LONGITUDINAL ASSESSMENT OF LARGE SCALE REGENERATION PROJECTS: A STRATEGY FOR GREATER ESTON, REDCAR AND CLEVELAND
SOUTH BANK BASELINE INFORMATION

FINAL REPORT
January 2011

By
Gill Davidson
Paul Greenhalgh
David McGuinness
Northumbria University

Paul Braidford
Fred Robinson
Durham University
Acknowledgements

Thank you to all of the people who helped us with this research project by taking part in discussions and interviews, inviting us to attend local meetings and groups, and giving us access to a range of information.
## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Executive summary</td>
<td>6</td>
</tr>
<tr>
<td>2. Introduction</td>
<td>6</td>
</tr>
<tr>
<td>3. The Institute for Local Governance</td>
<td>9</td>
</tr>
<tr>
<td>4. Background to the study</td>
<td>10</td>
</tr>
<tr>
<td>5. Aims and objectives</td>
<td>11</td>
</tr>
<tr>
<td>6. Research methods</td>
<td>11</td>
</tr>
<tr>
<td>Strand 1: Documentary analysis</td>
<td>11</td>
</tr>
<tr>
<td>Strand 2: Consultation with key stakeholders</td>
<td>11</td>
</tr>
<tr>
<td>Baseline data</td>
<td>13</td>
</tr>
<tr>
<td>Research participants</td>
<td>13</td>
</tr>
<tr>
<td>7. The local context</td>
<td>15</td>
</tr>
<tr>
<td>The geography of South Bank</td>
<td>15</td>
</tr>
<tr>
<td>The history of South Bank</td>
<td>18</td>
</tr>
<tr>
<td>Images of South Bank in 2010</td>
<td>20</td>
</tr>
<tr>
<td>RESEARCH FINDINGS</td>
<td>24</td>
</tr>
<tr>
<td>8. South Bank today</td>
<td>25</td>
</tr>
<tr>
<td>Population</td>
<td>25</td>
</tr>
<tr>
<td>Measures of deprivation</td>
<td>25</td>
</tr>
<tr>
<td>9. Employment</td>
<td>27</td>
</tr>
<tr>
<td>Income: baseline data</td>
<td>27</td>
</tr>
<tr>
<td>Benefits: baseline data</td>
<td>27</td>
</tr>
<tr>
<td>Businesses: baseline data</td>
<td>28</td>
</tr>
<tr>
<td>Stakeholders’ views</td>
<td>29</td>
</tr>
<tr>
<td>Residents’ experiences of employment</td>
<td>30</td>
</tr>
<tr>
<td>Income and benefits</td>
<td>31</td>
</tr>
<tr>
<td>10. Education</td>
<td>33</td>
</tr>
<tr>
<td>Educational achievement: baseline data</td>
<td>33</td>
</tr>
<tr>
<td>Perceptions about achievement</td>
<td>36</td>
</tr>
<tr>
<td>Perceptions about local schools</td>
<td>36</td>
</tr>
<tr>
<td>11. Health, wellbeing and satisfaction</td>
<td>38</td>
</tr>
<tr>
<td>Health: baseline data</td>
<td>38</td>
</tr>
<tr>
<td>Pollution</td>
<td>38</td>
</tr>
<tr>
<td>Is South Bank a healthy place to live?</td>
<td>39</td>
</tr>
<tr>
<td>Local health services</td>
<td>40</td>
</tr>
<tr>
<td>Happiness and satisfaction levels</td>
<td>40</td>
</tr>
<tr>
<td>Positive things about South Bank</td>
<td>41</td>
</tr>
<tr>
<td>Negative things about South Bank</td>
<td>41</td>
</tr>
</tbody>
</table>
12. Housing
   - Housing stock and land use: baseline data
   - South Bank sales and lettings snapshot
   - Stakeholder and resident perceptions

13. The local authority
   - Stakeholders’ views of the Council
   - Residents’ views of the Council
   - Voting

14. Local services and facilities
   - Shopping
   - Pubs and clubs
   - Other services

15. The environment

16. Community activity

17. The local community
   - Perceptions about the local population
   - Black and Minority Ethnic (BME) communities
   - Faith communities
   - Travellers
   - Children and young people
   - Families
   - Older people
   - Newcomers to the area
   - Neighbours and neighbourliness
   - Commitment to the area
   - Community spirit
   - Community tensions

18. Crime and anti-social behaviour
   - Crime: baseline data
   - Stakeholder and resident perceptions about crime
   - The police

19. Perceptions of South Bank
   - Newspaper analysis
   - Perceptions of people who have recently left the area

20. Perceptions of the regeneration process
   - The need to ‘do something’ about South Bank
   - Complexity
   - The planning process
   - The lack of progress so far
   - Demolitions
   - The trauma of relocation
   - Knowledge of what’s going on
Funding and finances 71
Consultations 72
Community activism 74
Getting regeneration right 74
The current picture 74
Fears for the future of South Bank 75
The eco-village 75
21. The wider context 77
Grangetown 77
Low Grange 77
The wider area 77
The future of regeneration 78
22. Aspirations for the future for South Bank 79
Tidy the area up 79
Improve existing housing 79
New housing 79
A revitalised community 80
More services and facilities 80
Employment and training 80
Less crime 80
Some proper decisions 80
More realistic expectations 81
23. Conclusion 82
ANNEXES 83
Annex 1: Population data 83
Annex 2: Statistical baseline 84
APPENDICES 101
Appendix 1: South Bank timeline 101
Appendix 2: Community projects, activities and events 106
Research participant consent form 111
Information sheet for participants 112
1. Executive summary

This report presents the findings from an exploratory study of social and economic conditions in South Bank, Redcar and Cleveland. It is intended to provide a baseline for a subsequent longitudinal assessment of the delivery of a large scale regeneration project, the Great Eston Regeneration Master Plan. The research has been commissioned by the Institute for Local Governance and North East Improvement and Efficiency Partnership, and undertaken by researchers at Northumbria and Durham Universities.

The study was initiated by Redcar and Cleveland Council. The overall aim was to design a robust strategy for a long term (25 year) longitudinal assessment of the impact of the delivery of the Master Plan. The Council sought an evaluation which would track change as experienced and perceived by local residents, focusing particularly on South Bank. An accompanying report sets out a methodology for that longitudinal evaluation; this report sets out the baseline position.

Documentary sources and interviews with stakeholders were used to build up a picture of South Bank and establish sources and methods which can be used again in the future. Documentary sources included data from the Office for National Statistics and Tees Valley Unlimited. Interviews were conducted with 45 people, including representatives from local public agencies and other organisations, and South Bank residents.

The study focused on the core of South Bank, an area which experienced industrialisation and urbanisation, then decline and a considerable amount of housing demolition. It has been subject to various regeneration programmes. The regeneration of South Bank is a key element of the Greater Eston Strategic Master Plan, produced in 2008, and the Homes and Communities Agency has recently commissioned a full economic appraisal of regeneration plans for South Bank.

There has been a steady and very substantial decline in the population of South Bank. In 2001 the population was 6,352 and that fell to 5,286 in 2008, a reduction of 16.8%. Statistical indicators show it is one of the most deprived areas in the country. 46% of children in South Bank were ‘in poverty’ (i.e. in families receiving less than 60% of median income), compared with 24% in the North East. Unemployment is high, but there are about 5000 jobs in workplaces close to South Bank, many of which are filled by people commuting from elsewhere. Stakeholders and residents noted that many local people struggle to find work, particularly younger people and those with few skills.

Educational attainment has improved substantially (57% achieved 5 GCSE passes at A*-C in 2008-9), but the figures are still well below regional and national levels. Stakeholders said
that educational underachievement is a major problem in South Bank, even though the local schools are good.

The area is characterised by poor health. The Standardised Mortality Ratio for South Bank (ward) averaged 154 in 2004-08. 12% of South Bank residents claim incapacity-related benefits, compared with 7.9% in the North East. Unhealthy lifestyles and poverty appear to be key factors resulting in poor health; local health services are said to be good.

Some residents said they were very satisfied living in a place they are strongly attached to and where there is community spirit; others complained that the area is in a poor state, badly affected by demolition, anti-social tenants and drugs.

Housing statistics show that 75% of South Bank’s housing stock is in the lowest Council Tax Band (A); house prices are relatively low (median £43,500) but not as low as they were; and tenants’ surveys indicate low levels of satisfaction on local estates. Stakeholders noted problems of low demand, absentee landlords and void properties attracting anti-social behaviour.

There were mixed perceptions of Redcar and Cleveland Council. There was considerable frustration, particularly about plans and promises that have not been delivered and uncertainty about the area’s future. Some respondents, however, felt the Council were doing their best, in difficult circumstances.

In relation to local services, people complained about the decline of local shops and other amenities – linked to the area’s overall population decline. Environmental concerns included problems with fly tipping and neglect – but there was also recognition that some improvements had been secured. There are community groups and activities in the area but, again, these have been affected by decline.

Many respondents spoke of the strength of community in South Bank. They said it is friendly; neighbours help each other; and many residents have relatives in the area and are members of local extended families. There is a small (and decreasing) BME community in the area, apparently not notably affected by racism. Many people who have remained in South Bank seem committed to staying there. But concerns were expressed about antisocial behaviour and crime; it is considered that the perpetrators are a small minority, often incomers who have moved into privately-rented properties.

Police statistics indicate that South Bank has a very high level of crime: in 2008, 196 offences were notified to the police per 1000 population (compared with 83.4/1000 in Redcar and Cleveland as a whole). The incidence of burglary is particularly high – three times the rate for the borough as a whole. There is, however, a consensus that although crime is a significant problem, the area is quieter and safer than it used to be.
Respondents felt that the area has a poor reputation and that living there carries a stigma. It is considered that South Bank’s reputation is not wholly deserved and that it is important to improve public perceptions of the area. It is thought that, to some extent, the media reinforce perceptions—and analysis of local newspaper articles paints a picture of a place still experiencing decline and with a high level of crime. But media coverage also highlights the strength of community spirit, including support for local schools, the success of local sports and also various community initiatives.

The Housing Renewal Team, responsible for relocating residents displaced by the clearance of old terraced housing, has collected people’s views about their experiences of relocation. The majority of those questioned were very positive about their move, in many cases to other parts of South Bank and adjacent areas.

Local residents and stakeholders had a great deal to say about the regeneration process in South Bank. In general, there is a sense of weariness and frustration. Progress has been slow, and has been dominated by demolition rather than regeneration – a process of ‘managed decline’. Consultation, while necessary and desirable, is felt to have slowed things down. Respondents were sceptical about the eco-village development and wondered whether South Bank has a future. Particularly in the current economic climate, it could lose out to other areas; people are not particularly confident that regeneration will continue in South Bank. But respondents thought that South Bank *could* have a future; they said that the main priorities were environmental improvements, the rehabilitation of older housing and construction of new housing, community revitalisation and the development of new employment and training opportunities. There is still aspiration, and hope.
2. Introduction

The research presented in this report is part of a larger study concerned with tracking the longer term impacts of a major regeneration programme. This report presents the groundwork undertaken for the development of a subsequent longitudinal research exercise which will aim to establish whether regeneration has improved the quality of life, well-being and health of local communities – in other words, whether it has made a real difference to people’s lives.

This research project originated from interest expressed by Redcar & Cleveland Borough Council in the evaluation of the Greater Eston Master Plan. The North East Improvement and Efficiency Partnership (NEIEP) supported the development of a proposal and the project was commissioned and funded by the Institute for Local Governance (ILG) and the NEIEP. The project has been undertaken by researchers at Northumbria and Durham Universities.

This report presents findings from an exploratory study of social and economic conditions in South Bank, a key part of the area covered by the Greater Eston Master Plan. This report brings together secondary data and the findings from local interviews, to provide a baseline and also test out the approach, identifying the kinds of information that can be tracked in future as the Master Plan is implemented. It is a report on the contemporary situation in South Bank, presenting quantitative data and also the concerns and perceptions of residents and stakeholders.

A separate, complementary report has also been produced, setting out the overall strategy for undertaking the subsequent longitudinal assessment, including proposals for its design and implementation.

3. The Institute for Local Governance

This research was commissioned by the Institute for Local Governance (ILG). The ILG was established in 2009 as a preferred supplier of research services to local government in the North East. It is based on a knowledge exchange partnership that enables shared learning using research expertise that is locally accessible and meets excellent standards. Northumbria and Durham Universities are among the five regional ILG partner universities. The current study is one of a number of research projects being taken forward as ‘pathfinders’ to help develop procedures and protocols for commissioning and managing ILG projects.
4. Background to the study

The research brief was to develop an approach for a longitudinal study which would evaluate the success – or otherwise – of the Greater Eston Masterplan. By piloting and refining the methodology in Greater Eston, we would also be able to produce a flexible and transferable methodology which could be used to evaluate other regeneration projects.

The local authority, Redcar and Cleveland Council, was the key driver of the longitudinal study. An early meeting with the Chief Executive and Head of Regeneration at the Council led us to tighten the focus of the research. The meeting confirmed that the main area of interest was not the whole of Greater Eston, but one small part of it: South Bank. The Council’s position was that South Bank has had millions of pounds of regeneration funding spent on it over the years – and is likely to have more spent on it in future – and yet there is no real evidence of the impact this has had. The Council supported the idea of a study which followed residents over the long term, tracking changes in their circumstances, wellbeing and quality of life, and linking these changes to progress in the regeneration process, so as to provide indications of whether the regeneration of the area worked: in particular, whether it improved local quality of life over the long term.

We also favoured a people-centred approach, both for this project and for the longitudinal study. Although it was important to review data from a range of sources, we wanted to get to know the area, and develop an understanding of what it is like now and what has shaped it. To do this we needed to speak to the people who live and work in South Bank, who have an interest in the area and care about its future. We wanted to build relationships with these people and gain their trust, to start to lay the groundwork for the longitudinal study. By using this approach we could find out more about what matters to local people about the place where they live, and we could start gathering information about important related aspects such as their trust in the local institutions and agencies, their faith in the future of the area, and their resilience. In collecting this range of data, we have begun the longitudinal process by creating a baseline which describes South Bank as it is now, and which can be used for comparing future replications of the longitudinal study. The purpose of this report is to present the baseline picture.
5. Aims and objectives

The overall aim of the research was to establish a baseline position and design a robust strategy for a 25 year longitudinal assessment of the impact of the delivery of a large scale regeneration project: the Greater Eston Regeneration Master Plan.

In doing this, the research has met the following objectives:

1. To conduct a comprehensive analysis of secondary data relating to the area being studied;
2. To speak to local residents, key stakeholders, and interested parties;
3. To assemble a baseline giving details of local wellbeing and quality of life in South Bank, including information on key themes such as employment, health, education, housing, community, services, crime and anti-social behaviour, and the regeneration process.

6. Research methods

The research project has involved five different strands of activity: documentary analysis; consultation with key stakeholders; exploring funding considerations; identifying and addressing challenges and opportunities; and developing a robust and transferable methodology for the longitudinal study. The information given in this report was collected through the first two of these strands, which are described in more detail below. Further details of the other research methods can be found in the accompanying methodological report.

Strand 1: Documentary analysis
We scoped the longitudinal study by investigating the area and the people, businesses and other organisations, agencies, and also the built environment. Secondary data on aspects such as housing tenure, economic data, and demographic information was collated at Super Output Area level. We also investigated external perceptions and possible stigma attached to the area, by reviewing recent press reports. A timeline was constructed detailing significant events in the area over the years (see appendices). Together the resulting data forms a baseline against which the findings of the longitudinal study may be considered.

Strand 2: Consultation with key stakeholders
We held in-depth semi-structured interviews with 45 people, including local residents, key individuals, representatives of local organisations, and others with an interest in the study (a full list of interviewees is available on request). The primary aim was to seek views, opinions, needs, expectations and other information which could help shape the development of an appropriate methodology for the study. We developed and piloted two separate question guides for use in the interviews: one each for residents and for
stakeholders. The full question guides can be found in the appendices, but a brief summary of what they include is shown below.

<table>
<thead>
<tr>
<th>Stakeholders’ question guide</th>
<th>Residents’ question guide</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>About them</strong></td>
<td><strong>About them</strong></td>
</tr>
<tr>
<td>Example: What is their connection to the area?</td>
<td>Examples: Their age, gender, any recent life changes.</td>
</tr>
<tr>
<td><strong>About the area</strong></td>
<td><strong>About where they live</strong></td>
</tr>
<tr>
<td>Example: What sort of problems does the area face?</td>
<td>Examples: How long have they lived here? Who do they live with?</td>
</tr>
<tr>
<td><strong>Employment</strong></td>
<td><strong>Employment</strong></td>
</tr>
<tr>
<td>Example: What do they think are the reasons for local unemployment?</td>
<td>Examples: What do they do? Do they like it?</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td><strong>Education</strong></td>
</tr>
<tr>
<td>Examples: What are the local schools like? Are local people happy with them?</td>
<td>Example: What skills and training have they done?</td>
</tr>
<tr>
<td><strong>Health and wellbeing</strong></td>
<td><strong>Health and wellbeing</strong></td>
</tr>
<tr>
<td>Example: Is it a healthy place?</td>
<td>Example: Are they happy to live here?</td>
</tr>
<tr>
<td><strong>Council</strong></td>
<td><strong>Local services and the Council</strong></td>
</tr>
<tr>
<td>Example: What are people’s attitudes towards the Council?</td>
<td>Example: What local services do they use?</td>
</tr>
<tr>
<td><strong>Community</strong></td>
<td><strong>Community</strong></td>
</tr>
<tr>
<td>Example: Comment on the mix of residents in the area?</td>
<td>Example: Do they know their neighbours?</td>
</tr>
<tr>
<td><strong>Crime and anti-social behaviour</strong></td>
<td><strong>Crime and anti-social behaviour</strong></td>
</tr>
<tr>
<td>Example: Is it a safe place to work and visit?</td>
<td>Example: Is it a safe place to live?</td>
</tr>
<tr>
<td><strong>About the past</strong></td>
<td><strong>About the past</strong></td>
</tr>
<tr>
<td>Example: Is the area better or worse than before?</td>
<td>Example: Is the area better or worse than before?</td>
</tr>
<tr>
<td><strong>The regeneration process</strong></td>
<td><strong>The regeneration process</strong></td>
</tr>
<tr>
<td>Example: Do they think local people know about and understand regeneration plans?</td>
<td>Example: Have they been involved in consultations?</td>
</tr>
</tbody>
</table>

We also attended local public and community meetings such as South Bank Neighbourhood Forum, South Bank Housing Steering Group, the local Police Consultative Meeting, and a Kidz Konnekt session in order to listen to discussions and find out what sort of local issues and concerns were raised.
Baseline data
The baseline data in this report provides the basic measures which should be included in the statistical baseline for future evaluations of South Bank. The data is largely drawn from standard sources. The principal source is ONS, via Neighbourhood Statistics or via Tees Valley Unlimited’s analysis, extrapolation and corrections thereof, supplemented by additional data collated by TVU (e.g. crime statistics at a more local level than usually available) and data collected from residents by Coast and Country, the principal Registered Social Landlord. This section also includes some analysis and implication drawn from the data, primarily to inform the direction of research, and provide some indication of changes in the area over the last decade. It is envisaged that any future research will be able to update this information, and use it to gauge developments in population size, employment levels, etc.

Tables showing comparisons with local (Redcar & Cleveland local authority), regional and national figures are contained in the Annexes to this document.

Research participants
Interviews were held with 45 local stakeholders. Of these, 25 represented organisations or agencies with an interest or presence in South Bank, including local institutions, community groups and places of worship. Some of these individuals were also local residents. The remaining 20 interviewees were members of the local community.

The stakeholders we spoke to represented:
- Redcar and Cleveland Borough Council (Neighbourhood Management, Regeneration, South Bank Housing Renewal & Community Cohesion staff)
- Local councillors
- Homes and Communities Agency
- Coast and Country Housing Ltd (a Registered Social Landlord)
- South Bank Tomorrow (a local community organisation)
- Kidz Konnekt (a local youth project)
- South Bank Football Club
- Local schools
- Cleveland Police
- Local religious leaders

The local residents we spoke to ranged in age from people in their 30s to those in their 80s. Just over half were female. Most had lived in the area for a considerable length of time, and almost all said they were committed to staying in the area over the long term. They represented a range of different communities and interests, including:
- Ethnic backgrounds, including White British, Pakistani, and Bangladeshis;
- Religious beliefs, including different Christian denominations and Muslims;
- Those in work, unemployed, and retired;
- Homeowners and renters;
- People who lived alone or with family;
- People who had family members living nearby;
- Families with children at local schools;
- Single parents;
- People who had moved house as a result of clearance.
7. The local context

The geography of South Bank

Defining the area to be studied and setting specific geographical boundaries was a challenge. Broadly, the focal point of the research is that part of South Bank in which local quality of life appears to be the worst, which is most in need of intervention, and which could potentially get the most benefit from the regeneration process; this is the former ‘heart’ of the town of South Bank. It makes up part of South Bank ward, which is in Greater Eston (along with the neighbouring wards of Normanby, Teesville, Ormesby, Eston, Whale Hill, Grangetown, and part of Lazenby), in the Borough of Redcar and Cleveland.

The research area is bordered to the north by the A66. The road actually cuts through the middle of South Bank ward, but it also acts as a clear barrier demarcating the edge of the residential part of the ward (Asda and other shops and businesses are to the north of the A66). To the south, the A1085 trunk road forms another boundary. Again, this road cuts through South Bank instead of marking its edge, and in this case further properties and other facilities within South Bank ward can be found on the other side of this road. However, most of the town of South Bank, and the focus of the research, lies in the area between the A66 and A1085.

Interviewees reported that South Bank is usually viewed as having two – or sometimes three – distinct parts. The ward is bisected by Normanby Road, which runs north to south. To the east is the former South Bank estate, which is made up of ex-local authority housing, some of which is now privately owned through the Right to Buy scheme, with the rest having been transferred to Coast and Country Housing several years ago through stock transfer. This area was described by one respondent as being stable and ‘well drawn together’, and this is attributed to the way the social housing is managed. Part of the estate was demolished a number of years ago to tackle anti-social behaviour in certain streets, and this seems to have been successful.

The west side of Normanby Road is largely made up of small terraced properties – known locally as ‘street houses’ – along with a shopping street and some businesses, community buildings and communal areas, and places of worship. Many of these properties are privately owned and rented, and the high incidence of crime and anti-social behaviour issues in the area is often attributed to private tenants. This area has suffered increasingly from housing market failure in recent years, and there has been extensive demolition of housing. This is the area of interest in the research.

One interviewee described a third ‘section’ of South Bank: the area further south along Normanby Road, which is more affluent and includes mainly larger owner-occupied
properties. However, there are no clear boundaries separating this third part of South Bank from other parts; instead, there is a gradual change heading south down Normanby Road.

The map below shows an approximation of the area being studied. The northern boundary is the A66; to the east the area is bounded by Normanby Road. To the west and south the area is less well-defined, but the indicative boundaries we have used are Harcourt Road to the west and Hampden Street to the south. The thick black lines indicate the boundaries of Lower Super Output Areas.

