

# thirteen

## Our future investment plans

2025 - 2026





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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 **£58 million** improvements on homes across the North East and Yorkshire. This includes replacing over **1200 kitchens** and around **270 bathrooms**. More than **500 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 700 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
Kennedy Gardens, Billingham	198	Replacement low level canopy roofs to all six entrance doors across three blocks and associated building work	Autumn 2025
Millbank Street, Stockton	28	Kitchens, rewires, rooflines, boilers and canopy	Autumn 2025
Prior and Melsonby Court, Billingham	131	Kitchens, rewires, fire replacement, bathroom and level access shower, as well as AOV (automatic opening ventilation) upgrades to the buildings	Winter 2025
Low Grange, Billingham	296 (25/26 forecast only)	Kitchens, rewires, fire replacement, rooflines, boilers, heating distributions, bathrooms and windows	Summer 2025
Roseberry, Billingham	120 (25/26 forecast only)	Kitchens, rewires and fire replacements	Autumn 2025
Hume and Nolan House, Stockton	Communal	Cladding and door entry system	Autumn 2025
Campbell and Walton, Stockton	Communal	Door entry system	Autumn 2025



# Middlesbrough



Estate	Number of properties	Work may include	Estimated start
Bellamy Court, Middlesbrough	47	Communal area mechanical and electrical improvements, warden control, door entry systems, roof replacement	Spring 2025
Saltersgill, Middlesbrough	100 (25/26 forecast only)	Kitchens, rewires, fire replacements, windows, external doors, patio doors and canopys	Spring 2025
Thorn tree, Middlesbrough	322 (3 schemes combined)	Kitchens, rewires, fire replacements, boilers, heating distributions, bathrooms, level access shower, cloakrooms and windows	Spring 2025
Glastonbury House, Middlesbrough	91	Communal area mechanical and electrical improvements, warden control, door entry systems, sprinkler system, kitchens, bathrooms	Winter 2024 (15 month project)
Central Mews, Middlesbrough	148	Kitchens, bathrooms and windows	Spring 2025
Beechfield Court	87	Mechanical installation upgrades	Autumn 2025



# Redcar and Cleveland



Estate	Number of properties	Work may include	Estimated start
Zetland Mews, Saltburn	11	Exterior work to the south-western corner of the south elevation and installation of structural supports	Autumn 2025

# Hartlepool



Estate	Number of properties	Work may include	Estimated start
Throston Grange, Hartlepool	162	Kitchens, rewires, fire replacements, rooflines, boilers, heating distribution, bathroom, external door, canopies and block works fencing	Autumn 2025



# Hull



Estate	Number of properties	Work may include	Estimated start
Marfleet Phase 1, Hull	227	Bathroom, heating replacement, kitchen replacement, cloak room, rewires, front and rear door replacement, removal of electric fires	Winter 2025
Turner and Owbridge Court, Hull	72	Mechanical and electrical improvements to communal areas, roofing work, courtyard improvements. Work within flats consists of: rewires, kitchens, bathrooms, heating replacements and window replacement	Summer 2025



# Other



Estate	Number of properties	Work may include	Estimated start
Various homes across Middlesbrough, Hartlepool, Stockton, Gateshead, Billingham, York, Northallerton, Newton Aycliffe and Darlington.	472	Boiler replacements	Spring 2025
Various homes across Middlesbrough and Stockton	77	Roof and roofline replacements, finlock gutter replacements and secondary roofs	Summer 2025
Various homes across Middlesbrough, Hartlepool, Stockton, Norton, Richmond, Darlington, South Bank, Billingham and Saltburn	120	Kitchens, rewires, roof replacement and rooflines, boilers, heating distribution, bathroom, level access shower and windows	Summer 2025