













Economic Climate Report – Place

ECONOMIC DASHBOARD

The table below provides an update on the latest estimates and data trends relating to indicators associated with Stockton-on-Tees as a place

UPDATES

PLACE		
<u>Land and Property</u>		
Data Set	Headline Figure	Annual Change
Gross available general employment land Refers to April 2017	149.9 ha	No Comparison
<u>Housing</u>		
Data Set	Headline Figure	Annual Change
Housing Stock Housing stock in April 2017 according to the Valuation Office Agency	86,460	 Up 830 (↑1.0%)
Average House Price Land registry House Price Index for March 2018	£134,932 (UK = £249,408)	 Up £676 (↑0.5%)
Affordability Ratio Ratio of median annual salary of residents to median house prices from DCLG relating to 2017	5.33 (E & W = 7.7)	 Up 0.46 (↑9.4%)
Vacant Properties DCLG measure recording vacant properties from Council Tax information relating to 2017	2,584	 Up 150 (↑5.8%)
Fuel Poverty Estimated proportion of households in fuel poverty relating to 2016. Despite the increase, which was seen nationally and across the North East, Stockton-on-Tees has the lowest fuel poverty rate in the Tees Valley	13.4% (UK = 11.1%)	 Up 1.4 % points

<u>Infrastructure</u>		
Data Set	Headline Figure	Annual Change
Rail Patronage – Entries and Exits Relates to 2017/18 for all stations in Stockton-on-Tees	1,184,894	 Down 44,446 (↓3.6%)
Bus Patronage Passenger journeys for 2016/17	8.3 Million	 Down 0.2 million (↓2.4%)
Super-Fast Broadband Availability % of premises with broadband speeds over 30MB/Seconds as of May 2017	93% (UK = 91%)	 (1 % point)
<u>Environment and Sustainability</u>		
Data Set	Headline Figure	Annual Change
Total CO2 emissions Relates to 2016	2647.3 ktCO ²	 Down 608kt (↓17.8%)
Total CO2 emissions from domestic sources Relates to 2016	297.8 ktCO ²	 Down 13 kt (↓4.2%)
Total CO2 emissions from transport sources Relates to 2016	355.1 ktCO ²	 Up 6.5 kt (↑1.9%)
Total CO2 emissions from industrial and commercial sources Relates to 2016	2000.0 ktCO ²	 Down 565 kt (↓22.0%)

Strategic Updates

- **British Steel** has won an extension to its supply contract with Network Rail, the company operating and maintaining Britain's rail infrastructure. When the current contract with British Steel finishes in March 2019 a two-year extension will begin, which will see British Steel supply Network Rail with over 200,000 tonnes (4,000km) of rail. British Steel – formed in 2016 after acquiring Tata Steel's Long Products business – employs 4,000 workers in the UK, including **more than 700 people at the Teesside Beam Mill in Lackenby and Skinningrove's Special Profiles plant.**
- Projects to dramatically overhaul two of the Tees Valley's stations have been granted a £45m investment by the Tees Valley Combined Authority Cabinet. A total of £25m from the devolved £75.5m '**Transforming Cities' Fund** has been earmarked to transform **Darlington railway station**, creating new train platforms for an improved local and national service and futureproofing the gateway for HS2 services. An extra £20m has also been approved from the same fund for the redevelopment of **Middlesbrough railway station**. There is also a commitment for funding to make improvements to Eaglescliffe, Billingham and Yarm stations.
- **Sirius Minerals**, the company behind the North York Moors mine and **Tees Valley Processing Plant**, has signed its largest ever deal to supply polyhalite. At peak production, it is expected that the mine, near Whitby, and related operations at Wilton International, near Redcar, will **create up 2,500 jobs**. The Processing Plant will produce bulk volumes of a product known as POLY4, which will then be transported along covered, elevated conveyor bridges to a new 294m-long quay ready for export. Whilst **production is not expected to get underway until 2021**, Sirius has signed a number of significant deals that could provide more than 55 years' worth of work for Tees Valley and North Yorkshire. The Supply Agreement provides for resale of POLY4 on an exclusive basis into Brazil, Bolivia, French Guiana, Guyana, Paraguay, Surinam, Uruguay and Venezuela, and on a non-exclusive basis into Argentina, Chile, Colombia, Ecuador and Peru. The initial contract term of seven years may be extended for two additional five-year periods.
- **PD Ports** has launched a second rail service connecting Teesport direct with Glasgow, Scotland opening up further opportunities to connect global importers and exporters with the north of the UK. The new service, operated by DB Cargo, will run five days a week from the quayside at Teesport to PD Stirling Terminal at Mossend in Glasgow. PD Ports has signed a **multimillion-pound contract** with one of the UK's largest suppliers of construction products, bringing new jobs to Teesport. **British Gypsum**, which is part of the Saint-Gobain group, makes plaster and plasterboard products for the construction industry. Under the five-year deal, the company will ship raw materials from Europe directly into Teesport every two weeks, where the material will be stored in a new bulk warehousing facility. The contract will create four new jobs at the port to handle gypsum rock imports, which are destined for the company's Yorkshire and Cumbria manufacturing facilities.
- New figures show that Tees Valley's **tourism industry** is continuing to grow, with more than 19 million people visiting the region in 2017, spending more than £900m. The latest figures from STEAM (Scarborough Tourism Economic Activity Modelling), which evaluated tourism activity in 2017, show that **day visitors** have increased by 6% year-on-year compared to 2016. **Expenditure by visitors** in 2017 was up 5% on 2016 and now stands at over £923m. This supports almost 12,000 jobs – an increase of 5% on the previous year. Stockton-on-Tees is showing similar trends.
- Plans to develop a large natural gas-powered energy plant at South Tees Development Corporation have been unveiled by a consortium of six global energy giants, which could create thousands of jobs. The "**Clean Gas Project**" will be the world's first gas-powered energy plant to deploy Carbon Capture Utilisation and Storage (CCUS) at scale, meaning carbon dioxide from the plant will be captured and then stored via pipelines under the North Sea. Tees Valley was selected as the best location for a CCUS cluster out of 50 business

