

Affordable Housing Stockton

15th July 2024



A bit about us

2022/23



35,000
homes



77.3
Tenant
Satisfaction
Measure



£198m
turnover



G1 V1
Regulatory
judgement



141,551

repairs
thirteen

Managing and building homes



£88.3m
Spent modernising
and maintaining
homes

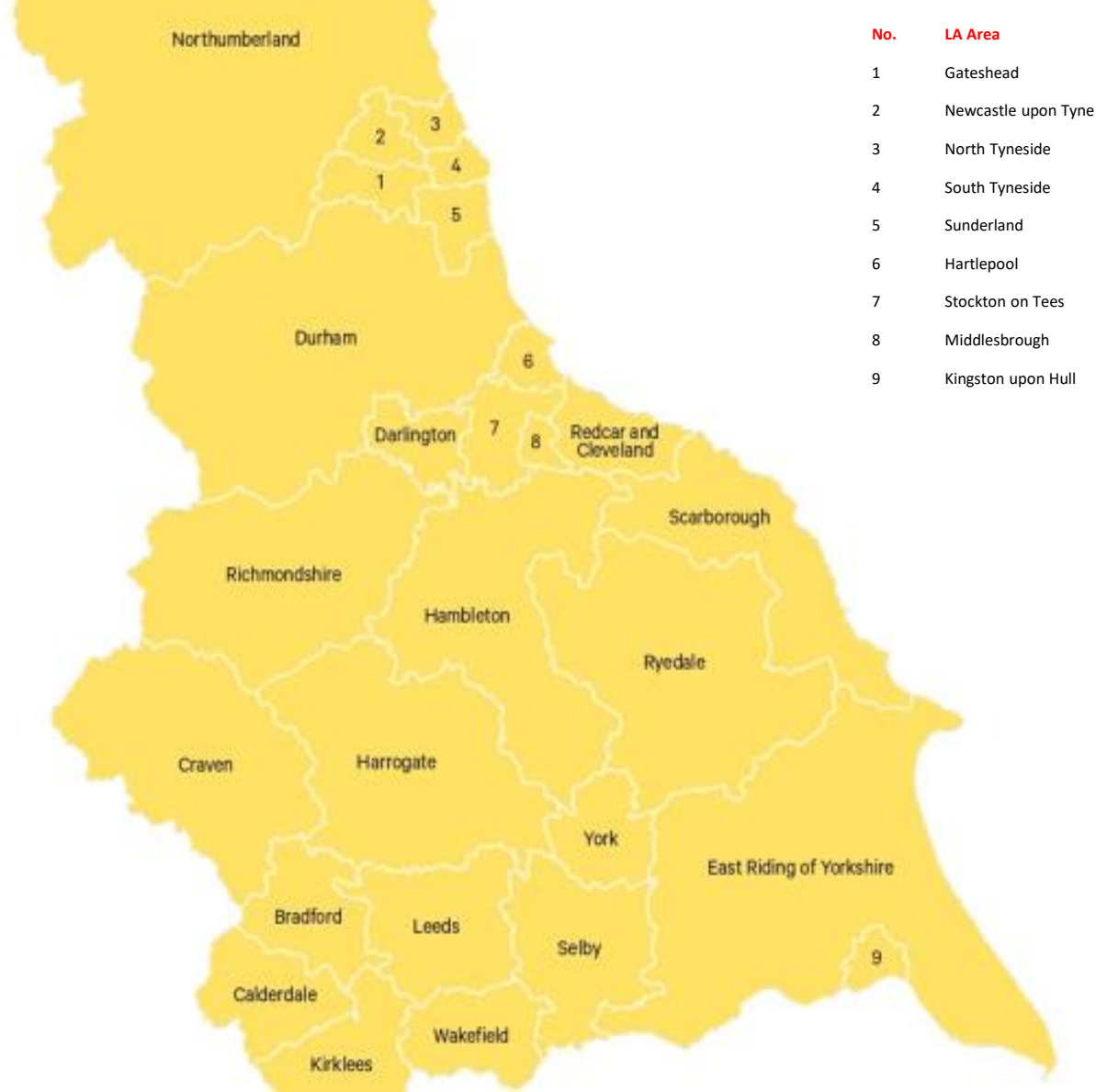


£76.2m
Invested in new
affordable
homes



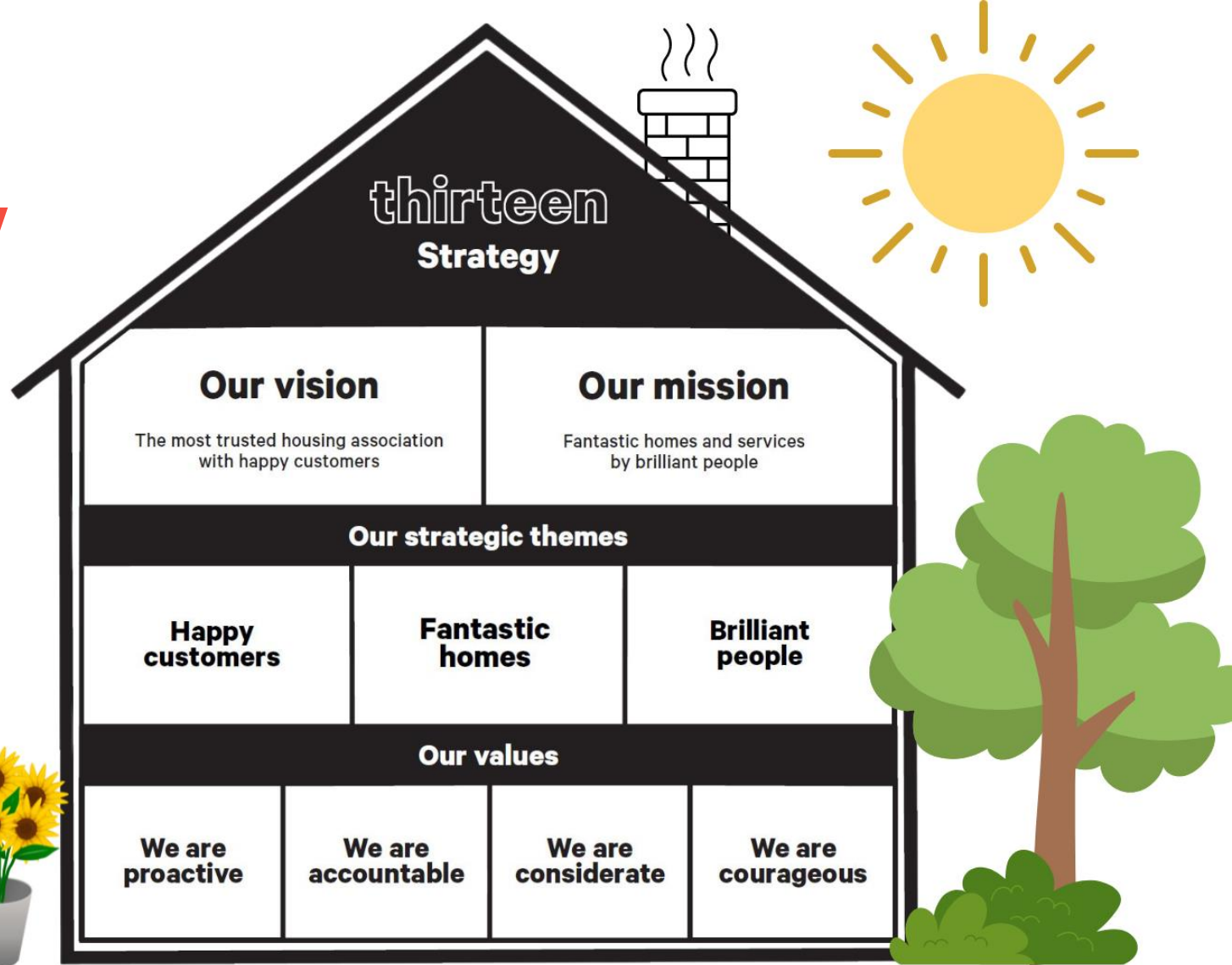
435
Affordable
homes
completed

Our operating area



Our strategy

thirteen
Managing and building homes



thirteen Strategy

Our vision

The most trusted housing association
with happy customers

Our mission

Fantastic homes and services
by brilliant people

