EXECUTIVE SUMMARY

FINAL

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The vision of IOM CHIA is to be a Centre of Excellence in:

- Health impact assessment theory and practice
- Healthy public policy
- Evidence-based analysis and evaluation of the impacts of policies and programmes on health
- Researching the wider determinants of health and wellbeing
- Tackling environmental and health inequalities
- Healthy urban planning and development
- Urban and rural regeneration and health
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• The Health and Wellbeing Theme Group.

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• NHS Luton staff who provided advice and feedback on the draft HIA.
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1 What is this Executive Summary About?

“To achieve a pioneering, forward looking, sustainable and capable community which is able to work and enjoy a quality of life that is full of opportunity and optimism.”

Vision, Marsh Farm Community Development Trust

This is the Executive or Non-Technical Summary of the Health Impact Assessment which was commissioned by Marsh Farm Community Development Trust, Luton Borough Council and NHS Luton to help ensure that the redevelopment/regeneration of the Central Area maximised the potential positive health and wellbeing impacts and minimised the potential negative health and wellbeing impacts for residents of Marsh Farm.

The specific objectives of the HIA were to:

i. Review and link to the findings of the previous HIA:
   Specifically, to link the above to the recommendations of the previous HIA carried out in 2004-05 and to expand on the short term impacts identified in that report.

ii. Identify health impacts of the redevelopment of the Central Area:
   Specifically, to identify and prioritise the potential direct and indirect health impacts on local people and community groups affected by the demolition, remediation and construction work using a range of scenarios based on realistic assumptions with a focus on key equality groups (older people; women; children and young people; people with disabilities; people from minority ethnic backgrounds; people with mental health conditions; and those on low incomes/unemployed)¹, health inequalities and the disparities that exist;

iii. Focus on the wider determinants of health:
   Specifically, to look at physical and mental health; noise; air, soil and water pollution; access to services; housing tenure and re-housing; social integration and economy/employment.

iv. Make recommendations to minimise the potential negatives and maximise the potential positives:
   Specifically, to clearly assess, report and make realistic and deliverable

¹ During the scoping of the HIA it was judged, given the nature of the redevelopment, that sexual orientation was not an equality issue that was specifically affected and two other groups were added that judged to be more relevant in this context – people with mental health conditions and those on low incomes/unemployed.
recommendations on the potential health impacts on the main priority and marginalised groups living in Marsh Farm using the social model of health, including both potential short and long term impacts, and how ongoing monitoring of the potential and actual health impacts can be put in place.

The HIA drew on the masterplanning design process; previous assessment reports; information from local and national organisations; and feedback from local people during the HIA consultation process and other consultation events running in parallel.

This Executive/Non Technical Summary contains an overview of the key findings and recommendations and therefore is best read in conjunction with the Main HIA Report.
2 What is Health Impact Assessment?

“The value of HIA as a decision-making tool lies in identifying options through partnership with the community for objectives that aim to maximise health improvement, reduce health inequalities and minimise harm.”

‘Creating Healthier Communities’, ODPM, 2005

HIA is a key systematic approach to identifying the differential health and wellbeing impacts, both positive and negative, of plans and projects.

HIA uses a range of structured and evaluated sources of qualitative and quantitative evidence that includes public and other stakeholders' perceptions and experiences as well as public health, epidemiological, toxicological and medical knowledge. It is particularly concerned with the distribution of effects within a population, as different groups are likely to be affected in different ways, and therefore looks at how health and social inequalities might be reduced or widened by a proposed plan or project.

The aim of HIA is to support and add value to the decision-making process by providing a systematic analysis of the potential impacts as well as recommending options, where appropriate, for enhancing the positive impacts, mitigating the negative ones and reducing health inequalities.

HIA uses both a biomedical and social definition of health, recognising that though illness and disease (mortality and morbidity) are useful ways of understanding and measuring health they need to be fitted within a broader understanding of health and wellbeing to be properly useful (See Fig. ES1).

