

MEETING	B&NES HEALTH AND WELLBEING BOARD
DATE	23/03/2016
TYPE	An open public item

<u>Report summary table</u>	
Report title	Joint Health and Wellbeing Strategy update: Priority 4 - Creating healthy and sustainable places
Report author	Paul Scott (Public Health) & Louise Davidson (Housing Services)
List of attachments	Foxhill Regeneration & Development Charter (Draft)
Background papers	Information about the Foxhill Housing Zone can be found at: http://www.mulberryparkbath.co.uk/
Summary	<p>Priority 4 of the B&NES Health and Wellbeing Strategy is to create healthy and sustainable places. This covers a number of work streams (food, travel, housing, planning) but the focus of this board report is an update on developments for the Foxhill Housing Zone. This is the biggest housing focused regeneration programme in B&NES, led by the housing provider and developer Curo. Foxhill is an area that experiences above average deprivation and where housing, skills and employment challenges make it harder to achieve good health outcomes.</p> <p>A draft Foxhill Regeneration and Development Charter has been developed in a partnership with B&NES Council and Curo. This aims to firmly set the high level ambitions of both organisations for the regeneration of Foxhill.</p> <p>The charter outlines a number of ambitions that should improve the wider determinants of health for this area and overall quality of life. These wider issues are sometimes called the ‘causes of the causes’ of ill health.</p>
Recommendations	<p>The Health and Wellbeing Board is asked to:</p> <ul style="list-style-type: none"> Note the significance of the Foxhill Housing Zone development, in terms of potential for improvements in the long term health and sustainability of this area of relatively high deprivation.

	<ul style="list-style-type: none"> Consider the role that the Health and Wellbeing Board might play in supporting the health and sustainability issues outlined in the Charter.
<p>Rationale for recommendations</p>	<p>The 2010 Marmot Review of effective action to reduce health inequalities in England identified 6 policy areas to focus on. One of these was to create and develop healthy and sustainable places and communities. This ambition also features as priority 4 of the B&NES Health and Wellbeing Strategy.</p> <p>The Foxhill Housing Zone is an excellent example of how local partners are working towards this ambition for a local community.</p>
<p>Resource implications</p>	<p>There are no direct resource implications around approval of the draft charter for consultation. Community engagement and consultation costs are being met by Housing Zone capacity funding awarded directly to ATLAS.</p> <p>There are no staffing implications around engagement and consultation on the Charter that cannot be met within existing capacity.</p> <p>The Ambitions articulated in the Charter will provide a framework to determine how the Council may direct future resources into the Foxhill regeneration, if available. The scale of potential revenue implications will be considered as part of any future project assessment and appropriate approvals will be sought on a project by project basis as required.</p> <p>Funding has been secured for a project management officer post within the Council to support the delivery of the Charter and the Government's Housing Zone targets.</p>
<p>Statutory considerations and basis for proposal</p>	<p>The Charter is the articulation of the agreed ambitions of Curo and B&NES Council in their respective roles as land owner and Local Authority. It is not a planning document nor is it proposed to adopt the Charter in any formal policy.</p> <p>The Ambitions in the Charter will advise and underpin potential future investment decisions, targeting of staffing resources and potential partnership development work with outside agencies. Future decision-making will be taken through the appropriate approval processes with statutory requirements and responsibilities, options and risks assessed as needed.</p> <p>Delivery of the Foxhill Housing Zone is essentially focused on meeting an accelerated completion of new homes. This contributes to Core Strategy house building targets and delivery of affordable housing.</p> <p>The wider regeneration aspects of the Housing Zone, which are outlined and underpinned by the Charter, reflect the need to improve the health outcomes and socio-economic performance of</p>

	Foxhill as a place to live.
Consultation	Curo have engaged with the local Foxhill community throughout the process, including in relation to this Charter, and will continue do so going forward in to the practical master planning phase of the development. The Charter itself has been subject to public consultation during February and March 2016.
Risk management	A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

THE REPORT

1 Background

Priority 4 of the B&NES Health and Wellbeing Strategy is to create healthy and sustainable places. This covers a number of work streams (food, travel, housing, planning) but the focus of this board report is an update on developments for the Foxhill Housing Zone. This is the biggest housing focused regeneration programme in B&NES, led by the housing provider and developer *Curo*.