Our strategic themes

**Happy
customers**

**Fantastic
homes**

**Brilliant
people**

Our values

**We are
proactive**

**We are
accountable**

**We are
considerate**

**We are
courageous**

Constraints and Challenges

What percentage of your properties require substantial repairs, including damp and mould issues, and does the cost of repairing these have an impact on your organisations ability to commit to building new homes?

- Overall around 1,400 homes (circa 4%) that could fall in to your definition of substantial repairs.
- A mix of occupied and non-occupied homes currently.
- Through the work and budgeting approach, this level of work does not impact directly on our ability to commit to building new homes.
- New homes are principally funded through Homes England Grant and borrowing where as the cost to repair and maintain homes is a revenue expenditure item that we budget for year in year out.
- Our ability to borrow and fund lending for new homes takes in to account the overall financial health of the business which is currently deemed by Standard and Poors to be A rated.

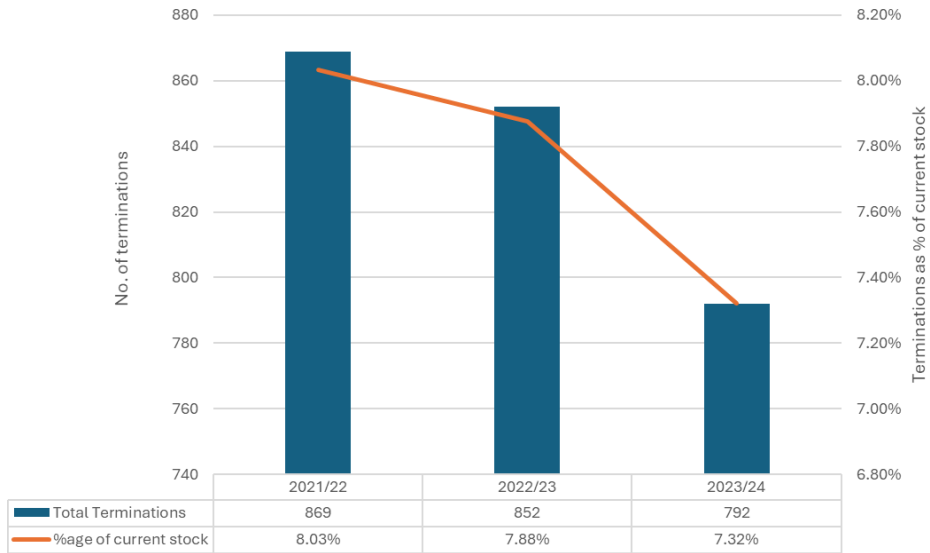
Constraints and Challenges

Anecdotally, we have heard that tenants are staying in properties for longer period of time. Is this your experience and if so, how does this impact on your ability to meet housing need?