**Figure 1: Detail of South Bank showing the approximate study area marked in blue**

In most cases where baseline data is presented in this report, ‘South Bank’ refers to the four lower super output areas which make up the locality, rather than the South Bank ward itself (which includes a fifth LSOA). This area is shown in Figure 2. Where the area referred to is different (usually because statistics are not available at such a geographically disaggregated level), this is noted.
Figure 2  South Bank Lower Super Output Areas (LSOAs)
The history of South Bank

We have constructed a brief history of South Bank to help understand how South Bank has changed over the years, how it has arrived at its current situation, and what contributing factors were involved.

South Bank, previously known as Tees Tilery, was a rural area until around 1850 (Bulmers Directory [1890] estimated the population of the whole of Eston at 300-400 around this time). It grew up quickly over the next fifty years after the local iron and steel industries were established following the discovery of iron ore in the nearby Cleveland Hills. The 1890 Bulmers Directory described South Bank as ‘a rapidly increasing and populous market town’; and ‘entirely a recent creation, which has sprung into existence since the establishment of the steel works’. By this time the population of Eston parish had grown to over 20,000. Another significant local employer, Smiths Dock Shipyard, opened in 1910. In the 1920s, the local Dorman Long Steel Yard was responsible for fabricating both the Tyne Bridge and Sydney Harbour Bridge. These industries – and the supporting industries which grew up around them - relied on a lot of unskilled labour. Most of the terraced ‘street housing’ was built in the late nineteenth and early twentieth centuries to house the growing workforce.

The area experienced both good and bad times over the 20th century. Unemployment was high during the worldwide depression of the 1930s, and the area was affected by strategic bombing in World War 2 (targeting Tees Port and the local industries), and suffered some housing damage and loss of life. In the 1950s, local authority housing was built in the form of South Bank Estate, on land formerly covered by a slag heap (hence the local nickname ‘Slaggy Island’). The former ICI plant was established in 1956 in nearby Wilton, providing more local jobs. At its most prosperous South Bank had a vibrant ‘heart’ with its own weekly market, shopping areas and social scene. It was largely self-sufficient and people did not feel the need to travel elsewhere for work, shopping, services or entertainment. However, technological changes which reduced the local industries’ reliance on a convenient local labour force, the end of local iron ore mining in the 1960s, and the decline of the local industries led to a slow decline of the area. As early as 1962, Eston Urban District Council expressed concern about ‘disturbing’ pockets of unemployment in South Bank and nearby Grangetown.

In 1981, residential streets north of Middlesbrough Road, the main shopping street in the area at the time, were demolished to make way for the A66 road, which was re-routed through South Bank. Following this, an Asda store was built north of the A66, creating direct competition for local small shops and businesses. New housing was still being built in South Bank in the 1980s, including infill housing north of Redcar Road which was built by housing associations, and blocks of flats (which have since been demolished) on sites previously occupied by street housing. By the late 1980s there were reports of serious problems in South Bank: high unemployment, high crime rates, and problems with anti-social behaviour.
Regeneration efforts starting in the 1990s included physical improvements (selective demolition in areas where anti-social behaviour was concentrated, refurbishment of properties and street improvements), employment, education, and community safety projects. Single Regeneration Budget Round 2 funding of around £17.5 million was granted, followed by Round 5 funding for housing improvements and community development. However, an SRB position statement in 2001 reported that there were still numerous problems in the area, including social exclusion, low housing demand (to rent or buy), unattractive housing stock, falling population, low incomes, and ‘a degree of apathy within the community’. The SRB report described what it regarded as the two main types of South Bank residents: ‘those who have been there all their lives and don’t want to or can’t afford to move; and young people who move into the area because they cannot afford anywhere else’.

Low demand for local housing has been an increasing problem in South Bank – especially for the street houses, which are relatively small and mostly without gardens. By around 2000, South Bank terraced housing property prices had reached an all-time low (~£3,000), with the result that many private landlords bought properties in the area for private rental. Problems relating to private tenants appear to have made up a high proportion of incidences of crime and anti-social behaviour in South Bank in recent years.

The continued decline of local industries has been marked by closures and large scale job losses: the former Smiths Dock Shipyard closed in 2001; Corus paid off 1,700 workers in 2001, and subsequently mothballed the plant in 2010, with a further 1,600 job losses. The 2001 SRB position statement stated: ‘The decline...of the industries that provided jobs for local residents means that there is no longer any economic justification for the existence of these communities. The challenge which they...face is to determine a new justification for their existence’.

Over the past ten years, a series of plans for the area’s future have been developed – a Housing Renewal Plan (Nathaniel Litchfield and Partners, 2004), Sustainable Communities Plan (2005) and Greater Eston Strategic Master Plan (GVA Grimley, 2008) – which have sought solutions to the problem of housing market failure in South Bank. There has been a considerable amount of community consultation activity based on these plans. Based on the recommendations of these plans, and with funding from various sources, including the Borough Council, there has been widespread demolition of the street houses, without replacement, and the area has lost a significant proportion of its population (mostly to the surrounding areas).

Most recently, the Homes and Communities Agency asked for a full economic appraisal of regeneration plans for South Bank to be carried out to assess funding options. At the time of writing, DTZ are in the process of finalising this appraisal.
Images of South Bank in 2010

Playground, Golden Boy Green

‘Retain and monitor’, early 20th century terraced housing
Housing demolition site

Houses awaiting demolition
Boarded-up businesses

King George’s Square war memorial
Golden Boy Green
Research findings
8. South Bank today

Population

<table>
<thead>
<tr>
<th></th>
<th>2001</th>
<th>2005</th>
<th>2008</th>
<th>Change 2001-08</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Bank</td>
<td>6,352</td>
<td>5,768</td>
<td>5,286</td>
<td>-16.8%</td>
</tr>
<tr>
<td>Redcar &amp; Cleveland</td>
<td></td>
<td></td>
<td></td>
<td>-1.0%</td>
</tr>
<tr>
<td>NE</td>
<td></td>
<td></td>
<td></td>
<td>1.2%</td>
</tr>
<tr>
<td>England</td>
<td></td>
<td></td>
<td></td>
<td>3.9%</td>
</tr>
<tr>
<td>Working age population</td>
<td>3,820</td>
<td>3,576</td>
<td>3,408</td>
<td>-10.8%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-1.7%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2.6%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4.6%</td>
</tr>
</tbody>
</table>

Source: ONS

Although there are some concerns about the accuracy of this data (see Annex 1), it is clear that the general trend in South Bank over the past decade has been a steady and very substantial decline in population. In particular, there has been a decline in the numbers of children and those above retirement age, leading to the working age population representing an increasingly large share of residents. This decline was much larger than that witnessed in Redcar & Cleveland as a whole, while both the North East and England witnessed population increases.

While the figures are insufficiently precise to disaggregate to examine individual age groups, the decrease in the number of residents under the age of 16 is partially confirmed by data relating to exam entries, discussed further below. Up to 2007-08, the number entered for Key Stage 1 had been lower than that at Key Stage 2, which in turn is lower than the number entered at Key Stage 4. The numbers in each of these cohorts have been steadily declining over time, indicating that young children (and, by implication, families with young children) are increasingly uncommon within South Bank. However, in the most recent figures (2008-09), this trend has been reversed to an extent; while the number of GCSE entrants has continued to decrease, the numbers of entrants at both KS2 and - to a larger degree – KS1 have increased. The reasons behind this sudden increase in the number of children aged 11 and under are unclear and will likely be the subject of further investigation during the longitudinal study. Local schools are likely to draw pupils from a wider area, rather than solely from South Bank.

Measures of deprivation

*Children’s Well-being*

The Children’s Well-being Index is similar to the Index of Multiple Deprivation, using some of the same statistics but with additional indicators relating to children and young people.
South Bank scores poorly on the overall measure, with 2 LSOAs in the 95\textsuperscript{th}/96\textsuperscript{th} percentiles, and a third in the 83\textsuperscript{rd} percentile.

For the domain of material well-being, the scores are even more negative. Two of South Bank’s four LSOAs are ranked as being among the poorest 1\% in the country for overall well-being, with one just 150 places off being the worst in the country. A third LSOA is in the 89\textsuperscript{th} percentile, while the fourth ranks higher, but is still in the bottom half.

The best score is in the environment domain, where the area’s LSOAs all score in the top quartile. This includes not only standard environmental measures (biodiversity, air quality etc) but also child road safety, available sports and leisure amenities and distance to school.

*Index of Multiple Deprivation*

The currently available Index of Multiple Deprivation (2007) is based on data from 2005-07, and does not give a full picture of deprivation in the community, particularly in light of the decreasing and changing population base. There is an ongoing consultation about the future of the IMD, and we would recommend waiting until this is resolved, and incorporating the figures from the next Index (if indeed one is compiled) into this baseline.
9. Employment

Income: baseline data
Statistics relating to income at local levels are experimental, and thus only indicative rather than precise indicators of deprivation. The average weekly household income in South Bank was £370 during the twelve months to March 2008, compared with £550 in the North East (although the data is not compiled on the same basis for regions). Although the margin of error on this figure is large (with the true figure likely to be £320-£430), this still implies that South Bank residents earn substantially less than the regional average. However, this gap narrows significantly after housing costs are taken into account: total disposable weekly income per household in South Bank after these costs are deducted was £280, compared with £350 in the North East. In other words, housing costs take up a relatively low proportion of income in South Bank, and while weekly disposable income is lower than the regional average, the gap is not as large as it first appears.

In August 2007, 465 families with at least one adult in work in South Bank received working tax or child tax credit, of which 160 were lone parent families. A further 340 families with no adult in work received tax credits. In total, therefore, around 800 families received some form of tax credits, containing 1,340 children. This represents the majority of children in the area, judging by population estimates.

HMRC data on child poverty for 2007 indicates that around 665 children in South Bank were ‘in poverty’ (i.e. in families receiving less than 60% of median income). The majority of these children (580) were under 16. Overall, this implies that 46% of children in South Bank were in poverty, compared with 26% in Redcar & Cleveland and 24% in the North East. There is a distinct split in the area, however, with two SOAs recording instances of over 60% of children in poverty, compared with 46% and 13% in the remaining two SOAs.

Benefits: baseline data
The total number of residents claiming benefits in South Bank has decreased by a fifth since 2001. However, since this has largely mirrored the decline in the total number of residents, the equivalent proportion of the working age population has changed relatively little during the same period, with just over-one third of this group claiming at least one benefit. The most common reason for claiming benefit throughout the period was incapacity, although the percentage claiming for this reason has declined since 2005, while the proportion claiming primarily for reasons related to unemployment has increased sharply. The decline in claims for incapacity reasons since 2005 is considerably higher than the decline in Redcar & Cleveland or the North East, although South Bank started from a far worse position. The proportion of the working age population claiming benefits in November 2009 is substantially higher than in both Redcar & Cleveland as a whole (22%) and the North East (20%), and over twice as high as the national total (15%).
Table 2  Working age residents claiming benefits in South Bank, 2001-09

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total claiming benefit</td>
<td>1,405</td>
<td>1,215</td>
<td>1,170</td>
<td>-20.1%</td>
<td>-3.7%</td>
</tr>
<tr>
<td>% of working age on benefits</td>
<td>36.8%</td>
<td>34.0%</td>
<td>34.3%</td>
<td>-2.4%</td>
<td>0.4%</td>
</tr>
<tr>
<td>Statistical group*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jobseeker – number</td>
<td>330</td>
<td>240</td>
<td>400</td>
<td>17.5%</td>
<td>66.7%</td>
</tr>
<tr>
<td>Jobseeker - % of working age</td>
<td>8.6%</td>
<td>6.7%</td>
<td>11.7%</td>
<td>3.1%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Incapacity – number</td>
<td>635</td>
<td>580</td>
<td>450</td>
<td>-41.1%</td>
<td>-22.4%</td>
</tr>
<tr>
<td>Incapacity - % of working age</td>
<td>16.6%</td>
<td>16.2%</td>
<td>13.2%</td>
<td>-3.4%</td>
<td>-3.0%</td>
</tr>
<tr>
<td>Lone parent - number</td>
<td>310</td>
<td>245</td>
<td>155</td>
<td>-50.0%</td>
<td>-36.7%</td>
</tr>
<tr>
<td>Lone parent - % of working age</td>
<td>8.1%</td>
<td>6.9%</td>
<td>4.5%</td>
<td>-3.6%</td>
<td>-2.3%</td>
</tr>
<tr>
<td>Carer - number</td>
<td>90</td>
<td>75</td>
<td>75</td>
<td>-20.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Carer - % of working age</td>
<td>2.4%</td>
<td>2.1%</td>
<td>2.2%</td>
<td>-0.2%</td>
<td>0.1%</td>
</tr>
<tr>
<td>Others – number</td>
<td>40</td>
<td>75</td>
<td>90</td>
<td>55.6%</td>
<td>20.0%</td>
</tr>
<tr>
<td>Others - % of working age</td>
<td>1.0%</td>
<td>2.1%</td>
<td>2.6%</td>
<td>1.6%</td>
<td>0.5%</td>
</tr>
</tbody>
</table>

Source: DWP

* Statistical group is the MAIN reason for claiming benefit; it is hierarchical (in the order shown here) and does not double count people on two or more benefits, e.g. if someone is both a lone parent and receiving incapacity benefit, they would only be counted under incapacity, not as a lone parent.

Businesses: baseline data
In September 2008, there were just over 300 businesses with some employees in South Bank, according to the Annual Business Inquiry\(^1\). The majority of these were small, although employment is concentrated in the small number of large businesses – in particular Asda (with around 400 employees) and SK Chilled Foods (around 250 employees). Allowing for some obvious errors in the data, there are approximately 5,000 employee jobs located in the area. Adding in residents who are self-employed and work from home will slightly increase this estimate of economic activity occurring within the area. Given that there are only 3,400 working age residents, it is clear that South Bank must be an area of net in-commuting, attracting workers from outside the area. The total number of businesses, and the number employed, has changed very little since 2003.

---

\(^1\) The survey on which the ABI is based does not cover all businesses, relying on estimates for the number of micros and omitting most businesses which consist a self-employed person with no employees. This number is therefore indicative.
Clearly, therefore, there are local jobs available for residents, although the locational advantages of South Bank – near Middlesbrough and with good road links – means that many of these are filled by people commuting from elsewhere.

In sectoral terms, construction businesses are the largest employers located in South Bank (around 1,500 employees), followed by distribution, hotels & catering businesses (1,300 employees). The public sector accounts for a further 1,000 employees, of which half are in the local schools.

The majority of businesses registered in the area are, unsurprisingly, to be found in the Skippers Lane Industrial Estate and the area around South Tees Business Park, between the A66 and the railway line.

One stakeholder suggested that the Local Enterprise Growth Initiative has provided business funding and support locally; in one case to help open a new fish and chip shop in the area, and in another to help a local business with writing a business plan.

**Stakeholders’ views**

Most stakeholders told us that there are few job opportunities in South Bank. As one said, ‘finding a job is the biggest challenge most local people face’. The major local employers include SK Chilled Foods (a snack food production site north of the A66 which employs about 230 people, and is planning to expand) and Asda. There is also a Tesco warehouse and opportunities in industrial cleaning, e.g. when local sites are on shutdown. People said that there are a lot of women doing low paid part-time jobs, for instance as cleaners, dinner ladies, or shop workers. Other people who live in the area commute to Middlesbrough or other surrounding areas for work. Some also work on the oil rigs.

The recent mothballing of the Corus plant in April 2010 has had an effect on South Bank, even though few residents were employed there. Service and support industries for Corus provided some local employment, and these jobs are now threatened. Planned new developments, including the potential sale and re-opening of Corus, and the fabrication of parts for wind turbines, may help to safeguard these supporting industries (although they are perhaps unlikely to directly provide jobs for local people).

A common remark was ‘there’s nothing for the young people round here.’ One stakeholder said young people are often left with the choice of either leaving the area completely, or starting a family at a very young age:

‘Often the young lads will be lads around town and then they will get a young lass pregnant and they will begin to straighten up and look for jobs.’
Local workers said it was quite common to see young people that had ‘gone off the rails a bit when they were younger’, but by their early 20s are seeking training for work (fork lift licences and driving lessons are popular, so that they can do driving jobs). However, there was some criticism of work-based training courses, which were considered by one person to end with young people being ‘dumped…with no job, and it all starts again’. Many parents were thought to have the aspiration that their children would ‘find a job and move on’.

Several respondents expressed concern about local young people who are not in education or training: ‘This area is a NEET hotspot, although the drop-off tends to be at 18 years rather than 16...People tend to leave school at 16 with a course or training lined up, but by 18 they are out of the system. There are no jobs for them.’

Some respondents mentioned barriers to employment for local people, such as poor literacy skills which made form-filling hard and left people ‘struggling to sell themselves on paper’.

South Bank Tomorrow was praised for its efforts to get local people into employment. It runs an employment support service funded by the Department of Work and Pensions, and in partnership with Working Links. It provides help and support in a number of areas:

- Training for work;
- Finding jobs;
- Applying for jobs (e.g. help filling in forms);
- Setting up as self-employed contractors (e.g. in asbestos removal);

Another local organisation, Kidz Konnect, has taken on health apprentices, and has made a commitment to train young people as community workers (as part of a recent successful Big Lottery bid).

Residents’ experiences of employment

Nearly half of the residents we interviewed were beyond working age. Others did not work because of their circumstances (two were single parents), or because they had taken early retirement, in one case because of health problems. Others said they were in work. Only two respondents said they were unemployed and seeking work. There was a common perception that jobs were available in the wider area, but not in South Bank.

The non-working residents we spoke to had different experiences, and therefore different expectations with regard to finding a job. These differences may have been linked to their age and gender. For example, one woman in her 30s – who was not currently looking for work due to personal circumstances – said:

‘When the time comes I’m confident I could find work. There are things locally, it comes down to how hard you want to find work and whether you are prepared to take what is available’.

NORTHUMBRIA UNIVERSITY AND DURHAM UNIVERSITY
Another woman in her 40s had recently been made redundant, but also said she was fairly confident she would find something else soon, even though it might be in a different line of work than her previous job. Meanwhile, a man nearing retirement age told us he was desperate to work but could not find a job:

‘I have been unemployed for 12 months since the company I worked for went bust. The company was down south and employed chefs...I thought I had (another) job but it has fallen through... (I was) accepted for position of Head Chef, the company said I hadn’t got the profile to work in a Bistro as I am tubby and old. To me that was my last chance. I have written so many letters, it costs me 81p every time I send a CV and I’m not getting any replies.

‘You go up to the Jobseekers place at Eston and they’ve got young lads working there. I sat down and he said “What have you been doing, have you been looking for work”. I didn’t like his attitude, they haven’t helped me. They make you feel as if you don’t want to go in there. Plenty of jobs on the machines but the people don’t answer you. I would love to get a job, can I have yours?’

Some of the older residents emphasised the difference between the current situation and the past, when there were (supposedly) jobs for everyone. They also expressed their concerns about young people struggling to find work. One described how her granddaughter had trained as a nurse but was working part-time in a shop because that was the only available job. The same person said another younger relative’s ‘best bet would be to go to college and then leave here’.

Ways to improve your prospects through training and education were mentioned frequently. One woman said she was hoping to get a youth work qualification as this would give her more choices when looking for work. However, another said ‘even if you go to university now it’s hard to get a job – (there are) no guarantees’. The same person thought having more apprenticeships would help, with guaranteed jobs at the end.

Income and benefits
Stakeholders all agreed that local people are not well off. Several stakeholders said they thought that there was little incentive for local unemployed people to try to find work because they would end up poorer than they were on benefits:

‘Some of those who work are worse off than others who are on benefits.’

‘We have a generation that doesn’t know what work is, they’re used to living on benefits, you can get by on benefits, still afford a flat screen TV, a fridge full of beer and your fags.’
One participant, a single parent who was not currently working or seeking work, said that if she found a job she would most likely be worse off financially:

‘I can’t work because the costs to work are higher than being on benefits. I’d be getting into debt, to work – if you add up uniforms, school meals, etc’

An unemployed older male said:

‘I don’t get any benefits as I was self employed. I live off the wife at the minute. She...is of retirement age but she has to keep on working as I can’t get a bloody job. I have got to wait until I am 65 then I will get a pension and maybe then I can get pensions credits. At the moment the wife is over the £202 a week so I can’t even claim pension credits.’

Stakeholders spoke of some local families who are now into the second or third generation of worklessness and reliance on benefits, and discussed how hard it must be for such families to have any pride, or hope for their (or their children’s) future.
10. Education

Educational achievement: baseline data

Table 3  GCSE (and equivalent) exam results, South Bank residents

<table>
<thead>
<tr>
<th></th>
<th>2002-3</th>
<th>2005-6</th>
<th>2007-8</th>
<th>2008-09</th>
<th>RC</th>
<th>NE</th>
<th>Eng</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. pupils at the end of Key Stage 4</td>
<td>106</td>
<td>95</td>
<td>80</td>
<td>72</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>% achieving 5+ A* - C</td>
<td>26.4</td>
<td>29.5</td>
<td>42.5</td>
<td>56.9</td>
<td>68.2</td>
<td>72.8</td>
<td>69.8</td>
</tr>
<tr>
<td>% achieving 5+ A* - G</td>
<td>76.4</td>
<td>74.7</td>
<td>73.8</td>
<td>90.3</td>
<td>93.1</td>
<td>93</td>
<td>93.5</td>
</tr>
<tr>
<td>% achieving 5+ A* - C inc English and Mathematics</td>
<td>N/a</td>
<td>N/a</td>
<td>23.8</td>
<td>33.3</td>
<td>46.9</td>
<td>48.1</td>
<td>50.7</td>
</tr>
<tr>
<td>% achieving 5+ A* - G inc English and Mathematics</td>
<td>N/a</td>
<td>71.6</td>
<td>73.8</td>
<td>88.9</td>
<td>91.4</td>
<td>90.9</td>
<td>92</td>
</tr>
<tr>
<td>% with any passes</td>
<td>87.7</td>
<td>91.6</td>
<td>95</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>average point score per pupil#</td>
<td>28.3</td>
<td>254.1</td>
<td>302</td>
<td>384.2</td>
<td>432.6</td>
<td>438.6</td>
<td>418.9</td>
</tr>
<tr>
<td>average capped point score per pupil#</td>
<td>24.2</td>
<td>208.2</td>
<td>237</td>
<td>284.0</td>
<td>311.5</td>
<td>318.8</td>
<td>318.4</td>
</tr>
</tbody>
</table>

Source: DfE

# = the method used to calculate these scores changed in 2005

As previously mentioned, the total number of entrants to GCSE examinations resident in South Bank has been steadily declining over time, with 72 eligible pupils in 2008-09 – down by nearly one third since 2003. During the same period, GCSE results improved substantially, with the proportion of pupils achieving 5 passes at A*-C more than doubling from 26% to 57%. However, both this proportion, and the rate of passes if English and Mathematics are included (33%) are well below the equivalent local and regional figures. While the improvements have been dramatic, educational attainment among local children remains relatively poor.
Table 4  Key Stage 2 results among South Bank residents

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Pupils eligible for KS2</td>
<td>103</td>
<td>99</td>
<td>67</td>
<td>73</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>assessment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pupils achieving level</td>
<td>70</td>
<td>66</td>
<td>75</td>
<td>59</td>
<td>79</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>4+; in English</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pupils achieving level</td>
<td>65</td>
<td>77</td>
<td>81</td>
<td>64</td>
<td>81</td>
<td>79</td>
<td>79</td>
</tr>
<tr>
<td>4+; in Mathematics</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pupils achieving level</td>
<td>86</td>
<td>89</td>
<td>91</td>
<td>75</td>
<td>88</td>
<td>89</td>
<td>88</td>
</tr>
<tr>
<td>4+; in Science</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>% Achieving level 4+;</td>
<td>69</td>
<td>48</td>
<td>73</td>
<td>72</td>
<td>72</td>
<td></td>
<td></td>
</tr>
<tr>
<td>in both English and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mathematics</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average point score</td>
<td>26.5</td>
<td>27.1</td>
<td>26.1</td>
<td>27.8</td>
<td>27.9</td>
<td>27.8</td>
<td></td>
</tr>
<tr>
<td>of pupils eligible for</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>KS2 assessment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: DfE

At Key Stage 2, however, the upward trend in attainment has experienced a sudden reversal, coinciding with the first increase in the numbers entered for some years. Performance in 2007-08 had been close to – or even exceeded – local, regional and national averages, but the 2008-09 academic year saw attainment at level 4+ drop sharply – for example, the proportion attaining the benchmark grade in English fell from 75% to 59%, lower than in 2002-03.

