

thirteen

Homes. Communities. Support.



Our future investment plans

2026 - 2027



Over the next year Thirteen's investment programme is set to improve the quality of thousands of homes and the environment where it manages homes.

We spoke to customers to find out what's important to them when it comes to investing in their home.

The plans will involve carrying out **£63million** improvements on homes across the North East and Yorkshire.

This includes:



Replacing over **850 kitchens** and around **230 bathrooms**



Hundreds of roof improvements will be completed, to enhance the appearance of homes and ensure they are wind and watertight.



More than **500 homes** will receive **new windows and doors**



Over 1,000 new boilers being installed over the year, homes will be more energy efficient.

All dates are subject to change and will be confirmed with customers close to the start on site for each scheme

Stockton



Estate	Number of properties	Work may include	Estimated start
Low Grange, Billingham	41	Kitchens, rewires, fire replacement, rooflines, boilers, heating distributions, bathrooms and windows	Ongoing
Roseberry, Billingham	84	Kitchens, rewires and fire replacements	Ongoing
Various homes across Newham Grange, Middlefield, Fairfield, Junction Road, Stillington, Cowpen and Billingham	506	Kitchens, rewires and bathrooms	Spring 2026
Various homes across Hardwick, Newtown, Norton Grange, Portrack Lane and Tilery	570	Boilers and heating distributions	Spring 2026
Grangefield, Stockton	18	Windows and external doors	Summer 2026
Various homes across Stockton	379	Roof replacements and Energy Performance Certificate C work	Summer 2026
Various homes across Stockton	37	Roof replacements and Energy Performance Certificate C work, including Solar PV installation	Summer 2026



Middlesbrough

Estate	Number of properties	Work may include	Estimated start
Central Mews, Middlesbrough	148	Kitchens, bathrooms and windows	Ongoing
Beechfield Court, Middlesbrough	87	Mechanical installation upgrades	Ongoing
Cumberland, Middlesbrough	47	Kitchens, rewires and bathrooms	Spring 2026
Various homes across Middlesbrough	433	Boiler and heating distributions	Summer 2026
Saltersgill, Middlesbrough	130	Window replacements	Summer 2026
Various homes across Middlesbrough	168	Windows and external doors	Summer 2026
Town centre, Middlesbrough	9	Roof replacements and Energy Performance Certificate C work	Summer 2026
Melbourne House, Middlesbrough	Communal	Work to metal balustrades and waterproofing of walkways	Spring 2026
Penrith Road, Middlesbrough	Communal	Laundry and WiFi	Spring 2026
Romanby Gates, Middlesbrough	Communal	Replacement gates	Spring 2026

Redcar and Cleveland



Estate	Number of properties	Work may include	Estimated start
Redcar	28	Boiler and heating distributions	Summer 2026



Hartlepool

Estate	Number of properties	Work may include	Estimated start
King Oswy Upper and Wooler Road, Hartlepool	152	Kitchens, rewires and bathrooms	Spring 2026



Hull

Estate	Number of properties	Work may include	Estimated start
Marfleet Phase 1, Hull	139	Bathroom, heating replacement, kitchen replacement, cloak room, rewires, front and rear door replacement, removal of electric fires	Ongoing
Turner and Owbridge Court, Hull	72	Mechanical and electrical improvements to communal areas, roofing work, courtyard improvements. Work within flats including rewires, kitchens, bathrooms, heating replacements and window replacements	Ongoing