

# Quality places, thriving neighbourhoods

Grove Hill, Middlesbrough - locality plan  
2022-2027



# Grove Hill... quality place, thriving neighbourhood



WELCOME

**We want to help local people create quality places and thriving neighbourhoods, making Grove Hill 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**

Grove Hill 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 Grove Hill

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.

Grove Hill is a large former local authority housing estate with around 2,000 homes. Over 500 homes have been demolished at Grove Hill over the last 10 years.

Built in the 1920s to provide affordable homes for people out-of-town, Grove Hill was part of a scheme to tackle overcrowding and poor-quality housing. It was particularly popular with residents of St Hilda's, who relocated to Grove Hill because of its tree-lined streets, homes with gardens and modern amenities.

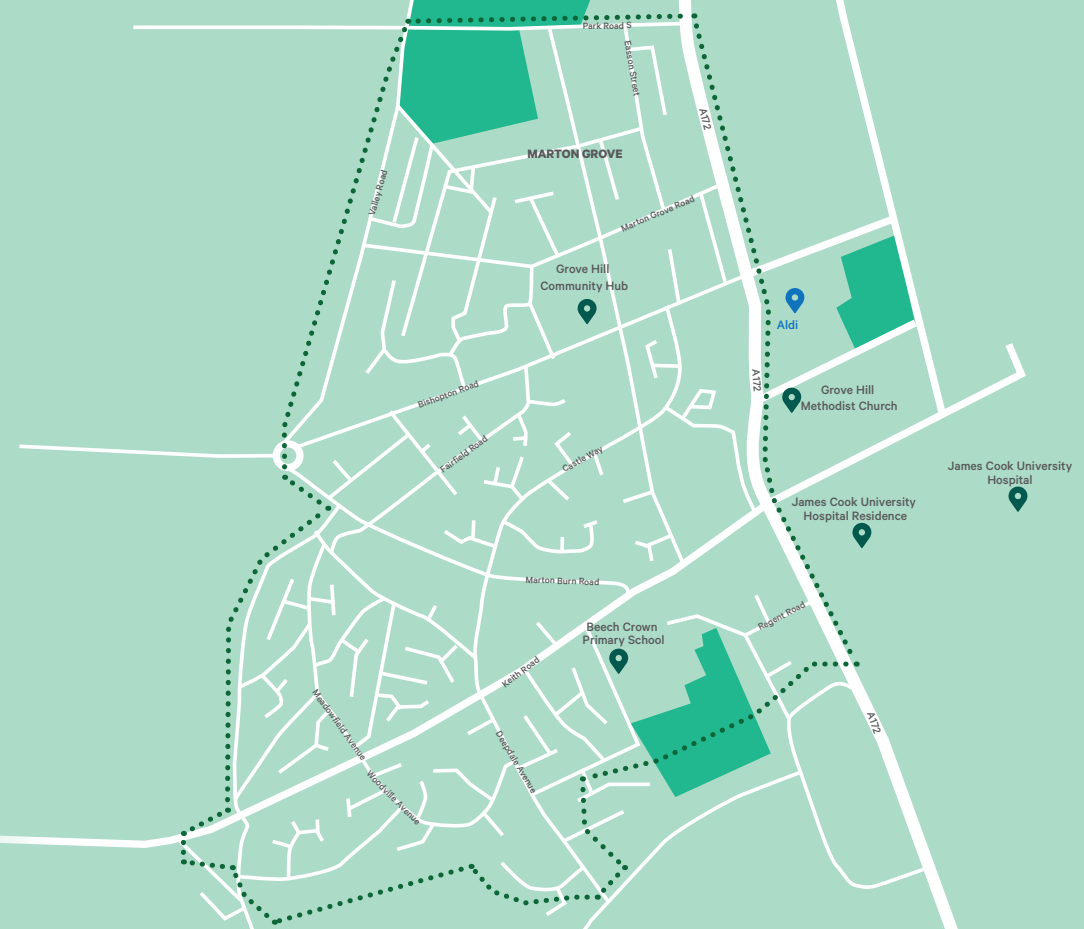
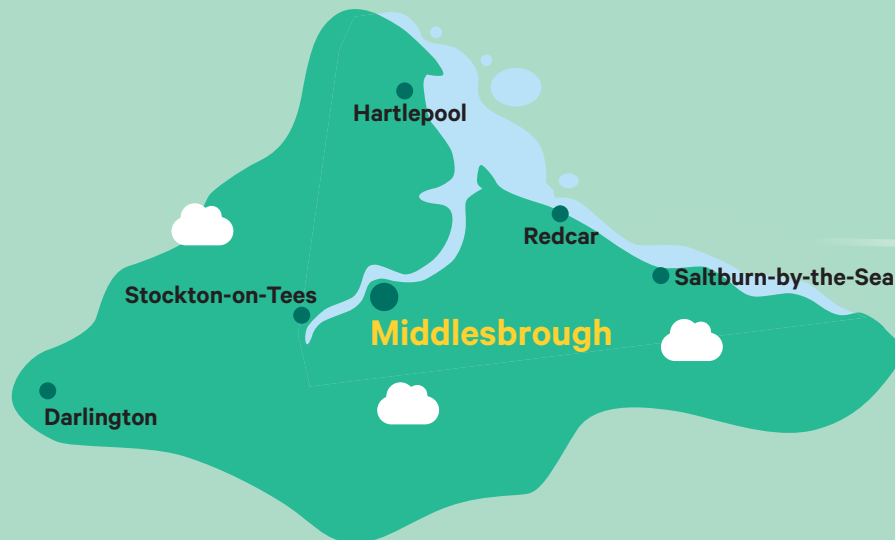
Grove Hill was such a popular location that communities formed strong bonds,