models considered. The infrastructure created would also enable other industrial facilities on Tees Valley and beyond to capture and store carbon dioxide from their processes, which will also support the development of the Chemical and Process sector. Once fully developed, the CCUS technology could attract more businesses to the area, particularly those seeking to convert stored carbon dioxide into other chemicals.

Business Announcements / Intentions

The following provides a summary of a number of major business announcements – however it is not an exhaustive list of jobs growth or business investment.

- A £7m investment into a major biotechnology facility was approved by the Tees Valley Combined Authority Cabinet in November 2018. The investment, which will aid the development of **Fujifilm Diosynth Biotechnologies'** £14.5m 'BioCampus' project at its site in Billingham, Stockton-on-Tees, is expected to lead to the creation of up to 50 high-value jobs and add £4m per year to the regional economy. The development will see the creation of 4,000sq.m of high-specification office space, which could also be converted into laboratory space, primarily used for manufacturing and business support for the existing 250 staff. Fujifilm UK's vision for the site is to create a thriving bioscience campus, with a phased master plan for the creation of this. Phase one will be supported by funding from TVCA and the vision for two further phases could see the creation of an additional 200 jobs, adding even more value to the economy.
- **Cubic Transportation Systems** global operations centre located at Teesdale Business Park has celebrated its second anniversary, announcing that it is increasing headcount from 150 to 260 members of staff. The move comes following a major \$35m contract win in Sydney, Australia, where Cubic will provide the technologies to help run the city's transport network, with the goal of safer and more reliable journeys across all modes of travel. The support for the software will be managed from the Stockton offices, where the team have just renewed a 10-year lease, demonstrating the company's long-term commitment to the Tees Valley region.
- **Nifco** won the prize for 'Training and Apprenticeships' at the **First Ever Tees Businesswomen awards** in November. Other winners included the owner of **Just Williams**, a growing company based in Fusion Hive that helps businesses improve their sales approach, which won the 'Best Newcomer' award, and **Fourteen Drops** in Yarm that won the 'Best New Business' award.
- **PX Group**, based at Teesdale Business Park, has been recognised in the 14th annual Sunday Times Grant Thornton Top Track 250 league table that lists Britain's private mid-market growth companies with the biggest sales. The company, which now employs 365 staff, appears on the list for the first time, having grown sales to £136m and more than doubling its profit to £5m.
- **Visualsoft** with its headquarters located at Teesdale Business Park in Stockton has reported an 18% increase in turnover from £11m in 2016-17 to £13m in 2017-18. Profit before tax also increased from £900,000 to £2m. The business has recently been named one of the best in its industry after picking up an award for '**Large eCommerce Agency of the Year**' at the Northern eCommerce Awards. The company is celebrating its 20th year in businesses, and to support its growth is making a major investment into its headquarters on Teesdale Business Park as well as its Manchester office.
- **Phusion IM** is to create jobs after a six figure investment from the Northern Powerhouse fund. The company is planning to put the funding into product and business development. The expansion and product launches are expected to grow employee numbers by around a quarter over the next year.
- A national joinery company is planning further growth after increasing its revenue almost tenfold in its first four years of trading. **Original Joinery** based in Thornaby offers a range of bespoke fabrication and fit-out services for commercial and residential properties. Recent projects include several Premier Inns, a 600-apartment development and work on the new Backworth Primary School in Newcastle. Turnover has grown from £250,000 in 2014 to £2.3m last year,

with profit steady at 20 per cent. Revenue is forecast to exceed £3.5m in 2018 based on new work secured. The company now employs up to 50 tradespeople and they pride themselves on being a lean company; with their whole management team working remotely. They have plans for further recruitment and to open an office in Birmingham.