At KS1, the number of entrants has also increased, by a substantial number, and – in contrast to KS2 – performance has continued to steadily increase and match the local, regional and national rates of attainment.
Table 5  Level 3 attainment by age 18 among South Bank residents

<table>
<thead>
<tr>
<th></th>
<th>2008-09</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-18 Year Old Students Entered for Level 3 Qualifications; Total</td>
<td>22</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Student</td>
<td>627.3</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Entry; All Students</td>
<td>191.8</td>
</tr>
<tr>
<td>16-18 Year Old Students Entered for Level 3 Qualifications; Male</td>
<td>9</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Male Student</td>
<td>511.7</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Entry; Male Students</td>
<td>170.6</td>
</tr>
<tr>
<td>16-18 Year Old Students Entered for Level 3 Qualifications; Female</td>
<td>13</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Female Student</td>
<td>707.3</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Entry; Female Students</td>
<td>204.5</td>
</tr>
</tbody>
</table>

Source: DfE

Only 22 residents aged 16-18 were entered for a L3 qualification in 2007-08. These are likely to be the most able among the age cohort - the attainment levels in terms of point scores are relatively high, although still well below attainment in the rest of the borough, or the region and nation as a whole. However, there is a wider disparity between the score per student and score per entry than in the comparator areas. This indicates that students are being entered for, on average, fewer qualifications than elsewhere, but perform relatively well on those qualifications that they are entered for.

Table 6  Pupil absences among South Bank residents

<table>
<thead>
<tr>
<th></th>
<th>2008-09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enrolments in All Schools</td>
<td>772</td>
</tr>
<tr>
<td>Possible Pupil Sessions in All Schools (Pupil Sessions, '000s)</td>
<td>236</td>
</tr>
<tr>
<td>Overall Absence in All Schools (Pupil Half Days)</td>
<td>6.9%</td>
</tr>
<tr>
<td>Authorised Absence in All Schools (Pupil Half Days)</td>
<td>5.7%</td>
</tr>
<tr>
<td>Unauthorised Absence in All Schools (Pupil Half Days)</td>
<td>1.2%</td>
</tr>
<tr>
<td>Persistent Absentees in All Schools (%)</td>
<td>4.4%</td>
</tr>
</tbody>
</table>

Source: DfE

Absence is generally higher in South Bank than in comparator areas, with the greatest difference being in persistent absentees, although the number has fallen in recent years. Four percent of pupils are classified as persistent absentees, around 1 percentage point higher than the other areas. Some 6.9% of pupil half days were lost due to absence during the year, slightly higher than the comparator areas although, again, the gap is smaller than it was. Broadly, the level of pupil absences seems to be improving.
Perceptions about achievement
Several stakeholders said that they felt educational underachievement was a major problem in South Bank. As one said, ‘it is just not a priority for many people’. This was viewed as part of an established cycle, with some families now entering the second or third generation of unemployment, with few (or no) qualifications or skills. One local parent said that there were really good secondary schools not far away (although outside of South Bank), but that people lacked both the money and the motivation to send their children there.

Perceptions of local schools
St Peter’s Secondary School is a Catholic school in South Bank (serving all of Greater Eston and wider areas, including parts of Middlesbrough) that was until recently threatened with closure as part of a local Building Schools for the Future initiative. It has done increasingly well academically in recent years, but falling pupil numbers have been a problem. The BSF programme has now been cancelled so the school has won a reprieve. Several respondents described how delighted they were that they would not be losing the school, which received a ‘good’ Ofsted report in June 2010. Two respondents have children who currently attend the school, which another interviewee described as ‘a brilliant school, can’t fault it at all’.

Uncertainty about the school’s future has had a negative effect in recent years, with some people being unwilling to send their children there. The planned closure of the school caused what one person described as ‘bitter discontent’ among local people, who appear to have viewed it as a sign that the powers-that-be were giving up on South Bank. Several stakeholders pointed out that school closures are a very emotive issue for communities, and in South Bank it seems that more people became involved in protests and meetings about the planned school closure than about any other local issues, including the regeneration process.

The former Cromwell Road Primary School - which was located among the street houses in regeneration area - and Beech Grove Primary School (to the south) merged in 2004, first moving to the same site and then re-opening the following year as South Bank Community Primary School, on a new site towards the south. This was partly a reaction to falling school numbers (there used to be about 400 pupils at Cromwell Road School and slightly fewer at Beech Grove; at one time Cromwell Road School lost 125 pupils in one year). The new school now has around 230 pupils, and this number has been stable for several years (although there is still a fairly high turnover, partly due to frequent movement in and out of the area of some families).

Representatives of the teaching staff reported that the discipline record at the school is good (and is much improved compared to a number of years ago), and that local parents are generally supportive of the school and staff, if not actively involved in their children’s education. The school is not without its problems though: it has higher than average
percentages of looked after children and child protection issues, and many children have various health problems (described in more detail in the next section).

Local residents praised South Bank Community Primary School, which also received a ‘good’ report from Ofsted this year. One said ‘the teachers are brilliant and the kids love going to school’. However, several participants thought the area was not well served by primary schools (perhaps because of the merger which left a large part of South Bank with no primary school) and that existing primary schools were too far away.
11. Health, wellbeing and satisfaction

Health: baseline data
Tees Valley Unlimited calculates that the standard mortality ratio for the South Bank ward averaged 154 in 2004-08 (where 100 indicates that local mortality rates are the same as national). This indicates that the mortality rate in the area is substantially higher than the national average. It is also higher than the average for Redcar & Cleveland as a whole (106). The female ratio is higher than the male, particularly among women under the age of 75, where mortality rates are nearly twice as high as would be expected from national averages.

In 20007/08, there were 1,779 admissions to hospital of residents of South Bank (although some of these may be multiple admissions by the same person). The rate of admissions relative to population is 34%. This is substantially higher than in comparator areas: for Redcar & Cleveland and the North East, the rate is 28%, and for England as a whole 23%.

Among those types of admissions for which data are disaggregated, South Bank has very similar rates of admission to the local authority area and the region for coronary disease (3%, compared with 2% nationally) but higher rates for cancer (5% against 3.5% locally/regionally and 2.6% nationally).

Some 405 residents claimed some form of incapacity-related benefit in 2009. The majority (300) have been claiming for five years or more (similar to the local authority area as a whole). The largest category of claim is for mental disability (44% of the total), followed by musculoskeletal (19%), injury/poisoning or respiratory/circulatory (both with 6%) and nervous system disorders (4%). ‘Other’ reasons account for 20% of claims. Overall, this pattern is very similar to that in Redcar & Cleveland as a whole and, indeed, to the national picture, but the number claiming benefit is above average: 12% of South Bank residents claim incapacity-related benefits, compared with 8.4% in Redcar & Cleveland as a whole, 7.9% in the North East and 6.9% nationally. In other words, the proportion of the working age population claiming some form of incapacity benefit is at least half as high again as in comparator areas, indicating a lower level of general well-being.

Pollution
The link between industrial pollution and health is now well established, but was first expressed in official reports only fairly recently. A 1974 report by Teesside County Borough on ‘Prevailing Environmental Conditions in the District of Eston and Proposals for its Improvement’ stated that South Bank remained highly affected by air pollution from local industries, more so than other localities in Greater Eston. As recently as 1995, poor health records and mortality rates in working class areas of Teesside were officially linked to pollution from local industry.
Is South Bank a healthy place to live?
A number of local residents said they felt the area was healthier now than it used to be because the decline of local industries meant much less pollution. One reported that local high pollution levels used to give people breathing problems and would aggravate conditions such as asthma. Eight people mentioned the dust and dirt that used to fall on people’s clothing, windowsills, and washing hung out to dry (however, there was some disagreement about whether this dust was red, white, black, or glittery).

Two people complained about the cooking smells from SK Chilled Foods Factory, and one said they did not like the noise from a local go-cart track.

Others made the point that it is hard to buy fresh fruit and vegetables in South Bank now that the local market has gone (they are available in Asda, but they complained that it is expensive). This makes healthy eating a challenge, as does the range of fast food outlets, which the same people thought encouraged people to eat pizza and kebabs rather than healthy food. One respondent thought that in terms of lifestyles, ‘the older generation are healthier than the younger. (The younger people) just sit around, don’t do anything, don’t work’.

A number of local residents were smokers, but most thought of this as a matter of personal choice rather than reflecting on South Bank as a place to live. A youth worker mentioned how many local children smoke, often starting as young as ten years of age: ‘they always have cigarettes on them...educational programmes to show them how unhealthy it is just don’t work’.

High alcohol intake among some local people was also mentioned, though this was thought of more as a cause of anti-social behaviour than a health risk. A local youth worker described how easy it is for young people to get hold of alcohol (via older brothers or sisters, or even parents) and how they drink it in each other’s houses, or in public areas.

The widespread housing clearance in South Bank may have had health impacts for local people: one or two respondents mentioned the noise and disruption caused by the demolitions. One respondent told us that she had suffered health problems as a result of having to move out of her home:

‘I was moved out because my house was getting knocked down...I had to go to the doctor’s, I was crying all the time. He gave me some anti-depressants and that helped.’

The children attending South Bank Community Primary School include:
- An unusually high proportion of looked after children (those who are in the care of the local authority, possibly due to previous neglect or abuse, or because they have special needs relating to disability or behavioural issues);
- A very high number (around half) presenting with a range of child protection issues;
- An above average number of children with special educational needs and/or disabilities;
- A high proportion of health problems, ranging from poor dental health to apparent instances of Foetal Alcohol Syndrome.

**Local health services**

Local residents praised the local health services, although one person said they had had trouble finding an NHS dentist locally. Only one person mentioned the new Health Village, which opened on Normanby Road in April 2010; a couple of others said they used other local doctors.

**Happiness and satisfaction levels**

We asked residents if they were, generally speaking, happy to live in South Bank. Almost all respondents said that they were:

- ‘I love South Bank, to me it is home. I have been all round the world and worked abroad but I still yearn to come home.’
- ‘Yes mostly, I’m well known in the community and have lots of friends locally. The community respects me and I respect them.’
- ‘Yes, I know I am safe here.’
- ‘I love it.’

One or two respondents said that they were not particularly satisfied with the area, but they had other reasons for being happy to stay here, such as having family close by. Several said that they loved their own house or street, rather than South Bank as a whole.

Several people said that South Bank is their home and so that is where they will stay.

- ‘Wherever you live you think that place is your home. People around here are mostly proud of where they live.’

We also asked respondents where they would choose to live if they could move anywhere they wanted. The majority said there was nowhere else they would prefer to live, although two said they might like to move to another part of South Bank, e.g. the other side of Normanby Road:

- ‘We belong to South Bank, if we go anywhere it would only be up the road.’
One or two others thought they might like to live in other parts of Greater Eston, such as Teesville or Eston. Two would consider moving to other parts of the country in order to be close to family, and one for other reasons.

We asked if respondents could see themselves staying in South Bank over the long-term: would they still be there in 5, 10 or 20 years? On the whole respondents thought they would be likely to stay in the area:

_I want to end my days here._

However, three or four people thought they may be likely to move in future if their family (usually their children) were to move elsewhere. Several said that their adult children would like to move away from South Bank, for instance to _a posher area_ or a big city. One respondent who had moved to the UK from Bangladesh many years ago said they would like to spend a couple of years there at some point.

**Positive things about South Bank**

We asked residents to tell us what they thought were the positive things about South Bank. Community spirit was the most common response, mentioned by four people:

_The majority of people will help you if they can. I would say to people don’t listen to what you read, just because there are houses coming down and people say that it is a rough area…yes, there is fighting and stuff but it is not as people paint it._

Two respondents said they liked the peace and quiet in their neighbourhood, and another said that now there are fewer houses and the population is smaller, _you get a bit more room_.

Each of the following positives was mentioned by just one person: being close to family; the houses are a good size; good facilities nearby; and the area is more settled now that _they have moved most of the riff-raff out_.

**Negative things about South Bank**

Asked about the negative things about the area, most people spoke about the general appearance and state of the area, mainly focusing on the empty houses and the amount of rubbish:

_Out my back the houses are all empty, dumping grounds. It’s not a nice place to live…they need to get them down and grass them over, then it would be fine. It looks like a ghetto, that’s what it looks like._

_It looks awful with all those empty houses._
‘Better if you knocked the whole lot down.’

‘It’s scruffy. The council don’t clean it up properly, there’s dog mess all over. Lots of fly tipping...People don’t keep their gardens tidy.’

‘Have you any idea how depressing it is living round here?’

The other main negative described by respondents was the behaviour of some residents:

‘There are drugs in houses, we have some party animals and some of the kids hang around and do graffiti.’

There was a feeling that South Bank had become a dumping ground for problem residents:

‘Some good people have moved out and a different mix has moved in. We have got some druggies and smackheads close by so I’m a little bit worried about going out at night.’

‘The unwanted people who are thrown into the area because no one else wants them. They are the ones that are spoiling what little of the community we have left.’

‘Middlesbrough doesn’t want them, Grangetown doesn’t want them, Redcar doesn’t want them, oh, let’s throw them into South Bank.’

One respondent complained that there were few local shops with little variety: ‘It is mainly takeaways and stuff now.’ Another said that the area has lost its character and become nondescript, saying ‘you were glad to live here at one time, but not now’.
12. Housing

Housing stock and land use: baseline data
In 2008, the overwhelming majority (75%) of South Bank’s housing stock was in Council Tax Band A, i.e. the lowest band possible. Unsurprisingly, this proportion is substantially higher than comparator areas – only 44% of Redcar & Cleveland’s stock is in Band A, compared with 56% of the North East’s and 25% of England’s. There has been some improvement: the proportion in Band A in South Bank has declined since 2001 (when it stood at 81%), although the majority has only advanced to Band B. Only 7% of the housing stock is in Bands C and above.

Property sales
In the 2008 calendar year, there were 101 sales of dwellings in South Bank. This level of sales represents 4.3% of the total number of dwellings in the area – higher than the comparator areas, where sales were equivalent to under 3% of dwellings. The majority of South Bank sales (73%) were cash transactions, rather than mortgage-based, roughly the opposite of the position in comparator areas. This may be because the housing is relatively cheap to buy: the median house price was £43,500, as opposed to £115,000 in Redcar & Cleveland; the figures for the mean were £50,500 and £125,666, respectively. Semi-detached houses sell for substantially more than terraces, although there are relatively few in the area: the median for a semi-detached dwelling is £81,764, against £40,000 for a terrace house.

This situation has improved since 2003, when the median selling price was only £19,773 (covering 118 sales). This was equivalent to 27% of the Redcar & Cleveland average (£72,950), whereas by 2008 this figure had increased to 37%. The total number of sales peaked during 2004-06 (at just under 200 annually).

As of March 2007 (the latest period for which data for South Bank is available), 273 dwellings were vacant, equivalent to 11% of the total number of dwellings. This is substantially higher than for comparator areas, where around 4% of dwellings were vacant. Around half of these vacancies (132) were classified as long-term, i.e. vacant for over twelve months.

As of 2008, there were 12 vacant commercial/industrial sites in South Bank suitable for redevelopment. Three of these sites are in Skippers Lane, and four on Tilbury Road. Only one site was suitable for housing. Four had no current planning status, the rest were either allocated in the local plan or in the planning permission process. Several sites had been vacant for some time – four of the twelve were first notified in 1998, four in 2001, and one in 2004. The remaining three were newly notified in 2008.
South Bank sales and lettings snapshot, 15\textsuperscript{th} June 2010
(Source: rightmove.co.uk)

All properties for sale in the regeneration area:

<table>
<thead>
<tr>
<th>Street</th>
<th>Type</th>
<th>Notes</th>
<th>Asking price (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steele Crescent</td>
<td>3 bed semi</td>
<td>Good repair/décor</td>
<td>69,950</td>
</tr>
<tr>
<td>Bevanlee Road</td>
<td>2 bed terrace</td>
<td>‘Needs full refurbishment’</td>
<td>37,500 (fixed price)</td>
</tr>
<tr>
<td>Normanby Road</td>
<td>3 bed semi</td>
<td>Good repair/décor</td>
<td>82,000</td>
</tr>
<tr>
<td>King Street</td>
<td>2 bed terrace</td>
<td>Newly refurbished</td>
<td>59,950</td>
</tr>
<tr>
<td>King Street</td>
<td>3 bed end terrace</td>
<td>Tenanted</td>
<td>59,000</td>
</tr>
<tr>
<td>South Terrace</td>
<td>2 bed terrace</td>
<td>Needs modernisation</td>
<td>36,995</td>
</tr>
<tr>
<td>South Terrace</td>
<td>2 bed terrace</td>
<td>‘One of the more popular roads in South Bank’</td>
<td>46,950</td>
</tr>
<tr>
<td>South Terrace</td>
<td>2 bed terrace</td>
<td></td>
<td>39,950</td>
</tr>
<tr>
<td>Cromwell Road</td>
<td>3 bed terrace</td>
<td></td>
<td>35,000</td>
</tr>
<tr>
<td>Cromwell Road</td>
<td>3 bed terrace</td>
<td>‘Development opportunity’</td>
<td>14,000</td>
</tr>
<tr>
<td>Shinwell Crescent</td>
<td>2 bed terrace</td>
<td>‘Fully refurbished’</td>
<td>46,975</td>
</tr>
<tr>
<td>Beech Grove</td>
<td>4 bed semi</td>
<td>To the south of the area</td>
<td>149,950</td>
</tr>
</tbody>
</table>

All rentals in area:

Housing
South Terrace, 2 bed terrace, £450pcm
Hampden Street, 2 bed terrace, £400pcm
Hampden Street, 2 bed terrace, £340pcm

Commercial
Office units, Skippers Lane Industrial Estate:
1 x 415 sq ft – £568pcm;
1 x 275 sq ft – £420pcm;
1 x 110 sq ft – £194pcm

Coast & Country data
Coast & Country produce their own measures relating to the housing stock, based on metrics derived from management information and a survey of residents. This is primarily of use in comparing the C&C-managed estates in South Bank with other estates in their portfolio, from where the same information is collected.
The four South Bank Estates perform poorly in the league table of the 80 estates Coast and Country manage. South Bank’s ‘Street Properties’ is the 5th worst estate in 2009, Redcar Road East is 8th and Maxton Road/Shinwell Crescent is 11th. These three estates performed consistently poorly in 2007-09. The Police Station area performs better, but inconsistently, moving from 5th worst in 2006 to 30th in 2007, worsening to 12th in 2008 before an improvement to 39th in 2009.

This survey, and the underlying approach, would be useful to include in the baseline in more detail, subject to discussion with C&C and the clarification of some points about the collection of data. The survey is sent to 10% of tenants on each estate, but it does not indicate the actual response rate per estate or overall; if 10% is equivalent to fewer than five tenants, they take five responses. Questions to pursue would include: how do they get these responses? Do they chase residents until they have 10% from each estate? Are these broadly representative of the types of tenants on each estate? Although the survey itself is suitable for a simple snapshot of resident satisfaction, and could be used as such in the future, it could be more rigorous and useful with some development.

The overall ‘score’ for each estate is composed of a combination of subjective satisfaction ratings taken from the residents’ survey and objective measures relating to the housing stock – the weighting is heavily on the latter, rather than the former. We could adapt this to construct a more wide-ranging indicator, including the results of any residents’ survey we propose, IMD scores, Census figures (when available) etc. This relies on similar data being available from other social landlords.

**Stakeholder and resident perceptions**

Issues mentioned regarding housing in South Bank included low demand, private rented properties, problems relating to empty properties, and design issues.

Low demand for local housing was described as a key local problem, especially in relation to the street houses. This was thought to be largely due to changes in the housing market such as the high availability of new build housing, which is more attractive to first time buyers than old, small terraced houses, some of which have only one bedroom, and most of which are without gardens (there are some terraces in the area with front gardens, and these are all fully occupied). Several participants made the point that some of the housing that has been – or is about to be – demolished is of good quality and condition, even though it is old. However, no one wants to live there.

Privately rented properties are common among the street houses, especially in certain streets. Low property prices (due to low demand) in recent years encouraged many people to buy up properties as investments, which created a lot of inexperienced - often absentee – landlords. Their lack of experience in managing tenants appears to have paved the way for local problems relating to private tenants, such as disruptive and anti-social behaviour.
Void properties were seen as a particular problem. One respondent described empty houses as spreading like a cancer: where one property in a block becomes empty and has shutters erected, others will soon follow until almost the entire block is empty and there is effectively no option but to knock it down. Voids were seen as a focus for crime – especially arson - and anti-social behaviour among young people, and one person said people would also tend to throw their rubbish over the walls, potentially creating environmental problems. Ideally, ‘they need to be knocked down quickly when they become void’.

The design issues raised by research participants related to the size of the housing (too small), the lack of gardens, and the back alleys. The back alleys seem to be a focus for crime and rubbish dumping, even though there are SRB-funded alleygates in place on most of them. In addition, the alleys were described by one person as unfit for purpose, because they are supposed to allow access for waste collection, but most are too narrow to let the dustbin lorry in. It was suggested by one participant that the back alleys be removed from the remaining street houses, and the resulting space turned into gardens (shared or private), which may make the properties more desirable.

Several local residents also discussed wishing to move to a bungalow, and were frustrated that there were few bungalows available in the area. It was said that older people and those in poor health generally prefer bungalows, and that this may be a good use of the space that has been freed up by the demolition of street houses.
The local authority, Redcar and Cleveland Council, is particularly active in South Bank (in fact, some stakeholders suggested that deprived areas like South Bank get more than their fair share of local authority resources and funding).

