

Quality places, thriving neighbourhoods

Gresham, Middlesbrough - locality plan
2022-2027



Gresham... quality place, thriving neighbourhood



We want to help local people create quality places and thriving neighbourhoods, making Gresham a great place to live.

This plan sets out a vision for the area.

Working in partnership, we'll maximise the impact of existing resources and services to improve the things that are important to people in the area. We'll work with communities to identify gaps, opportunities and solutions to tackle local issues and provide support to attract funding where it's available.

Our vision

Gresham will be an engaged, thriving, empowered and quality place where people want to live.

The community will:

- ✓ Be better connected to facilities and use local resources when in need
- ✓ Have the opportunity to work together to address local issues
- ✓ Be better prepared and respond more easily to adverse situations
- ✓ Know about:
 - Thirteen's Customer Involvement Framework
 - Local community meetings
 - Climate change action and environmental projects
 - Support and services available from Thirteen and partners
 - Employment, skills and training opportunities
 - Financial and digital inclusion information and support
 - Health and wellbeing activities
 - Community safety projects and interventions.

About Gresham

To help us understand where we're going, we need to understand the assets – homes and other buildings – that we already have in the area.

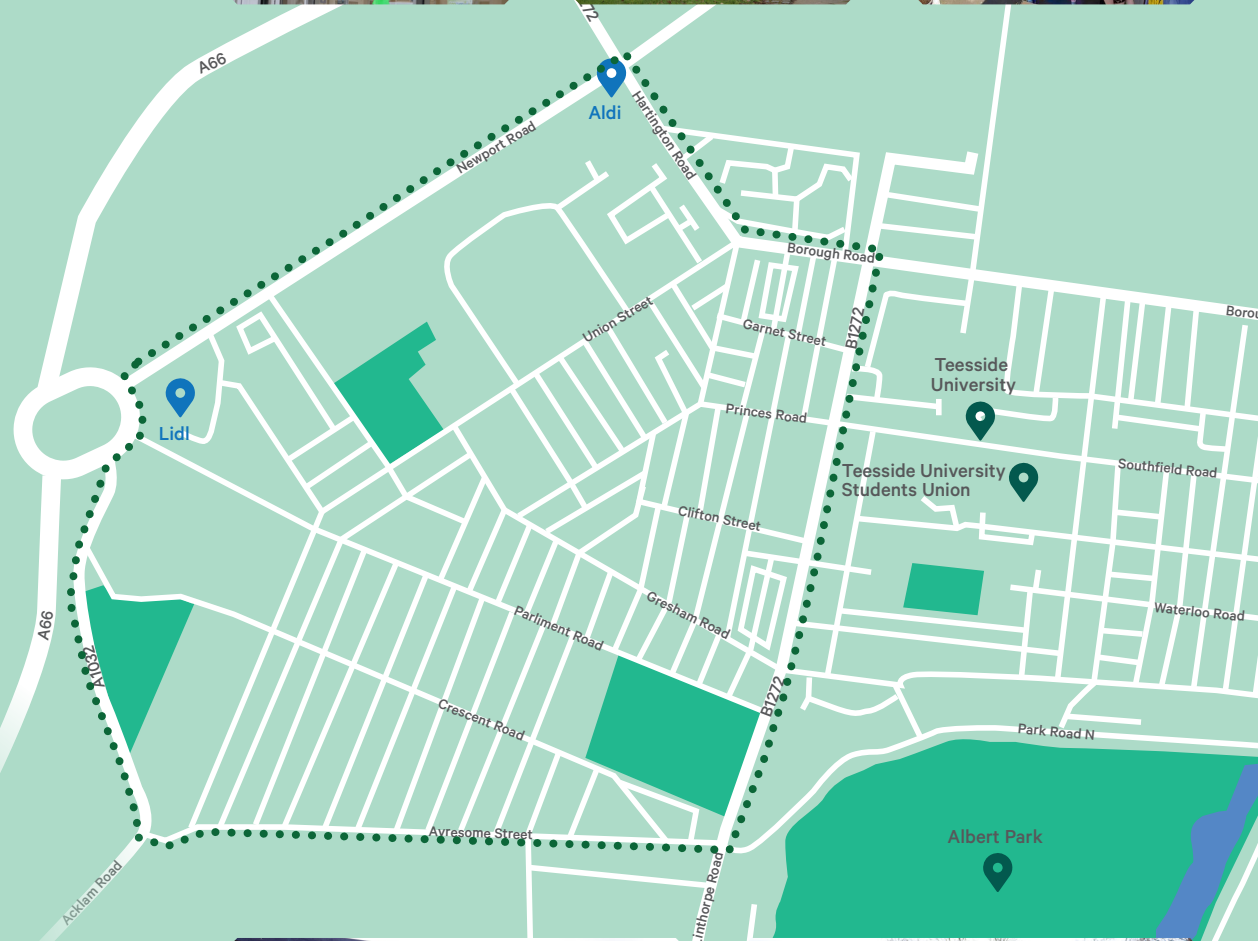
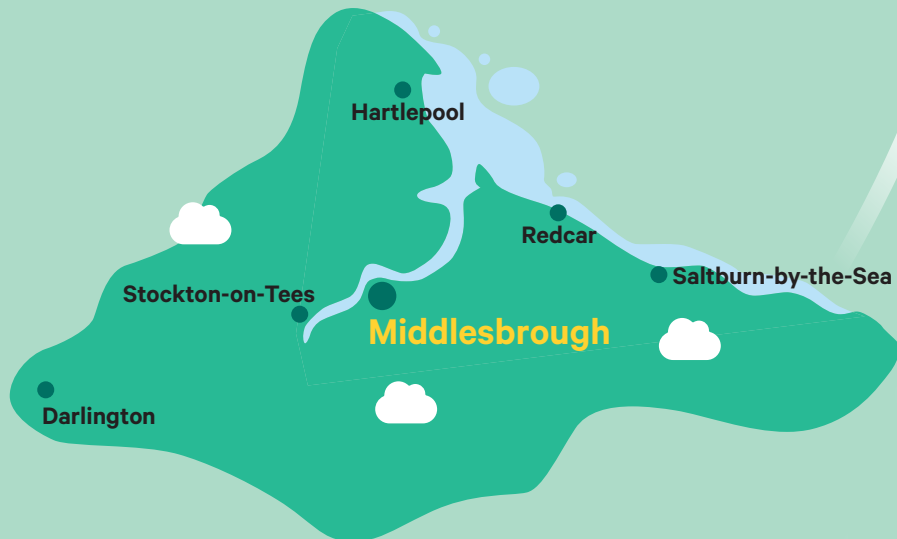
Gresham is an area of Middlesbrough close to the town centre and university. Houses began to be built in Gresham in the 1890s, consisting of larger houses on the south side of Newport Road for families of professional people, with smaller two-bedroom terraced houses for tradespeople. This area is now predominantly one and two-bedroom flats.

In 1976, Newport Neighbourhood Centre opened which was praised as a unique facility catering for local communities, a job it still does today.

Gresham and the surrounding area of Newport are a priority area for social and physical regeneration, which is being delivered in a partnership between Thirteen and Middlesbrough Council.

222 homes are being developed by Thirteen to transform the area and bring life back to derelict land.

Thirteen-owned buildings	No.
1, 2, 3, 4 and 5-bedroom houses	213
1, 2, 3 and 4-bedroom flats	409
Commercial	1
Garage	1
Other rooms	2
Total	626



Challenges

There are a number of challenges facing Gresham:

Deprivation

Areas within Gresham fall in the top **10%** most deprived in the country.

The area is ranked **195th** most deprived out of **32,844** in the country.

Unemployment

There are high levels of unemployment in the Gresham ward. In November 2021 **16.5%** of people were claiming out of work benefits.

This is higher than the average rate of **7.8%** in Middlesbrough and **4.7%** in Great Britain.