with families staying in the area for generations.

The area has been affected by a decreased demand for the type of housing on offer, increased levels of unemployment, low incomes, and a reduction in people living there.

A number of demolition and regeneration schemes have aimed to address these issues, although none have resulted in long-lasting change.

Thirteen-owned buildings	No.
2, 3 and 4-bedroom houses	631
1, 2 and 3-bedroom bungalows	137
1 and 2-bedroom flats	122
Other rooms and facilities	2
<b>Total</b>	<b>893</b>





# Challenges

There are a number of challenges facing Grove Hill:

## Deprivation

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

Ranked **472nd** most deprived out of **32,844** in the country.

## Unemployment

There are high levels of unemployment in the Clairville ward. In November 2021, **7.7%** of people claimed out of work benefits.

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



## Crime

Crime levels in Grove Hill have increased slightly over the last year.

## 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 Grove Hill.



## Covid-19

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



# Strengths & opportunities

**In Grove Hill, there are also many strengths and opportunities for us to build on. These include:**

## Assets in the community

Grove Hill Community Hub hosts a range of services and activities such as a crèche, reading club, bowls and employability services; the Genesis project runs a thriving eco-shop, clothing exchange, gym and gardening project; Jellystone Park (MEC) has a community greenspace with opportunities around horticulture and training; Kids Kabin offers a variety of workshops and playgroups for local young people.

Other local assets include the Palladium shops; St Oswald's Church and Parish Hall; Beech Grove Primary School; St Joseph's Primary School; and Albert Park.

## Community groups

- Genesis project
- Kids Kabin (youth services)
- Community litter picks
- Middlesbrough Environment City
- Linx
- Men's Shed.



**The community value the good transport links, local shops, community groups and activities and parking is good.**

## Potential opportunities

- Land next to the Palladium shops
- Flats above the Palladium shops
- Disused land next to Eastbourne Road
- Development of a community forum to drive the delivery of projects and make changes in Grove Hill.



# Consulting with local people

The community scored Grove Hill 7/10 as a good place to live.

**Thirteen consulted with people and organisations in the community to find what they liked and what they felt should be improved.**

We consulted with residents, community groups, stakeholders and Thirteen's involved customers between August and September 2021 and received 171 responses.

Although the pandemic restricted the consultation process, we worked with partners to consult with people online, completed surveys outside people's homes, and held outdoor events to get people's views.

**People liked:**

- 😊 Shops and other amenities on the doorstep
- 😊 Ability to park easily
- 😊 Transport and bus links
- 😊 The community spirit

**People wanted to improve:**

- 😞 Litter/fly tipping
- 😞 Crime, anti-social behaviour and motorbike nuisance
- 😞 Youth nuisance
- 😞 Lack of police
- 😞 Lack of activities for young people

**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

“  
People don't look after the area.”

“  
There is nothing for kids to do, they just hang about on a night.”

“  
Shops are very easy to get to on my scooter.”

“  
Everyone looks out for each other.”

“  
St Oswald's Church serves the community and goes out of their way for people.”



# Delivering the plan

## 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 Grove Hill.**

**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 won't be limited to:**

- Residents
- Involved customers
- Kids Kabin
- Genesis Project.

**Plus specialists including:**

- Thirteen
- Home Group
- Middlesbrough Council
- Neighbourhood Policing team
- Cleveland Fire Brigade
- Our Watch
- Teesside University
- Accent Homes
- Middlesbrough Environment City.