**Stakeholders’ views of the Council**

Respondents’ perceptions of the Council were mixed. Several stakeholders observed that the Council has a difficult job to do in areas like South Bank, and another made the point that there are never enough resources to do all of the things that need to be done, which makes it even harder. However, the Council is considered by some to have done some good work, for instance in family intervention and improving parenting skills.

Others were less favourable in their comments:

‘They (the Council) attend lots of meetings but I’m not sure about the results they produce’.

‘They need to understand that what is agreed in these Board Meetings really affects people on the ground.’

One stakeholder described what may be considered a key issue:

‘People feel that the Council has let the area go down over the years, and has not done enough to stop its decline.’

Another remarked that there have been ‘lots of big promises over the last 10 years, which haven’t been fulfilled – why promise something you can’t deliver?’

Another said ‘from a resident’s point of view they are rubbish’, and two people suggested that they sometimes appear to withheld information, rather than being honest and open with people. Someone else thought that the Council was not good at engaging with the community and said that, for instance, there were no proper mechanisms for electing people onto the Local Strategic Partnership. One person said they felt that some ways of dealing with the Council were more successful than others, and that things are more likely to work out well ‘if you go to them with the right attitude and frame of mind...if you are civil with them’.

Council representatives that we spoke to recognised that they were not always popular:
'Some people think we do a real good job but there is a minority that we can’t win over. But you could say that about a lot of places.'

‘Often a lot of the complaints come from (the same) two or three people.’

Several stakeholders criticised the local councillors, with one saying that they ‘do not see the bigger picture’, and another said that Council officers were apathetic: ‘they are getting well paid but they don’t deliver’. Use of Council resources was also criticised as ineffective by one respondent.

**Residents’ views of the Council**

Residents had a variety of comments to make about the Council. A number were critical in a general sense:

‘You talk to the council and all you get is lies, not one of the politicians can tell the truth.’

‘It’s all corrupt. Doesn’t matter what we say, they just do what they want to. I know the local councillors, and I don’t think much of them.’

‘Don’t think much to them at all now.’

Others were more positive:

‘The council services are not bad.’

‘They do the best they can.’

There were some more specific complaints, e.g. ‘you pay £1000 per year to get your bin emptied’. One resident described the effects of years of uncertainty about the future for South Bank:

‘It stopped you doing things in the house as you never knew if they were going to pull them down.’

At a more operational level, respondents were able to describe positive things the Council had done for them:

‘I got a banister put up because I had a knee replacement, I think that was the Council and they were good. We also got new windows.’

Some residents were clearly unsure as to which organisations were responsible for various different things, and in such cases tended to assume the Council had responsibility. This was
the case sometimes even when they knew the Council was definitely not responsible, perhaps because they did not know who else to blame. For example, when we asked people about the Council, complaints were made about housing associations not doing repairs, neglect of private development sites such as the old police station, and problem tenants moving into the area:

‘Redcar & Cleveland are using South Bank as a dumping ground putting all the unwanted people in.’

When asked for their views on the local council, a number of residents made comments (both positive and negative) about street cleaning and refuse collection. These comments are dealt with in the section on the local environment.

**Voting**

We asked local residents if they voted in local and general elections. Almost all said that they always did. There were only two exceptions. One person said that although they had not voted for many years, they had done so in the most recent elections because they opposed the planned closure of the local secondary school, St Peter’s. The other said they usually did vote, but had not done so this time because they did not like any of the candidates.
14. Local services and facilities

Shopping
Participants complained that there are far fewer local shops in South Bank than previously, because they have either been knocked down or have closed because of poor business. Respondents told us that local shopping choice was poor due to dwindling business:

‘As the housing in the area declines and there are fewer people living in the area, businesses and shops are finding it harder to stay afloat.’

However, Asda is nearby (north of the A66). Ten local residents mentioned shopping at Asda on a regular basis. Several also used small local corner shops occasionally, although they said they do not have as much variety. In the words of one person, ‘they are only good for the odd pint of milk’. Another observed that fresh fruit and vegetables were hard to come by locally:

‘Do you know I have to go to Asda now for a carrot? It’s crazy, nowhere in South Bank sells carrots’.

One complained about the prices in smaller shops: ‘You’ve got little corner shops but you go in there for a tin of beans they are 50p, in Asda they are 30p’.

Several older respondents said that many years ago you could get anything you might need in the local shops in South Bank, but that nowadays this was not the case: ‘for other things you have to go to Middlesbrough’ (Middlesbrough was a more common destination for local residents than Redcar). However, one respondent said they could buy almost anything they needed either at Asda or the new shopping centre at Skipper’s Lane (to the west, also in South Bank ward).

Several local shops and businesses do seem to have an active role in the community. The South Bank Neighbourhood Management team has links with community liaison staff at B&Q and Asda, whose role is to support local activities, and who will, for instance, offer free food and drink for community events.

Pubs and clubs
The local pubs were criticised, although a couple of respondents said they occasionally went in them. Comments included local pubs having gone ‘downhill’ and being ‘horrible and scruffy’. One respondent said they sometimes used the local clubs. Several people pointed out that the area has a lot of social clubs (at least four at the time of writing), and the population is not big enough to support this number.
Other services
Where other local services are concerned, three respondents mentioned regularly visiting the doctors’ surgery, while two mentioned the bank, and one the library. One respondent said they sometimes went to the local bookies. Only two respondents made remarks about the local transport service: one said the service into Middlesbrough was ‘fine’, while the other thought transport services were not as good as they used to be.
15. The environment

Fly tipping and littering were problems mentioned by a number of respondents. Void properties in particular seem to be subject to fly tipping, with people just throwing their rubbish over the walls. A Council representative who was responsible for waste collection said:

‘We can go down certain streets in South Bank, sweep them, clean them, then go back an hour later and they are even worse than when we started. We have done this and have photos to prove it. Residents think we haven’t cleaned the streets.’

Some local residents gave substance to this remark by criticising the street cleaning service; however, an equal number praised the service. One said ‘our street is great, we have the road sweeper every other day.’ Several respondents expressed surprise at the sheer amount of rubbish generated by South Bank. One said that even though the population is much lower now, the amount of refuse has remained the same, or even increased. Several said that local people were not active in recycling their waste (even though Redcar and Cleveland has the highest recycling rates in the North East).

One stakeholder related this issue to lack of local pride:

‘You can’t be proud of the area if you’re letting your dog crap on the street and your kids are throwing their crisp packets on the street. If you’re proud of the area do something about it. Take your dog for a walk and take a bag, get your kids to use the bins, don’t throw your rubbish into the neighbouring properties!’

Tackling environmental problems was viewed by several stakeholders as being an integral part of the regeneration process:

‘You need to get the low level environmental stuff right before you start building new developments. You’re going to have fancy new homes with all the same crap around them and you’re not going to get people moving into them.’

The point was also made that you could not blame people for being negative about the regeneration process because ‘if people think the Council can’t even keep the streets clean, then what chance has the regeneration got?’

However, one respondent expressed another viewpoint, saying South Bank was no worse than other disadvantaged estates in the area, and environmental problems like littering were, in their experience, very widespread. In addition, we were told that dustbins are
emptied only once a fortnight and bulky waste collections (by the Guinness Trust) had recently been reduced from a weekly to a fortnightly service.

Two respondents said they did not like the increasing amount of green space in South Bank, as more and more housing has been cleared:

‘What irritates me is the green spaces - where they have grassed parts over after the demolition. It makes the place look more desolate and neglected in my view. It feels like the place is sealed and that is it, when it is brownfield it feels like something might happen.’

‘They knocked the old school down at the end of our street and put two trees there, what good is that? Two trees!’

One person remarked that St. George’s Park was well maintained and looked nice, but also thought that all the improvement work was being done on the fronts and the areas that show, while the rest, such as back alleys, was being left as it was.
16. Community activity

Participation in community groups and activities
We asked local residents which local community groups and activities they took part in. Eight people said that they went to local places of worship: five to local churches and three to mosques. Such places appear to be important to residents as hubs of community activity. One participant said they went to ‘the church...for community reasons, rather than religious ones’. Four people said they attended various activities run by South Bank Tomorrow (the craft sessions and Darby and Joan were the only activities mentioned by name). The following activities or places were all mentioned by just one participant: school; Mothers’ Union; Women’s Centre; Eston Sports Academy; International Centre; Bingo; and watching football and cricket on Harcourt Road.

One participant said she took part in fewer community activities now than previously, and discussed the following possible reasons for this:

‘I used to do loads of things but there aren’t as many groups now. I don’t like going out much at night now. Not that I’m frightened to walk out, it is just something that happens as you get older. I don’t feel I’m going to get harmed but I don’t like being out in the dark.’

Residents also spoke of changes in community activities over time. While a couple of people said that the amount of activities were becoming fewer (mainly due to lack of money, they thought), another thought this was not the case:

‘There is a lot of things going on for people in South Bank. They have to keep closing but they crop up again.’
The local community

Perceptions about the local population
We asked local residents: what are people like, generally, in South Bank?

One or two people said they are just the same as people anywhere else. Three described South Bankers as ‘friendly’. Others said those that they knew were good people (although some were not so sure about the rest):

‘The people I know are fine, most people I’ve known a lot of years. You speak to the people you know’.

Some participants said they would say hello to at least a few of the people they met in the street, although most said the area was not as friendly as it used to be: ‘you don’t stop and chat to everyone like you used to’.

Several stakeholders described the local people as being resilient, passionate, vocal and having a strong fighting spirit: ‘they get knocked down but they pick themselves up again’. However, an alternative view was also expressed by some people: that local people are too used to relying on others – such as the local Council – for help. They said that this reliance has become ingrained in the local culture: ‘they are used to having things done to them by the Council’.

One stakeholder who works with local people on a day-to-day basis described some residents as ‘lazy and ungrateful’, and suggested that those who have remained in the area have done so because they lack the ambition to improve their lives. The same person noted that the area is always quiet before midday because most people are not out of bed yet. One local resident said:

‘The people around here are apathetic, they don’t care, they’re not bothered’.

One stakeholder who had worked in the area for a number of years said there were some very tough characters around and there was always a chance that the people working there might end up in trouble as a result of having to deal with them. However, they said this had never happened to them because they had always dealt honestly with residents:

‘It is the type of place where things are very black and white and if you are straight and honest with the community, they accept you for it, even though they might not like what you have to say.’
Another stakeholder agreed, saying that despite being involved in difficult situations with residents due to their line of work, they always found local people to be friendly and accepting of whatever had happened, and not inclined to bear grudges.

**Black and Minority Ethnic (BME) communities**
The Borough has a low BME population: it was around 1.1% at the 2001 Census, and has reportedly decreased since then to below 1%. There was little current statistical information available on BME residents, so we relied on informal reports.

One stakeholder told us that there are around 900 residents in the Borough who belong to BME communities, and that the majority of these live in South Bank. The BME population was described as an ageing one, and it was suggested that it was dwindling as a number of people who ran businesses in the surrounding areas, but lived (and owned their homes) in South Bank, had taken the opportunity to leave when offered the chance of compensation, when the housing demolitions were taking place. Around 13% of pupils at South Bank Primary School belong to BME groups.

The predominant BME communities in South Bank were described as Bangladeshi and Pakistani. There were also a small number of families from other groups, including Polish, Chinese, and Lithuanian. Around 100 asylum seekers had come to the area through the Government dispersal process several years ago, but it was thought that almost all had moved on to Stockton or Middlesbrough (the main reason suggested for this was that such people could not get language support or other things they needed, such as Halal meat, in South Bank, and moved away so they could use services such as the North of England Refugee Service in Middlesbrough).

**Faith communities**
Places of worship in South Bank include Church of England, Baptist, and Catholic churches, and Bangladeshi and Pakistani Mosques. Representatives of the local places of worship said that significant proportions of their congregations were made up of people who live outside South Bank. In some cases this was because they were former residents who had moved away, but still considered themselves to be South Bankers. In other cases they had family living in the area, while still others worshipped at South Bank because there were few alternatives even in the wider area (e.g. the Bangladeshi mosque is the only one in the whole of Teesside, so people come from Middlesbrough, Yarm, Hartlepool, Stockton, and other places).

**Travellers**
There is a local gypsy community, some of whom have now settled in properties in South Bank, while others stay at the travellers’ camp in South Bank (which was occupied at the time of writing). Some children from travelling families attend the local schools. While the
police said that there were occasional problems among the local travelling community due to ‘trouble-causers’, it was currently considered to be fairly settled.

**Children and young people**
The population of South Bank has fallen in recent years, and this has been especially apparent among the younger age groups, with a much smaller proportion of the population now comprising children and young people. This has had an impact on the local schools (this is discussed further in the ‘education’ section).

The children attending South Bank Community Primary School include: an unusually high proportion of looked after children; a high number (around half) presenting with a range of child protection issues; a high proportion of children qualifying for free school meals; an above average number of children with special educational needs and/or disabilities; a high proportion with health problems; and a smaller than (national) average number of minority ethnic pupils – most at an early stage of learning English as a second language.

A local youth worker suggested that there is a great deal of community spirit among local children and young people, and that ‘our young people are very vocal.’ Another stakeholder who worked with young people said that many of the local kids acted ‘hyper’: shouting, talking very fast, with short attention spans and not able to sit still for long.

Several respondents reported that there is an unusually high number of local young people aged 16 and over who are not in education or training (NEET).

**Families**
Several stakeholders spoke of extensive family ties in the area. Many long-term residents were thought to have family living locally. One person estimated that around half of the local people belong to five or six large extended families.

The majority of local residents interviewed had current family ties in South Bank, with parents, children, and extended family also living locally, sometimes on the same street. Having family nearby was important to people for companionship, support and help, for instance help with childcare or care for older relatives. Only three or four respondents said they had no family in South Bank. Some respondents also had family living in surrounding areas such as Eston and Teesville, or slightly further afield (e.g. Marske). Several respondents with grown up children described how their children had moved away to other areas, including Newcastle, York, Manchester and London; this was often linked to their careers. In most cases where grown up children had moved away, respondents thought it unlikely that they would ever move back to South Bank.

According to one stakeholder who works with local families on a day-to-day basis, there are some ‘really good families’ in South Bank. There are also other families that they described as being ‘harder to reach’. They also said that there are some families which have parenting
problems, often in cases where there have been several generations of people with poor parenting skills.

**Older people**
Most of the people we spoke to thought that there was a stable core of older South Bank residents, who had lived there for a long time and were especially committed to the area, had no plans or desire to move away, and were, as a result, especially concerned about the future of the area. Such people were thought to be the main source of local pride in South Bank. Several interviewees said that most of the people who are interested and involved in the future of South Bank are older women.

**Newcomers to the area**
There was a widespread perception that most of the problems in South Bank – for instance, anti-social behaviour and crime – were either caused or exacerbated by newer residents. In particular, people mentioned the more transient residents, who are usually young and often considered to be disruptive. It was thought that such people are not looking to settle in the area but have ended up here because there is cheap housing available (and perhaps also because they have been made unwelcome in other areas).

**Neighbours and neighbourliness**
All of the local residents we interviewed said that they knew at least some of their neighbours. While some people only knew one or two next door neighbours, others seemed to have extensive networks of friends and neighbours across South Bank. Some said that they could rely on their neighbours to help them out with jobs such as feeding the cat, gardening, decorating or babysitting, and one older resident said her neighbours check on her sometimes to make sure she is alright. This neighbourliness was very important to participants. They appeared to value it highly; for instance, one respondent said that despite some local problems, ‘*there’s bad places everywhere and at least I know I have good neighbours here*’. Several people thought South Bank was a more neighbourly area than other places, e.g. one said ‘*if you live in Eston you don’t get the community spirit – people aren’t as helpful, they keep themselves to themselves*’, and another said ‘*You wouldn’t get that in other areas, people wouldn’t dream of it as it would be an embarrassment*’.

A small number of people also mentioned having problems with neighbours, often those living in privately rented properties. One resident mentioned noisy neighbours ‘*drinking and carrying on in the middle of the night*’. Complaints about noise and anti-social behaviour from private tenants were also raised at the Police Consultative Meeting (August 2010) and South Bank Neighbourhood Forum (September 2010).

**Commitment to the area**
Almost all respondents living in South Bank were committed to staying there for the foreseeable future. In some cases this was for financial reasons, i.e. because they could not
afford to move. In other cases, people said they had always lived there, it was home to them and they had not thought of moving anywhere else. This is borne out by the decisions of people being relocated because of the demolitions in recent years. The majority (61) chose to stay in South Bank, while 35 moved to other parts of Greater Eston, and 20 were relocated elsewhere.

Some of the older respondents said they did not want the bother of moving at their time of life, although one of them said ‘if I won money I would give the kids money to move away’. Still others were making a conscious decision to stay, e.g. one respondent said he was considering buying the home he currently rents from a housing association.

One respondent who did have definite plans to leave the area was doing so because she needed to move to a bungalow for health reasons, and no bungalows were available in South Bank, so she was forced to go slightly further afield, to Teesville.

Other stakeholders described having spoken to some residents who wanted to move away from the area because they felt it was not a nice place to live. However, several also said that many local people were committed to staying in South Bank.

Community spirit
A number of stakeholders spoke of the strong sense of community that some local residents have, which is linked to pride in the area’s industrial history and famous people such as Wilf Mannion (the ‘Golden Boy’, who played football for Middlesbrough and England in the 1930s-50s). Several stakeholders spoke about South Bank as a fairly tight-knit community: ‘most of the South Bank people know most other South Bank people’. Many local residents mentioned what they considered to be the strong community spirit in South Bank.

However, there was some disagreement about how strong local pride was, with one or two people remarking that South Bankers commonly aspire to ‘better themselves’ by moving to the surrounding areas of Teesville, Eston and Normanby. Two or three people said that even though many people are proud to say they are South Bank born and bred, these are often people who have now left the area, and have no plans to return.

Community tensions
We asked respondents whether they felt there were any particular tensions within the local community. A number of people said they thought there were currently no racial tensions between white and BME groups. A white respondent said ‘we have a coloured community that most of us know and speak to. We get on ok.’

Several people mentioned some tensions between Pakistani and Bangladeshi communities, which may partly arise from them being ‘lumped together’ as BME groups and having to share resources, when actually they are two distinct groups (and furthermore, have a
history of cultural and national differences). One person said the only time Pakistani and Bangladeshi communities work together is during Ramadan, when ‘people forgive and forget for a month. Then after Eid it all goes back to normal’.

No one made any mention of tensions existing between the travelling community and other residents.

In the interviews, however, it was sometimes apparent that some tensions existed between, for instance: older and younger people; long-term South Bank residents and new residents; private tenants and other residents; and South Bankers and ‘outsiders’.

Some inter-generational tensions were mentioned:

‘The younger people just want things to do, they don’t want to be labelled as kids that go round starting fires and threatening people. The older generation are too willing to label the younger generations. The middle generation want to make a change for our kids but we need to persuade the older generation that times are different and society has changed. Stop trying to live in the past... We can’t turn the clock back 50 years, it ain’t going to happen.’

One respondent said that there are a number of big families living in South Bank, and there tends to be a certain amount of feuding and occasional vendettas between them from time to time.
18. Crime and anti-social behaviour

Crime: baseline data
Information on crime in South Bank ward is available from local police force data processed by Tees Valley Unlimited. The latest figures (for 2008) indicate a very high level of crime in the area, with 196 offences notified to the police per 1,000 population. This compares to 83.4 notified per 1,000 population in Redcar & Cleveland as a whole, and 92.0 nationally. The largest gap is in burglaries, with 33.5 offences per 1,000 dwellings, over three times as high as the borough as a whole.

Similarly, the rate of incidents dealt with by the police (but not treated as crime) stands at 375.2 per 1,000 population, well above the borough average of 224.9. The rate of fire incidents (i.e. calls to the fire service per 1,000 population) is 36.9, nearly three times as high as the borough rate of 13.4.

Stakeholder and resident perceptions about crime and anti-social behaviour
We asked respondents for their views and experiences regarding crime and anti-social behaviour in South Bank. While most participants had a lot to say on this matter – and could describe incidents that that had involved them in some way (e.g. as victims or witnesses) going back many years – the general consensus was that the area is now quieter and safer than it has been for a number of years. People said ‘it’s quiet at the moment’, and ‘it’s a fairly safe place to live’.

Several people made the point that almost every area has some problems. A number also suggested that local young people may hang around and cause a bit of trouble: ‘there are issues with young people hanging around the streets with supposedly nothing to do’, but most respondents seemed to think this is just part of growing up. Others thought poor parenting was to blame for young people’s behaviour:

‘I brought four kids up in South Bank and none of them have ever been in trouble. If parents took time out to do things with their kids – there is a lot to do - youth clubs, sports, football, swimming, horse riding, guitar lessons, etc. At the end of the day parents can’t be arsed with their kids – some of them treat their pets better than their kids. It is not a case of there being nothing for the kids to do – it is either the parents won’t give them the money or won’t take them to the activities. “Why should I give my kids four quid to go to Karate Club? That’s a packet of fags for me”.

There were some current concerns in South Bank:

Anti-social behaviour:
‘We see anti-social behaviour pretty much every night’;

‘Regularly, 2 or 3 in the morning. I woke up the other Saturday and I was expecting to see a dead body in the street, as there was an argument and everyone was going to be dead or have their legs cut off.’

‘This is a major blight on the area and I have to say it’s not just kids. There are a number of adults that behave in an anti-social manner in South Bank.’

Drugs:

‘The house at the bottom has drugs-related problems...been raided a few times. Banging and shouting and being thrown down the stairs.’

Alcohol:

‘There is a problem with drink, but it tends to be the older ones, the over 20s’

‘Some problems with alcohol related disorder later in the evenings. They fight each other, they are not bothered with us but it interrupts the peace and disturbs people, the shouting and moaning.’

Arson:

‘We tend to have a spate of burning houses and then that stops.’

Occasional serious incidents:

‘The other night there was a stabbing down here, a lad coming out of a pub.’

Speeding:

‘We still have cars flying around’

Fear of crime:

‘You daren’t go to the shop (at night) now.’

People keeping animals: a number of participants mentioned residents keeping dangerous dogs (either to enhance their image or for protection), and dog fights sometimes occurred, both spontaneously and planned. There have been police prosecutions for organised dog fights in previous years. A number of residents also keep horses, and it is not uncommon to
see young lads riding around the streets on horseback. Some people thought this was a nuisance because of the noise. The police have made some investigations to see if this was illegal, and found a law dating back to the 1800s which said ‘riding a horse fiercely on a thoroughfare’ was an offence.

People commonly described what they thought was a small minority of people in South Bank who were responsible for almost all local crime and anti-social behaviour:

‘There is a few that cause problems, I don’t know them, maybe about 10% of the people that live here.’

‘There are a small number of people in the area now who are involved with crime in various ways, e.g. drugs, ASB, TWOC, more serious crimes, but this is a minority.’

People speculated about who these people were. The most common belief was that while some of them were native South Bankers, others were newly arrived from other parts of Teesside, who were living in privately rented properties.

‘You begin to suspect new people if they move in, if they have a posh car you think they must be druggies and you’re frightened to talk to them.’

The police
Stakeholders and residents seemed satisfied with community policing in South Bank. As one respondent said, ‘the PCSOs are good, and the local community have engaged with them.’

