

Tpas Case Study

Regeneration

Foxhill Estate: CURO

2015 - Present

Curo is a not-for-profit housing and support organisation based in Bath, providing affordable homes managing nearly 13,000 homes, refurbishment and development of new homes. The brownfield site was purchased by Curo in 2013. Tpas was appointed in 2015 and continues to work closely with the local community providing independent resident adviser services on redevelopment, the local housing and community development vision and plan. 900 existing homes are currently located on the Foxhill estate. Of these 500 are owned by Curo with a further 400 privately owned having originally been sold under the Right to Buy. Curo has proposed that up to 537 of these existing homes might be considered for demolition and redevelopment. 425 of these homes are owned by Curo, 102 homes are privately owned homes and 10 homes are owned by other housing associations.



Support to residents' Reference Group

An independent Resident Regeneration Panel made up of both tenants and owners living on the estate and a there is a newer independent residents' association, the Foxhill Residents Association. Tpas was appointed as Independent Resident Advisers in summer 2015 to support residents living on Foxhill in the homes being considered for demolition and redevelopment. Oversight is carried out by a panel consisting of a member of the Resident Regeneration Panel, a member of the Foxhill Residents' Association a B&NES officer, the two ward councillors and a Curo representative Tpas provides support to residents to be well prepared through knowledge and skill development to be effectively engaged in the redevelopment plans. Tpas has worked closely with representatives in developing engagement frameworks and negotiating these with the oversight group as a key set of tools for managing positive and constructive relationships whilst also ensuring effective response to resident issues.

Individual and independent Tenant, Leasehold and Resident Support

Tpas provides Curo tenants and private homeowners in the proposed Foxhill estate regeneration area with support to enable full understanding of information and to make informed decisions regarding their current homes and future housing needs. Tpas promotes access to the Freephone and dedicated email service and logs all issues raised; these are routinely considered at meetings with the oversight group and addressed through on-going feedback to residents.

Community Engagement

Tpas regularly attends local events and meetings supporting involved representatives, provides commentary on resident communications and takes part in the events reaching out to the wider community. The first exhibition in April attracted over 1,000 local people, and more than 200 filled in feedback forms after viewing the display materials and providing critical intelligence.

Next steps

Now that planning permission has been applied for and approved, the project is becoming much more 'real' for residents - especially those on the first phase.

As a result – and following feedback from residents and other agencies – the project is being re-shaped to include services specifically aimed at those in the first phase, to include:

- Continued independent communication from Tpas
- Personal visits and advice
- Drop-ins at local playgroups
- Neighbourhood meetings for smaller groups of residents
- Ad hoc street stalls

Tpas had the contract extended on this project and can provide Landlord and Resident references.