- **Stoneacre Motor Group** has acquired the company behind four Volvo dealerships in Yorkshire and the North East as it targets revenues of £1bn. The purchase of Mill Volvo includes the existing dealership at **Preston Farm Business Park in Stockton**.
- Construction has started on the £6m pellet production unit at **KP Snacks** located at Cowpen Lane Industrial Estate in Billingham. Around 20 new jobs will be available at various levels with roles including production, supply chain, engineering and hygiene. The expansion comes as KP, one of the largest employers in Tees Valley with more than 700 staff, is preparing to celebrate half a century's snack-making at Billingham. Bringing the pellet production from Germany for 'Pom Bear' products.
- **Westray Recruitment** has moved into a new base in Stockton as part of its large-scale growth strategy. The company, which opened its first office nearly 30 years ago in Tees Valley, plans to offer its services across the whole of the UK.
- The **Map Group** located on Preston Farm Business Park and Portrack is to hire 150 new staff in Tees Valley. The company, which works with Virgin Media and BT to bring fibre optic broadband to residents across the region, currently employs 400 people across its two sites.
- Stockton-based software development company, **Sapere**, based at Fusion Hive has partnered with Teesside University and the 'Launchpad' programme to offer seminars to help North East businesses develop apps and websites.
- The opening of two new stores and a warehouse facility in the south of England helped **Barker & Stonehouse** at Teesside Park pass the £70m turnover mark for the first time, which grew to £73.9m for the year ending 1st April 2018 - an increase of 11 per cent on the previous year.
- **Billions Europe**, based at Preston Farm Business Park, is the fastest riser in the Top 200 North East Businesses Award organised by the Gazette and The Journal for the largest companies based on turnover; with more than £66m a year turnover since its formation in 2014. The company specialises in a high performance grade of titanium oxide used for the production of printing inks, and has sales in more than 40 countries and across six continents. It is a subsidiary of the Chinese Lomon Billions Group.
- **Queensway Dental Laboratory** is expanding into 2 vacant units in **Billingham Town Centre** to accommodate its capacity for future contracts and growth / investment plans.
- Work is underway on a '**coal substitute**' **energy plant by N+P** at Huntsman Drive, Billingham. The factory will take commercial and industrial rubbish that cannot be recycled and transform it into pellets for use by coal-fired power stations. Approximately 34 jobs are being created with more in the supply chain. It is hoped that the new facility will be ready for a July 2019 start.
- A software company, **Trade Interchange**, based at Preston Farm Business Park, has signed an agreement to provide supplier management software to a restaurant chain with 260 branches across the UK. The company's cloud-based ARCUS platform will be used by **Pizza Hut UK** to mitigate supply chain risks and reduce costs.
- A growing tech firm, **Vianet**, which has its headquarters at Surtees Business Park in Stockton has posted a 14% increase in turnover and says that further growth is set to come with job creation expected. The company currently employs 175 people; with 100 being located at the Stockton site.

Strategic Locations

Town Centres

- The former Teesside Hospice store on **Yarm High Street** is to be turned into an upmarket **beauty salon**, with therapy rooms also located on the first floor.
- A healthy eating café, **True Food**, opened on **Yarm High Street** in December. They will be serving up home cooked healthy food to eat in the cafe area, but everything is made to take away. The café will be open from 8am to 6pm, Monday to Saturday, and is currently recruiting for a full-time chef.
- **The Little Acre** micro pub is bringing a modern European café bar to **Thornaby Town Centre**; serving up 'fresh barista-style coffee', pies and cakes by day and ales, lagers and craft gins by night. This is one of three businesses to take over the ground floor of an old office block at Keld House, on Allensway.

Training & Skills

- Powers to directly control **post-19 education** in the Tees Valley have now been devolved from central Government to the region. From 1st August 2019 the Combined Authority Mayor and TVCA will be responsible for an indicative annual £30.5m budget for the 2019-20 academic year.
- The **Hampton by Hilton Hotel** has successfully recruited 20 staff with its cleaning sub-contractor also recruiting an additional 17 staff. There was significant interest in the posts with over 600 applications and three pre-employment courses being delivered by SBC Learning & Skills to give people the necessary skills and behaviours required by Interstate/Hilton. 78 people attended the courses and at least 10 were shortlisted for interviews.
- **Teesside University's 'Leading Growth' programme** is a proven six-month leadership and management programme developed in conjunction with industry and **offered free of charge to help SME leaders grow their business**. The programme places a strong emphasis on peer-to-peer learning with participants sharing their experiences and combined knowledge. The Leading Growth programme will be running until 2020.
- **Medipro** has recently moved to Preston Farm Business Park and invested a 6 figure sum into refurbishing its new training facility. The company is the only non-university organisation in the UK approved to provide training to paramedics. It also provides training to the military, NHS staff and other individuals, and is hiring around 20 trainers for its growing team.
- **Virgin Media** is hiring more than 70 apprentices and permanent jobs will be waiting for successful candidates at the Customer Retentions Division based at Preston Park Industrial Estate. The roles are a Level 2 Apprenticeship, which means apprentices will have a detailed structure and progress plan throughout the 15-month training.
- A free 6-day workshop to help SMEs in Tees Valley improve their digital knowledge has been launched. The **'Upskill in Digital' course** will cover subjects including digital marketing and planning, search engine optimisation (SEO), social media for business and online advertising. The programme, which is overseen by Stockton-based **RAW Digital Training located at Digital House in Stockton**, is fully funded by the European Social Fund and the Education and Skills Funding Agency through **'Skills Support for the Workforce'**. The six-day workshop runs into early 2019, but places are limited, and eligibility criteria applies. The Stockton Town Centre BID is recommending the course to all levy payers within the BID geographic area.

PLACE THEME REVIEW

Available Employment Land

1. The importance of understanding the supply and demand of employment land, floorspace, and types of development opportunities and locations is vital to ensure the Borough has the ability to attract new business investment and support existing and growth businesses. Stockton has a diverse range of business accommodation and land; from 32 Business Parks and Industrial Estates to Business Centres, Incubation Units, and Industry-specific designed properties.
2. This ‘Place’ themed review focuses primarily on the availability of general employment floorspace utilising information from the Council’s own employment land monitoring records as well as information provided as part of the evidence base for the emerging Stockton-on-Tees Local Plan.
3. In addition to the general employment shown below there is a large supply of specialist employment floorspace generally associated with the process and chemical industry located at Billingham / Seal Sands. There is also a potential supply of land at Durham Tees Valley Airport linked to airport uses.
4. The following pie charts (**Figures 1 and 2**) show the number of plots of general employment land available in Stockton-on-Tees as allocated in the emerging Stockton-on-Tees local plan. The large majority of plots (48 out of 55) are smaller than 5 ha. There is only 1 plot larger than 20 hectares and also only 1 plot between in the 15-20ha bracket.
5. Whilst the vast majority of plots are less than 5 hectares the total hectareage of these plots is 59.41ha, which is less than 40% of the total available general employment land. 28% of the employment land is made up of the 2 plots that are larger than 15ha.