The Foxhill estate, south of Bath city centre, is one of the most deprived areas in B&NES and is amongst the 20% most deprived wards nationally. Its sits in contrast to the surrounding neighbourhoods which are amongst the least deprived 20-30% nationally. Health outcomes are worse than average but of particular note are the gaps in qualifications, skills and employment. Much of the estate is social housing owned by *Curo*, parts of which are in poor condition and require redevelopment.

Nonetheless, the area also has significant assets such as a strong sense of local identity, mutual support networks and sense of neighbourliness. There are large amounts of green space in the area, with opportunity for relaxation, exercise and food growing, though some of this is not well utilised due to the quality of the space, particularly for younger people. It quality is also near Bath University and within reach of the city centre and employment opportunities by public transport. Local schools and health services are also of good.

In 2013, *Curo* bought the former MoD site at Foxhill which is adjacent to the existing housing estate. B&NES Council, with *Curo*'s support, applied for these areas to be designated as a housing zone and this was confirmed in March 2015. It is one of only 20 Housing Zones outside London.

The Foxhill Housing Zone comprises the redevelopment of the former MOD site for 700 new homes (Mulberry Park) and the regeneration of the neighbouring post war Foxhill estate which will deliver additional new homes (1,300 in total across the two sites), alongside wider community, social and economic regeneration activities including new open spaces, community facilities and improvements to the local transport infrastructure.

In January 2016, the Council secured £313,000 funding for the Foxhill Housing Zone from the government. This funding is to help overcome challenges and speed up delivery of the project. For more information, see www.mulberryparkbath.co.uk

2 The issue

A draft Foxhill Regeneration and Development Charter has been developed by the Homes and Communities Agency Advisory Team for Large Applications (ATLAS) in conjunction with Bath and North East Somerset Council and Curo. This aims to firmly set the high level ambitions of both organisations for the regeneration of Foxhill.

It has been developed over a series of 3 workshops between November 2015 and January 2016 run by ATLAS with Cabinet, Ward members and senior officers from the Council and the Curo Senior Management team.

The Charter will help to reduce risk in the work coming forward through the Foxhill Housing Zone. In particular it should firmly set the joint high level ambitions and provide a mandate for Curo and the Council to work together, ensuring that the Housing Zone is delivered appropriately and effectively.

The draft Charter has been subject to public consultation during February and March 2016, which has now closed. Feedback arising from this will be summarised verbally at the Health and Wellbeing Board meeting, including that given by the Create Healthy and Sustainable Places working group.

The 4 key ambitions identified in the Charter for the Foxhill Housing Zone are set out below. The attached charter provides more detail about each of these ambitions and sets out specific objectives that have the potential to improve all of the key determinants of health:

- **Communities:** ‘communities which continue to be proud of themselves and the local neighbourhood’
- **Connections:** ‘a neighbourhood which is well connected and fully integrated with its surroundings’
- **Housing Choice:** ‘a destination where people choose to come to live and then want to stay’
- **Quality of Place:** ‘A vibrant neighbourhood with a mix of uses and a strong local economy’

3 Recommendations

The Health and Wellbeing Board is asked to:

- Note the significance of the Foxhill Housing Zone development, in terms of the opportunities for improving the long term health and sustainability of this area.

- Consider the role that the Health and Wellbeing Board might play in supporting the health and sustainability issues outlined in the Charter.

4 Resource implications

There are no direct resource implications around approval of the draft charter for consultation. Community engagement and consultation costs are being met by Housing Zone capacity funding awarded directly to ATLAS.

There are no staffing implications around engagement and consultation on the Charter that cannot be met within existing capacity.

The Ambitions articulated in the Charter will provide a framework to determine how the Council may direct future resources into the Foxhill regeneration, if available. The scale of potential revenue implications will be considered as part of any future project assessment and appropriate approvals will be sought on a project by project basis as required.

Funding has been secured for a project management officer post within the Council to support the delivery of the Charter and the Government's Housing Zone targets.

Please contact the report author if you need to access this report in an alternative format