

Our future investment plans

2022 - 2023



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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 £36 million improvements on its homes across the North East and Yorkshire.

This includes replacing over 1,300 kitchens and around 350 bathrooms. More than 600 homes will receive new windows and doors and over 400 roof improvements will be completed, to enhance the appearance of homes and ensure they are wind and watertight.

With around 650 new boilers being installed over the year, homes will be more energy efficient.



Stockton



Estate	Number of properties	Work may include	Estimated start
Holmes V area, Thornaby	143	Kitchens, bathrooms, cloakrooms, doors, windows, roof lines, rewires, heating systems	Winter 2022 / 2023
Allensway, Thornaby	60	Kitchens, roof lines	Spring 2022
Elm Tree Farm, Stockton	168	Kitchens, bathrooms, heating, rewires, positive input ventilation, roof lines	Spring 2022
Parliament Bickersteth Close, Stockton	16	Communal work	Spring 2022
Roseworth, Stockton	462	Heating, doors, kitchens, bathrooms, windows, rewires	Spring 2022
Roseberry Road, Stockton	8	External lighting, rewires, kitchens	Spring 2022
Primrose Hill, Stockton	60	Insulation - retrofit	Summer 2022

Middlesbrough



Estate	Number of properties	Work may include	Estimated start
Highfield Road, Middlesbrough	8	Kitchens, bathrooms, rewires, windows, doors	Summer 2022
Boyds Estate, Middlesbrough	28	Kitchens, bathrooms, heating systems, rewires, windows	Autumn / Winter 2023
Farndale, Middlesbrough	26	Windows, external improvements	Summer/ Autumn 2022
Tollesby, Middlesbrough	14	Kitchens, heating, doors, roof lines	Summer 2022
Brambles Farm, Middlesbrough	24	Kitchens, bathrooms, cloakroom, electrics, doors	Summer 2022
Brunner House, Middlesbrough	14	Windows, doors	Winter 2022/23
Whinney Banks, Middlesbrough	192	Bathrooms, kitchens, doors, cloakroom, heating systems, windows, rewires, roof improvements	Spring 2022
Northumberland and Redcar Road, Middlesbrough	154	Canopies, roof replacements	Spring 2022

Redcar and Cleveland

Estate	Number of properties	Work may include	Estimated start
Zetland Mews, Saltburn	3	Bathrooms, doors, windows, rewires	Summer 2022

Hartlepool



Estate	Number of properties	Work may include	Estimated start
Seaton Carew	18	Windows	Spring 2022
The Headland, Hartlepool	12	Windows, doors, roof lines	Spring 2022
West View, Hartlepool	99	Kitchens, bathrooms, heating, electrics, windows, doors	Spring 2022
Anna Court, Hartlepool	1	Communal work	Spring 2022
Bamburgh Court, Hartlepool	26	Kitchens, bathrooms, cloakroom, windows, roof lines	Autumn / Winter 2022
Elwick	10	Heating, positive input ventilation, windows, kitchens, rewires	Spring 2023
Hutton Avenue, Hartlepool	9	Windows, doors	Autumn 2022
Oxford Road, Hartlepool	247	Kitchens, bathrooms, cloakroom, heating, distribution board, windows, doors, roof lines	Spring 2022
Owton Manor G Block, Hartlepool	55	Kitchens, windows, doors, heating, bathrooms, rewires, roof lines	Spring 2022
Owton Manor H Block, Hartlepool	82	Kitchens, windows, doors, heating, bathrooms, rewires	Autumn 2022
Owton Manor I Block, Hartlepool	97	Kitchens, windows, doors, heating, bathrooms, rewires	Winter 2022/23
Owton Manor M Block, Hartlepool	247	Kitchens, windows, doors, heating, bathrooms, rewires	Spring 2022
Owton Manor I Block, Hartlepool (Retrofit)	57	Insulation - retrofit	Spring 2022

Darlington and County Durham



Estate	Number of properties	Work may include	Estimated start
Marlborough Drive, Darlington	26	Kitchens, bathrooms, heating systems, rewires, windows, doors	Spring 2022
Winston Road, Darlington	5	Kitchens, bathrooms, cloakroom, heating, windows, doors, roof lines	Spring 2022
Kings Court, Barnard Castle	5	Kitchens, bathrooms, windows, doors, rewires	Spring 2022

Sunderland and Newcastle



Estate	Number of properties	Work may include	Estimated start and finish
Mascot House, Newcastle	32	Bathrooms, doors, windows, electric consumer unit, communal work	Autumn / Winter 2022
Primary Gardens, Hendon	8	Communal area refurbishment	Spring 2022
Hendon component replacement	85	Kitchens, bathrooms, cloakrooms, boilers, consumer unit, windows, doors, roof lines	Spring 2022



Hull

Estate	Number of properties	Work may include	Estimated start
Hull (Saltholme Lane, Turner Court, Owbridge Court, Wakefield Avenue)	37	Boilers, heating distribution replacement, doors	Summer 2022

