

Our future investment plans

2023 - 2024



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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 **£50 million** improvements on its homes across the North East and Yorkshire.

This includes replacing over 1,100 kitchens and around 350 bathrooms. More than 1,400 homes will receive new windows and doors and hundreds of roof improvements will be completed, to enhance the appearance of homes and ensure they are wind and watertight.

With over 750 new boilers being installed over the year, homes will be more energy efficient.



Stockton



Estate	Number of properties	Work will include	Estimated start
Primrose Hill, Stockton (phase 1)	60	Insulation - retrofit	Spring 2023
Primrose Hill, Stockton (phase 2)	60	Insulation - retrofit	Autumn 2023
Carlton, Stockton	6	Kitchens, bathrooms, rewires	Winter 2023/24
Carnoustie Drive, Stockton	28	Kitchens, bathrooms, rewires, cloakrooms, doors	Winter 2023/24
Parkfield, Stockton	5	Kitchens	Summer 2023
Holmes area, Thornaby (phase 2)	240	Kitchens, bathrooms, cloakrooms, boilers, heating, windows, doors, rewires, roof improvements	Summer 2023
Holmes V area, Thornaby (phase 1)	143	Kitchens, doors, rewires	Spring 2023
Lauder Close, Stockton	25	Kitchens, bathrooms, doors, rewires	Summer 2023
Milbank Street, Stockton	143	Kitchens, bathrooms, cloakrooms, boilers, doors, canopies, rewires, roof improvements	Spring 2023
Norton Road, Stockton	6	Kitchens, bathrooms, rewires	Winter 2023/24
Norton	4	Kitchens, bathrooms, boilers, doors, rewires	Winter 2023/24
Cedar House, Stockton	Communal area	Communal refurbishment and mechanical and electrical upgrades	Autumn 2023
Eden House, Stockton	Communal area	Redecoration and mechanical and electrical upgrades	Spring 2023

Middlesbrough



Estate	Number of properties	Work will include	Estimated start
Acklam and Tollesby, Middlesbrough	9	Kitchens, bathrooms, boilers, windows, doors, roof improvements	Summer 2023
Ayresome, Middlesbrough	124	Kitchens, bathrooms, heating, boilers, windows, doors, rewires	Autumn 2023
Briggs Avenue, Middlesbrough	14	Kitchens, bathrooms, rewires	Autumn 2023
College Gardens, Middlesbrough	2	Kitchens, boilers	Winter 2023/24
Glastonbury House, Middlesbrough	91	Kitchens, bathrooms, communal refurbishment, mechanical and electrical upgrades	Spring/Summer 2023
Gurney Street, Middlesbrough	10	Rewires	Autumn 2023
Lothian Road inc Cheviot House, Middlesbrough	13	Kitchens, windows, rewires	Autumn 2023
Melbourne House, Middlesbrough	21	Electrical heating and communal upgrades	Autumn 2023
Newport, Middlesbrough	274	Kitchens, bathrooms, boilers, windows, doors, rewires	Summer 2023
Penrith Road, Middlesbrough	15	Kitchens, windows, rewires, roof improvements	Winter 2023/24
Welton House, Middlesbrough	91	Window replacements	Autumn 2023
Central Mews	Communal and external work	Fencing, security	Autumn 2023
Bellamy Court, Middlesbrough	Communal area	Communal refurbishment	Winter 2023/24
Clairville Court, Middlesbrough	Communal area	Communal refurbishment	Summer 2023

Redcar and Cleveland



Estate	Number of properties	Work will include	Estimated start
Barnaby House, Eston	Communal area	Redecoration, new furniture, communal kitchen and mechanical and electrical upgrades	Summer 2023
Dam Street, Redcar	18	Bathrooms, windows, doors, rewires	Autumn 2023
Eston	70	Kitchens, bathrooms, boilers, windows, doors, rewires , roof improvements	Autumn 2023
Jubilee Road, Eston	10	Windows, doors, roof improvements	Autumn 2023
Brimham Court, Redcar	45	Kitchens, bathrooms, cloakrooms, rewires, roof improvements	Winter 2023/24
Kirkleatham, Redcar	60	Kitchens, bathrooms, cloakrooms, doors, rewires, roof improvements	Winter 2023/24
Gresley Court	Communal area	Communal improvements	Autumn 2023

Hartlepool



Estate	Number of properties	Work will include	Estimated start
Anna Court, Hartlepool	6	Kitchens, boilers	Summer 2023
Bramley Court, Hartlepool	46	Kitchens, bathrooms, heating, windows, doors	Summer 2023
Lewis Grove, Hartlepool	7	Kitchens, windows, doors	Autumn 2023
Manor Close, Hartlepool	17	Kitchens, boilers, heating	Autumn 2023
Milbank Road, Hartlepool	39	Boilers	Autumn 2023
Owton Manor, Hartlepool	527	Kitchens, bathrooms, boilers, heating, windows, doors, rewires	Spring 2023
Priory Court, Hartlepool	45	Kitchens, bathrooms, boilers, doors, internal refurbishment	Winter 2023/24
Seaton Carew	30	Kitchens, bathrooms, windows, doors, rewires, roof improvements	Winter 2023/24
Warren Close, Hartlepool	34	Kitchens, bathrooms, doors, rewires, roof improvements	Winter 2023/24
Richard Court, Hartlepool	Communal area	Communal improvements	Autumn 2023
Hutton Avenue, Hartlepool	12	Windows and roofing improvements	Autumn 2023

Newcastle



Estate	Number of properties	Work will include	Estimated start
Mascot House, Newcastle	32	Bathrooms, doors, windows, electric consumer unit, communal work	Spring 2023

Hull



Estate	Number of properties	Work will include	Estimated start
Turner Court, Hull	40	Bathrooms, kitchens, doors, flooring, rewires	Autumn 2023
Owbridge Court, Hull	36	Kitchens, bathrooms, windows	Autumn 2023