to be working hard with our professional team on detailed designs for phase 1 in time for public consultation later in the year and we look forward to sharing more information with you then.

Tom

By Tom Gilman,
Managing Director
McLaren Regeneration



Positive public engagement

In February, the development team was pleased to welcome more than 160 people to its first community engagement drop in event. It provided an opportunity to meet the team behind the York Central development and find out more about what is one of the largest regeneration projects in the country and an exciting new city quarter next to York's railway station.

The event proved incredibly productive, as we answered questions and gathered feedback, on a host of important issues, from accessibility and sustainability, through to transport provision and architecture, as well as everything in-between.

Tom Gilman, Managing Director of McLaren Regeneration, said: "We're very grateful to everyone who attended the session, and we will continue to engage with the community throughout the project. It was a great opportunity to field

questions and explain more about our vision to create a world-class city quarter in York."

Not anticipating quite so many people all at once, the team has taken on feedback about the practicalities of the venue and the need for more space to see the presented

information. Always keen to learn and improve, we are sure our next event will be even better.

A link to the presentation boards from the event can be found on the York Central website news page, or for more information email the team at contact@yorkcentral.uk.





Supporting the York Mix Christmas appeal

As part of their ongoing commitment to sustainability and social impact, York Central's strategic development team supported the York Mix Toy appeal in December, donating bikes to vulnerable young people in the City.

After working with York Mix and the Council's Social Care team, access to travel was identified as a key priority, leading to four bikes being sourced from sustainable pre-loved bike specialist Recycle York on Walmgate.

A successful local business that helps to recycle over 5,000 bikes a year, Recycle York has recycled over 50,000 bikes across North Yorkshire, plus provided training.

Allan Cook, founder of Arlington Real Estate commented: "We're so pleased to be able to support such a great cause and help young people who would otherwise go without at Christmas.

"Donating these bikes to young people from York, to help with their independence and social mobility, very much fits with our aspiration to create a sustainable new place for the local community to benefit from. We're really grateful to the team at Recycle York for helping us source them."

David Green Managing Director of York Mix commented: "We're very grateful for this generous donation from York Central and have been overwhelmed with support from across the York business community. These bikes will provide a gift to the young people, as well as giving them independence."

The York Mix Toy Appeal is an annual initiative to help ensure that no child wakes up on Christmas Day without a gift. Visit www.yorkmix.com/toys for more information.

York Central updates hosted by Holgate Ward Councillors

The York Central team was grateful to be invited by City of York Council Holgate Ward Councillors to attend public meetings they organised in October to update local residents about progress of the development.

We had the opportunity to outline the vision and aspirations for the project, ahead of full public consultation on the first phase of York, expected later this year. Other members of the York Central partnership were on hand to answer queries about different important local issues, as well as explain the next stages of this major regeneration project.

The two sessions were attended by around 120 people, discussing key local issues including an improved replacement of the Wilton Rise footbridge next to the railway station, the upgrade plans for the riverside path near Leeman Road and progress from John Sisk on the infrastructure works - all topics raised by the community.

Meetings were held at St Barnabas School, off Leeman Road and St Paul's Church, off Holgate Road to try and make them as accessible as possible for the community around the site to attend.

To keep up to date with future events like this, and all the other York Central news, sign up to the newsletter (see page 8 for details).



York Central expands development team with key appointments

Over the last six months the York Central team has expanded, with several key appointments bringing a raft of experience to the delivery of one of the UK's largest city centre regeneration schemes.

Anastasija Clayton has been appointed by McLaren Property as Senior Project Manager, Karen Stafeckis has been recruited as Development Director responsible for environmental and social sustainability opportunities, Jack Widdup joins from McLaren Living as Development Director with a focus on residential, while Joseph Young, a recent graduate, joins the team as a Development Surveyor.

Anastasija, very familiar with York Central having held the position of Project Manager for the scheme on behalf of Homes England, brings unique experience of delivering residential, mixed-use and complex multi-phase development projects involving both public, private and affordable housing sectors.

Karen brings extensive experience from previous roles where she



was responsible for significant regeneration projects and partnerships across brownfield land in Leeds and has been involved in the climate agenda with the city's Climate Commission.

The expanded team will operate under Tom Gilman, Managing Director of McLaren Regeneration, collaborating closely with Allan Cook, founder of Arlington Real Estate. They will work collaboratively with partners and majority landowners Homes England and Network Rail Property, as well as other key partners including the City of York Council and the National Railway Museum and wider stakeholders to lead and support the overall delivery of the York Central Masterplan project. This includes coordinating overall masterplan design, planning and delivery, to ensure the vision for the project is realised.

Tom Gilman, commented: "We are assembling a strong team of experienced professionals, with expertise and insights gained from major regional regeneration projects and broad sector knowledge. I welcome Anastasija, Karen, Jack and Joseph to the team and very much look forward to working together to deliver an outstanding new quarter for the city of York. Their broad spectrum of skills will be invaluable in the delivery of our vision for what is a significant project for the UK."



