

Quality places, thriving neighbourhoods

Pallister Park, Middlesbough - locality plan
2022-2027



Pallister Park... quality place, thriving neighbourhood



We want to help local people create quality places and thriving neighbourhoods, making Pallister Park 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

Pallister Park 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 Pallister Park

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.

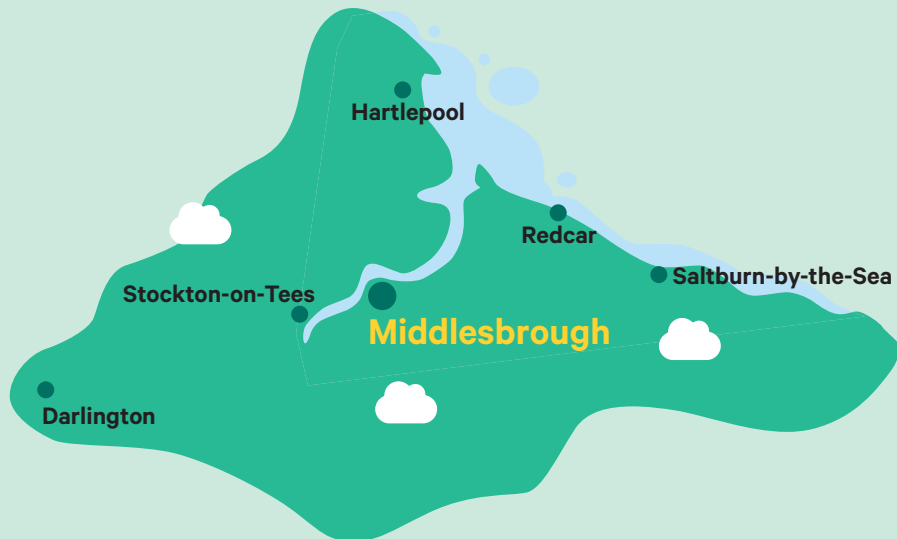
Much of Pallister Park is made up of small neighbourhoods or groups of homes facing onto greens (small, open green spaces) or streets. Small roads and alleys help people access the rear of properties, enable refuse collections and provide some parking.

Unlike many estates, Pallister Park has no natural centre that could be classed as the heart of the community. Most community facilities are around the edge of the estate.

Shops include a large Morrisons supermarket and smaller shop units at Norfolk Place Shopping Centre on the outskirts of the estate.

Due to the large number of three-bedroom houses, Pallister Park has a high proportion of families living in the area.

Thirteen-owned buildings	No.
2, 3 and 4-bedroom houses	726
Garages	71
1, 2 and 3-bedroom flats	44
1 and 2-bedroom bungalows	40
Retail/commercial	4
Other rooms and facilities	3
Total	888





Challenges

There are a number of challenges facing Pallister Park:

Deprivation

Pallister Park is in the top **10%** most deprived in the country.

Ranked as the **123rd** most deprived out of **32,844** in the country.

Unemployment

In November 2021, **8.8%** of people were claiming out of work benefits.

The Middlesbrough average is **7.8%** and **4.7%** for Great Britain.



Crime

Crime levels have been increasing in the area 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 Pallister Park.

Covid-19

Pandemic restrictions have placed pressure on communities and services.



Strengths & opportunities

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

Assets in the community

Pallister Park Centre, East Middlesbrough Eco-Shop, Neptune Leisure Centre, Bellamy Court, Morrisons supermarket, Pallister Park Primary School, Corpus Christi Primary School, Unity City Academy & River Tees High Academy.

Community groups

- Youth Focus North East who provide services for young people in the area
- Active Tees Valley offers a variety of local services, including the eco-shop
- Pallister Park Bowls Club with a focus on the over-50s
- Men's mental health group offering drop-in sessions for men of all ages
- Boxing and karate clubs at the Pallister Park Centre
- Middlesbrough Amateur Swimming Club at the Neptune Centre.

Potential opportunities

- Creation of a Community Forum
- Rothbury Road flats and the potential to develop business units to support 18 to 30-year-olds into business
- Middlesbrough Council regeneration of Pallister Park green space
- The unused Salvation Army building
- Growth in community engagement and ownership to ensure sustainability of projects.

The community told us they love being close to shops and amenities, near to family and friends, and that they feel they belong in the neighbourhood.



Consulting with local people

People's satisfaction with their neighbourhood as a place to live was 6.7 out of 10.

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 309 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:

- ☺ The community feel
- ☺ Sense of belonging
- ☺ Living close to family and friends
- ☺ Good shopping facilities and transport links.

People wanted to improve:

- ☹ The environment
- ☹ Litter and fly tipping
- ☹ Youth nuisance/gangs
- ☹ Noise and motorbikes
- ☹ More for children to do
- ☹ People parking on grass verges and ruining greens.

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

“

I'm grateful Thirteen allowed my son to move into his nana's house. It has kept us close.

“

We're missing a good play park for the kids. There is one, but the swings are missing.

“

Pally isn't quiet. Motorbikes, windows being smashed, rowdy kids.