HIA therefore use the following World Health Organization psycho-social definition of health in our work: Health is “the extent to which an individual or group is able to realise aspirations and satisfy needs, and to change or cope with the environment. Health is therefore a resource for everyday life, not the objective of living; it is a positive concept, emphasizing social and personal resources, as well as physical capacities.”

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2 Office for the Deputy Prime Minister and Department of Health; Creating Healthier Communities: a resource pack for local partnerships; 2005.

This definition builds on and is complementary to the longer established World Health Organization definition that “Health is a state of complete physical, social and mental wellbeing and not simply the absence of disease or infirmity”.

Figure ES1: The determinants of health and wellbeing

4 World Health Organization; Preamble to the Constitution of the World Health Organization as adopted by the International Health Conference, New York, 19-22 June 1946, and entered into force on 7 April 1948

5 Adapted by Salim Vohra from ‘Rapid Health Impact Assessment: a guide to research’ by Amanda Harris, 2002.
3 Background to the Masterplanning Process

“To ensure that the regeneration of the Marsh Farm community is continual and that the capacity of the local people, especially children and young people, is built to ensure that the improvement is sustainable”.
Marsh Farm Community Development Trust Delivery Plan Year 7 2007/2008

New Deal for Communities (NDC) is a key programme in the UK Government's strategy to tackle multiple deprivation in the most deprived neighbourhoods in the country, giving some of the poorest communities the resources to tackle their problems in an intensive and co-ordinated way. The aim is to bridge the gap between these neighbourhoods and the rest of England.

The Marsh Farm New Deal for Communities (NDC) area falls within two council wards - Northwell and Sundon Park. Planned in the mid 1960’s, Marsh Farm Estate is a mixture of private and public sector housing. Marsh Farm has five schools, two nurseries, a shopping centre, lots of green open spaces and community facilities. It has approximately 10,000 residents.

Marsh Farm has been and continues to be a deprived area though the NDC programme has improved the situation in the area for the better.

The New Deal for Communities programme has been running for seven years and there are a wide range of programmes and projects running that fall under six main headings:

- Business & Employment
- Education
- Crime & Community Safety
- Health & Wellbeing
- Environment & Housing
- Capacity Building

Figure ES2 shows an aerial view of Marsh Farm with the central area highlighted. Marsh Farm Estate is approximately three miles north of Luton town centre. It lies within the two Luton wards of Northwell and Sundon Park and is close to the South Bedfordshire.
The proposed redevelopment and outline masterplan\(^6\)

Five options – Options 1, 2, 3, 4, and 4a - had been developed for the Central Area of Marsh Farm that included the Purley Centre, Purway Close and the Community Enterprise and Resource Centre (CERC).

Consultation with the local community and other key professional stakeholders working in Marsh Farm narrowed this down to Option 1 (See Figures ES3 and ES4).

The main characteristics of the Option was an increase in the number of houses and flats; a redevelopment and/or relocation of the CERC; redevelopment of the retail amenities

\(^6\) Information sourced from the Marsh Farm Development Trust (Marsh Farm Matters Community Newsletter February 2008 edition).
including the creation of a new supermarket; and continuance and extension of the weekly markets on Thursday and Saturday.

A screening of the options was undertaken and is presented in the Main HIA Report.

**Background to the masterplanning process**

A team of masterplanning consultants were appointed in autumn 2004 to develop a Master Plan for Marsh Farm. During October 2004 and August 2005, they held a series of open days, exhibitions, fun days, drop-in sessions and circulated questionnaires, to gain the views of the local community. Resident views were used to help develop the Master Plan Options. These Options are shown in Appendix A: Screening of the five Masterplan Options. These outline masterplans were illustrative and suggestive of key spatial aspects and how the proposed new buildings might relate to each other. It was envisaged that the final detailed masterplanning would generate the actual final masterplan design for the Central Area.