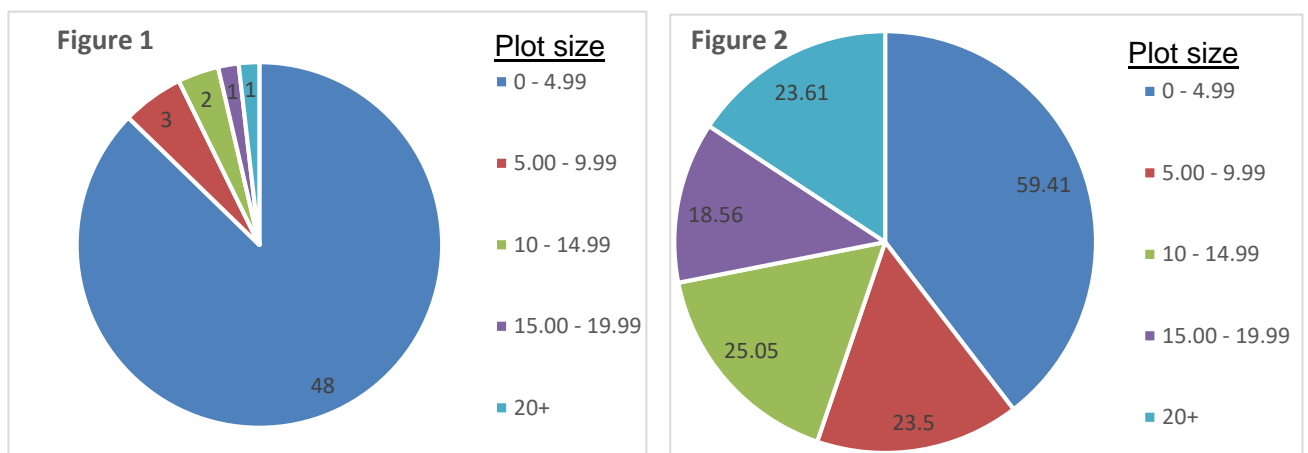


Figure 1 = Number of plots in Stockton-on-Tees by size of plot in hectares

Figure 2 = Total area of plots in Stockton-on-Tees by size of plot in hectares

6. **Figures 3 and 4** show the number and area of plots allocated as general employment land which are available by their location. Wynyard Business Park with 4 plots and Durham Lane Industrial Estate with 3 plots have the largest and second largest area of available land in the Borough despite a relatively low number of plots. Teesside industrial estate has the 3rd largest area of available land with 27.47ha of land across 19 plots of which 18 are under 5ha. Belasis completes the list of areas with more than 15ha of available employment land across its 9 plots, all under 5ha.

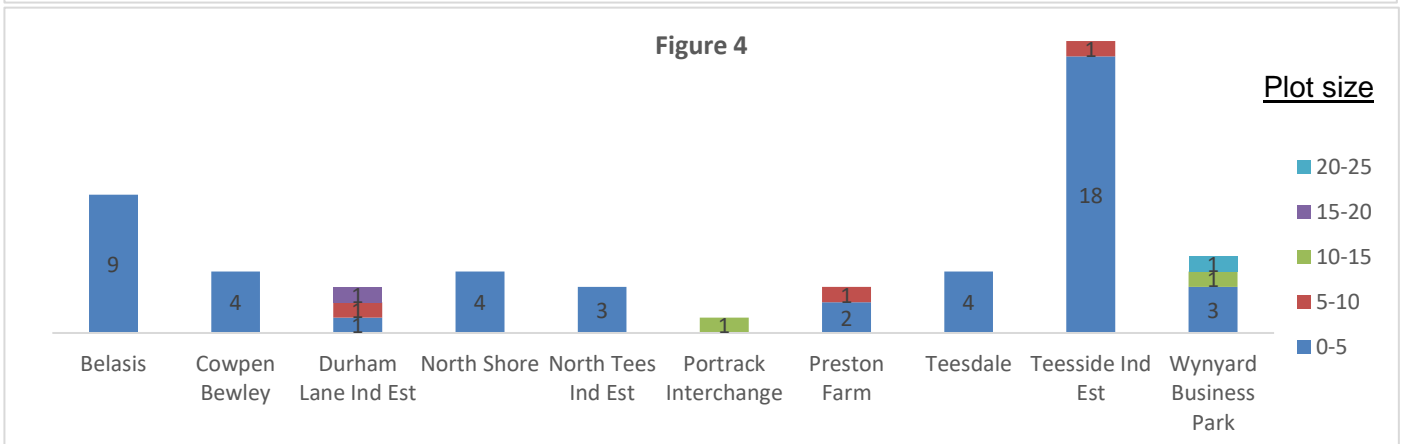
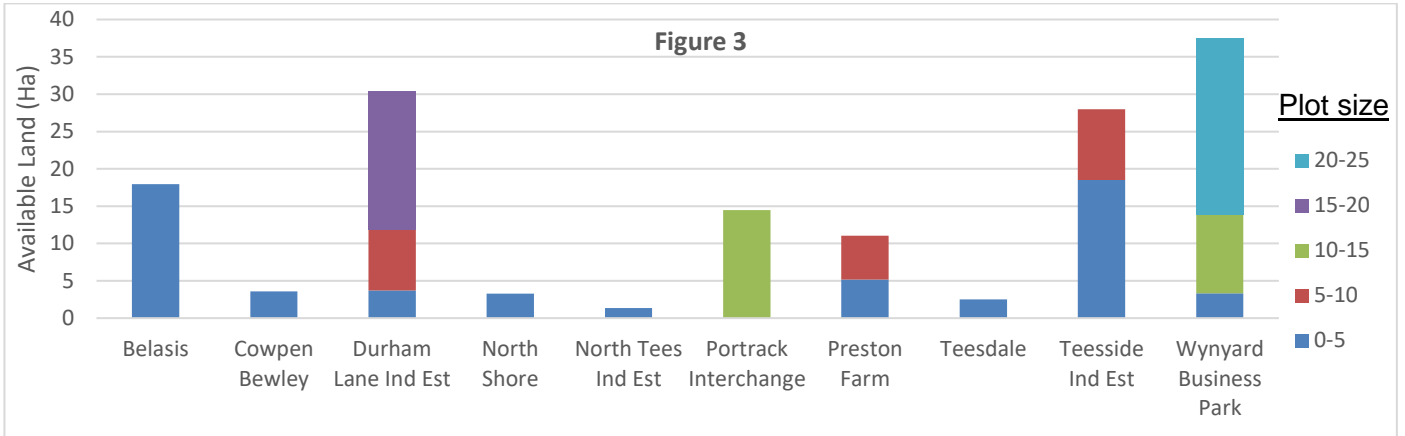