Crime

Crime in Gresham is higher than the Middlesbrough average, however anti-social behaviour has seen almost a 50% decrease over the last two-years.

Cost of living

From April 2022, the average gas and electricity bills are predicted to rise by up to 50%.

The cost of living is rising for everyone - this might have a greater impact on people living in Gresham.

Covid -19

Restrictions due to the pandemic have placed pressure on communities and the delivery of services.



Strengths & opportunities



In Gresham, there are also so many strengths and opportunities for us to build on. These include:

- A local partnership approach to delivering services
- Seven partnership action plans to tackle local issues
- Housing partnership agreement between Thirteen and Middlesbrough Council
- Established stakeholder meetings
- Established community group meetings
- A strong partnership agreement between Thirteen and Middlesbrough Council to regenerate the area
- Close proximity to the town centre
- Close proximity to Teesside University
- Strong community activities.

Buildings and places in the community

- Newport Settlement Community Hub
- Streets Ahead Centre
- Meath Street Resource Centre
- Ubuntu multi-cultural centre
- Homeless café
- Melbourne House (home to Open Door Northeast)
- Al-Mustafa Centre
- Clifton Street community church.
- Cannon Park congregational church
- Abu Bakr Mosque, Cannon Park
- Bow Street Mosque

- Newport Primary School
- Ayresome Primary
- Archibald Primary
- Macmillan Academy
- Outram Street Park.

Community groups

- Streets Ahead
- The Linx Project
- Andy's Men's club
- Ubuntu
- Community Champions
- Barefoot Kitchen
- Newmarch workshops
- Actes
- Middlesbrough Environment City
- The Hope Foundation
- MFC Foundation.

Potential opportunities

- Build on the existing partnerships and community groups to develop a community forum and voice for the area
- Maximise social value opportunities from Union Village
- Develop projects to integrate the new development and community with the existing community
- Current environmental and social action projects
- Thirteen/Teesside University social animator project.



Consulting with local people

Thirteen and Middlesbrough Council consulted with people and organisations in Gresham in 2021 and received 191 responses.

Although the pandemic restricted the consultation process, surveys were completed using the support of partners, consulting with people online, door to door surveys, community meeting spaces and held outdoor events to get people's views.

People liked:

- 😊 Community spirit
- 😊 Volunteers and residents who work together to keep the area clean
- 😊 Multicultural and diversity
- 😊 Sense of belonging
- 😊 Good shopping facilities and transport links
- 😊 Coordinated approach in the area and localised teams
- 😊 Streets are becoming cleaner.

People wanted to improve:

- 😞 More activities for people to do
- 😞 Neighbourhood Watch scheme
- 😞 Fly tipping in the alleyways
- 😞 Reduction of crime.

Four key themes emerged from the consultation:

1. Crime and anti-social behaviour
2. Improving the environment
3. Building social infrastructure
4. Improving life chances

“

Cultural environment of the community is very harmonious.

“

I'm proud that we still have a community as such. I try to be part of it, to support it in any way I can. I'm proud that I still have good neighbours, despite the problems all around us.



“

I'm proud of how Streets Ahead have tried to get the community to come together to make the area a better place with the litter picks and projects.

“

There is a general poor image with poor quality houses and many drug takers hanging about, ASB in many streets - wardens try their best but they are stretched.

“

People don't seem to care enough not to litter or leave dog muck or leave rubbish in the alleys. I wish they cared more. I would like to see more people putting recycling out on recycling day - we're usually the only house on our street that does.

Delivering the plan

UNION

The Community Forum

This locality plan will be co-ordinated by Thirteen's Community Resilience Team and delivered through a Community Forum made up of residents, stakeholders and anyone who has an interest in Gresham.

The forum will:

- Work together to address local issues
- Be the voice of the community
- Design and deliver new projects or strengthen existing services
- Seek funding to deliver new projects and services
- Develop a local community fund to support delivery of small projects.