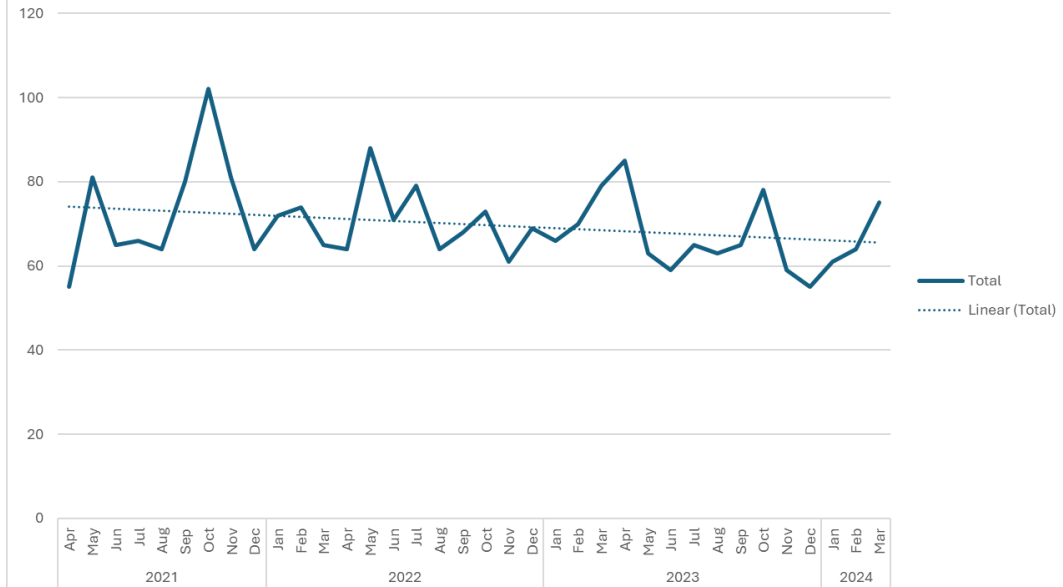
- Thirteen have always had and maintained long tenancies with the majority of residents, even going back to the pre stock transfer activities.
- As part of being a good social landlord we are committed to tenancy sustainment and have lots of support services in place in-house to help sustain homes as we see that as vital to the fabric of communities.
- That said we still have turnover which over the last three years has been gradually reducing year on year (from circa 11% to 7% currently).
- This is also supported by our data although this does not impact our ability to meet housing need.