Figure 3 – Area of land available by industrial estate and size of plot in hectares

Figure 4 - Number of plots of available land by industrial estate and size of plot in hectares

- Not all available land is development ready and some requires preparation. Around two thirds of the available land in plots of 0-5 hectares is readily available whilst the majority of land in larger plots (91%) requires some preparation for example site access works, utilities connections, site preparation or other site specific issues.

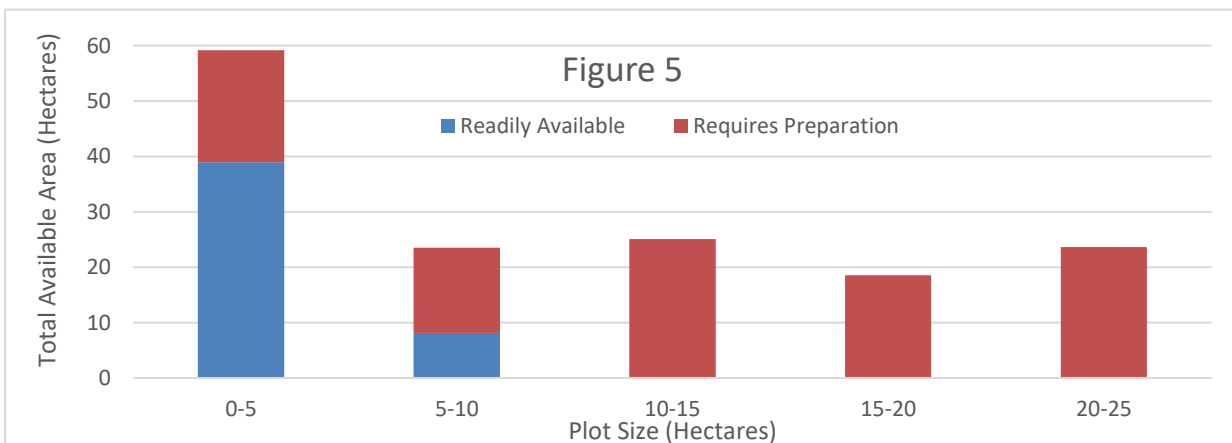


Figure 5 - Number of plots of available land by industrial estate and size of plot in hectares

Housing Stock

8. In 2018, the stock of properties in Stockton-on-Tees was 86,460¹. Compared to 5 years previously there has been a 3.2% increase in the housing stock (2,648 houses). 77.9% of houses in Stockton-on-Tees are in Council Tax Bands A-C, which although is significantly higher than the national average (65.4%) it is the second lowest of the 12 North East Local Authorities behind Northumberland reflecting a higher concentration of higher value properties in Stockton-on-Tees than elsewhere in the North East.

House Prices

9. Figure 6 shows 'median' house prices² by Ward for the year ending March 2018 for all dwellings and existing dwellings (which excludes the price paid for newly built dwellings). The percentage change comparing the March 2018 figure to March 2013 is also included.
10. The Northern Parishes Ward remains the Ward with the highest house prices, which are more than 4 times the value of house prices in the Mandale and Victoria Ward. Rural wards, villages and the two wards in Ingleby Barwick have higher prices than the rest of the borough reflecting a higher proportion of larger and detached housing in these areas as well as the desirability of these areas in general as a place to buy a home.
11. The majority of Wards had higher house prices in 2017 than 5 years previously, with the exception of Western Parishes, Stockton Town Centre, Hardwick and Salters Lane and Mandale and Victoria.
12. The majority of wards have the same house price for all dwellings as existing dwelling reflecting an absence of new build dwellings to cause the figures to differ.
13. Stockton Town Centre has a median house for all properties which is considerably higher than for just existing properties reflecting sale prices of new builds associated with the North Shore development.
14. Looking at only existing dwellings, the largest increases in median sale price are in Norton North, Hardwick and Salters Lane, Billingham South and Billingham Central.

¹ Valuation Office Agency - Council Tax: stock of properties 2017

² The 'median' is the middle point in a list of numbers, in this case house sale prices. The 'median' is used rather than the 'mean' as it is less influenced by extreme values. An unusually high sale price could skew the 'mean' considerably in an area where there are low sales volumes.

