

# the **STREETWISE INSIDER**

Issue One

October 2005

Street Price: Market Value

The **INSIDER UNCOVERS** the **MORI Poll** and can confirm that there are a number of major flaws, two of the most obvious of which are:

- **Small Unrepresentative Sample**
- **Miss-leading Conclusions**

Only **619** households were questioned throughout **6 areas**: Gresham, Middlehaven, University, Ayresome, Linthorpe, and North Ormesby (including Brambles Farm). Less than **100** households may have taken part inside the demolition zone itself. Do you think it is fair that people outside Gresham should decide the fate of 1500 homes (and profoundly alter the lives of 4000+ people) inside the zone? When the same people are cynically led by the survey to believe that they could get a new kitchen or bathroom from regeneration, then the outcome is doubly suspect.

The actual question reads do you strongly agree, agree or disagree with the following statement:

*'I would support demolition of **some** terraced housing if those living there are offered similar or better homes and are **fully compensated**'.*

**SOME** does not necessarily mean that interviewees were for the mass demolition of 1500 homes! If the poll was intended as a straight popularity survey why not simply ask:

*Do you agree or disagree that the regeneration proposals which will lead to the demolition of 1500 homes should go ahead?*

You should know that the council's own survey found only 22% for some demolition and not the 71% the MORI poll claims.

In a poll published on the website [www.homeregeneration.com](http://www.homeregeneration.com) 98% were against the existing proposals!

## **WHAT THE EXPERTS REALLY SAID ABOUT THE TOWN'S TERRACED HOUSING**

Residents may only have been informed in July but the Council has had designs on our homes for over two years.

This was reported in a subscription based website **HOUSING TODAY (26/03/04)**:

*'MBC commissioned architect HTA and consultants DTZ Piedad to produce a masterplan for remodelling the town center's 10,000 terraced homes*

*More than 1000 houses could be knocked down. Janine Turner, the council's service manager for community housing services, said. The council's cabinet signed off the £300,000 for the work.... It will include an analysis of housing need, an options appraisal, a masterplan and a full economic analysis.'*

It is obvious from these actions that the Council always intended to demolish the better half of Gresham. So why did they not inform the public then and start a proper and inclusive consultation process?

Why have we not seen this study completed in June? Perhaps it's because they didn't get the answer they were looking for from their £300,000 investment?

**STREETWISE INSIDER** has seen the findings of the consultants and they conclude that the worst **terraced housing** in Middlesbrough, in terms of all the key indicators of market failure, is the **Abington Road** area and **NOT GRESHAM**. Yet MBC decided to target Gresham for demolition!

The **INSIDER** thinks this is simply a **LAND GRAB**. We have it and they want it, and they will use any spin to justify taking it from us!



## **DO YOU REALLY TRUST THEM?**

**Market Value** - On August 6 the Daily Telegraph investigated this council's track record in St Hilda's:-

*'The 19 year old estate is to be demolished...because the council says the regeneration scheme there has failed.'*

Residents are been offered around £21,000 for semi-detached three bedroom houses which when valued independently are rated at £55,000.

If the council can get away with treating the residents of St Hilda's in this disgraceful way, why do we think we would be treated any differently?

Tower Green faces blight of empty and burnt out houses everyday. This council allows this situation to force the remaining homeowners to cut a deal and run.

Is this the future of Gresham? What of the Bow Street triangle? How will they fair once the houses around them start to get burnt out and vandalized?

**STREETWISE INSIDER** says make no mistake – **THEY WANT IT ALL AND THEY WANT IT CHEAP!!**

**Published by  
Gresham Gems Residents**