There are four overarching goals of the masterplanning process:

- Creating safer environments
- Maximising our heritage opportunities
- Creating a vibrant new centre
- Improving community facilities
Figure ES3: Overview plan of the Central Area as it currently exists [Source: MFCDT]
Figure ES4: Masterplan of Option 1 [Source: MFCDT]

**Option 1**
Retain the existing CERC and redevelopment of Purley and Purway

**Key**
- Study Boundary
- Community Facilities
- Supermarket
- Retail on Ground Floor, Apartments Above
- Public House on Ground Floor, Apartments Above
- Town Houses
- Apartments
- Gardens
- Main Pedestrian Links
- Main Vehicular Routes
- Secondary Vehicular Routes
- Existing Pedestrian Subway to be Retained

**Decant Site**
- a temporary move to Wauluds House to allow re-development.
4 Policies Relevant to the Masterplanning Process

“An equal society protects and promotes equal, real freedom and substantive opportunity to live in ways people value and would choose, so that everyone can flourish. An equal society recognises people’s different needs, situations, barriers that limit what people can do and can’t do.”


National policy

- Sustainable Futures: building for the future (2003)
- Choosing Health: Making Healthy Choices Easier, Department of Health (2004)
- Public Service Agreement (PSA) Floor Targets for Marsh Farm, Department of Health

Regional policy

- Sustainable Futures: the integrated regional strategy for the East of England (Draft, 2007)

Local policy

- Luton Forum; Luton Sustainable Community Strategy: our Luton in 2026 (2008)
- Marsh Farm Floor Target Action Plan, Marsh Farm Community Development Trust (2007)

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8 http://www.lutonforum.org/Forum/Documents/FinalSCSWebsite.pdf
5 Summary Profile of Marsh Farm

“We’re not from Marsh Farm we’re from Mars Farm, we’re [seen as] aliens.”

Quote of a resident during the community focus group workshops

Marsh Farm has a **very young population** with a greater proportion of residents between the ages of 0-29 years and fewer people aged 45 years and over. The majority of issues on Marsh Farm seem to stem from this demographic profile.

The **ethnic profile of Marsh Farm is as varied** as Luton but there are some important differences. The main ethnic groups are Caribbean; Bangladeshi, Pakistani and Irish.

The **majority of residents are Christian** with a significant proportion of residents having no religion or being Muslim or Hindu.

**Single people make up the biggest group of residents** followed by those who are married. Similarly one person household are high as are single parent households with dependent children.

The **perceived health of residents is good** however there seems to have been a decline in perceived good health though this seems to be part of a wider national trend.

A **greater proportion of residents have a limiting long term illness** but the number of carers is in line with the local, regional and national averages. This is likely to mean that some residents with long term illnesses don’t have family support and are reliant on themselves and support from social services.

**Physical and mental ill health** is higher with more smoking, more hospital visits: emergency and elective, and a greater use of prescription drugs.

**Health inequalities continue to persist** and have not narrowed noticeably.

Though the overall level of deprivation has remained constant, there is some improvement in individual domains of deprivation and an increase in life expectancy.

The **majority of accommodation on Marsh Farm is terraced houses** followed by flats. **Almost 50% of residents are owner-occupiers** with the remainder renting from Luton Borough Council or other social landlords. The majority of homes have four or more rooms (80%) and the majority of households are made up of 1-2 people (67%).
The majority of residents consider the quality of housing to be reasonable.

The educational attainment of children on Marsh Farm has improved dramatically however it is still below the local, regional and national averages.

Unemployment has been reduced however it is still higher than the local, regional and national averages.

Residents are generally employed in less skilled/ non-professional jobs and work in manufacturing, trade and transport industries.

Public transport is reasonably good though expensive for some residents. Marsh Farm has good links to the road, rail and air networks.

The number and rate of violence and theft from motor vehicles has continued to rise though they are below the Luton average. The number and rate of burglary, theft of motor vehicles and criminal damage have declined.

There is a range of health, social care and other services being delivered on Marsh Farm which is having a positive influence on the health and wellbeing of residents.

There is a range of shops and other retail amenities around the Purley Centre which are well used.

The variety and accessibility of culture and leisure facilities is limited though there is a leisure centre nearby and a range of community activities and events are undertaken on the estate.