York Central Goes to Paris

We were honoured to be invited to present our vision for York Central at a two-day investor event hosted at the British Embassy in Paris.

This was a great opportunity to showcase the world-class opportunity York Central presents to those investors interested in substantial infrastructure and real estate opportunities in the UK.

As we hoped, there was a great deal of interest in York Central, helping broaden global awareness of what is one of our country's largest regeneration schemes.



Championing York's tech future by supporting FinTech North

In October, the York Central team joined FinTech North at its first ever two-day conference in York's Guildhall, which brought together key industry stakeholders and professionals to celebrate the North as an exciting future prospect for financial technology hubs.

Key themes covered People, Market, Money, Technology and Product. York Central sponsored the 'Market' segment and Edward Twiddy, co-founder of Atom Bank, the UK's first app-based bank and non-executive director at York Central, provided an overview of the ambitious scheme and explained why York Central is going to be a brand new place where innovative businesses can locate and thrive for the benefit of their business and their staff.

Ed explained the project's vast ambition and its huge high-tech potential for York, saying: "York Central is a transformation of York on a scale not seen since Roman times. It is going to be a place not just in which to work, but to live and play. York currently has the lowest business birth rate of any northern city, yet some of the highest levels academic achievers compared to other nearby cities. It needs to nurture that talent and develop tech businesses to compete and thrive in the future.

"Creating over 1 million sq ft of commercial space, York Central is creating a community for the future built upon brand new technologies that will be here for hundreds of years to come."

Ed also joined a panel session, "Cultivating Success: The Impact of Culture on Fintech Performance and Innovation" discussing the key elements that help fintech business thrive.

The second day provided a National Sector Overview of the industry and investment other sessions focussed on funding, investor relations, technological developments and wrapped up with an interactive panel discussion around the drivers of FinTech innovation in 2025-2028, which York Central can be part of.

"York Central is a transformation of York on a scale not seen since Roman times. It is going to be a place not just in which to work, but to live and play. York currently has the lowest business birth rate of any northern city, yet some of the highest levels academic achievers compared to other nearby cities. It needs to nurture that talent and develop tech businesses to compete and thrive in the future."

Edward Twiddy
Co-founder of Atom Bank and non-executive director at York Central

Encouraging York Community Fund applications

We behind the York Central project are encouraging local charities, organisations and good causes to come forward to be part of the next round of funding from the York Community Fund.

Run by York-based Two Ridings Community Foundation, the fund has already distributed £145,307 to 30 local groups including Lollipop who organise social activities for deaf children and their families; Next Door But One who use theatre to support mental health and LGBTQ+ youth and St. James the Deacon Parish Church who provide warm spaces and food support.



It was launched in 2024 and has been created to improve the wellbeing of people who live, work and study in York. Established with a £100,000 donation from the Joseph Rowntree Foundation (JRF), and a £150,000 commitment from York Central Ltd, to be distributed over three years, the Fund has since grown with a number of contributions from local businesses, donors, and community partners.

York Central supports the fund because it aligns with its core principles of people, planet, place, prosperity and partnerships.

Tom Gilman, Managing Director of McLaren Regeneration, said: "We are proud to support the community fund and it's excellent that so many great

local causes have already benefited from this initiative. We look forward to working with Two Ridings in the future to deliver even more benefits for great organisations and projects in York. We would encourage any local organisations to get involved in the next round."

Applications for the next round of the York Community Fund will open in Summer 2025, with at least £200,000 available for distribution.

Could your community group benefit from the York Community Fund?

Find out how to apply when the next round opens, at Two Ridings Community Foundation website:
www.tworidingscf.org.uk/fund/york-community-fund

News from our neighbours...

Riverside Pathway

Work to improve the riverside path between Jubilee Terrace and Scarborough Bridge has taken a major step forward.

Following extensive community engagement, a feasibility design for the work was approved by the council's Executive Member for Transport and now the project will progress to detailed design and delivery.

Work is now underway to appoint a principal designer and contractor for this stage of the scheme.

The Station Gateway Project

Work at the front of York station is progressing at pace.

In recent months much of what was Queen Street Bridge has now gone, creating space for new public spaces, improved bus stops and offering views of the city walls not seen since the 19th century. Upcoming work will include the installation of new crossing areas for pedestrians, completing the cycle paths and much more.

NRM access hours

Following requests from the local community, our partners City of York Council and the National Railway Museum have reached an agreement to extend hours of pedestrian access through Central Hall, once major works are complete and it is open to the public.

Read more at www.york.gov.uk

Keep in touch with project updates:

✉ contact@yorkcentral.uk
🌐 www.yorkcentral.uk
f www.facebook.com/York.Central01
in www.linkedin.com/company/york-central

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