One respondent thought that under-reporting of crime was a problem, perhaps because of fear of reprisals. According to this person:

‘Being a ‘grass’ is seen as the worst thing you can do...and people prefer to settle things in their own way’.

A new police station was built on Normanby Road a few years ago. The old Victorian police station was situated among the street houses in the north of South Bank (it was sold to developers, who did not do any work on it and eventually knocked it down).
19. Perceptions of South Bank

This section explores perceptions of South Bank from a range of different perspectives, including those of people who live or work in the area, people who have lived there but have now left, those who live in surrounding areas, and those who know it mainly by reputation.

We asked local residents if they thought there was a stigma attached to South Bank. Most people agreed that it does have a bad reputation, associated with crime, drugs, violence and anti-social behaviour.

‘There is a stigma, when people ask me where I live and I say South Bank, they are shocked, the usual response is “it’s rough round there and there’s loads of rogues”.’

Two or three respondents said that this reputation was deserved: ‘it’s a shithole’. Others, however, felt that it was not:

‘South Bank is classed as one of the roughest areas, but if you actually live there, you know it’s not. It’s the same all over, doesn’t matter what town, there’s always that spot – don’t go there.’

‘The perception of it being rough and riddled with crime is wrong at the moment. People still think you don’t go to South Bank because you won’t have any wheels on your car.’

‘It’s no worse than some other places.’

‘It is a stigma, it is exaggerated and it doesn’t always reflect reality.’

Others pointed to neighbouring areas which have problems with anti-social behaviour, and said that it happens even in more affluent neighbourhoods. However, most agreed that South Bank has one of the worst reputations, even if it is not the worst of areas.

Several people made the point that bad reputations can last for many years, and are hard to get rid of. One person said the area had always had a bad name going back many decades, while others thought the stigma attached to South Bank only dated from around the 1980s. Two people said they thought local newspaper coverage – which tended to sensationalise the worst aspects of the area - did nothing to help its reputation. The TV programme ‘Secret Millionaire’ was recently based in the area, and several people thought this showed the area in a bad light. Several people said that those who are perpetuating the bad name of the area have never spent any time there, although they might drive past it on the A66. We
heard reports of some people saying they were ashamed to admit that they come from South Bank, while others are proud of it.

Most people agreed that there was a need to change wider perceptions of the area so that it is seen in a more positive light.

**Newspaper analysis**

To examine the image of South Bank in the media, all articles from the *Middlesbrough Evening Gazette* published between 1st January – 29th June 2010 which specifically mentioned the phrase ‘South Bank’ anywhere in the headline or body of the article were retrieved. This yielded a total of 363 articles. Before analysing them in more depth, certain articles were excluded:

- ‘What’s On’ listings (10 articles)
- Births/Deaths (35; for our purposes, it is worth noting that these were *all* deaths – no births were announced at all in South Bank in the first six months of 2010, and only 2 in the entirety of 2009)
- Sports results and fixture lists (81, mostly football, pool and boxing). South Bank seems particularly active in football – winning two local cups this year – and in boxing. More detailed sports stories were retained for analysis. We could also argue that the continued existence of South Bank sports teams and clubs shows a sense of community, and the simple reporting of their results communicates that image outside the area (especially when they prove successful).
- Various other categories, including: vox pops/letters etc. where the contributor was from South Bank but the focus of the article was not; articles where ‘South Bank’ did not refer to the area; publicity for MP/ward surgeries, stop smoking classes, health clinics etc. (65 articles)

The remaining 173 articles had specific relevance to South Bank, either in terms of being about the area itself or about a resident of the area.

Education accounted for 23 articles (13%), although two-thirds of these concerned the proposed school closures in South Bank and elsewhere. These were broadly non-partisan – the Gazette has not campaigned on behalf of the schools, but has devoted roughly equal space to the ‘for’ and ‘against’ case in this six-month period. The general impression is of a community proud of their school, and a council with sound arguments for rationalisation. The remaining education stories were all positive, reporting improved results, or pupils participating in arts, cultural and extra-curricular activities.

Crime accounted for 45 articles – just over a quarter of the total, the largest category. However, one-third of these stories were from a single fortnight and concerned a specific trial: the murder of an elderly widow in Stockton by a South Bank resident (Steven Hodgson) during a burglary, and accusations about nine other burglaries he may have committed. These additional offences all took place outside the Greater Eston area.
The remaining crime-related articles covered a variety of offences carried out in the area, or by South Bank residents. These were mostly knife crime, assault and robbery, but also dog-fighting (which is ‘particularly severe’ in Grangetown and South Bank) and the theft of a peacock and peahen from a South Bank allotment. One article concerned a crackdown on nuisance bikes in South Bank and neighbouring areas, but singled out the high level of bike-related ASB in South Bank specifically (35 incidents in the first half of January). Two articles reported arson attacks (a concern of several interviewees) - a house fire in June and 100-car blaze in a scrapyard in January – and one other article mentioned recent arson attacks in passing. Only one crime-related story projected a positive image, concerning a rehabilitated criminal proposing the introduction of martial arts classes for youths in the area.

By contrast, the 20 sports stories projected a strong sense of community and local success. The Sunday League South Bank team won both the Jefferson Cup and the North Riding Sunday County Cup, going forward to represent the county. Several stories celebrated local boxers including Paul Truscott and, particularly, Shafiq Asif, who has recently represented England for the first time. The story also points out that he is the third South Bank boxer currently on a national squad. Several articles highlighted the success of California Ladies FC. In general, among the articles in the Gazette, sports-related stories provide the majority of positive local role models for young people in South Bank.

Employment news was broadly positive, but limited. The two major employment-related stories were the survival of the South Bank coke ovens - located just outside our area - being noted in several articles, and the possibility of 450 jobs at the new Tesco eco-store on the edge of the area. There was little other employment news and a lack of positive articles on local enterprise. ‘Business news’ about South Bank comprised several articles about Health & Safety breaches; news of a rent dispute between a business and a tenant in their property; and the potential closure of an ‘adult superstore’ over a lack of planning permission. Nine articles did highlight local training opportunities in South Bank, mostly at the Women’s Centre or via the TTE Technical Training Group, concentrating on apprenticeships for young people.

Stories highlighting community initiatives and community spirit were noticeable by their relative absence. Only one article – headlined ‘I’m Talking Up South Bank’ - focused entirely on this topic. The reporter concentrated on community spirit in the face of adversity (industrial decline and the recent arson attack on a community centre were both mentioned), interviewing representatives of South Bank Tomorrow and the Women’s Centre, among others.

Another article with similar sentiments concerned Secret Millionaire. This coverage was extremely positive, about both the Millionaire himself and the activities he chose to fund: Zoe’s Place (a Normanby hospice); Sid’s Place at Redcar Community College; and Redcar
Amateur Boxing Club (note that although he was housed in South Bank, none of the activities he funded were in the area itself; Zoe’s Place is the closest). Contrary to some of the disparaging comments we have heard about the programme, the reporter stated that it made him ‘proud to be a Teessider’. However, there was still some concern that the images being presented were stereotypical: old industry – the closure of Corus being the background to the programme - and derelict housing. Several letter writers also picked up on this point, although this is more to do with the image that Teesside as a whole projects to the rest of the country than South Bank’s image in particular.

Zoe’s Place merited several articles of its own. Although just outside the South Bank area itself, it was picked up by our search for press material as the hospice caters for residents of the entire borough, and frequently holds fund-raisers at South Bank social clubs. Two other articles also highlighted fundraising efforts by local residents for mostly health-related causes. Only two articles highlighted housing issues, and both were about the same topic: Ann Street being named the third most ‘affordable’ in the country (according to mouseprice.com), with average house prices of £32,900. Residents said that it was quiet (apart from the grazing horses) and safe, indicating a lack of anti-social behaviour in the neighbourhood. However, the article goes on to mention nearby boarded up houses and shops, giving a somewhat mixed picture of the area overall. Two other nearby streets (Edward Street and Victoria Street) also feature in the top 10 most affordable in the country.

The remaining stories cover a variety of topics typical of the local press, mainly concerning notable local residents of South Bank. There is an interview with a soldier chosen to model new army kit; an exhibition of paintings in London by a local artist (outside sport, these stories provide two of the scarce positive role models); and a local teenager doing well in a national beauty competition. 17 of the articles (10%) were the nostalgic recollections of current or former South Bank residents, with topics ranging from heavy industry to interesting family histories. While these were broadly affectionate about the area, they reinforce perceptions of local decline as both long term and unrelenting. Several articles looked back to the 1970s, with headlines such as ‘I was there during the death throes of our last shipyard’ and ‘Steel plants to close’.

Summary
The articles about South Bank in the first six months of 2010 painted a picture of an area still in decline, having never recovered from the decline of heavy industry and with a high level of crime (violent crime in particular). However, the strength of community spirit also comes through strongly, including the resilience of residents; the success of local sports clubs and (to a lesser extent) local community initiatives; and community pride in local schools. News about employment or enterprise in the local community is non-existent – the few job opportunities mentioned are all in major companies.
Perceptions of people who have recently left the area

The South Bank Housing Renewal Team has been responsible for arranging the relocation of residents from the street houses to other areas to make way for demolitions. Their data shows that out of 116 relocated households, the majority (61) chose to move to another property in South Bank, while 35 moved to other parts of Greater Eston, and 20 were relocated elsewhere. The Team has collected survey data from people who have been through the relocation process to find out how they viewed the experience. 33 respondents who were relocated between 2004 and 2010 made comments about how their circumstances have changed as a result of moving from the street houses, and how they view life in the street houses of South Bank in retrospect. Their comments can be divided into the following types:

Positive:

**Improved quality of life:** 21 people said their lives had improved since moving from the street houses, giving reasons such as that they were ‘happier’, they felt ‘more settled’, that their new area was ‘quieter’ and ‘safer’, that they ‘feel better now’ and are ‘glad they made the move’.

**Better standard of housing:** 12 people said their new home was better than the old one.

**Better area:** Six people said they now lived in a better area.

**Glad to leave South Bank:** One person said they were ‘pleased to be out of the South Bank area’.

Negative:

**Wanted a bungalow:** Three respondents said they had wanted a bungalow but none was available so they had to move to a different type of property.

**Sad to leave South Bank:** Two people said they were sad to leave South Bank.

**Cannot settle in new place:** One person said they had trouble settling in their new home.

An interview respondent whose son had recently been relocated from South Bank to a neighbouring area said he was very happy to have moved out: ‘He’s over the moon, he’s ecstatic. He loves it’. Several other respondents offered anecdotal reports of people leaving the area – often because they were relocated due to demolitions – and saying things like it was the best move they had made, they didn’t realise you could have such a good quality of life, and they wished they had done it years ago.
20. Perceptions of the regeneration process

Local residents and stakeholders alike all had a great deal to say about the regeneration process in South Bank. This section gives examples of the range of comments people made during interviews, organised under various themes.

The need to ‘do something’ about South Bank
Several stakeholders said that there was a real need to somehow tackle the problem of South Bank, in particular the lack of housing demand and associated problems:

‘The housing market failure in the area needs to be tackled, and also stopped from spreading to other areas.’

One person pointed out that the previous way of addressing local problems – ‘It has been managed decline in South Bank to some extent for the last 20 years’ – had not been successful, and a number of residents were emphatic that the only answer now was to invest in the area by refurbishing existing housing and building new developments:

‘The only way to bring South Bank back up is to do the houses up’

Complexity

‘People don’t understand the complexity of the situation – they think it’s just a case of flattening the houses and building some new ones.’

Some stakeholders – especially those most closely involved in the regeneration activity – told us about the complexity of the problems in South Bank, including legal issues, agreements and co-operation between partners, the timing of new developments, and the length of time it takes to achieve things such as compensation for relocations. A key issue is the need to use available funding for the proper purpose and within the right time frame, while at the same time making sure residents accept the planned changes and can still be housed.

The planning process
Stakeholders and residents alike felt that the management of the regeneration process in South Bank had been poor, with too many changes of direction and a great deal of uncertainty along the way:

‘Strategies and plans were put in place with the best intentions with the money that was available but with hindsight it has been death by a thousand cuts for the community in South Bank.’
This uncertainty had led to other problems:

‘People will always argue we haven’t improved their properties because they don’t know if the council are going to pull them down. You can understand this viewpoint.’

One stakeholder argued that the regeneration process to date has shown little evidence of joined-up thinking:

‘New health village and schools, but no population to use them because everyone has been moved out of the area and the housing demolished. If they had built a few houses it would have encouraged people to move into the area and boosted people’s confidence about the regeneration process.’

There was also criticism of some of the proposed developments, with one person saying that they were poorly thought through and unlikely to be attractive to potential buyers.

**The lack of progress so far**

Although there has been widespread demolition of housing in the area, many stakeholders and residents thought the main problem with the regeneration process was the lack of progress in terms of new developments. As one resident said, the regeneration programme has been ‘ten years of talk, lots of rubble, lots of rats, and no action’.

*We seem to get a lot of promises and plans but nothing comes of them.’*

‘They say we’re doing this, we’re doing that, but then they pull it all down and it just ends up being green’

‘They have been 10 years doing regeneration in South Bank and they have done nothing but pull down houses and that’s not regeneration.’

‘People have been consulted to death and then nothing happens – this is where the negativity can start to come in.’

‘People now...have been subjected to 10-15 years of acquisition and demolition, whilst nothing much exciting is happening. They will generally be very brow beaten and fed up with the process. Expectations won’t be great and you are starting off at a very low point.’

In the view of some interviewees, this lack of action has meant the loss of local amenities such as businesses, shops, banks, and the South Bank market, and ‘most of the more aspiring families have got fed up and moved out of the area.’
Demolitions
Housing demolition has been extensive:

‘Some good houses got demolished alongside the bad.’

‘At the time it was as though if a street was derelict it was best getting it down but that just spread and spread and spread.’

Several people thought it had taken too long to demolish terraces (at the time of writing there are some void properties still awaiting demolition):

‘Some (people) will be very unhappy and frustrated at the lack of progress over so long a period, especially those in areas next to Pym and Oliver, where they are waiting for them to come down. The future is still uncertain.’

Others remain suspicious that there are more demolitions to come, for instance in areas that are currently labelled ‘retain and monitor’.

The trauma of relocation
Several people mentioned how difficult and traumatic it was for residents being forced to move out of their homes. This was thought to be a particular problem for older residents who were happily settled in the area and had no thought of moving. For instance, one elderly woman who had lived in the same house all her life - for over 80 years – was obliged to move house, and as a result suffered from depression. Although the relocations were voluntary and achieved through negotiation, people seemed to be worried that Compulsory Purchase Orders would be introduced if they did not agree to move (although apparently these cannot be used unless there is a definite end use planned for the site, which does not apply here). The worry and difficulty of being the last occupied household in a block was also mentioned, with the potential for arson attacks and anti-social behaviour targeting neighbouring empty properties.

Knowledge of what’s going on
There were some differences of opinion on the matter of whether people had a good idea of what was going on with the regeneration process. While a number of people thought that there was too little information available, and there were some suggestions that information was being withheld or used to mislead people, one person said ‘there is always plenty of information from the Council.’

Funding and finances
Most respondents appeared surprised about how much the regeneration process was apparently going to cost. Some people were reassured by the idea that so much money was being spent in the area:
‘People think they wouldn’t be spending all that money on Normanby Road, the eco-village, and Golden Boy Green – if they were going to flatten it in a year’s time.’

There was also some incredulity about the funding gap. Respondents were surprised at the idea that the regeneration might have funding problems:

‘How come they ran out of money? They must have known what it was going to cost at the start. Suddenly half-way through there is no money. It is either bad management or mismanagement of funds. Now they can’t afford to pay the demolition people.’

‘People starting to raise their hopes but now we don’t have the money. Now it’s a case of “you know all those plans we had – we haven’t got the money”.’

There was a suggestion from one stakeholder that the Borough had missed out on certain investment streams at the expense of other Tees Valley authorities.

Several stakeholders suggested that the compensation offered to owner-occupiers for properties to be demolished was too low to allow owner-occupiers to buy a new place, such as one of the planned eco-homes in South Bank. One argued that as well as leading to dissatisfaction and bad feeling, this had effectively encouraged people to get into debt by taking on new mortgages, often at a later stage in life. One or two other people spoke of the financial incentives offered to people to move house as being exploitative in an area where people were not well off. For instance, one person said people were offered money to move away from South Bank just before Christmas when they especially needed extra money.

Consultations
We asked local residents if they had taken part in any local consultations regarding the regeneration of South Bank. Most people said that they had previously taken part in consultation activities such as attending meetings, taking part in groups, reading local leaflets and newsletters, and giving their views to people who ‘come to the doors and ask questions’. However, people generally spoke of this as something that happened in the past rather than currently. In some cases this was because there seemed to be less consultation activity going on, while in others people had got fed up with the process and opted out of it. Several people gave the impression that they had had enough:

‘I’ve been to a couple of meetings but my gut feeling was the people were passionate as they always are but the Council don’t seem to listen.’

‘I’ve been to meetings but they didn’t achieve much.’
‘It’s like banging your head against the wall, nothing gets done, so what’s the point?’

‘No, they won’t listen to me, they put me down as being aggressive. If you say anything they say that’s for another meeting, they only listen to what they want to hear.’

Those people who expressed frustration about the consultation process gave several different reasons:

- Feeling that they weren’t being listened to, either by those running the consultation process or by other residents: ‘You can feel as if your opinion is not valued’; ‘Sometimes you feel like it is the older generation’s group and you are out-voted’.
- Lack of trust: ‘You can’t always believe what you read, don’t know what’s going on behind the scenes’.
- Frustration with the lack of regeneration progress: ‘All these plans and hopes and everything that they’ve got going on. You asked it, you’ve mentioned it, you’ve said you’ll act on it and so on, but probably less than a third of the work has been done, there’s still nothing happening so there’s still no major improvements’.
- Apathy: ‘It was difficult to get people to join, people don’t really care, they won’t get involved.’
- Unsure whether the consultation will make a difference to what happens: ‘A lot depends on the financial situation’.

Stakeholders acknowledged that the consultation process was frustrating for many residents. As one stakeholder said:

One thing you will hear from the community is “It is all very well you asking us what needs to be done, when is anything going to be done?”

Another interviewee mentioned how little consultation there was when the first plans for South Bank were drawn up:

“It was a case of “this is what you are getting”. People asked if there were any options. “Yeah, you can move out now or move out later!”

The general feeling was that consultation was a good and necessary thing. Several stakeholders spoke of the conflict between getting things done quickly, and getting them done properly: that is, doing the right things, and with the backing of local people. While consultation can slow things down, several people argued that it is better than building something that is bound to fail because it is wrong for the area. However, one or two people warned that extensive consultation processes could have raised people’s expectations and paved the way for disappointment.
**Community activism**
The role of local community members was highlighted by several stakeholders. They told us that one local resident was not happy with the way the initial regeneration plans were being handled, and the lack of any proper consultation:

“So he went door to door, local people trusted him. He said “if you give me some maps can I mark up how we think we should do it?” He did this and the Council approved it and it is now called the ‘retain and monitor’ area. He said “do you need to knock these houses down?””

Apparently this was viewed as a turning point in the regeneration process, and from this point on there was more evidence of joint working between the community and the regeneration partners. However, one or two people suggested that the local authority already had similar plans to the suggestions made by this resident, and it was politically opportune to let it look as if the ‘retain and monitor’ area was resident-led.

**Getting regeneration right**
A couple of stakeholders spoke of the importance of getting the regeneration process right: making sure any interventions are appropriate for the area and that the demand is there if new housing is built.

“If you don’t get the environment right and you build houses that stay empty – there is no way you’ll get other developers in.”

“We don’t want them building something cheap and nasty but equally they don’t want to be massive and posh. There has to be a happy medium, family houses.”

**The current picture**
Feelings about the current state of the area were divided. Some did not like the new green spaces that have replaced the old terraces, saying it felt too empty and neglected, while others thought it was ‘brighter, greener, more airy and more village-like.’ One stakeholder pointed out the difference compared to a few years ago:

“When I first worked down there, there was twelve hundred terraces all back to back, now it’s down to nearly 300, so it shows you the amount of clearance.”

Several people thought the area looked especially bad because the demolitions had exposed the backs of the terraces, which ‘are ugly, and were never meant to be in view’. Efforts to improve the look of these backs by painting the walls were praised by a couple of interviewees.
A more pressing question about the current position of South Bank, raised by three stakeholders, was about whether it is now sustainable as an area. They felt that it was not, and furthermore, ‘it’s not a settled community by any means’.

**Fears for the future of South Bank**

Several local residents expressed their fear that the end was on its way for South Bank. The extent of the demolitions, and lack of progress in building new houses, had led people to speculate that the authorities were ‘trying to get rid of it, because it is an embarrassment’.

‘It’s shrinking so much in just a couple of years there’ll be nowt left of it.’

There was also a feeling that the ‘heart’ of the area had already been largely lost:

‘There is a feeling that the area has been stripped of its heritage, for example the local market, and the main shopping area.’

**The eco-village**

A small eco-homes development is planned in the heart of South Bank, consisting of fifteen new homes (on a site formerly occupied by street housing) and eleven refurbished terraced houses. Three will be for outright sale, eleven for social rent and twelve for shared ownership. This is a long-planned development, and will be the first new building to take place in the regeneration area for many years. An ‘eco-development’ of housing which meets the Code for Sustainable Homes (four will be built to Code 6 – the highest level - while the others will meet Code 4) has been chosen instead of an ordinary housing development for funding reasons: there is more funding available for sustainable housing.

People’s views on the ‘eco-village’, as it is known locally, were mixed. While many welcomed it because it represented the first new building in the area for such a long time, they were also sceptical about whether it would be successful.

‘It will be really interesting to see what happens when they build the eco-village. We used to get all this anecdotal evidence – “if you built new houses people would move back to South Bank”. This will be the test.’

People were concerned about the cost of the development, which is expected to be much greater than the value of the houses once they are built: ‘they will have to be a loss leader.’

‘There are no roofs on the houses, but they haven’t got the money to knock them down. And then they are on about spending however many millions for the eco-village.’

Many people said they thought South Bank was not the right place to build such a development. One said ‘people who are likely to buy into the eco-village idea do not want to
live in South Bank.’ One stakeholder questioned the wisdom of building eco-homes in an area ‘where you can’t even get some of the residents to put rubbish in the bins’. The design of the new homes features glass fronts, which, as one stakeholder pointed out, will be impossible to secure.

The question of who would live in the eco-homes interested many people. One person said it might encourage existing residents to transfer out of rental properties into something new, thus increasing the number of voids. Another said the houses for sale were too expensive for most local people:

‘Who from the local residents are going to be able to afford 80-90 thousand quid? The only people who are going to afford them are people from outside the area or the older generation who have family here and want to move back into the area.’

Another stakeholder pointed out that there has never been much interest from private developers to build new housing in the area, because the local housing market would not support it. The eco-village may suffer for the same reasons. Finally, several people felt that because there is no associated economic growth in the area to help it along, it is hard to imagine that the new housing will be successful.
21. The wider context

Grangetown
A number of respondents spoke of the similarities and differences between South Bank and neighbouring Grangetown. Both areas have problems and are widely considered to be among the worst places in the Borough (and as a result tend to receive more interventions, funding, and resources than other areas), although several respondents told us that Grangetown is the worst of the two:

‘On all the indices Grangetown is a country mile worse than South Bank. Grangetown is in the top 3% nationally, South Bank is probably in the top 10% nationally in terms of deprivation.’