Constraints and Challenges

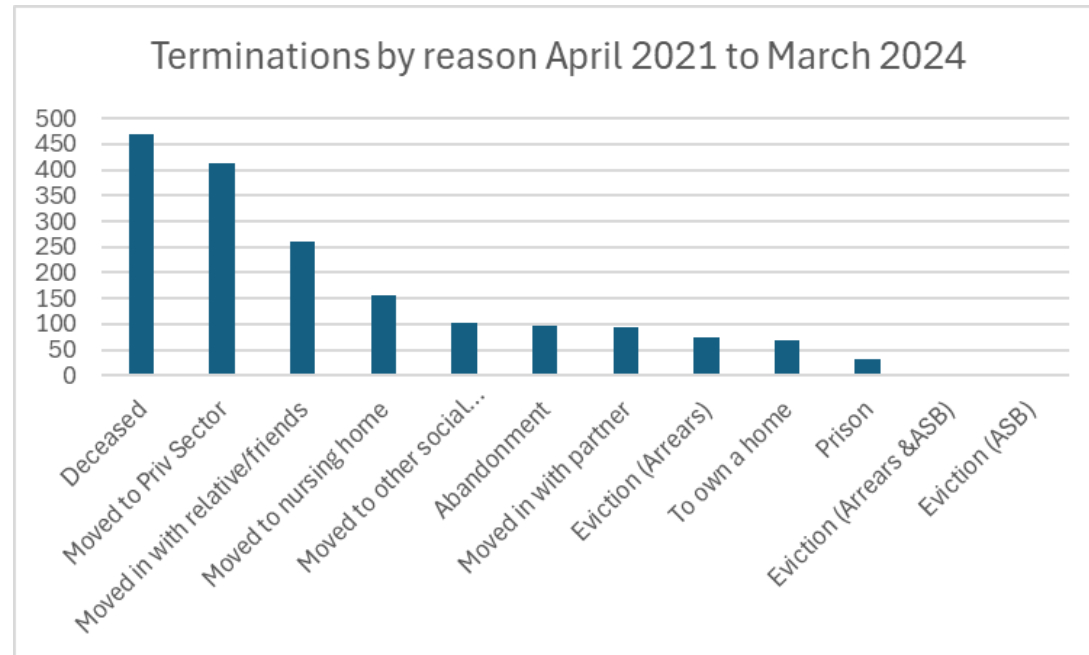
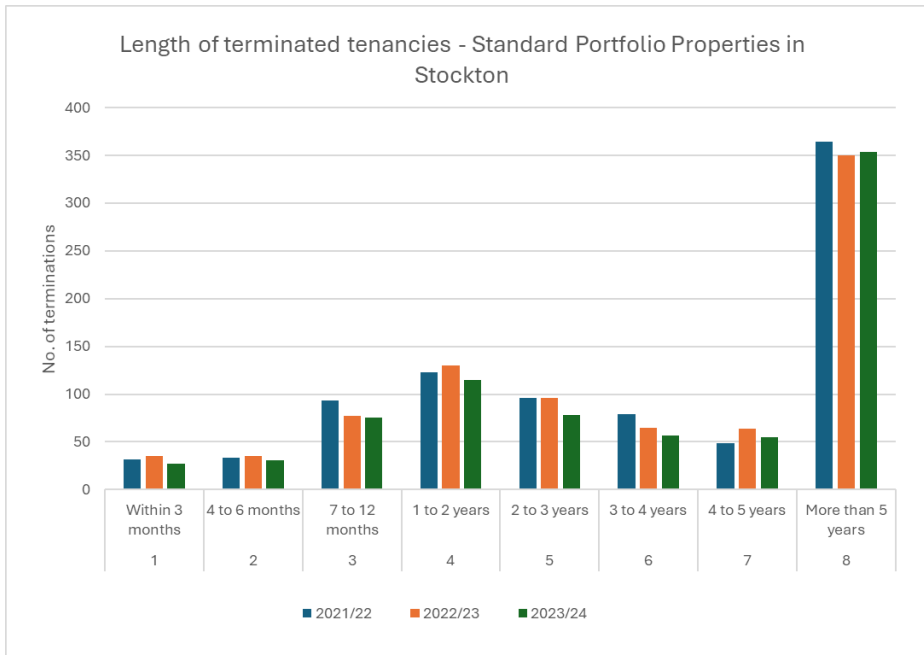
Annual terminations - Standard Portfolio Properties in Stockton



Monthly Terminations - Standard Portfolio Properties in Stockton



Constraints and Challenges



Constraints and Challenges

Why are 75% of properties in Hartlepool allocated via a local authority nomination agreement, but only 50% for other LAs in the Tees Valley?

- As I'm sure members will appreciate the exact nature of the legal agreements, we have with various providers are commercially sensitive given the impact this may have on others housing providers in any given area/locality.
- That said to be clear Hartlepool specifically do not have an agreement for 75% of lettings with Thirteen.
- Each of the agreements we have entered in to and will enter in to in the future are done with the best interests of creating and sustaining successful communities at scale and enabling all residents to enjoy their home for as long as they wish to

Pipeline Challenges and Opportunities

- Thirteen are currently negotiating a new opportunity in SBC, which is 50% SO / 50% SR and includes for some bungalows. We are looking forward to working with SBC on the letting of the rented units and are in the process of negotiating an LLP.
- We have had various opportunities at Wynyard for our consideration in the past 2 years:
 - various S106 from developers including Bellway, Lovell and Strata, which did not proceed due to Thirteen concentrating on additionality at the present time;
 - 98 unit scheme from Duchy Homes which was too heavy on 4 and 5 beds for us; and
 - Thirteen understood that SBC were not keen on additionality on Wynyard due to the nature of the area.
- We have been contacted about the potential to look at further land on Yarm Back Lane opposite the current Persimmon / TW development sites.
- We have recently been contacted by a SBC ward member regarding a shortage of bungalows in SBC, suggesting the land behind Beechwood Road, adjacent to the Robert Atkinson field. This is owned by SBC currently. Have SBC considered putting any Council owned sites out for sale?
- 11% of Homes England Strategic Partnerships delivery (307 of 2834 homes) has been in Stockton on Tees
- 10% of Thirteen's 23/24 newbuild delivery was in Stockton on Tees. Forecasting over 22% in 24/25.