This will be a partnership approach: we'll work together to consider developing new projects or strengthening existing services

to address issues the community said were important to them

The membership will include, but not be limited to:

- Community groups
- Residents
- Involved customers

Plus specialists including:

- Thirteen
- Middlesbrough Council
- Accent Homes
- Neighbourhood Policing team
- Cleveland Fire Brigade
- Our Watch
- Teesside University
- Youth Support.

Projects

Responding to the thoughts of local people, some of the early projects we'll be working on in Gresham include:

The £1m challenge

Thirteen will be working with partners over the next five-years to bring £1m into Gresham, which will be made up of:

- ✓ Money in residents' pockets
- ✓ People moving into work
- ✓ People developing a business
- ✓ Volunteering hours
- ✓ Funding for projects.

The Big Gresham clean-up

To launch the Gresham locality plan and to tackle litter, flytipping and improve the local environment, we'll be hosting the Gresham big clean up in April 2022.

We're encouraging partners and residents to get involved, so please get in touch for more details.

Green community plan

We'll develop a five-year community-led approach to becoming a greener community.

We'll be working with partners to focus on four priorities:

Priority one Crime and anti-social behaviour	Priority two Improved environment	Priority three Building social infrastructure	Priority four Improving life chances
<p>The issues</p> <p>Young people/gangs Under reporting People feeling safe Drug related activity</p>	<p>The issues</p> <p>Fly tipping littering Fly tipping in alleyways</p>	<p>The issues</p> <p>Ensure the new Union Village community integrates with the existing community Need to revamp existing residents group following Covid restrictions High turnover of residents</p>	<p>The issues</p> <p>High unemployment Limited disposable income Illegal money lending</p>
<p>Key projects</p> <p>Locality working and partnership approach to tackling crime Develop a community-led Good Neighbour scheme</p>	<p>Key projects</p> <p>The Big Clean up Alleyway regeneration project Support the expansion and development of the MBC recycling scheme pilot</p>	<p>Key projects</p> <p>Establish a Community Forum Develop a local community fund to address local issues Develop social action projects to address local issues and bring communities together</p>	<p>Key projects</p> <p>£1m challenge Employment campaign Unclaimed benefit campaign Increase access to digital</p>
<p>Partners</p> <p>Police Middlesbrough Council Our Watch Linx</p>	<p>Partners</p> <p>Middlesbrough Council Barefoot Kitchen Actes Streets Ahead Middlesbrough Environment City</p>	<p>Partners</p> <p>MFC Foundation Teesside University Local stakeholder group Middlesbrough Council Streets Ahead</p>	<p>Partners</p> <p>South Tees Digital Group Credit Unions Middlesbrough Council Middlesbrough CAB Actes Illegal Money Lending Team Streets Ahead</p>
<p>Outcomes</p> <p>Co-ordinated approach to tackling crime and anti-social behaviour Improved perception in hotspot areas More young people engaged in activities Membership for the Good Neighbour Scheme People will know how and where to report crime and anti-social behaviour</p>	<p>Outcomes</p> <p>Co-ordinated approach to addressing local environmental issues Improved perception in hotspot areas Improved area appearance Increased satisfaction with the neighbourhood as a place to live Reduction of fly tipping</p>	<p>Outcomes</p> <p>Greater community engagement More community-led initiatives Strong community forum led by the community and partners Increased capacity in Voluntary and Community Sector</p>	<p>Outcomes</p> <p>More money in people's pockets More people in training, volunteering and employment School visits Digital access Increased membership of existing services such as Neighbourhood Watch, eco shops and credit union</p>

Financial investment

Union Village is a regeneration scheme that will transform Gresham. Delivered in partnership with Middlesbrough Council, its design is inspired by Goldsmith Street in Norwich and has been shortlisted in the national Housing Design Awards 2021.