Ward	All Dwellings		Existing Dwellings	
	Median Price March 2018	5 year Change	Median Price March 2018	5 year Change
Northern Parishes	£299,950	42.8	£277,750	1.0
Yarm	£240,000	31.3	£200,000	7.5
Western Parishes	£200,000	-1.8	£187,500	5.0
Ingleby Barwick West	£194,750	8.2	£187,500	7.8
Eaglescliffe	£190,000	17.3	£175,000	8.0
Ingleby Barwick East	£184,950	17.1		
Norton West	£160,000	11.9		
Hartburn	£156,500	7.9		
Grangefield	£150,000	3.4		
Parkfield and Oxbridge	£140,995	24.8	£103,000	14.4
Billingham West	£138,000	4.2		
Billingham North	£132,250	10.7		
Fairfield	£132,250	10.2		
Bishopsgarth and Elm Tree	£132,000	12.4		
Stockton Town Centre	£119,950	-4.0	£65,000	4.0
Village	£115,000	0.0		
Stainsby Hill	£112,000	6.7		
Billingham South	£109,000	11.8		
Norton North	£107,000	23.0		
Norton South	£99,500	28.2	£84,500	8.9
Billingham Central	£88,000	4.8		
Hardwick and Salters Lane	£86,750	-10.6		
Roseworth	£83,500	9.9	£83,500	9.9
Billingham East	£81,000	12.5		
Newtown	£75,000	1.4	£65,000	-12.2
Mandale and Victoria	£74,000	-27.3	£75,000	4.9

Figure 6 – ‘Median’ House Prices – year ending March 2018 (Source – Office for National Statistics – House Prices for Small Areas)

15. Grouping wards into larger areas and analysing sale price information allows an analysis of local housing markets. The following analysis explores the ‘median’ house price of Stockton-on-Tees’ main settlements.
16. The analysis in **Figure 7** shows how the Rural Villages area (consisting of Northern Parishes and Western Parishes Wards) has the highest house prices in the Borough. Despite consecutive years of lower house prices, the Rural villages has the highest 5 year growth figures with 2018 house prices 20.9% higher than 2013. Norton has seen a similar increase in house prices over the last 5 years with 18% growth.

17. Yarm, Eaglescliffe, Ingleby Barwick and Stockton have seen median house prices growth between 6-9% over the past 5 years whilst prices in Billingham have been flatter with 2.8% growth. The median sale price of housing in Thornaby has declined over the last 5 years though in recent years there has been a higher proportion of flats sold in Thornaby than preceding years and because flats usually sell for a lower price than houses, this can skew the figures.