Stockton Development Update

Schemes On Site

Site / Developer	Dwellings	Beds	Thirteen Investment	Current Position
Allens West, Miller Homes (S106)	20 x Affordable Rent 2 x Shared Ownership	16 x 2 Bed House 6 x 3 Bed House	£2.51m	Work on site commenced June 2021. First handovers took place September 2023. Completion of scheme forecast for Q3, 2024/25.
Allens West, Taylor Wimpey (S106)	24 x Affordable Rent 17 x Shared Ownership	23 x 2 Bed House 18 x 3 Bed House	£7.79m	Work on site commenced June 2021. First handovers took place February 2023 Completion of scheme forecast for Q1, 2025/26.
North Shore Phase 4 & 5, Muse / Lovell.	57 x Affordable Rent 56 x Shared Ownership	43 x 2 Bed House 70 x 3 Bed House	£19.1m	Work on site commenced July 2022. First handovers took place December 2023. Scheme forecast to complete Q2, 2024/25
Westdale Road, Thornaby (formerly Anson House)	37 x Affordable Rent	15 x 2 Bed House 5 x 2 Bed Bungalow 15 x 3 Bed House 2 x 4 Bed House	£7.36m	Brownfield Funding of £991k secured. SOS took place February 2023. All completions anticipated in Q2, 2024/25.
Harebell Meadows, Persimmon Homes (Bulk Deal 4)	18 x Shared Ownership	6 x 3 Bed House 12 x 4 Bed House	£4.53m	SOS took place December 2023. First handovers took place February 2024. Scheme forecast to complete Q3, 2024/25
Total	138 x Affordable Rent 93 x Shared Ownership	97 x 2 bed house 115 x 3 bed house	£41.29m	

Stockton Development Update

Schemes in Pipeline

Site / Developer	Dwellings	Beds	Thirteen Investment	Current Position
Potential site- Stockton, Keepmoat	43 x Social Rent 43 x Shared Ownership	4 x 2 Bed Bungalow 13 x 2 Bed House 63 x 3 Bed House 6 x 4 Bed House	£19.3 m	Pipeline scheme, Start on Site expected August 2024. Completion of scheme forecast for Q2, 2027/28.

Stockton Development Update

Schemes Recently Completed

Site / Developer	Dwellings	Beds	Thirteen Investment	Current position
Harebell Meadows, Persimmon Homes (Bulk Deal 2)	3 x Affordable Rent 6 x Shared Ownership	5 x 2 Bed House 1 x 3 Bed House 3 x 4 Bed House	£2.01m	Work on site commenced September 2022. Scheme completed January 2023.
Harebell Meadows, Persimmon Homes (Bulk Deal 3)	11 x Affordable Rent 9 x Shared Ownership	6 x 2 Bed House 11 x 3 Bed House 3 x 4 Bed House	£3.99m	SOS took place March 2023. Scheme completed March 2024.
Hartburn Grange, Taylor Wimpey (Bulk Deal 5)	9 x Shared Ownership	1 x 2 Bed House 8 x 3 Bed House	£1.95m	SOS took place December 2022. Scheme completed April 2023.
Victoria Park, Stockton (Keepmoat Bulk Deal)	6 x Affordable Rent	1 x 3 Bed House 5 x 4 Bed House	£1.08m	SOS took place March 2023. Scheme completed August 2023.

Allens West



North Shore, Stockton



North Shore, Stockton



Victoria Park, Stockton



Westdale Road, Thornaby



Hartburn Grange