# Projects

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

## The £1m challenge

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

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

## The Grove Hill Big Clean-up

To launch the Grove Hill locality plan and to tackle litter, flytipping and improve the local environment, we'll be hosting the Grove Hill 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><b>The issue:</b> Young people/gangs Motorbike nuisance Hotspot areas for crime and anti-social behaviour Drug-related activity</p>	<p><b>The issue:</b> Hotspot areas for fly tipping, for example: West Beck; Thorndyke; Easson Street; and Eden Road Area around shops untidy</p>	<p><b>The issue:</b> Limited community connectivity More things for young people to do Connecting residents in the new community to the existing community No residents forum</p>	<p><b>The issue:</b> High levels of unemployment Limited disposable income Illegal money lending.</p>
<p><b>Key projects:</b> Diversionary activities - engagement through sport Coordinated days of action to target specific issues (off road motorbikes) Develop a good neighbour scheme</p>	<p><b>Key projects:</b> The Big Clean up Wildflower planting schemes Community litter picks Improved use of vacant land - tree planting/whips West Beck flood prevention</p>	<p><b>Key projects:</b> Support to develop confidence within community to design and run community projects Development of community forums Social Enterprise Activator project - developing social action projects within the community Sharing stories and history to bring people together Deliver a programme of art and creativity with young people in the community Re-wilding and community garden project</p>	<p><b>Key projects:</b> £1 Million challenge Increase membership of local eco-shop and links to credit union Skills for Growth project to support SMEs Illegal money-lending campaign Digital accessibility Targeted benefits campaign</p>
<p><b>Partners:</b> Youth Focus North East Police Middlesbrough Council Our Watch Drug and alcohol services Linx Kids Kabin</p>	<p><b>Partners:</b> Tees Valley Wildlife Trust Middlesbrough Environment City Middlesbrough Council CleanupUK Environment Agency Homes Group</p>	<p><b>Partners:</b> Teesside University Element 1 Kids Cabin Genesis Project Middlesbrough Environment City The Arc Frade</p>	<p><b>Partners:</b> Tees Valley Combined Authority Illegal Money Lending Team South Tees Digital Group Credit Union Financial inclusion group Enterprise Made Simple</p>
<p><b>Outcomes:</b> More young people engaged in activities Uptake in Our Watch membership Improved perception in hotspot areas Coordinated approach to tackling anti-social behaviour</p>	<p><b>Outcomes:</b> Co-ordinated approach to addressing local environmental issues Improved perception in hot spot areas Area appearance improved Increased satisfaction with the neighbourhood as a place to live Reduction of fly tipping Increased biodiversity</p>	<p><b>Outcomes:</b> Increased community engagement Increase in community led initiatives to tackle community issues. Development of a strong community forum led by the community and partners. Increased capacity in VCS</p>	<p><b>Outcomes:</b> More money in people's pockets More people in training, volunteering and employment School visits Increased membership of existing services such as Neighbourhood Watch, eco-shops and credit union Increased digital access</p>



# Financial investment

**Thirteen will develop 296 homes in the centre of Grove Hill.**

The development will include:

Phase 1 homes	No.
2-bedroom bungalows	87
3-bedroom bungalows	1
4-bedroom bungalows	8
2-bedroom houses	48
3-bedroom houses	130
4-bedroom Houses	22
<b>Total</b>	<b>296</b>

## Investment programme

Over the next five-years, Thirteen will be developing plans to carry out internal and external improvements to some homes in Grove Hill. This will 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. If homes are eligible for investment, customers will be contacted in advance.

## 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 priorities.

## Resources

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

1. A **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. A **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 homes, helping people to manage their tenancies and act as the first point of contact for incidents of anti-social behaviour.
4. A **Housing Resolution Co-ordinator** who will work with people in the area to tackle more in-depth incidents of anti-social behaviour.

## Investment

Over the next five years, around £50,942,700 will be invested in homes in Grove Hill. This includes investment from:

- Thirteen - £36,302,772
- Homes England - £11,840,000
- BHF - £2,800,000



# The difference we'll make...

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

- Satisfaction with the neighbourhood as a place to live
- 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 peoples pockets
- Employment and training opportunities
- School visits
- Increased membership to existing service such as neighbourhood watch, eco shops and credit union.

## Impact from Grove Hill new housing development

Using the House Building Federation's social value calculator, the latest phase of 296 new homes is estimated to:

- Support jobs for **917** people
- Provide up to **10** apprentices, graduates or trainee positions
  - Increase open space, community sport and leisure spending by **£238,635**. For example, this could provide 13 five-a-side football pitches
- Generate **£238,635** towards education spending
- Generate **£3,567,688** in tax revenue
- Including **£334,320.16** in council tax revenue.

# Working with partners in Grove Hill...



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 Grove Hill as a place to live.

# Get involved

**All residents, partners and anyone with an interest in Grove Hill 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**