Most respondents argued that the two areas are very different, and have different problems. Furthermore, they were described as very distinct and separate communities:

‘There might be a mile and a half between them but they are a million miles apart.’

‘Real animosity developed between the two communities over the years...we can’t get our young people to do joint activities with their kids’.

A couple of stakeholders mentioned that despite being the worst of the two ‘on paper’, Grangetown actually seemed to have more going for it in other ways, with an active community development programme (FROG), a really good school, and new housing (although the houses do not appear to be selling), which together had created a ‘buzz’ in the area. As a result, South Bank seemed to be in a worse position than Grangetown.

Low Grange
Low Grange is an area neighbouring South Bank to the south west. It is a largely greenfield site and is the key housing development site for the Borough over the next fifteen years. Over 800 properties are potentially to be built there, which is likely to more than meet housing demand in the Borough. Several stakeholders pointed out that any new housing development in Low Grange would probably pose a direct threat to housing demand in South Bank:

‘If the Low Grange site goes ahead it will kill off South Bank as it is in a better location, closer to the existing facilities. There is not enough demand for all the proposed sites.’

The wider area
Several stakeholders pointed out that there are other ‘problem’ areas that could be developed and regenerated, which may be more attractive to investors than South Bank.
Among those mentioned were Middlehaven, Gresham, and Grove Hill in Middlesbrough. While many stakeholders were keen to point out that South Bank had the potential to be a great place to live, because of its position and good road links, there was also the argument that other areas were in a better position. For instance, Gresham is close to Middlesbrough town centre and could potentially attract young professionals and University students as residents.

An issue was raised relating to the type of housing available in the surrounding area, and specifically the shortage of sheltered housing or bungalows for older people:

‘We don’t currently have the right alternative provision for the older residents to offer them a feasible option to move in the Borough’

**The future of regeneration**

An important question that seemed to be very much on people’s minds was whether or not the regeneration process will actually continue. Several stakeholders pointed out that the funding environment is extremely competitive at the moment, and budget cuts have been - and are continuing to be - made across the board. In the Teesside area, several major area regeneration plans are in development, involving demolitions and new build. It is highly likely that only some of these programmes will receive funding, and one participant thought South Bank was unlikely to be the first in the queue, partly because of the lack of evidence of demand in the area, compared to other sites which may be viewed as being more likely to succeed.
22. Aspirations for the future for South Bank

We asked people what they wanted to happen in South Bank in the future. People had a lot to say on this matter and a few main themes emerged; these are discussed below.

**Tidy the area up**
The most common desire people expressed was simply to ‘tidy the place up’. This meant a cleaner environment with less litter, as well as housing that was attractive (inside and out) and well maintained. People also thought South Bank needed more parks for young people and green spaces that were well cared for.

**Improve existing housing**
Several people mentioned improvements to existing housing stock, ranging from repairs and maintenance to more radical suggestions. A commonly expressed idea was to provide gardens for the existing terraced street houses:

‘They need to repair the existing properties. I would be happy with a bit more space, a garden, use some of the waste land to give us gardens. I only have a yard at the moment.’

**New housing**
People were very clear that they wanted to see some positive action in South Bank in terms of new housing being built:

‘Decent homes for decent people.’

‘I hope that people would come in and build new houses.’

Some people felt that this would attract people into the area:

‘I think a lot of people would come back to South Bank, some wouldn’t but the fear is that it would be obliterated.’

Others said that they hoped the eco-village would be built and be successful, as this would pave the way for more new housing in the area. One thought bigger homes were needed (e.g. four bedrooms) to house larger families. Another suggested that the area could be re-created with a smaller community of better houses surrounded by attractive green space.
A revitalised community
People were very keen on bringing back what they described as a ‘proper community’ in South Bank. People associated the idea of community spirit with having more community activities for people of all ages, resurrecting previous events and activities such as the local Carnival and the Christmas tree, and creating a more stable, diverse, and cohesive community. One stakeholder said the area would benefit from more local pride and a ‘sense of place’, while another thought the area needed a larger population of children and young people to breathe new life into it. One person mentioned the desire to get rid of ‘undesirable’ local residents.

More services and facilities
Several people said they thought more shops, services and facilities were needed, and there was a need to attract more businesses into the area. In particular, several mentioned re-opening Golden Boy Green as a youth centre.

Employment and training
Unemployment was seen as one of the biggest problems in South Bank, and people thought creating new employment and training opportunities was vital:

‘There needs to be more employment before things get better...the area is full of unemployable people. There are three generations of people out of work now.’

‘We need jobs to give people a livelihood. Only with jobs can we turn things around. People would have more respect for things, if they have worked to buy them.’

‘More work to let people be independent and take responsibility for themselves and their families.’

Less crime
Only one respondent said they hoped there would be lower crime rates in the future, but they considered this to be a ‘top priority’.

Some proper decisions
Several people thought one of the major current problems related to uncertainty about the future – exacerbated by having ‘retain and monitor’ housing stock which people appear to suspect may eventually be demolished - and that there needed to be some proper decisions made about what was going to happen:

‘It has been a long drawn-out process and it has exhausted people.’

‘There is still a huge amount of uncertainty...there needs to be some early decisions and straight talking about the area.’
More realistic expectations
Several people thought local residents had unrealistic expectations about what could be done about South Bank (perhaps as a result of the lack of decisions about the future). Several said that a lot of people wanted the area to go back to the way it was before, but that this was not feasible for many reasons. People said there needs to be recognition that the future for South Bank may be different, but that does not mean that it will be worse.

‘The South Bank centre has always moved, generally southwards over time. Having a new district centre on the south of Normanby Road is just a new chapter.’
23. Conclusion

This is one of two reports from a research project whose aim was ‘to establish the baseline position and design a robust strategy for a 25 year longitudinal assessment of the impact of the delivery of a large scale regeneration project: the Greater Eston Regeneration Master Plan’. A wider aim is to develop a flexible and transferable methodology for evaluating regeneration programmes in general, and piloting and refining this in South Bank in Greater Eston.

This report has attempted to establish the baseline position in South Bank, through a combination of documentary analysis, collation of secondary data, and contact with local residents and stakeholders.

The picture that is presented is of an area with a declining population, high unemployment, poor but improving educational attainment, high crime rates, poor health, depressed housing market, a lack of local shops and amenities, and environmental problems. Local people are weary and frustrated by the lack of regeneration progress, and the area has a poor reputation. However, South Bank also has a strong sense of community, with many residents displaying a genuine commitment to the area and its future.

The research team have proposed a methodology for a 25 year assessment of the impact of the regeneration programme. This is described in detail in the other report resulting from the research, ‘Longitudinal assessment of large scale regeneration projects: a strategy’. If funding is available and the longitudinal study goes ahead, the baseline described in this report will be updated every three to five years over that time period, tracking the impact that the regeneration process has on the area and its residents. This will provide a rich repository of information for the area and the borough, as well as potentially furthering our understanding of the long-term effects of local regeneration, which may help to inform future policy development. The research team is enthusiastic about the prospect of taking this work further and looks forward to continuing their work with both the ILG and Redcar and Cleveland Borough Council.

Final words

‘I hope there is a South Bank Tomorrow’

‘The desire and will to live there is there’.

‘South Bank needs to be loved. If it appeared that it was loved, it might move on.’
Annexes

Annex 1 – Population data

The population figures for lower SOAs are calculated on a ratio basis, extrapolating forward from 2001. The 2001 Census figures are recalculated to estimate population as at the end of June 2001 (i.e. mid-year). The ratios to multiply these figures in order to obtain the 2002 figures are derived from administrative records – patient registers, child benefit claims and records of a variety of benefits paid to older people. While these indicators are not a good method of calculating the ‘true’ population of an area by themselves (due to some people not claiming), ONS assumes that the relationship between the indicators and the true population figures remains stable over time. Therefore, changes in these indicators will fairly accurately reflect changes in the true, underlying population of the area. The 2002 population figures can therefore be derived from the 2001 population, the 2003 figure from the 2002 population and so on. Population figures for SOAs are constrained to sum to the more reliable estimates obtained for higher level geographies, therefore the local authority population figure is likely to reasonably accurate, but the data for the geographical distribution of that population within the authority area will be less accurate. Tweaks at local level are made, if the change seems unduly large or unlikely. The key limitation of the LSOA estimates is that they are not necessarily accurate by broad age group and sex. It is also not possible to say how accurate the indicator is – there are no benchmarks for comparison other than the Census. Areas with a higher than average proportion of elements of the population which are harder to estimate (migrants, students etc., which are not present in South Bank in high numbers) will have less reliable estimates.
Annex 2 – Statistical baseline

All figures referring to ‘South Bank’ are for the four LSOAs of South Bank, unless otherwise stated.

I. Demographics

Table 2 Population change

<table>
<thead>
<tr>
<th>Year</th>
<th>2001</th>
<th>2005</th>
<th>2008</th>
<th>% under 16</th>
<th>Change 01-08</th>
<th>Change 05-08</th>
<th>R&amp;C % under 16 01-08</th>
<th>R&amp;C Change 01-08</th>
<th>NE % under 16 01-08</th>
<th>NE Change 01-08</th>
<th>England % under 16 01-08</th>
<th>England Change 01-08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>6,352</td>
<td>5,768</td>
<td>5,286</td>
<td>20.7%</td>
<td>-16.8%</td>
<td>-8.4%</td>
<td>18.6%</td>
<td>-1.0%</td>
<td>17.9%</td>
<td>1.2%</td>
<td>18.8%</td>
<td>3.9%</td>
</tr>
<tr>
<td>Working age population</td>
<td>3,820</td>
<td>3,576</td>
<td>3,408</td>
<td>-10.8%</td>
<td>-4.7%</td>
<td>18.6%</td>
<td>-1.0%</td>
<td>17.9%</td>
<td>1.2%</td>
<td>18.8%</td>
<td>3.9%</td>
<td></td>
</tr>
</tbody>
</table>

Source: ONS mid-year population estimates

Table 3 Standardised mortality ratios (2004-08)

<table>
<thead>
<tr>
<th>Area</th>
<th>Male</th>
<th>Female</th>
<th>Total</th>
<th>Male</th>
<th>Female</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Bank</td>
<td>147</td>
<td>160</td>
<td>154</td>
<td>143</td>
<td>194</td>
<td>163</td>
</tr>
<tr>
<td>Redcar &amp; Cleveland</td>
<td>108</td>
<td>104</td>
<td>106</td>
<td>112</td>
<td>118</td>
<td>114</td>
</tr>
<tr>
<td>UK</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: Tees Valley Unlimited
## 2. Deprivation

### Table 4 Benefit claims

<table>
<thead>
<tr>
<th></th>
<th>Nov 2001</th>
<th>Nov 2005</th>
<th>Nov 2009</th>
<th>Change 01-09</th>
<th>Change 05-09</th>
<th>Nov 2009</th>
<th>Change 01-09</th>
<th>Change 05-09</th>
<th>Nov 2009</th>
<th>Change 01-09</th>
<th>Change 05-09</th>
<th>Nov 2009</th>
<th>Change 01-09</th>
<th>Change 05-09</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. on benefits</td>
<td>1,405</td>
<td>1,215</td>
<td>1,170</td>
<td>-20.1%</td>
<td>-3.7%</td>
<td>18,450</td>
<td>-2.9%</td>
<td>4.5%</td>
<td>-1.3%</td>
<td>6.4%</td>
<td>13.6%</td>
<td>12.4%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>% of working age on benefits</td>
<td>36.8%</td>
<td>34.0%</td>
<td>34.3%</td>
<td>-2.4%</td>
<td>0.4%</td>
<td>22.1%</td>
<td>-0.7%</td>
<td>1.0%</td>
<td>20.4%</td>
<td>-0.9%</td>
<td>1.0%</td>
<td>15.4%</td>
<td>1.5%</td>
<td>1.4%</td>
</tr>
</tbody>
</table>

*By statistical group*

<table>
<thead>
<tr>
<th></th>
<th>Nov 2001</th>
<th>Nov 2005</th>
<th>Nov 2009</th>
<th>Change 01-09</th>
<th>Change 05-09</th>
<th>Nov 2009</th>
<th>Change 01-09</th>
<th>Change 05-09</th>
<th>Nov 2009</th>
<th>Change 01-09</th>
<th>Change 05-09</th>
<th>Nov 2009</th>
<th>Change 01-09</th>
<th>Change 05-09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jobseeker – no.</td>
<td>330</td>
<td>240</td>
<td>400</td>
<td>17.5%</td>
<td>66.7%</td>
<td>5,280</td>
<td>30.1%</td>
<td>74.8%</td>
<td>27.8%</td>
<td>75.7%</td>
<td>42.2%</td>
<td>77.4%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jobseeker - % of working age</td>
<td>8.6%</td>
<td>6.7%</td>
<td>11.7%</td>
<td>3.1%</td>
<td>5.0%</td>
<td>6.3%</td>
<td>1.9%</td>
<td>2.7%</td>
<td>5.2%</td>
<td>1.3%</td>
<td>2.2%</td>
<td>4.0%</td>
<td>1.6%</td>
<td>1.7%</td>
</tr>
<tr>
<td>Incapacity – no.</td>
<td>635</td>
<td>580</td>
<td>450</td>
<td>-41.1%</td>
<td>-22.4%</td>
<td>7,980</td>
<td>-25.3%</td>
<td>-14.9%</td>
<td>-23.0%</td>
<td>-12.0%</td>
<td>-2.4%</td>
<td>-2.0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Incapacity - % of working age</td>
<td>16.6%</td>
<td>16.2%</td>
<td>13.2%</td>
<td>-3.4%</td>
<td>-3.0%</td>
<td>9.6%</td>
<td>-2.4%</td>
<td>-1.6%</td>
<td>9.5%</td>
<td>-2.5%</td>
<td>-1.4%</td>
<td>6.7%</td>
<td>-0.5%</td>
<td>-0.3%</td>
</tr>
<tr>
<td>Lone parent – no.</td>
<td>310</td>
<td>245</td>
<td>155</td>
<td>-100.0%</td>
<td>-36.7%</td>
<td>1,980</td>
<td>-44.9%</td>
<td>-12.8%</td>
<td>-31.3%</td>
<td>-7.9%</td>
<td>-24.3%</td>
<td>-10.1%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lone parent - % of working age</td>
<td>8.1%</td>
<td>6.9%</td>
<td>4.5%</td>
<td>-3.6%</td>
<td>-2.3%</td>
<td>2.4%</td>
<td>-1.1%</td>
<td>-0.3%</td>
<td>2.2%</td>
<td>-0.8%</td>
<td>-0.2%</td>
<td>1.9%</td>
<td>-0.6%</td>
<td>-0.2%</td>
</tr>
<tr>
<td>Carer – no.</td>
<td>90</td>
<td>75</td>
<td>75</td>
<td>-20.0%</td>
<td>0.0%</td>
<td>1,530</td>
<td>6.5%</td>
<td>4.1%</td>
<td>14.6%</td>
<td>13.4%</td>
<td>22.5%</td>
<td>16.2%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carer - % of working age</td>
<td>2.4%</td>
<td>2.1%</td>
<td>2.2%</td>
<td>-0.2%</td>
<td>0.1%</td>
<td>1.8%</td>
<td>0.1%</td>
<td>0.1%</td>
<td>1.5%</td>
<td>0.2%</td>
<td>0.2%</td>
<td>1.1%</td>
<td>0.2%</td>
<td>0.1%</td>
</tr>
<tr>
<td>Others – no.</td>
<td>40</td>
<td>75</td>
<td>90</td>
<td>55.6%</td>
<td>20.0%</td>
<td>1,680</td>
<td>40.5%</td>
<td>10.5%</td>
<td>45.3%</td>
<td>16.1%</td>
<td>46.0%</td>
<td>10.2%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Others - % of working age</td>
<td>1.0%</td>
<td>2.1%</td>
<td>2.6%</td>
<td>1.6%</td>
<td>0.5%</td>
<td>2.0%</td>
<td>0.8%</td>
<td>0.2%</td>
<td>2.1%</td>
<td>0.9%</td>
<td>0.3%</td>
<td>1.7%</td>
<td>0.7%</td>
<td>0.1%</td>
</tr>
</tbody>
</table>

Source: DWP/ONS mid-year population estimates

* Statistical group is the MAIN reason for claiming benefit; it is hierarchical (in the order shown here) and does not double count people on two or more benefits i.e. if someone is both a lone parent and receiving incapacity benefit, they would only be counted under incapacity, not as a lone parent.

For percentages, the change shown is the change in percentage points.
Table 5 Child poverty

<table>
<thead>
<tr>
<th>Area</th>
<th>Under 16</th>
<th>All</th>
<th>Under 16</th>
<th>All</th>
<th>Under 16</th>
<th>All</th>
<th>Under 16</th>
<th>All</th>
<th>% of Children in &quot;Poverty&quot;</th>
<th>% of children eligible for free school meals*</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Bank</td>
<td>515</td>
<td>575</td>
<td>25</td>
<td>35</td>
<td>40</td>
<td>50</td>
<td>580</td>
<td>660</td>
<td>47.4%</td>
<td>46.3%</td>
</tr>
<tr>
<td>R&amp;C</td>
<td>5,490</td>
<td>6,075</td>
<td>620</td>
<td>770</td>
<td>755</td>
<td>875</td>
<td>6,860</td>
<td>7,720</td>
<td>26.6%</td>
<td>25.5%</td>
</tr>
<tr>
<td>North East</td>
<td>90,870</td>
<td>100,005</td>
<td>13,250</td>
<td>16,110</td>
<td>13,005</td>
<td>15,115</td>
<td>117,125</td>
<td>131,235</td>
<td>25.3%</td>
<td>24.3%</td>
</tr>
<tr>
<td>England</td>
<td>1,597,320</td>
<td>1,760,990</td>
<td>284,430</td>
<td>338,665</td>
<td>259,935</td>
<td>297,995</td>
<td>2,141,690</td>
<td>2,397,645</td>
<td>22.4%</td>
<td>21.6%</td>
</tr>
</tbody>
</table>

Sources: HMRC, Borough Council/Tees Valley Unlimited, DfE. * data is for South Bank ward

Table 6 Child Well-being Index for South Bank SOAs, and selected domains

<table>
<thead>
<tr>
<th>SOA</th>
<th>Overall CWI score</th>
<th>Material well-being</th>
<th>Children in Need</th>
<th>Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Score</td>
<td>Rank</td>
<td>Percentile</td>
<td>Rank</td>
</tr>
<tr>
<td>E01012166</td>
<td>253.94</td>
<td>27,072</td>
<td>83.3%</td>
<td>28,824</td>
</tr>
<tr>
<td>E01012167</td>
<td>116.88</td>
<td>15,186</td>
<td>46.8%</td>
<td>17,588</td>
</tr>
<tr>
<td>E01012169</td>
<td>363.09</td>
<td>31,054</td>
<td>95.6%</td>
<td>32,078</td>
</tr>
<tr>
<td>E01012170</td>
<td>382.43</td>
<td>31,471</td>
<td>96.9%</td>
<td>32,327</td>
</tr>
</tbody>
</table>

Sources: Communities and Local Government, Child Well-being Index, 2009. Ranks are out of 32,482, where 1 is best, and lower percentiles are better.
Table 7 Unemployment and worklessness, April 2010 (% of working age population

<table>
<thead>
<tr>
<th></th>
<th>In Employment</th>
<th>Worklessness Rate *</th>
<th>Claimant Unemployment Rate</th>
<th>Unemployment + Incapacity Benefit</th>
<th>Other Inactive</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Bank ward</td>
<td>55.6</td>
<td>44.4</td>
<td>10.4</td>
<td>21.2</td>
<td>22.5</td>
</tr>
<tr>
<td>Redcar &amp; Cleveland</td>
<td>67.3</td>
<td>32.7</td>
<td>6.3</td>
<td>15.0</td>
<td>17.7</td>
</tr>
<tr>
<td>England</td>
<td>73.7</td>
<td>26.3</td>
<td>4.1</td>
<td>10.7</td>
<td>15.7</td>
</tr>
</tbody>
</table>

Source: ONS, calculations by Tees Valley Unlimited. *covers economically inactive and the unemployed, and includes students, those not wanting to work and early retirees.