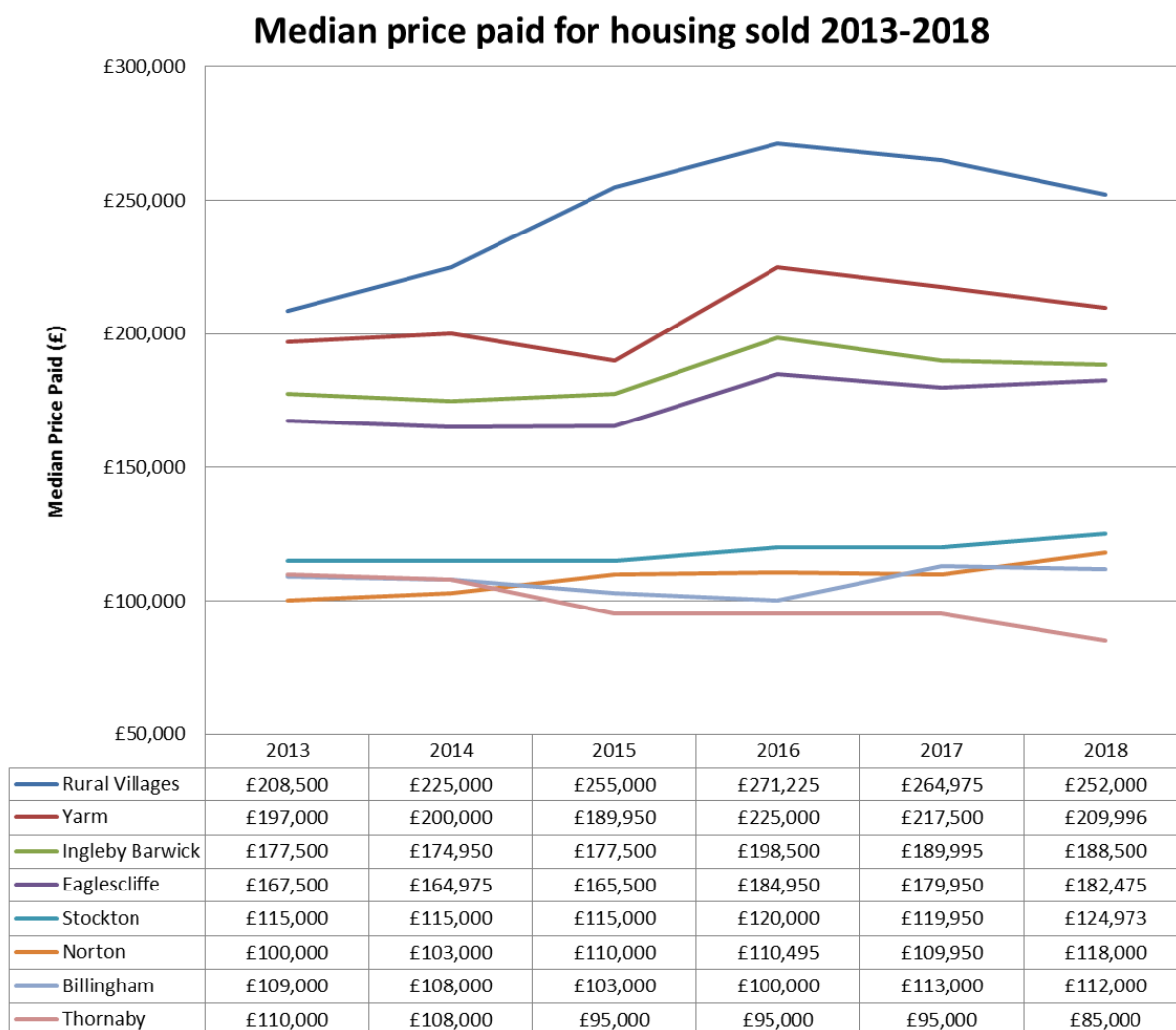


Figure 7 – ‘Median’ Price Paid for Housing (Source – SBC analysis of Land Registry Price Paid Data)

Housing Completions in 2017/18

18. In the period 12 month period (1 April 2017 to 31 March 2018) there were over 780 gross completions of new homes. Over 98% of these homes are identified as ‘new build’ (i.e. they are not dwellings created through conversions or change of use). Of these ‘new build’ completions over 98% were on large sites (this being sites identified as having 10 or more planned dwellings); these sites are predominantly being developed by the main volume housebuilders.

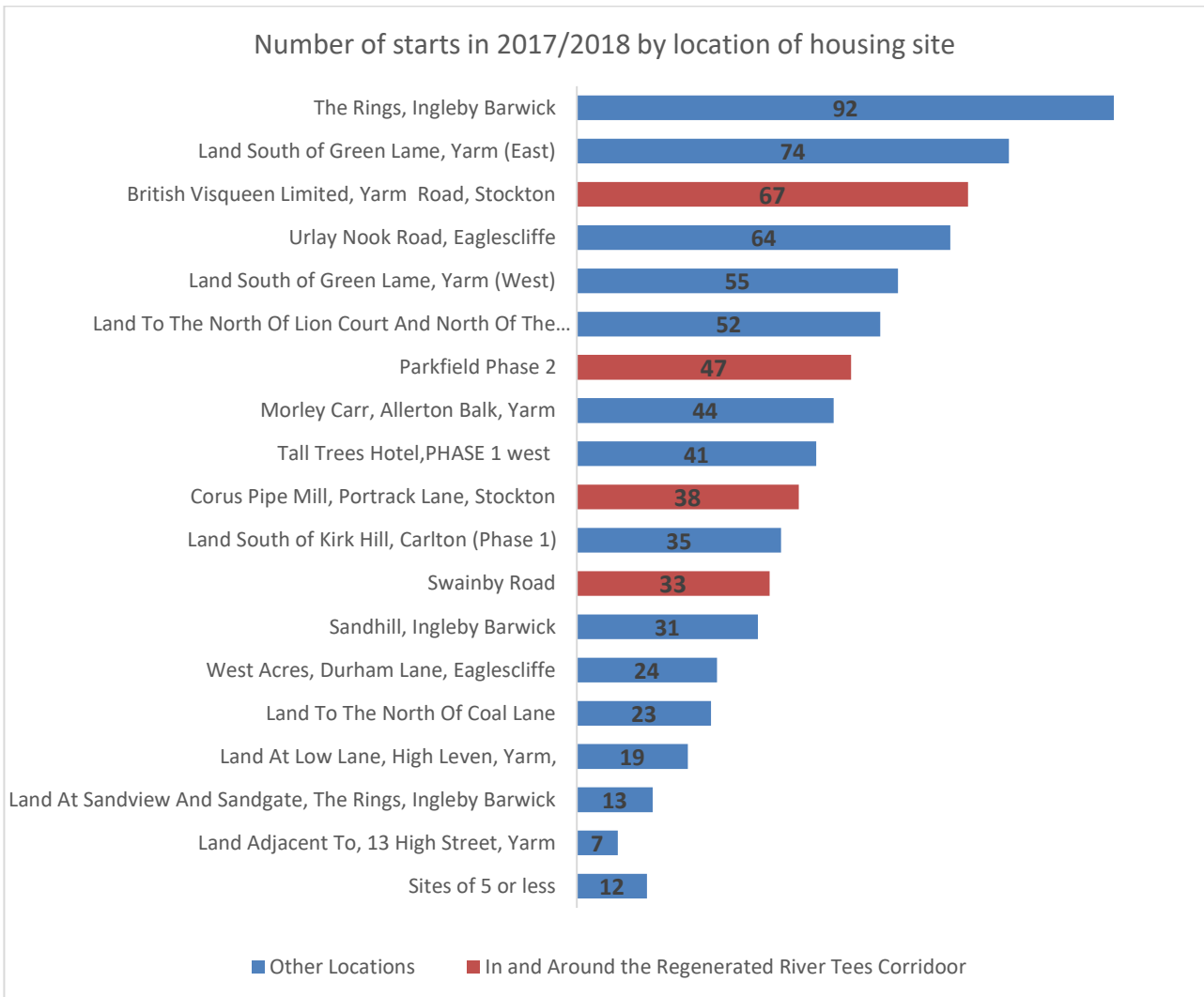


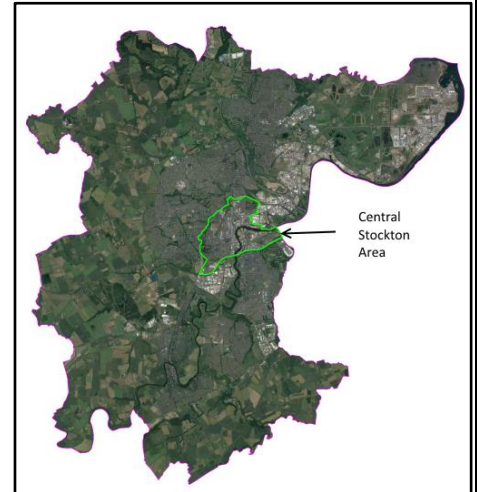
Figure 8 - 2017/18 housing starts by location

