thirteen

Managing and building homes

SOCIAL VALUE REAL PEOPLE, REAL IMPACT

Angela Corner

Head of Regeneration and Communities



Who we are



Who we are

Thirteen provides homes and support to around 100,000 customers across the North East, Yorkshire and Humber regions.

We don't just rent and build homes. We support our customers and communities by investing in services to help people reach their full potential, and we have a strong history in support service provision.

At Thirteen, we've been working to help improve the lives of people in our neighbourhoods for years. We provide our customers with homes, support and opportunities to grow.

As a not-for-profit housing association, we focus on delivering our charitable objectives of providing housing, care and support for those who need it. Our strength, capacity and ambition to deliver what customers need means we can change things for the better.



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Managing and building homes

Our role as an anchor institution



Our PARTNERSHIPS:

We pride ourselves in the work we do alongside our national, regional and local partners

We BUILD:

542 new homes 2023/24
£133.8 million

We INVEST:

£109.2 million invested in our homes 2023/24

We EMPLOY

1600 people

We PROVIDE SUPPORT

619 people into work
Tenancy support
Community investment

Our ASSETS:

36,000 Homes
40 Community Buildings and Land

✓ Our ENVIRONMENTAL impact

Take Control
Reducing our environmental impact and carbon footprint



Social Value – real impact!!

Challenges













Drilling down into communities


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Empowering Communities
Our strategy
2022-2027

About us
We are a housing association that provides more than 73,000 people in the North East, Yorkshire and Humber region with homes, support and opportunities to grow.

Aim: We will create engaged, thriving and empowered places where people want to live.

In partnership with others, we will...

Empower communities
- Listening to the community voice - doing with them, not to them
- Connecting people and services
- Strengthening relationships and building communities
- Increasing local skills, employment and social enterprise
- Supporting the voluntary and community sector to meet demand

Create thriving places and spaces
- Bringing assets back to life
- Targeting estate improvements and regeneration
- Maximising social value from our investments
- Working in partnership to tackle social, economical and environmental issues
- Attracting community investment

We achieve this through...

Strategic partnerships
To address social, economical and environmental issues. Our priorities are:
- Crime and anti-social behaviour
- Improving the environment
- Health and wellbeing
- Helping to reduce poverty
- Digital exclusion
- Employment and skills
- Raising aspirations for young people

A targeted approach
- We will address isolated community issues using short term social and physical interventions
- We will develop longer term physical and social regeneration plans in our most challenging areas



Consultation priorities

1. Crime and ASB
2. Improving the environment
3. Building social infrastructure
4. Improving life chances
   - *Health and well being*
   - *Helping to reduce poverty*
   - *Digital inclusion*
   - *Employment and skills*
   - *Raising aspirations for young people*

Developing impactful solutions







Quality places, thriving neighbourhoods:

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.

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Social Value project bank



















LOVELL HOMES

EQUANS

RE:GEN GROUP

PROSPER Procurement Experts

ESH GROUP

Liberty

Deloitte.

Crime and ASB and Improving the environment





- ✓ Volunteering
- ✓ Donations in kind













Social infrastructure and improving life chances

- ✓Volunteering
- ✓Donations in kind
- ✓Local Jobs











Improving how we connect contractors and communities









Next 12 months

- Social Value customer group
- Supporting local SME’s
- Innovative approach to employment and skills
- **Love your Communities** roadshow aligned to investment pipeline
- Collaboration - Tees Valley Housing Social Value group



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