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A STRATEGY FOR THE LONGITUDINAL ASSESSMENT OF LARGE SCALE REGENERATION PROJECTS

**By Gill Davidson, Paul Greenhalgh and
David McGuinness**

School of Built and Natural Environment

PRESENTATION OVERVIEW

- **Who we are**
- **What we did (and why)**
- **What we found**
- **What will happen next**
- **What we hope to get out of it in the long term**

THE RESEARCH TEAM

Northumbria University:

Dr Paul Greenhalgh

Gill Davidson

David McGuinness



Durham University:

Professor Fred Robinson

Paul Braidford

SUPPORTING THE PROJECT:

**North East Improvement and
Efficiency Partnership (NEIEP)**

Institute for Local Governance (ILG)

**Redcar and Cleveland Borough
Council**



RESEARCH AIM

‘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’

RATIONALE FOR RESEARCH

- **To record the journey of regeneration in South Bank**
- **To identify the impacts on the area and on local people's quality of life and wellbeing**
- **To provide a forum for residents and stakeholders to comment on (and potentially influence) the regeneration process**
- **To highlight learning and best practice for future similar regeneration programmes**

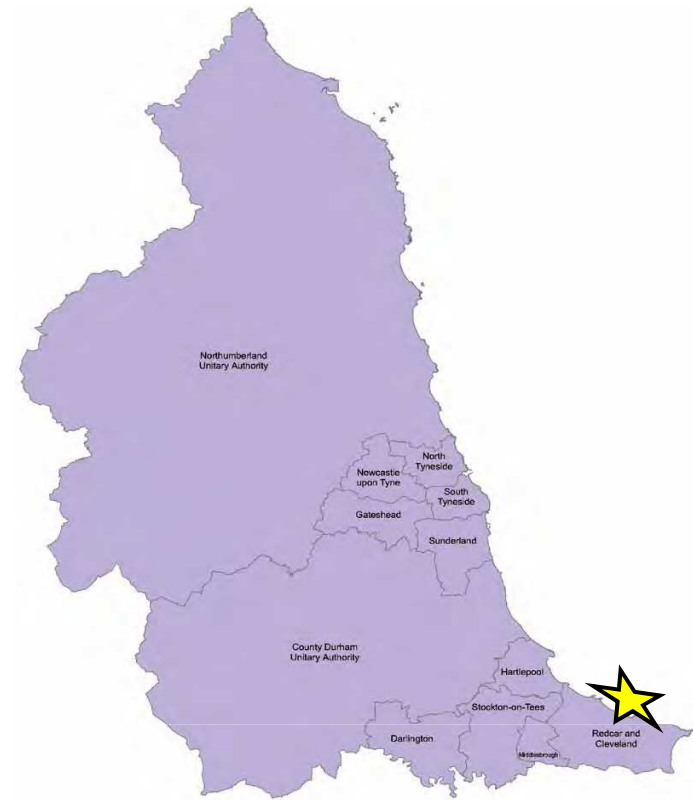
RESEARCH TASKS

- **Documentary analysis (previous similar work, secondary data for the area)**
- **Consulted 20 residents and 25 stakeholders, and attend local meetings**
- **Identified study costs and potential funders**
- **Designed a flexible and transferable methodology**
- **Recorded the baseline position in South Bank**