19. The emerging Stockton Local Plan supports the aspiration of delivering housing in the Regenerated River Tees Corridor in close proximity to Stockton Town Centre as this is a sustainable location for housing development. The area benefits from good access to key services and employment locations and is well served by active transport infrastructure and other key infrastructure.
20. The figures identified in figure 8 highlight some of the development in this area over the 2017/18 period however it is expected the level of development will increase significantly in the coming years due to a number of schemes aimed at encouraging sustainable and affordable housing at this location. This is further explored in the case study which follows.

CASE STUDY - Sustainable Economic Development and Regeneration in the central Stockton area

Meeting housing needs is essential to ensure sustainable economic development in the Borough. Housing development, including affordable housing, alongside other regeneration and investment activities will help attract and retain a skills base to boost economic performance, as well the investment in itself being a powerful driver of local economic activity.

The Council’s Economic Strategy, associated Economic Growth Plan and Local Plan are aligned in their aims to encourage development in sustainable locations. The council has a vision to see the central Stockton area regenerated (area as identified opposite) to realise its potential. It is considered to be a priority strategic area for sustainable housing development and other activities which will re-use and regenerate derelict and brownfield land.



This area contains a number of brownfield sites suitable for housing development. They are close to local services, facilities, employment sites and other infrastructure including active transport networks. Development here is bringing wider physical, social and economic benefits, not only in terms of the physical improvements but including for instance its links to investment in Stockton Town Centre, a strategic location, which could see its customer base expand as development occurs.

In the past five years, 495 affordable homes have been delivered in Stockton-on-Tees exceeding the previously established target of 480. Building on this success, the emerging Local Plan and other relevant strategies aim to deliver as much affordable housing as is reasonably possible in sustainable locations.

Within this locality, development is progressing well at a number of sites including North Shore, the former Visqueen Site, Alma House, Jubilee Gardens (previously known as Queens Park North) and Norton Park, whilst future development is planned for the Victoria Estate, an area of Land off Grange Road and Navigation Way.

Victoria Estate



A sustainable and re-developed Victoria will play a key supporting role in the Council’s emerging vision for Stockton Town Centre. A public-private partnership with Keepmoat Homes Ltd will see work begin a range of house types and tenures which will benefit from access to facilities, services and infrastructure.

The site will be sensitively designed to conserve and enhance conservation and heritage assets and yet result in a contemporary and exciting new housing scheme providing both inclusive and adaptable homes in a quality, green, landscaped environment.

The demolition of Elm House is underway and has provided the Council partner Thirteen Housing group with a further opportunity not only to provide much needed affordable homes but to make major public realm enhancements. The development of the Elm House site is complementary and will offer a later phase of development on former Victoria Estate.

Jubilee Gardens

The Jubilee Gardens site is adjacent to Norton Road, a principal road into Stockton Town Centre. The redevelopment of this former industrial site is underway and could deliver up to 400 new homes (including a range of affordable properties), close to services and shops on Norton Road. It is successfully enhancing the street scene, as well as providing access to public transport infrastructure, and improved links to local cycleway/footpath network, Great North Park and the National Cycle Network.



Norton Park Regeneration Scheme

Also in a prominent position on Norton Road, between Norton Village and Stockton Town Centre, development is underway following the clearance of poor quality properties on and around Swainby Road. Keepmoat Homes are building 174 - two and three bedroom homes available for sale. This site also includes a range of 30 affordable rented housing units which are owned/managed by the Thirteen Housing Group.

Alma House

In partnership with Stockton-on-Tees Borough Council and Homes England, Thirteen Housing Group have secured planning permission to redevelop this site to provide family homes, apartments and bungalows on this site, close to Stockton Town Centre. Following demolition of several buildings, including a vacant NHS clinic, building work has started on most of the planned thirty four homes, all which will be for social rent.

Social, Economic and Environmental benefits

Redevelopment of brownfield sites in Stockton's urban areas will help remove derelict and sometimes contaminated land, and improvements to the natural and built environment improve the appearance of the area and people's opinion and perception of the Borough. Building homes in this location will not only assist the regeneration of derelict sites and re-use brownfield sites, but will also help meet the needs of new and existing residents, create and support jobs, wages and spend in the local economy.

Residents here will benefit from close proximity to jobs, services, facilities, shops, bus routes, train stations, cycleways, walkways and other transport and green infrastructure. Promoting and providing for transport choices for journeys on foot, cycle or using public transport will have obvious environmental benefits and improve the health and wellbeing for Stockton-on-Tees residents.

Outcome

As detailed within this case study a number of new housing developments will help support the regeneration of this central Stockton areas, thereby contributing to a thriving Borough where existing and future residents want to live, work, and visit. It will support a wide range of Council strategies and activities that help fulfil the Council's ambition for a Stockton on Tees Borough that is a place which supports healthy, happy, economically prosperous people.