



## Our older terraced homes: It's time for **ACTION!**

A message from RAY MALLON

Middlesbrough's older terraced homes have served the town well. They still provide relatively cheap and convenient accommodation for many people, but they are no longer as popular as they once were. Young people, in particular, are looking for homes with a drive for the car and a back garden for their children. The housing market is changing and the simple fact is that there are too many terraced houses in the town. Now we have a real opportunity to do something about it.

I want to reassure people that we are not intending to sweep away all, or even most, of the older terraced homes in central Middlesbrough. Many of them are in good shape and will continue to play an important role in the town's housing market for many years to come.

But there is a problem at the heart of some of our neighbourhoods and it is spreading. We need to tackle it before it gets out of control. It is a problem of empty homes, lack of investment by owners or landlords, and a poor environment.

Streets where people once knew everyone and looked out for each other are now streets where many people don't even know who lives next door. Long-standing owner-occupiers have been replaced by private tenants, many of whom have no connection with the neighbourhood and often move on after just a few months. Communities and residents' quality of life have suffered badly.

Putting this right is now my top priority. The Council cannot stand by and watch our older neighbourhoods get worse and



people's quality of life deteriorate further. We must transform those parts of the town where many streets no longer have a long-term future.

This is a tremendous opportunity for Middlesbrough and one I personally will not duck. There are some hard choices ahead. Not everyone will agree about what needs to be done, but that will not stand in our way, we will work together to find a solution. The Council has to take the lead and I can assure you that it will. It is time for action.

**Ray Mallon**  
Mayor of Middlesbrough

### Older terraced homes - **What's the PROBLEM?** In a nutshell...

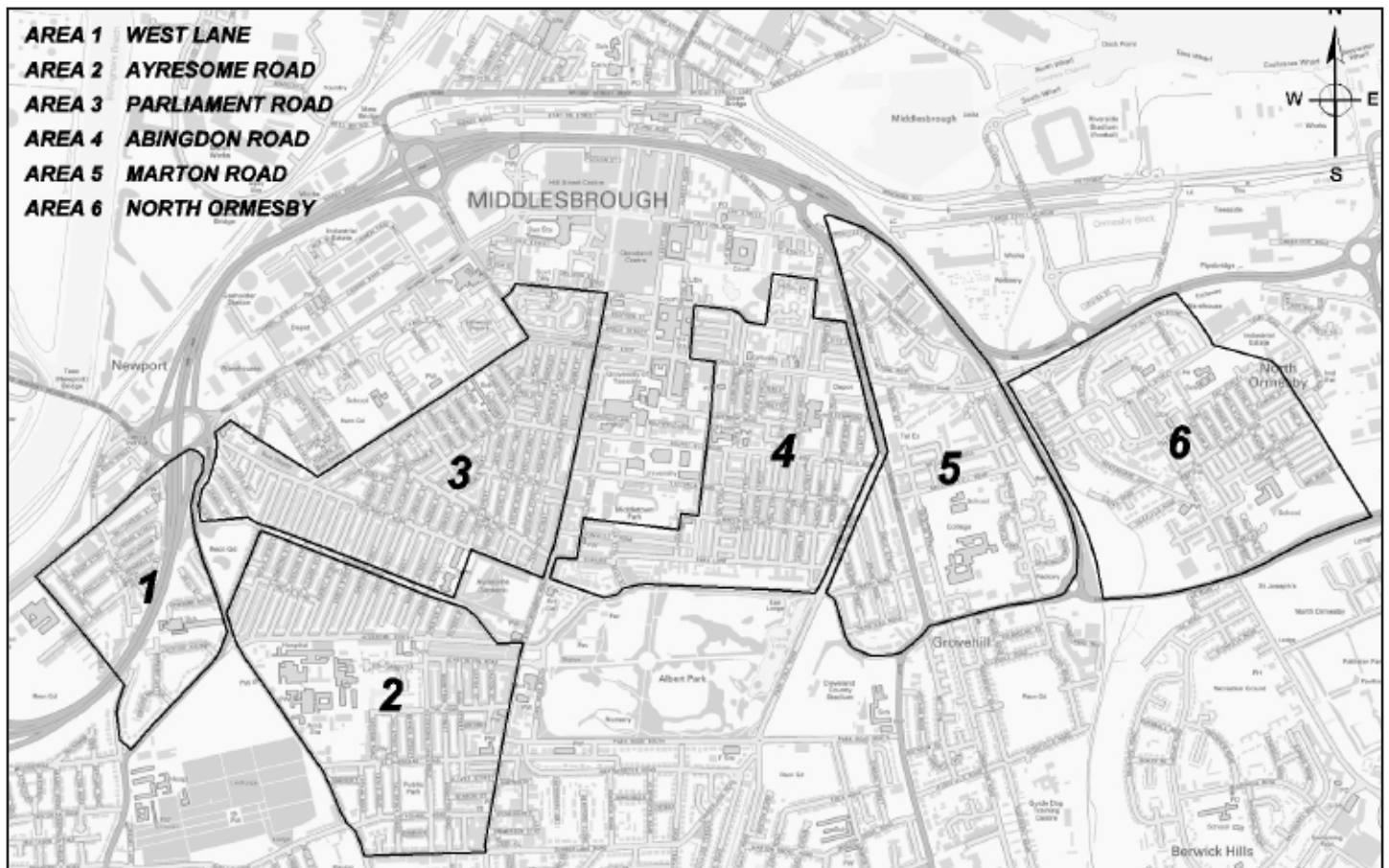
- o There are many more older terraced homes in Middlesbrough than people wanting to live in them.
- o Over the last 20 years many terraces have not received enough investment.
- o There has been little replacement of homes at the end of their life-cycle.
- o Aspirations amongst first time buyers have changed.
- o Many homes are empty; values have fallen sharply, although in some areas they have now recovered, speculators have moved in, so have anti-social households.
- o Some communities have become de-stabilised.