Table 8 Income (year ending March 2008)

<table>
<thead>
<tr>
<th></th>
<th>South Bank</th>
<th>North East</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Weekly Household Total Income Estimate</td>
<td>£370*</td>
<td>£550</td>
</tr>
<tr>
<td>(95% confidence interval: £320-430)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Weekly Household Net Income Estimate</td>
<td>£320</td>
<td>£450</td>
</tr>
<tr>
<td>(95% confidence interval: £280-370)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Weekly Household Net Income Estimate (equivalised before housing costs)</td>
<td>£290</td>
<td>£400</td>
</tr>
<tr>
<td>(95% confidence interval: £260-330)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Weekly Household Net Income Estimate (equivalised after housing costs)</td>
<td>£280</td>
<td>£350</td>
</tr>
<tr>
<td>(95% confidence interval: £250-320)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: ONS. * the equivalent figure for South Bank ward is £447
3. Business

Table 9 Businesses located within South Bank by number of employees

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1-10</td>
<td>200</td>
<td>800</td>
<td>200</td>
<td>800</td>
<td>200</td>
<td>900</td>
</tr>
<tr>
<td>11-49</td>
<td>50</td>
<td>1,600</td>
<td>*</td>
<td>1,400</td>
<td>50</td>
<td>1,600</td>
</tr>
<tr>
<td>50-199</td>
<td>*</td>
<td>1,500</td>
<td>*</td>
<td>1,400</td>
<td>*</td>
<td>1,400</td>
</tr>
<tr>
<td>200+</td>
<td>*</td>
<td>1,200</td>
<td>*</td>
<td>1,400</td>
<td>*</td>
<td>1,900</td>
</tr>
<tr>
<td>Total</td>
<td>300</td>
<td>5,100</td>
<td>300</td>
<td>5,000</td>
<td>300</td>
<td>5,800</td>
</tr>
</tbody>
</table>

Source: Annual Business Inquiry; figures are rounded to nearest 50; * suppressed due to low numbers

Table 10 Number of employees in businesses located within South Bank by broad sector

<table>
<thead>
<tr>
<th>Sector</th>
<th>2003</th>
<th>2005</th>
<th>2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture and fishing</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Energy and water</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>900</td>
<td>700</td>
<td>800</td>
</tr>
<tr>
<td>Construction</td>
<td>900</td>
<td>1,200</td>
<td>1,500</td>
</tr>
<tr>
<td>Distribution, hotels and restaurants</td>
<td>1,200</td>
<td>1,100</td>
<td>1,300</td>
</tr>
<tr>
<td>Transport and communications</td>
<td>200</td>
<td>400</td>
<td>600</td>
</tr>
<tr>
<td>Banking, finance and insurance, etc</td>
<td>500</td>
<td>300</td>
<td>500</td>
</tr>
<tr>
<td>Public administration, education &amp; health</td>
<td>1,000</td>
<td>1,000</td>
<td>900</td>
</tr>
<tr>
<td>Other services</td>
<td>300</td>
<td>300</td>
<td>200</td>
</tr>
<tr>
<td>Total</td>
<td>5,100</td>
<td>5,000</td>
<td>5,800</td>
</tr>
</tbody>
</table>

Source: Annual Business Inquiry; figures have been rounded
Table 11  VAT/PAYE registered businesses in South Bank (March 2009), by broad sector

<table>
<thead>
<tr>
<th></th>
<th>South Bank</th>
<th>Redcar &amp; Cleveland</th>
<th>North East</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Local Units</td>
<td>330</td>
<td>3,435</td>
<td>78,075</td>
<td>2,237,555</td>
</tr>
<tr>
<td>Agriculture, Forestry &amp; Fishing</td>
<td>0.0%</td>
<td>3.9%</td>
<td>4.9%</td>
<td>4.2%</td>
</tr>
<tr>
<td>Production</td>
<td>15.2%</td>
<td>7.3%</td>
<td>6.7%</td>
<td>6.1%</td>
</tr>
<tr>
<td>Construction</td>
<td>13.6%</td>
<td>11.6%</td>
<td>10.5%</td>
<td>11.3%</td>
</tr>
<tr>
<td>Motor Trades</td>
<td>7.6%</td>
<td>3.5%</td>
<td>3.3%</td>
<td>3.0%</td>
</tr>
<tr>
<td>Wholesale</td>
<td>6.1%</td>
<td>2.5%</td>
<td>4.0%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Retail</td>
<td>10.6%</td>
<td>14.0%</td>
<td>13.7%</td>
<td>11.0%</td>
</tr>
<tr>
<td>Transport &amp; Storage (Including Postal)</td>
<td>7.6%</td>
<td>4.4%</td>
<td>3.4%</td>
<td>3.3%</td>
</tr>
<tr>
<td>Accommodation &amp; Food Services</td>
<td>4.5%</td>
<td>7.9%</td>
<td>8.4%</td>
<td>6.5%</td>
</tr>
<tr>
<td>Information &amp; Communication</td>
<td>0.0%</td>
<td>2.2%</td>
<td>3.3%</td>
<td>6.5%</td>
</tr>
<tr>
<td>Finance &amp; Insurance</td>
<td>1.5%</td>
<td>1.7%</td>
<td>2.3%</td>
<td>2.6%</td>
</tr>
<tr>
<td>Property</td>
<td>1.5%</td>
<td>2.3%</td>
<td>3.0%</td>
<td>3.6%</td>
</tr>
<tr>
<td>Professional, Scientific &amp; Technical</td>
<td>6.1%</td>
<td>13.2%</td>
<td>11.2%</td>
<td>13.6%</td>
</tr>
<tr>
<td>Business Administration &amp; Support Services</td>
<td>7.6%</td>
<td>5.8%</td>
<td>6.9%</td>
<td>7.7%</td>
</tr>
<tr>
<td>Public Administration &amp; Defence</td>
<td>3.0%</td>
<td>1.0%</td>
<td>1.2%</td>
<td>0.9%</td>
</tr>
<tr>
<td>Education</td>
<td>3.0%</td>
<td>3.5%</td>
<td>3.0%</td>
<td>2.4%</td>
</tr>
<tr>
<td>Health</td>
<td>7.6%</td>
<td>7.9%</td>
<td>7.2%</td>
<td>5.1%</td>
</tr>
<tr>
<td>Arts, Entertainment, Recreation &amp; Other Services</td>
<td>4.5%</td>
<td>7.3%</td>
<td>6.9%</td>
<td>7.2%</td>
</tr>
</tbody>
</table>

Source: IDBR
### Table 12 VAT/PAYE registered businesses in South Bank (March 2009), by sizeband

<table>
<thead>
<tr>
<th>All VAT and/or PAYE Based Local Units</th>
<th>South Bank</th>
<th>Redcar &amp; Cleveland</th>
<th>North East</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4 Persons Employed</td>
<td>43.9</td>
<td>61.7</td>
<td>60.6</td>
<td>68.6</td>
</tr>
<tr>
<td>5-9 Persons Employed</td>
<td>24.2</td>
<td>16.9</td>
<td>17.8</td>
<td>14.6</td>
</tr>
<tr>
<td>10-19 Persons Employed</td>
<td>12.1</td>
<td>10.6</td>
<td>10.1</td>
<td>8.1</td>
</tr>
<tr>
<td>20 or More Persons Employed</td>
<td>19.7</td>
<td>10.8</td>
<td>11.5</td>
<td>8.7</td>
</tr>
</tbody>
</table>

Source: IDBR
## 4. Education

### Table 13 GCSE/equivalent results, with comparisons to other areas

<table>
<thead>
<tr>
<th></th>
<th>2002-03</th>
<th></th>
<th>2005-06</th>
<th></th>
<th>2008-09</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SB</td>
<td>R&amp;C</td>
<td>NE</td>
<td>England</td>
<td>SB</td>
<td>R&amp;C</td>
</tr>
<tr>
<td>No. pupils at the end of KS4</td>
<td>106</td>
<td></td>
<td>95</td>
<td></td>
<td>72</td>
<td></td>
</tr>
<tr>
<td>% achieving 5+ A* - C</td>
<td>26.4</td>
<td>43.9</td>
<td>46.8</td>
<td>52.9</td>
<td>29.5</td>
<td>48.4</td>
</tr>
<tr>
<td>% achieving 5+ A* - G</td>
<td>76.4</td>
<td>78.0</td>
<td>77.9</td>
<td>78.8</td>
<td>74.7</td>
<td>89.7</td>
</tr>
<tr>
<td>% achieving 5+ A* - C inc English and Mathematics</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>% achieving 5+ A* - G inc English and Mathematics</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>x</td>
<td>71.6</td>
<td>87.6</td>
</tr>
<tr>
<td>% with any passes</td>
<td>87.7</td>
<td>94.6</td>
<td>94.0</td>
<td>95.0</td>
<td>91.6</td>
<td>95.7</td>
</tr>
<tr>
<td>average point score per pupil*</td>
<td>28.3</td>
<td>36.3</td>
<td>38.2</td>
<td>40.9</td>
<td>254.1</td>
<td>325.8</td>
</tr>
<tr>
<td>average capped point score per pupil *</td>
<td>24.2</td>
<td>31.3</td>
<td>32.1</td>
<td>34.8</td>
<td>208.2</td>
<td>269.3</td>
</tr>
</tbody>
</table>

Source: DfE; * the method used to calculate these scores changed in 2005
Table 14  Level 3 educational attainment by 18

<table>
<thead>
<tr>
<th></th>
<th>South Bank</th>
<th>R&amp;C</th>
<th>North East</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-18 Year Old Students Entered for Level 3 Qualifications; Total</td>
<td>22</td>
<td>823</td>
<td>14,046</td>
<td>315,080</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Student</td>
<td>627.3</td>
<td>712.7</td>
<td>704.6</td>
<td>721.1</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Entry; All Students</td>
<td>191.8</td>
<td>204.9</td>
<td>205.4</td>
<td>208.3</td>
</tr>
<tr>
<td>16-18 Year Old Students Entered for Level 3 Qualifications; Male</td>
<td>9</td>
<td>358</td>
<td>6,410</td>
<td>146,083</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Male Student</td>
<td>511.7</td>
<td>683.7</td>
<td>681.8</td>
<td>699.2</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Entry; Male Students</td>
<td>170.6</td>
<td>200.0</td>
<td>200.9</td>
<td>204.0</td>
</tr>
<tr>
<td>16-18 Year Old Students Entered for Level 3 Qualifications; Female</td>
<td>13</td>
<td>465</td>
<td>7,636</td>
<td>168,997</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Female Student</td>
<td>707.3</td>
<td>735.1</td>
<td>723.7</td>
<td>740.0</td>
</tr>
<tr>
<td>Average Level 3 QCA Point Score Per Entry; Female Students</td>
<td>204.5</td>
<td>208.6</td>
<td>209.1</td>
<td>211.9</td>
</tr>
</tbody>
</table>

Source: DfE

Table 15  Key Stage 2 (11 years old) attainment

<table>
<thead>
<tr>
<th></th>
<th>2002-03</th>
<th>2005-06</th>
<th>2008-09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pupils eligible for KS2 assessment</td>
<td>SB</td>
<td>R&amp;C</td>
<td>NE</td>
</tr>
<tr>
<td></td>
<td>103</td>
<td>99</td>
<td>73</td>
</tr>
<tr>
<td>Pupils achieving level 4+; in English</td>
<td>-4 -4 -5</td>
<td>-13 -12 -13</td>
<td>59 79 80 80</td>
</tr>
<tr>
<td>Pupils achieving level 4+; in Mathematics</td>
<td>-6 -8 -7</td>
<td>0 0 1</td>
<td>64 81 79 79</td>
</tr>
<tr>
<td>Pupils achieving level 4+; in Science</td>
<td>86 0 0 0</td>
<td>89 3 2 2</td>
<td>75 88 89 88</td>
</tr>
<tr>
<td>% Achieving level 4+; in both English and Mathematics</td>
<td>n/a n/a n/a n/a</td>
<td>n/a n/a n/a n/a</td>
<td>48 73 72 72</td>
</tr>
<tr>
<td>Average point score of pupils eligible for KS2 assessment</td>
<td>n/a n/a n/a n/a</td>
<td>26.5 27.7 27.8 27.8</td>
<td>26.1 27.8 27.9 27.8</td>
</tr>
</tbody>
</table>

Source: DfE
### Table 16: Pupil absence, 20008-09

<table>
<thead>
<tr>
<th>Enrolments in All Schools (Enrolments)</th>
<th>South Bank</th>
<th>R&amp;C</th>
<th>NE</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>772</td>
<td>17,779</td>
<td>313,935</td>
<td>6,406,803</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Possible Pupil Sessions in All Schools (Pupil Sessions, '000s)</th>
<th>South Bank</th>
<th>R&amp;C</th>
<th>NE</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>236</td>
<td>5,394</td>
<td>94,311</td>
<td>1,879,213</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Overall Absence in All Schools (Pupil Half Days)</th>
<th>South Bank</th>
<th>R&amp;C</th>
<th>NE</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6.9%</td>
<td>6.2%</td>
<td>6.4%</td>
<td>6.3%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Authorised Absence in All Schools (Pupil Half Days)</th>
<th>South Bank</th>
<th>R&amp;C</th>
<th>NE</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5.7%</td>
<td>5.2%</td>
<td>5.4%</td>
<td>5.2%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unauthorised Absence in All Schools (Pupil Half Days)</th>
<th>South Bank</th>
<th>R&amp;C</th>
<th>NE</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.2%</td>
<td>1.0%</td>
<td>0.9%</td>
<td>1.1%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Persistent Absentees in All Schools (%)</th>
<th>South Bank</th>
<th>R&amp;C</th>
<th>NE</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4.4%</td>
<td>3.5%</td>
<td>3.5%</td>
<td>3.3%</td>
</tr>
</tbody>
</table>

Source: DfE

### Table 17: Destinations of school-leavers, 2009 (%)

<table>
<thead>
<tr>
<th></th>
<th>Full Time Education</th>
<th>Govt Support. Training</th>
<th>Full Time Employment</th>
<th>NEET</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Bank</td>
<td>75</td>
<td>12</td>
<td>1</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>Redcar &amp; Cleveland</td>
<td>85</td>
<td>8</td>
<td>2</td>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: Future Steps, processed by TVU. Records destinations in Nov 2009 of those leaving school in summer 2009
Table 18  Early Years Foundation Stage Profile, 2008-09

<table>
<thead>
<tr>
<th></th>
<th>South Bank</th>
<th>R&amp;C</th>
<th>NE</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pupils Eligible for EYFSP Assessment</td>
<td>81</td>
<td>1,509</td>
<td>27,138</td>
<td>572,117</td>
</tr>
<tr>
<td>Pupils Achieving 6 or More Points in Each of the 7 Scales of PSE and CLL</td>
<td>27%</td>
<td>49%</td>
<td>51%</td>
<td>52%</td>
</tr>
<tr>
<td>Pupils Achieving 78 or More Points Across All Scales</td>
<td>43%</td>
<td>71%</td>
<td>72%</td>
<td>75%</td>
</tr>
<tr>
<td>Pupils Achieving a Good Level of Development</td>
<td>27%</td>
<td>48%</td>
<td>51%</td>
<td>52%</td>
</tr>
<tr>
<td>Boy Pupils Eligible for EYFSP Assessment</td>
<td>40</td>
<td>794</td>
<td>13,908</td>
<td>292,930</td>
</tr>
<tr>
<td>Boy Pupils Achieving 6 or More Points in Each of the 7 Scales of PSE and CLL</td>
<td>25%</td>
<td>42%</td>
<td>42%</td>
<td>43%</td>
</tr>
<tr>
<td>Boy Pupils Achieving 78 or More Points Across All Scales</td>
<td>45%</td>
<td>65%</td>
<td>66%</td>
<td>69%</td>
</tr>
<tr>
<td>Boy Pupils Achieving a Good Level of Development</td>
<td>25%</td>
<td>41%</td>
<td>42%</td>
<td>43%</td>
</tr>
<tr>
<td>Girl Pupils Eligible for EYFSP Assessment</td>
<td>41</td>
<td>715</td>
<td>13,230</td>
<td>279,187</td>
</tr>
<tr>
<td>Girl Pupils Achieving 6 or More Points in Each of the 7 Scales of PSE and CLL</td>
<td>29%</td>
<td>56%</td>
<td>60%</td>
<td>61%</td>
</tr>
<tr>
<td>Girl Pupils Achieving 78 or More Points Across All Scales</td>
<td>41%</td>
<td>77%</td>
<td>78%</td>
<td>80%</td>
</tr>
<tr>
<td>Girl Pupils Achieving a Good Level of Development</td>
<td>29%</td>
<td>56%</td>
<td>60%</td>
<td>61%</td>
</tr>
</tbody>
</table>

Source: DfE. PSE: Personal, Social and Emotional development; CLL: Communication, Language and Literacy
5. Housing

Table 19 Housing stock (March 2008)

<table>
<thead>
<tr>
<th></th>
<th>South Bank</th>
<th>Redcar &amp; Cleveland</th>
<th>North East I</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Dwellings</td>
<td>2,372</td>
<td>61,534</td>
<td>1,165,201</td>
<td>22,481,264</td>
</tr>
<tr>
<td>Dwellings in Council Tax Band A</td>
<td>1,778</td>
<td>26,947</td>
<td>657,417</td>
<td>5,628,251</td>
</tr>
<tr>
<td></td>
<td>75.0%</td>
<td>43.8%</td>
<td>56.4%</td>
<td>25.0%</td>
</tr>
<tr>
<td>Dwellings in Council Tax Band B</td>
<td>427</td>
<td>12,047</td>
<td>169,800</td>
<td>4,370,789</td>
</tr>
<tr>
<td></td>
<td>18.0%</td>
<td>19.6%</td>
<td>14.6%</td>
<td>19.4%</td>
</tr>
<tr>
<td>Dwellings in Council Tax Band C</td>
<td>136</td>
<td>13,449</td>
<td>168,046</td>
<td>4,877,098</td>
</tr>
<tr>
<td></td>
<td>5.7%</td>
<td>21.9%</td>
<td>14.4%</td>
<td>21.7%</td>
</tr>
<tr>
<td>Dwellings in Council Tax Band D-I</td>
<td>23</td>
<td>4,969</td>
<td>91,074</td>
<td>3,431,126</td>
</tr>
<tr>
<td></td>
<td>1.3%</td>
<td>14.7%</td>
<td>14.6%</td>
<td>33.9%</td>
</tr>
</tbody>
</table>

Source: CLG

Table 20 Transactions of dwellings (Jan-Dec 2008)

<table>
<thead>
<tr>
<th></th>
<th>South Bank</th>
<th>Redcar &amp; Cleveland</th>
<th>North East I</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total sales of dwellings</td>
<td>101</td>
<td>1,532</td>
<td>29,959</td>
<td>609,854</td>
</tr>
<tr>
<td>Sales of detached dwellings</td>
<td>3</td>
<td>277</td>
<td>4,552</td>
<td>121,718</td>
</tr>
<tr>
<td>Sales of flats</td>
<td>40</td>
<td>126</td>
<td>4,562</td>
<td>137,619</td>
</tr>
<tr>
<td>Sales of semi-detached dwellings</td>
<td>20</td>
<td>569</td>
<td>9,062</td>
<td>164,022</td>
</tr>
<tr>
<td>Sales of terraced dwellings</td>
<td>74</td>
<td>559</td>
<td>11,770</td>
<td>186,291</td>
</tr>
<tr>
<td>Sales of dwellings, type unknown</td>
<td>70</td>
<td>1</td>
<td>13</td>
<td>204</td>
</tr>
<tr>
<td>Cash sales</td>
<td>74</td>
<td>402</td>
<td>7,051</td>
<td>153,928</td>
</tr>
<tr>
<td></td>
<td>73.3%</td>
<td>26.2%</td>
<td>23.5%</td>
<td>25.2%</td>
</tr>
<tr>
<td>Mortgage sales</td>
<td>27</td>
<td>1,130</td>
<td>22,908</td>
<td>455,926</td>
</tr>
<tr>
<td></td>
<td>26.7%</td>
<td>73.8%</td>
<td>76.5%</td>
<td>74.8%</td>
</tr>
<tr>
<td>Median selling price (£)</td>
<td>43,500</td>
<td>115,000</td>
<td>120,000</td>
<td>174,000</td>
</tr>
<tr>
<td>Mean selling price (£)</td>
<td>50,550</td>
<td>125,666</td>
<td>141,674</td>
<td>220,310</td>
</tr>
</tbody>
</table>

Source: CLG
## Table 21 Vacant dwellings (March 2007)

<table>
<thead>
<tr>
<th>Category</th>
<th>South Bank</th>
<th>Redcar &amp; Cleveland</th>
<th>North East I</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Dwellings on the Valuation List</td>
<td>2,498</td>
<td>61,550</td>
<td>873,576</td>
<td>18,343,815</td>
</tr>
<tr>
<td>All Vacant Dwellings</td>
<td>273</td>
<td>2,488</td>
<td>30,646</td>
<td>564,851</td>
</tr>
<tr>
<td></td>
<td>10.9%</td>
<td>4.1%</td>
<td>4.2%</td>
<td>3.5%</td>
</tr>
<tr>
<td>Dwellings Vacant for up to Six Months</td>
<td>68</td>
<td>943</td>
<td>11,167</td>
<td>257,375</td>
</tr>
<tr>
<td></td>
<td>2.7%</td>
<td>1.5%</td>
<td>1.4%</td>
<td>1.5%</td>
</tr>
<tr>
<td>Dwellings Vacant for up to Twelve Months</td>
<td>58</td>
<td>202</td>
<td>2,259</td>
<td>32,984</td>
</tr>
<tr>
<td></td>
<td>2.3%</td>
<td>0.3%</td>
<td>0.3%</td>
<td>0.2%</td>
</tr>
<tr>
<td>Long Term Vacant Dwellings</td>
<td>132</td>
<td>1,040</td>
<td>16,545</td>
<td>224,910</td>
</tr>
<tr>
<td></td>
<td>5.3%</td>
<td>1.7%</td>
<td>2.1%</td>
<td>1.3%</td>
</tr>
</tbody>
</table>

Source: CLG
### 6. Health

Table 22  Admissions to hospital (year ending March 2008)

<table>
<thead>
<tr>
<th>Category</th>
<th>South Bank</th>
<th>Redcar &amp; Cleveland</th>
<th>North East</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Finished Admission Episodes</td>
<td>1,779</td>
<td>38,356</td>
<td>715,599</td>
<td>11,999,765</td>
</tr>
<tr>
<td>Coronary Heart Disease (CHD)</td>
<td>8.4%</td>
<td>10.2%</td>
<td>10.6%</td>
<td>8.3%</td>
</tr>
<tr>
<td>Cerebrovascular Disease (including Stroke)</td>
<td>1.4%</td>
<td>1.8%</td>
<td>1.6%</td>
<td>1.6%</td>
</tr>
<tr>
<td>Cancer (excluding non-melanoma skin cancer)</td>
<td>15.3%</td>
<td>13.6%</td>
<td>12.7%</td>
<td>11.1%</td>
</tr>
<tr>
<td>Falls (basic accidental falls); External cause</td>
<td>4.2%</td>
<td>3.2%</td>
<td>3.1%</td>
<td>3.0%</td>
</tr>
<tr>
<td>Coronary Artery Bypass Graft (CABG) and Transluminal Coronary Angioplasty (PTCA); Operation</td>
<td>n/a</td>
<td>0.4%</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Hip Replacement; Operation</td>
<td>0.4%</td>
<td>0.5%</td>
<td>0.5%</td>
<td>0.6%</td>
</tr>
<tr>
<td>Knee Replacement; Operation</td>
<td>n/a</td>
<td>0.5%</td>
<td>0.6%</td>
<td>0.6%</td>
</tr>
<tr>
<td>Cataract; Operation</td>
<td>1.3%</td>
<td>2.6%</td>
<td>2.8%</td>
<td>2.7%</td>
</tr>
</tbody>
</table>

*Source: The NHS Information Centre for Health and Social Care*
7. Crime

Table 23  Reported crime (2008/09) per 1,000 population/households* in South Bank Ward