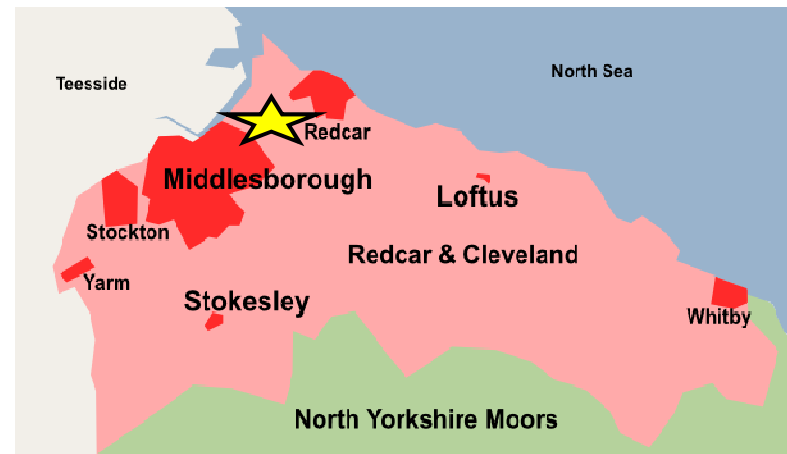
SOUTH BANK

Teesside

South Bank



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SOUTH BANK: GEOGRAPHICAL AREA OF STUDY



SOUTH BANK

- **Small geographical area, formerly rural**
- **Grew quickly after 1850 to provide housing for ship and steel workers**
- **Small, tightly packed terraced housing dating from early 1900s**
- **Formerly the 'vibrant heart' of town**
- **From 1960s onwards, affected by the decline of ship and steel industries**

REGENERATION EFFORTS

- **Previous programmes: SRB**
- **Plans:**
 - **Housing Renewal Plan (2004)**
 - **Sustainable Communities Plan (2005)**
 - **The Greater Eston Master Plan (2008)**
- **Consultations with residents**
- **Demolition of void housing**
- **Eco-village**

SOUTH BANK NEGATIVES

- **Low housing demand**
- **Private landlords and problem tenants**
- **Voids & demolitions**
- **Falling population**
- **Frustration at lack of progress**
- **High unemployment**
- **Poverty**
- **Poor health**
- **Fly tipping and littering**
- **High crime rates**
- **Anti-social behaviour issues**
- **Few shops or services**
- **Stigma**

SOUTH BANK POSITIVES

- **Educational achievement improving (but still low)**
- **Good schools**
- **New facilities: library and health village**
- **Plans for new housing and shops**
- **Active community organisations and projects**
- **Strength of community:**
 - **‘Neighbourliness’**
 - **Family networks**
 - **Community spirit**
- **Sense of belonging to the area**
- **Hope for the future**

Houses awaiting demolition, South Bank, Spring 2010



Early 20th century housing designated 'retain and monitor', South Bank, Spring 2010



Housing demolition site, South Bank, Spring 2010



Boarded up shops in South Bank, Spring 2010



King George's Square War Memorial, South Bank, Spring 2010



LONGITUDINAL STUDY: PROPOSED METHODOLOGY

Main activities (to be repeated every 3-5 years):

- **Interviews/focus groups with residents**
- **Interviews with stakeholders**
- **Secondary data analysis**

With various innovative add-on projects occurring periodically in between, plus ongoing contact

STUDY PARTICIPANTS

- **100 participants: 80 residents and 20 stakeholders**
- **Residents grouped into ‘panels’ of people who share characteristics (e.g. age, employment status, ethnicity, housing tenure)**
- **Recruitment of residents through snowball sampling**
- **Retention vs. refreshment of participant group**

ADD-ONS

- **Innovative and opportunistic**
- **Using a variety of research methods (e.g. case studies, oral histories, art and photography projects, GIS, social networking)**
- **Taking place between repeats of the main data collection activity**
- **As and when funding permits**

CHALLENGES AND OPPORTUNITIES

- **Uncertainty – will the regeneration go ahead? Can we fund the study?**
- **Commitment from all parties is vital**
- **Maintaining momentum**
- **Flexibility at the expense of clarity?**
- **Attribution?**
- **Longitudinal approach recognises that successful regeneration takes time to achieve**
- **Chance to improve understanding**

RESEARCH REPORTS

- 1. Longitudinal assessment of large scale regeneration projects: a strategy. Greater Eston, Redcar and Cleveland.*
- 2. Longitudinal assessment of large scale regeneration projects: a strategy for Greater Eston, Redcar and Cleveland. South Bank baseline information.*

Contact Gill Davidson at Northumbria University
(gill.davidson@northumbria.ac.uk) for copies