However it is certainly not all bad news. Many terraced homes have been well-looked after by their owners and some neighbourhoods in central Middlesbrough are reasonably stable. We need to keep them that way.

In 2004, we appointed a team of consultants to advise us on how we should tackle these issues. We asked them to take an overview of all the older terraced housing areas and recommend the best way forward. Their work is due to be completed in June.

# Where are most of the town's older terraced homes?

Plan of the older housing study area, showing the six character neighbourhoods



## The BIG picture

Middlesbrough is not alone in having a problem with many of its older terraced homes. Look across the north of England and you see a similar picture in virtually every major town and city. That's why the Government has decided to invest large sums of public money to help tackle the problem of low demand. Its national £1 billion Housing Market Renewal programme has now been extended to cover Teesside. Much more than this is expected to come from the private sector, mainly for new house-building.

Renewing our older terraced housing areas is not just about dealing with the housing problems. It is also about making a real impact on anti-social behaviour, drugs and crime, litter and rubbish, and other environmental improvements - all things you have told us about over the last year. It's about building more balanced communities for the future and creating positive neighbourhood images. It's also about transforming the town, making it a better place to live for everyone, and encouraging more families to stay.

All this will take time. It can't be done quickly. The consultants have already suggested a 10-15 year timescale. We think this is realistic.

Not all terraced homes are the same...



Waverley Street



Kildare Street



## CHANGE COULD BRING THIS:

Artists impressions of development proposals in nearby areas, North Ormesby and Whinney Banks.



## FACTS YOU SHOULD KNOW

- o Nearly **800** older terraced homes are **empty** in central Middlesbrough
- o Around **150** people are leaving central Middlesbrough's older terraced housing areas every year - to find jobs and better quality homes. They are not being replaced.
- o Older terraced homes make up **40%** of the housing stock in Middlesbrough. But, according to a recent survey of housing aspirations, only **11%** of the town's households wanted to live in this type of housing.
- o The Government has already committed an initial **£18.4 million** to Tees Valley to help tackle our older terraced neighbourhoods over the next 2 years.

## OPTIONS for the future

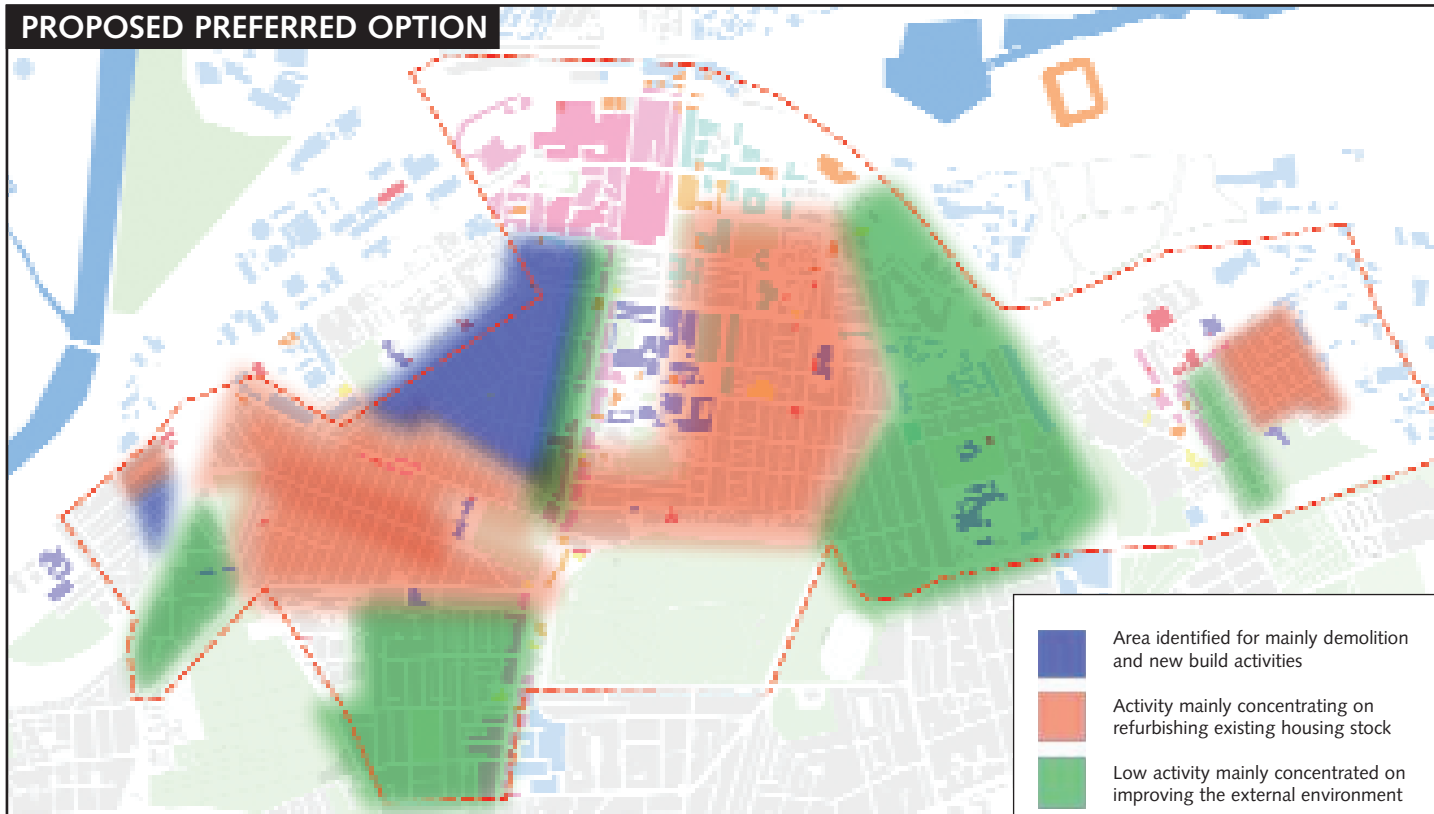
Over the last 6 months, our consultants have been looking in detail at a number of possible options for tackling the problems in our older terraced housing areas. These range from continuing with the current, very limited investment programmes, through to extensive demolition, aimed at completely restructuring the town's older housing market.