<table>
<thead>
<tr>
<th></th>
<th>South Bank ward</th>
<th>Redcar &amp; Cleveland</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OVERALL CRIME</strong></td>
<td>196.0</td>
<td>83.4</td>
<td>92.0</td>
</tr>
<tr>
<td><strong>TOTAL VIOLENT CRIME</strong></td>
<td>28.4</td>
<td>15.7</td>
<td>19.0</td>
</tr>
<tr>
<td>Robbery</td>
<td>0.9</td>
<td>0.2</td>
<td>1.5</td>
</tr>
<tr>
<td>Sexual Offences</td>
<td>1.4</td>
<td>0.6</td>
<td>0.9</td>
</tr>
<tr>
<td>Violence Against the Person</td>
<td>26.1</td>
<td>14.9</td>
<td>16.6</td>
</tr>
<tr>
<td><strong>TOTAL BURGLARY</strong></td>
<td>33.5</td>
<td>10.3</td>
<td>10.7</td>
</tr>
<tr>
<td>Burglary Dwelling</td>
<td>21.0</td>
<td>8.5</td>
<td>12.2</td>
</tr>
<tr>
<td>Burglary Other</td>
<td>24.3</td>
<td>6.7</td>
<td>5.5</td>
</tr>
<tr>
<td><strong>TOTAL VEHICLE CRIME</strong></td>
<td>35.0</td>
<td>17.0</td>
<td>18.0</td>
</tr>
<tr>
<td>Vehicle Theft</td>
<td>16.0</td>
<td>6.6</td>
<td>10.0</td>
</tr>
<tr>
<td>Theft From Motor Vehicle</td>
<td>11.2</td>
<td>4.3</td>
<td>7.3</td>
</tr>
<tr>
<td>Theft Of Motor Vehicle</td>
<td>4.8</td>
<td>2.4</td>
<td>2.7</td>
</tr>
<tr>
<td>Vehicle Interference</td>
<td>1.7</td>
<td>0.7</td>
<td>0.9</td>
</tr>
<tr>
<td><strong>TOTAL THEFT</strong></td>
<td>74.6</td>
<td>26.3</td>
<td>28.8</td>
</tr>
<tr>
<td>Theft From Shops /Stalls</td>
<td>30.9</td>
<td>7.1</td>
<td>5.9</td>
</tr>
<tr>
<td>Theft Other</td>
<td>26.0</td>
<td>11.9</td>
<td>13.0</td>
</tr>
<tr>
<td><strong>TOTAL CRIMINAL DAMAGE</strong></td>
<td>46.0</td>
<td>25.0</td>
<td>24.4</td>
</tr>
<tr>
<td>Criminal Damage to a Vehicle</td>
<td>17.3</td>
<td>9.6</td>
<td>7.2</td>
</tr>
<tr>
<td>Criminal Damage</td>
<td>28.7</td>
<td>15.4</td>
<td>17.2</td>
</tr>
<tr>
<td><strong>TOTAL DRUG OFFENCES</strong></td>
<td>7.7</td>
<td>3.2</td>
<td>4.5</td>
</tr>
<tr>
<td>Drugs - Supplying</td>
<td>0.9</td>
<td>0.4</td>
<td>0.6</td>
</tr>
<tr>
<td>Drugs Simple Possession</td>
<td>6.8</td>
<td>2.9</td>
<td>3.9</td>
</tr>
<tr>
<td>Fraud &amp; Forgery</td>
<td>1.6</td>
<td>1.2</td>
<td>2.5</td>
</tr>
<tr>
<td>Other Crime</td>
<td>4.3</td>
<td>1.5</td>
<td>1.3</td>
</tr>
</tbody>
</table>

Source: Cleveland and Durham Police Forces/Processing by Tees Valley Unlimited; * burglary is measured per 1,000 households, all other figures per 1,000 population
Table 24  Reported incidents (2008/09) per 1,000 population (South Bank ward)

<table>
<thead>
<tr>
<th></th>
<th>South Bank ward</th>
<th>Redcar &amp; Cleveland</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL INCIDENTS</strong></td>
<td>375.2</td>
<td>224.9</td>
<td>-</td>
</tr>
<tr>
<td>Total Anti Social Behaviour</td>
<td>146.4</td>
<td>105.3</td>
<td>-</td>
</tr>
<tr>
<td>Total Public Safety / Welfare</td>
<td>180.4</td>
<td>94.8</td>
<td>-</td>
</tr>
<tr>
<td>Total Transport</td>
<td>48.4</td>
<td>24.9</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Fire Incidents</strong></td>
<td>36.9</td>
<td>13.4</td>
<td>-</td>
</tr>
<tr>
<td>Primary Accidental Fires</td>
<td>1.0</td>
<td>0.8</td>
<td>-</td>
</tr>
<tr>
<td>Secondary Accidental Fires</td>
<td>0.4</td>
<td>0.2</td>
<td>-</td>
</tr>
<tr>
<td>Total Accidental</td>
<td>1.4</td>
<td>1.0</td>
<td>-</td>
</tr>
<tr>
<td>Primary Deliberate Fires</td>
<td>3.5</td>
<td>1.5</td>
<td>-</td>
</tr>
<tr>
<td>Secondary Deliberate Fires</td>
<td>26.1</td>
<td>7.3</td>
<td>-</td>
</tr>
<tr>
<td>Total Deliberate</td>
<td>29.6</td>
<td>8.7</td>
<td>-</td>
</tr>
<tr>
<td>Special Service Calls</td>
<td>5.7</td>
<td>3.7</td>
<td>-</td>
</tr>
<tr>
<td>False Alarm Calls</td>
<td>2.0</td>
<td>0.3</td>
<td>-</td>
</tr>
</tbody>
</table>

Source: Cleveland Police/Fire Brigade, processing by Tees Valley Unlimited
Resilience
The recent statistics on ‘resilience’ produced by Experian generated many headlines, with Teesside among the areas identified as among the least resilient in the country. The methodology for calculating the resilience index follows similar lines to the Index of Multiple Deprivation and uses some of the same indicators (including the IMD score itself). It analyse a variety of indicators clustered under four main headings – Business, People, Community and Place – for each local authority in the country. Individual indicators are combined to produce a score for each of these themes, which are then weighted to construct the overall index. Since the primary purpose of the index is economic resilience, the business score receives the heaviest weighting (50%) with each of the other three weighted at just under 17%. The data used is the latest available, with dates ranging from 2005 to June 2010, and is taken from both government statistics and Experian’s own proprietary databases. It would be difficult to construct an equivalent index for South Bank, because of this use of proprietary data and the use of statistics which in small areas are either unreliable (e.g. occupational data, earnings) or would distort the index (e.g. business density per 1,000 population). However, if these were omitted a similar index could be constructed for the area, which could be updated over time.

In the actual results, Redcar & Cleveland ranked 319th out of 324 local authorities. From this we can infer that South Bank – as one of the most deprived areas in Redcar & Cleveland – would be ranked extremely poorly and that South Bank’s ability to withstand and respond to externally generated negative shocks is likely to be very low.
Appendices

Appendix 1 - South Bank timeline

Pre-1850

‘Previous to the year 1850, the district was purely rural, and the inhabitants of the whole (Eston) parish did not number more than three or four hundred’ (Bulmers Directory, 1890).

1846: Middlesbrough to Redcar railway line – running through South Bank – is opened, although there is not a station at South Bank.

1850-1900

1850: Iron ore is discovered in Cleveland Hills near Eston, marking the start of major industrial growth in the area within the iron and steel industries.

1855: Sir Bernhard Samuelson provides land for an iron works at South Bank, and a new community develops here.

1867: South Bank becomes part of Middlesbrough Parliamentary Constituency.

1875: Dorman Long establishes a steelworks next to South Bank.

1878: South Bank Town Hall, with a covered market, is built.

1882: South Bank Railway Station is opened.

1890: Bulmers Directory describes South Bank as ‘a rapidly increasing and populous market town’; and ‘entirely a recent creation, which has sprung into existence since the establishment of the steel works of Messrs. Bolckow, Vaughan & Co., Limited, and the works of the Clay Lane Iron Co., Limited. Another industry of the place which gives employment to a large number of the inhabitants is the manufacture of bricks and tiles’ (South Bank was previously known at Tees Tilery). The population of Eston parish is given as over 20,000.

1900-1950

1910: Smiths Dock Shipbuilders is established at South Bank.

1910: South Bank Town Hall is demolished.

1922: The war memorial at King Georges Square is erected.

1920s: Dorman Long Steelyard builds the Tyne Bridge and Sydney Harbour Bridge, among others.
1920s-1930s: Unemployment is high across Teesside.

1940-43: South Bank is bombed during World War II, causing some housing damage and loss, e.g. 12 houses on Bridgeford Terrace and Coral Street hit in one 1942 raid.

**1950-2000**

1950s: South Bank estate (local authority housing) is built on land formerly covered by a slag heap (streets included Uvedale Road, Macmillan Road and Crescent, Marquand Road, Steele Crescent, Strauss Road, Bevanlee Road, Lawson Close, Keir-Hardie Crescent, Jones Road, and Passfield Crescent).


1960s: Iron ore mining ceases on Eston Hills. Future iron and steel manufacture in the area must rely on imported iron ore.

1974: The new Langbaurgh district of the County of Cleveland is formed from several Teesside wards (including South Bank) and parts of the North Riding of Yorkshire.

1974: A report by Teesside County Borough on *'Prevailing Environmental Conditions in the District of Eston and Proposals for its Improvement'* states that South Bank remains highly affected by air pollution from local industries, more so than other localities in Eston.

1981: Area north of Middlesbrough Road demolished to make way for A66 road.

1980s: Asda store is built north of A66.

1980s: Flats built on Cleveland Court and Mannion Court (on former site of Codd Street, Beacham Street, Peel Street and Mumby Street).

1986: The last ship is launched from Smiths Dock.

1986: Unemployment is at its peak across Teesside (20% male unemployment).

1980s: Infill housing is built North of Redcar Road by RSLs (Coast and Country, Accent and Endeavour now all own properties there).

1980s-1990s? Parts of South Bank estate demolished (Uvedale Road, Macmillan Road and Crescent, Chadwick, Keynes and Barnes Closes, Marquand Road and parts of Steele Crescent, Strauss Road and Passfield Crescent).

1987: Local Councillors write to the Council expressing concern about growing problems in South Bank.
1995: Poor health records and mortality rates in working class areas of Teesside are linked to pollution from local industry.

1995: Single Regeneration Budget 2 funding of £17.5 million is granted for the ‘South Bank from Hope to Reality’ programme. It is used for physical improvements (selective demolition, refurbishment of properties and street improvements), employment, education and anti-crime projects (e.g. additional policing, a victim support worker, home security grants, and the installation of CCTV and alleygates).

1996: Cleveland is abolished and its districts become unitary authorities, with Langbaurgh-on-Tees being renamed Redcar and Cleveland.

2000 onwards

2000 onwards: Terraced housing property prices reach an all-time low (~£3K), which accelerates the trend for privately rented housing controlled by private landlords.

2001: Smiths Dock (now owned by Cammell Laird) closes as a ship repair yard.

2001: Corus Steel Yard pays off 1,700 workers.

2001: SRB5 funding is granted for the 'South Bank & Grangetown: Communities that Work' programme, involving housing improvements and community development.

2001: An SRB position statement states ‘The decline...of the industries that provided jobs for local residents means that there is no longer any economic justification for the existence of these communities. The challenge which they...face is to determine a new justification for their existence’. It identified the following ‘outstanding issues’ in South Bank and Grangetown:

- Numerous social exclusion issues.
- Few positive reasons for living in the area (‘There tend to be two separate groups of people living locally: those who have been there all their lives and don’t want to or can’t afford to move; and young people who move into the area because they cannot afford anywhere else’)
- Low demand for housing, including local authority housing.
- Lack of marketable housing stock with which to attract people to the area.
- A high proportion of housing is controlled by private landlords.
- Falling population.
- Declining school numbers (even though the area has ‘good schools...which are climbing the league tables’).
- Unemployment has been halved but the number of families eligible for free school meals has remained constant, raising questions about the type of work people are getting.
- There is a long-term need for strategic health investment in the area.
- There is a degree of apathy within the community to SRB largely because they have experienced so many different funding programmes.
- Attracting funding to the area inevitably reinforces negative perceptions, making it harder to raise esteem/pride within the area.

2001: The Golden Boy Green development opens in February, providing a small indoor hall, soft play area, changing facilities, display area, offices, training kitchen, basketball/football pitches, a skatepark and an amphitheatre.

2002: Aire Street is partially demolished.

2004: A Housing Renewal Plan for South Bank (prepared by Nathaniel Litchfield and Partners) recommends that all the existing South Bank housing be demolished and the residents moved to new homes in Low Grange. The plan is later scaled back so that only 500 homes will be demolished and the area ‘revitalised’.

2005: A Sustainable Communities Plan recommends that a strategic Masterplan be developed for Greater Eston.

2005: South Bank Community Primary school is opened, replacing the former Cromwell Street School. (It moves in to new purpose-built premises in 2006).

2006: Major housing demolition in South Bank (phase 1) begins.

2006: Aire Street demolition is completed.

2006: Cleveland Court and Mannion Court flats are demolished.

2007: Costa Street is demolished.

2008: Major housing demolition in South Bank (phase 2) begins.

2008: Central Flats, Victoria Street/Hampden Street, Anne Street, Warwick Street, and Queen Street demolished.

2008: Greater Eston Strategic Masterplan is produced by GVA Grimley.

2009: South Bank and Grangetown are announced as a Connecting Communities Round Two area in December, qualifying them for part of a £12 million fund to improve deprived areas.

2009: Golden Boy Green Community Centre is damaged in an arson attack, and closed down until repairs can be made.

2010: Corus Steel Plant is to be mothballed, meaning around 1,600 job losses.
2010: Health village and new library opened on Normanby Road in April.

2010: Neighbourhood Management pilot begins in the borough in April; South Bank is one of the pilot areas.

The future

Parts of Oliver and Pym Streets are to be demolished by March 2011.

The old South Bank library building will be demolished.

Eco-Village (by 2013?): Gentoo will build 15 new houses (4 of them zero carbon), and refurbish a row of terraced houses. Commissioned by R&C Council.

Low Grange is the key site for building new housing in the borough in the next 15 years (2010-2025). Barratt may develop part of the site (project currently on hold).

New Tesco and other retail units are planned on a greenfield site on Normanby Rd next to the health village and library.
Appendix 2 - Community projects, activities and events

Below is a description of the community activities and events that we found out about during the research. Please note that this is not an exhaustive list and we may have missed some activities. It may be useful to map community activity in South Bank in a more focused way, including changes over time, at some point in the future.

Local Authority activities and initiatives

South Bank Housing Renewal Team
This team co-ordinates all frontline housing market renewal activity in the neighbourhood, and deals with a wide range of service requests directly or by liaising with other organisations or Council services. It deals with relocation to alternative accommodation, home swaps, securing open to access properties, signposting to council services and other agencies, environmental works, rubbish collection etc. The Guinness Trust originally set up the Housing Renewal Team. Redcar and Cleveland Council and the Guinness Trust now have a Service Level Agreement in place relating to the team. South Bank is the only area in the Borough to have a housing renewal team. The team will exist until March 2011, when the planned demolitions will all be finished and the redevelopment phase should begin.

Golden Boy Green
The Golden Boy Green development opened in 2001, providing a small indoor hall, soft play area, changing facilities, display area, offices, training kitchen, basketball/football pitches, a skate park and an amphitheatre. It was a well used local facility, housing a number of groups and activities including South Bank Tomorrow, the Multi-Cultural Association and other BME community activities, and Kidz Konnekt, among others. The centre was damaged in an arson attack in 2009, and was closed down until repairs could be made. While most of the activities have found other local venues, people are very keen to have the centre restored as a local centre for youth activities. The Council’s Area Management Department is responsible for the building, and a focus group has been set up, including local residents and stakeholders, to take this forward.

Participatory budgeting
Residents have recently taken part in a participatory budgeting exercise, in which they made decisions on improvements that have since happened. For instance a local park has been improved, and some back alleys have been painted.

Neighbourhood Management
The council is currently piloting a new Neighbourhood Management approach – Neighbourhood Planning – in South Bank. This is a Total Place approach which aims to build multi-agency partnerships that will work on a practical level to manage areas. It will hopefully enable better use of existing limited resources and improve communications between the various agencies and residents. There may also be activities relating to
community development and financial inclusion in due course, as well as plans to develop the allotments in South Bank through community projects.

Connecting Communities
South Bank and neighbouring Grangetown were announced in 2009 as a Connecting Communities Round Two area in December, qualifying them for part of a £12 million fund to improve deprived areas.

Local Councillors
The local Councillors are Ian Jeffrey, Sue Jeffrey and Sylvia Szintai. Ian holds the portfolio for Education within the Council, and chairs various committees and groups including the South Bank Housing Strategy Steering Group. Sylvia holds the portfolio for Environment.

South Bank Tomorrow
South Bank Tomorrow was formerly based in the Golden Boy Green building, but now works from the Generation Centre on Normanby Road. It is managed and run mainly by local residents. It is responsible for a number of activities, including:

- Employment support, funded by the Department of Work and Pensions and in partnership with Working Links. Help and support includes assistance with filling in forms, and working with local employers.
- Small-scale environmental improvements, including painting back alley gates and walls, organising clean-ups on local streets, and improving St George's Square. Pearl’s Park (named after a former local Councillor) is a small patch of ground that has been cleared and raised beds put in to grow vegetables.
- Co-ordinating local volunteers, for instance to work on the environmental improvements.
- Producing a local newsletter.
- Running the new South Bank Neighbourhood Forum, which was launched in summer 2010. The Forum deals with the range of major and minor issues that local people raise, and aims to involve local officers or organisations who may be able to provide answers. It also gives information on topics that are of particular local interest (e.g. updates on the regeneration process), by offering those involved a platform for giving presentations.
- Running and hosting a variety of events and activities in the centre, including crafts, Darby and Joan, and a chiropody service.
- Hosting a Facebook page which is used by residents of all ages, where it promotes its activities and advertises opportunities.
- A Meals Made Easy meals on wheels service launched in September 2010, that will run every day of the year.
- There is also a plan to have a café in the building to provide a meeting place and good hot food for local people.
Kidz Konnekt
Kidz Konnekt is a voluntary-run organisation that provides youth activities for up to 80 young people aged 8-19 years. It was set up around six years ago in response to an identified gap in local youth provision. It runs youth club sessions every Thursday (8-12 year olds and 13-19 year olds) as well as other activities and events. Kidz Konnekt has recently won a £0.5 million Big Lottery Fund grant, and has planned a number of initiatives, including training local young people as community workers and health apprentices.

Kara Family Project
The Kara Project supports children, young people, and families in a variety of ways, including home visits, parenting support (e.g. Lads and Dads groups and family groups), activities and outings for children and young people, and community events such as fun days and coffee mornings. It is based in South Bank Business Centre on Normanby Road.

Tees Valley Women’s Centre
The Women’s Centre is on Upper Albion Street in South Bank. It runs educational courses such as ICT, arts and crafts, jewellery making, painting and drawing, reflexology, Reiki and nail care. It also offers family support including childcare, breakfast clubs, a crèche, children’s parties, soft play and a café. The Centre hosts the Chandni Women’s Group, which is apparently the only structured group for people of BME origin in the Borough.

South Bank Sure Start Centre
The Sure Start centre, next to South Bank Primary School, provides a range of educational and support activities aimed at children under school age and their families.

Redcar & Cleveland Multi-Cultural Organisation
This organisation is based in South Bank and has been running for 25 years. It used to have its own building in the area, but the group now meets in the South Bank Tomorrow building.

Sports
One respondent made the point that, as a deprived area, funding is ‘poured’ into South Bank, and as a result there are lots of opportunities for children and young people to get involved in free activities.

South Bank F.C.
South Bank Football Club (which began in 1868 and thrived for many years) was resurrected in 1995 by a group of local volunteers. It has taken over the old Multi-Cultural Centre in South Bank. It has around 160 regular participants, mostly from South Bank (but also people from Eston, Grangetown, and Teesville, and some of those who have been moved out of the area due to demolitions still attend), who play in a number of teams including several junior girls’ teams, two senior men’s teams, and a ‘geriatric’ (over 35s) team. The club uses the (Probation) Community Service Team as volunteers, helping with ground improvements as
part of their rehabilitation. The club is supported by the Home Office and a range of local organisations.

*California Ladies FC*
This is a football club for girls and women, including under 10s, under 12s, under 14s, under 16s, and women’s teams. The teams train at Harcourt Road in South Bank.

*Boxing*
South Bank has a tradition of developing boxers and we have two young boxers from the BME community in SB who are doing very well and aiming to go to the Olympics. Their Dad is quite a prominent local businessman (Off Licences and live on Normanby Rd).

*Impact Martial Arts*
Kickboxing.

*Eston Sports Academy*
The local sports centre to the south on Normanby Road.

**Places of worship**

*St Peter’s RC Church*
The Catholic church, St Peter’s, now holds masses only once a fortnight and shares a parish priest with three other areas.

*St John the Evangelist Church (Church of England)*
‘The Johns’ (as it is known locally) has a congregation of about 40-50 people per week, of which around 20% live in South Bank (most of the others are former South Bankers who have moved to other areas). The church is also used by people coming back to the area to hold baptisms and weddings. As the local priest says, ‘they might not have a faith but…Johns is their church’. The church also holds community activities such as a keep fit club once a week, and is looking to resurrect former activities such as lunch clubs and youth groups. The church holds an annual summer fete.

*South Bank Baptist Church*
The local Baptist Church hosts a regular youth group and martial arts classes.

**Other activities**

*Bobbies’ Hobbies*
Along with partner agencies, the community policing team has arranged and found funding for various activities with young people aged 8-16 years. They organised trips and activities such as ice skating, swimming, bowling, surfing, and sports such as cricket, football, and
baseball. The idea was to give the young people something to do so that they would not get involved in anti-social behaviour, and it seems to have worked. Another outcome was that PCSOs and local young people got to know each other better through these activities, which has led to a number of benefits.

South Bank Local History Group
This group is linked to South Bank Tomorrow and based in the Generation Centre.

Friends of South Bank Library
This group meets for coffee mornings every month in South Bank Library.

Events
There was a community fun day in South Bank in May 2010, which people were very positive about. Several local residents spoke of the desire to have more local events, including the traditional annual summer carnival.
RESEARCH PARTICIPANT CONSENT FORM

Project: Research on a proposed approach for a longitudinal assessment of the impact of the regeneration of South Bank, Greater Eston.

Research team: Paul Greenhalgh, Fred Robinson, Paul Braidford, David McGuinness, Gill Davidson, Paul Biddle

Name of participant: 
Address: 
Contact Tel: 
E-mail: 

Statement of participant* consent

*Please read the statements below and tick the boxes to show that you agree with them.

I have been told about this research project and its purpose*   
I agree to participate in this research project*   
I have discussed any need for anonymity or confidentiality with the researcher** 
I agree to being audio taped during the interview   

* Participants under the age of 18 normally require parental consent to be involved in research. 
** See the section below for any specific requirements for anonymity or confidentiality.

Signed .................................................. Date .........................
DEVELOPING AN APPROACH FOR A LONGITUDINAL STUDY OF THE IMPACT OF THE REGENERATION OF GREATER ESTON

Thank you for giving us your time.

We are a group of researchers from Northumbria and Durham Universities. We have been asked to develop a research project to find out how the regeneration of Greater Eston affects the lives of ordinary people living in South Bank.

A number of changes have already happened or are being planned for South Bank, as part of the Greater Eston Masterplan. For instance, some of the housing has been demolished, new facilities have been built, and there are plans to build more new housing and shops, and make other improvements over the coming years.

Redcar and Cleveland Council and their partners are overseeing the changes. They want to find out whether this work really does help to improve the quality of life for people in South Bank, and if so, in what ways people’s lives have been changed and by how much.

To find out these things, we need to talk to local residents about what life is like in South Bank. We want to find out what they think of the area – the people, the houses, streets, parks, shops, schools, jobs, health facilities, local problems, and the other things that are important to people.

The planned study may go on for up to 25 years. We are hoping to follow the same group of people over the years, talking to them every so often to find out how (and why) things have changed for them since we last spoke. Everyone who takes part in the research will remain anonymous, and no one will be identified in any reports we write.

We hope that taking part in the research will be an enjoyable experience. What people tell us will be included in regular research reports, which will be sent to the Council and others. There may also be a range of local events and activities planned over the years as part of the study, which participants will be invited to take part in.
For further information, please contact Gill Davidson (tel: 0191 243 7186; email: gill.davidson@northumbria.ac.uk) or Dave McGuinness (tel: 227 3655; email: david.mcguinness@northumbria.ac.uk)