

# Northumbria Research Link

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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**

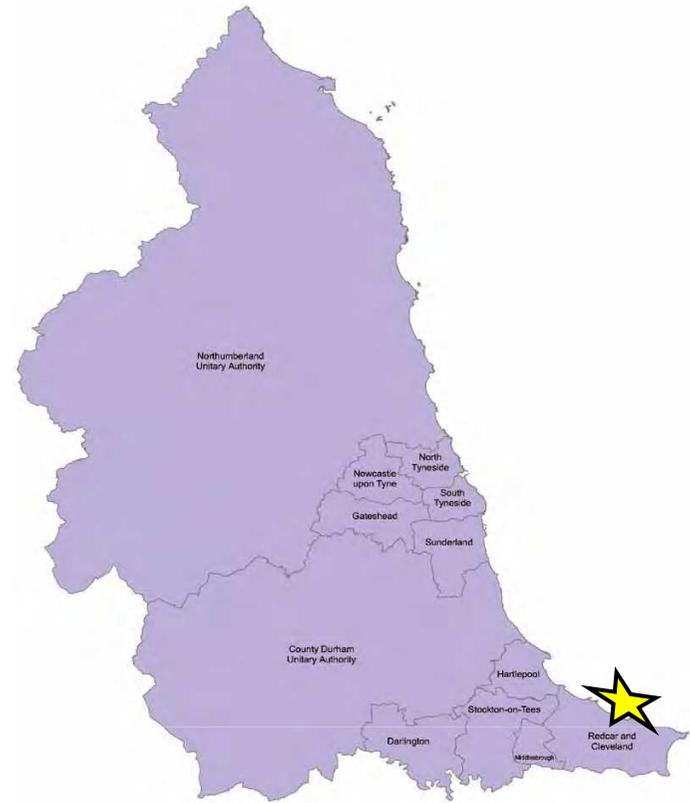
# RESEARCH TASKS

- **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 20<sup>th</sup> 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.*

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