One of these options has been proposed as the best way forward and the Council will consider whether to adopt this for wider consultation at its meeting on 19th April. This option is shown on the plan below.

There will then be consultation with local communities and stakeholders on what this might mean. **This is only the preferred option at this stage, this is not yet Council policy – the final proposals may be different.**

This plan shows the type of action that may be needed in each neighbourhood – it does not show which terraces or streets will be affected by demolition proposals; those decisions will be made later this year, once the outcome of all the consultants work is complete. Remember, this plan will take 10-15 years to complete.

## PROPOSED PREFERRED OPTION



# Putting PEOPLE first: our commitments to YOU



In neighbourhoods where significant change is needed, we want to make the process as straightforward and people-friendly as possible.

We want to ensure that every neighbourhood has a long-term future by providing a range of homes that meet the needs of existing residents and encourage new ones to move into the area. It is vital to create neighbourhoods where people can live happily alongside each other regardless of whether they own or rent their home. The Council want to radically improve the local environment and the way some local services are provided.

In simple terms, the aim is to improve everyone's quality of life.

Achieving these objectives will not be easy and it will take time. There will be significant change in some neighbourhoods along the way and some disruption to normal daily life. Not everything will go according to plan. Most people will have many questions and concerns about the eventual proposals.

The Council intends to develop a **Residents Charter** that will set out our commitments to every resident affected by change, including arrangements for compensation and local rehousing. Every stage in the process - from the drawing-up of detailed plans to the actual building or refurbishment work - will be guided by these commitments. You will be consulted at every stage.

## Have YOUR Say!

During May 2005 you will have the opportunity to look at way in which the preferred option has been developed, discuss it with the older housing team and give the team feedback. We want as many residents as possible to give us their views before we make any final decisions and undertake more detailed work.

## This is how you can get involved...

At one of five **Neighbourhood Drop-ins**

- 10 May** Neighbourhood Drop in session  
**North Ormesby Community Centre** (3pm-7pm)
- 11 May** Neighbourhood Drop in session  
**Newport Primary School**  
(3.30pm-7.30pm)
- 12 May** Neighbourhood Drop in session  
**Abingdon Primary School**  
(3pm-7pm)
- 16 May** Neighbourhood Drop in session  
**Newport Neighbourhood Centre**  
(3pm-7pm)
- 17 May** Neighbourhood Drop in session  
**ACE Centre** (3pm-7pm)
- 27 May** End of Exhibition

At the **Town Centre Exhibition**

**19th-27th May** Exhibition  
**Civic Centre Reception**

or you can make your views known through your **Community Council** or local residents association.

A leaflet providing details of these events is being circulated to every home in the older terraced housing area towards the end of May 2005.



## How to find out MORE

For more information please contact:

**01642 245432** or

[www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk)

**We will try to make a summary of this document available in other languages, braille or large print on request.**

سوقف لحوال ان نچعل ملخص جدہ الوثيقة متوفرة بلغات اخرى، الابرن وكتابة كبرى عند الطلب.

ہم کو شش کریں گے کہ اس دستاویز کا خلاصہ دوسری زبانوں میں مہیا کیا جاسکے مزید آپکی درخواست پر اسے بریل یا موٹے الفاظ میں بھی فراہم کیا جاسکے گا