It's a phased development that will bring an additional 220 new affordable homes into the area, including:

Phase 1 homes	No.
2-bedroom houses	35
3-bedroom houses	56
4-bedroom houses	8
2-bedroom bungalows	8
3-bedroom bungalows	2
2-bedroom apartments	36
Total	145

Investment

In total, the Union Village development will see £34m invested into the area. Investment in the area will include:

- Thirteen **£21,920,000**
- Homes England Fund **£8.48m**
- Brownfield Housing Fund **£3.6m**

The scheme also has an innovative co-operation agreement with Middlesbrough Council to improve community safety and environmental standards as part of the wider regeneration of the area.

The modern architecture will help to integrate the homes into the area, with communal gardens for the new community to share. Play, seating and landscaped outdoor areas will help neighbours to meet and get to know each other.

Investment programme

Over the next five-years, Thirteen will develop plans to carry out internal and external improvements to some existing homes in Gresham. This would include replacing kitchens, bathrooms, windows, doors and boilers.

The type of work carried out and when, depends on things like the age and condition of the property's fixtures and fittings.

Community Renewal fund

£170,000 invested in surveys identifying the work needed to de-carbonise our older homes in the Gresham area.

Resources

To support our communities, Thirteen has dedicated resources to help deliver this plan:

1. Thirteen **Community Development Co-ordinator** who will be led by the community and work with customers, stakeholders and the community to understand issues, identify assets, opportunities and potential funding to tackle issues.
2. Thirteen **Community Resilience Manager** who will co-ordinate and deliver the locality plan, build relationships, monitor progress through partnership working, identify and remove barriers, source funding, and work with the local community and partners.
3. A **Housing Services Co-ordinator** who will work with Thirteen's customers, dealing with letting
4. A **Housing Resolution Co-ordinator** who will work with people in the area to tackle more in-depth incidents of anti-social behaviour.
5. **Middlesbrough Council** – localised approach to delivering services.

Community Funding

£10,000 will be available to the Community Forum in the first year to develop and deliver projects to help address one of the four 4 priorities.

Safer Streets 3 funding

Following a £361,837 investment from the Safer Streets 1 fund to improve street lighting, increase CCTV and the safety of the area, Middlesbrough Council successfully bid for a further £381,771 to improve the safety of women and girls in the area.



The difference we'll make...

Working with partners in Gresham...

We want to understand and measure the difference the locality plan makes. To help us do that we will measure:

Priority 1 – Crime and anti-social behaviour

- Improved perception in hotspot areas
- More young people engaged in activities
- Membership for the Good Neighbour Scheme
- People will know how and where to report crime and anti-social behaviour

Priority 2 – Improving the environment

- Improved satisfaction in hotspot areas
- Benefits to the environment and biodiversity
- Levels of fly tipping
- Demand on services
- Garden condition

Priority 3 – Building social infrastructure

- Community forum membership
- Impact of community fund
- New projects developed
- Funding brought into the area
- People engaged and supported through projects
- Partnerships created
- Community investment
- Social value from investments.

Priority 4 – Improving life chances

- People supported
- More money in people's pockets
- Employment and training opportunities
- School visits
- Increased membership to existing service such as neighbourhood watch, eco shops and credit union.

Impact from Gresham new housing development

Using the House Building Federations Social Value Calculator, the latest phase of 220 new homes is estimated to generate the following benefits:

- Support the employment of **682** people
- Provide up to **7** apprentices, graduates or trainees
- Increase open space, community sport, leisure spending by **£177,36** which could provide 10 x 5 a side football pitches
- Generate **£238,635** towards education spending – this equates to 83 classroom places
- Generate **£2,651,660** tax revenue
- Including **£248,481** in Council Tax revenue.



It's important to us that we work with the community to address things that are important to them. We'll be carrying out regular and annual surveys to capture how people feel about Gresham as a place to live.

Get involved

All residents, partners and anyone with an interest in Gresham are invited to get involved with the locality plan.

Get in touch and join the project or the community forum and help to shape, create and develop projects to have a lasting and positive impact in the community.

Get in touch with the Community Resilience Team at Thirteen:

- ✉ **Community.resilience@thirteengroup.co.uk**
- 🌐 **www.thirteengroup.co.uk**
- ☎ **0300 111 1000**