“

Everyone helps each other. Everyone looks out for one another, not just the adults but the children too.

“

We have Morrisons just up the road and with the new shops, we have a lovely selection of shops with a direct route for the bus to town.



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 Pallister Park.

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 help deliver 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 forum's membership will include, but not be limited to:

- Voluntary and community groups
- Active Tees Valley
- Youth Focus North East
- Residents
- Involved customers.

Specialist support:

- Thirteen
- Accent
- Middlesbrough Council
- Neighbourhood police team
- Cleveland Fire Brigade
- Our Watch
- Teesside University.

Projects

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

The £1m challenge

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

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

The Pallister Park Big Clean-up

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

We're encouraging partners and residents to get involved, so please get in touch if you'd like to help.

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 Motorbikes Areas identified as key issues - Charlbury, Darras, Cottingham</p>	<p>The issues</p> <p>Fly tipping Condition of the beck, alleys and the park Erratic parking Churned up grass verges</p>	<p>The issues</p> <p>Limited community connectivity More things for young people to do Lack of connection between generations The need for a community voice</p>	<p>The issues</p> <p>High unemployment Limited disposable income High cost borrowing</p>
<p>Key projects</p> <p>Youth activities including engagement through sport Days of action to target specific issues (e.g. off-road motorbikes) The Good Neighbour Scheme</p>	<p>Key projects</p> <p>The Big Clean Up Wildflower planting Community litter picks Social action project with young people in and around the park Improved use of vacant land with tree-planting An assessment of estates and wish-list for projects, e.g. grass verge improvement, parking Parking enforcement</p>	<p>Key projects</p> <p>The ARC – creative intergenerational community project Middlesbrough Football Club to support the community to design and run community projects Development of community forums Social Enterprise Activator project – developing social action projects in the community</p>	<p>Key projects</p> <p>£1m challenge Support growth of eco-shop and links to credit union Skills for growth project to support small businesses Illegal money lending campaign Digital accessibility Development of business units supporting 18-30 year olds into enterprise Mental health campaign</p>
<p>Partners</p> <p>Youth Focus North East Police Middlesbrough Council Our Watch Cleveland Fire Brigade</p>	<p>Partners</p> <p>Middlesbrough Council Tees Valley Wildlife Trust Middlesbrough Environment City CleanupUK Thirteen teams</p>	<p>Partners</p> <p>ARC Youth Focus North East Active Tees valley Middlesbrough Football Club Foundation Thirteen teams Bellamy Court Teesside University</p>	<p>Partners</p> <p>Active Tees Valley Tees Valley Combined Authority Illegal Money Lending Team South Tees Digital Group Launch It Credit Unions Middlesbrough Council</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 in fly tipping Increased biodiversity</p>	<p>Outcomes</p> <p>Greater community engagement Increased community-led initiatives Strong community forum led by the community and partners Increased capacity in the voluntary and community sector</p>	<p>Outcomes</p> <p>Number of people supported More money in people's pockets Employment and training opportunities School visits Increased membership of existing projects such as Neighbourhood Watch, eco-shops and credit unions</p>

Financial investment

To meet housing need in the area, 195 homes are planned in East Middlesbrough on the former Jupiter Court, Portland and Milford sites.

Number of homes	Property type	Sites
15	2-bedroom bungalows	Jupiter Court site
4	2-bedroom bungalows	Portland and Milford
4	3-bedroom bungalows	Portland and Milford
25	2-bedroom houses	Portland and Milford
28	3-bedroom houses	Portland and Milford
19	4-bedroom houses	Portland and Milford
10	Apartments	Portland and Milford

Investment programme

Over the next five-years, Thirteen will be developing plans to carry out internal and external improvements to some homes in Pallister Park. 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.

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, building relationships, monitoring 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 **£13,986,500** will be invested in homes in Pallister Park. This includes investment from:

- Thirteen - **£9,786,498**
- Homes England - **£4,200,000**

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.



Delivering the plan

We want to understand and measure the difference the locality plan makes in Pallister Park.

To help us do that we will measure:

Priority 1 – Crime and anti-social behaviour, including:

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

Priority 2 – Improving the environment, including:

- 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, including:

- Community forum membership
- Impact of the 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, including:

- People supported
- More money in people’s pockets
- Employment and training opportunities
- School visits
- Increased membership of existing projects such as neighbourhood watch, eco-shops and credit unions.

The difference new housing developments will make

Using the House Builders Federation social value calculation, building 195 homes in Pallister Park is estimated to:

- Support the employment of **604** people
- Provide **6** apprentices, trainees or graduates
- Increase open space, community sport and leisure spending by **£157,200**, which could provide eight 5-a-side football pitches
- Generate **£157,200** towards education spending, which could provide up to **74** classroom spaces
- Generate **£2,350,335** in tax revenue, including **£220,244** in council tax revenue.

Working with partners in Pallister Park...



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 Pallister Park as a place to live.

Get involved

All residents, partners and anyone with an interest in Pallister Park 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**