Marsh Farm has a large amount of greenspace and is generally clean with very little litter and roads and paths in good repair. However, there are some areas where there are litter problems and problems with the dumping of rubbish by people from outside the estate.
6 Community Views on the Potential Health Impacts

“Because the programme is intended to make a significant impact in areas which have often experienced decades of housing market problems and wider economic change, it inevitably involves some difficult decisions about the future of those areas and their communities. This makes the task of engaging with those communities both particularly important and – if it is to reach as many as possible of those concerned – an enormous challenge.”

Community Engagement in Housing Market Renewal: A Good Practice Guide
Chartered Institute of Housing & TPAS

The HIA consultants attended a number of events and open days during the nine months of the HIA. This provided insight into the background context as well as the concerns that residents who participated in these events had.

Attempts were made to set up specific workshops with residents from Black and Minority Ethnic (BME) backgrounds as well as those with Mental Health Conditions however these were difficult to set up within the timeframe of the HIA and we used a more informal strategy to talk to residents at other consultation activities that were taking place at the Community Enterprise and Resource Centre.

Table ES1 provides some background statistics on the participants. Appendix B provides the detailed feedback from the workshops and the consultation materials used.

Table ES1: HIA community consultation statistics

<table>
<thead>
<tr>
<th>Consultation Group</th>
<th>Total</th>
<th>Boys/Men</th>
<th>Girls/Women</th>
<th>White</th>
<th>Black &amp; Minority Ethnic</th>
<th>Age range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children and young people</td>
<td>11</td>
<td>8</td>
<td>3</td>
<td>7</td>
<td>4</td>
<td>12 – 18 yrs</td>
</tr>
<tr>
<td>Older People</td>
<td>8</td>
<td>4</td>
<td>4</td>
<td>8</td>
<td></td>
<td>55-100 yrs</td>
</tr>
<tr>
<td>Unemployed people</td>
<td>9</td>
<td>4</td>
<td>5</td>
<td>7</td>
<td>2</td>
<td>20-40 yrs</td>
</tr>
<tr>
<td>Tenants</td>
<td>6</td>
<td>4</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>40-70 yrs</td>
</tr>
<tr>
<td>People with /interested in mental health issues</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>30-40 yrs</td>
</tr>
<tr>
<td>Other informal engagement in other consultation activities</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>25-35 yrs</td>
</tr>
<tr>
<td>Overall</td>
<td>39</td>
<td>23</td>
<td>16</td>
<td>29</td>
<td>10</td>
<td>12-100 yrs</td>
</tr>
</tbody>
</table>
What participants liked about Marsh Farm

Participants, young and old, women and men had a range of views on what they liked about Marsh Farm.

There were a set of recurring themes that:

- The people of Marsh Farm were nice
- They liked the neighbourhood
- Large amount of greenspace
- Good footpaths (for walking and disabled scooters)
- Easy access to local shops and other amenities e.g. the CERC providing opportunities for local people, schools

Children and young people also liked the leisure centre (football and basketball courts) and the ‘chicken and chip’ shop, the Flava restaurant.

What participants did not like about Marsh Farm

Again participants had a range of views but there were some recurring themes. There were more differences between the different workshop/equalities groups.

There was a general sense among the majority of participants, young and old, women and men and those from minority ethnic groups that they had been let down by Luton Borough Council and the Luton PCT (now NHS Luton).

For participants in the children and young people’s workshop the key dislikes were:

- Concerns about going to the Purley Centre after dark and people hanging about there
- Litter on the estate.
- Broken parts of the estate e.g. garages, park.
- Some people with negative attitudes who vandalise, have arguments in the street and engage in criminal/anti-social behaviour
- Unlit areas of the estate e.g. Whitefields Park
- No drinking water facilities in the outdoor sporting facilities.
- Don’t see visible presence of police or community wardens.
For participants in the **older people’s workshop** the key dislikes were:

- Children and adults hanging about the Purley Centre (no where for young people to go/nothing for them to do)
- Dumping of rubbish
- Blocking of alleyways
- Past renovation projects left incomplete e.g. cycle track signage not complete
- Lifts not working in Purley Centre
- No recycling in the flats
- Concerns about the Purley Tavern pub
- CERC not a community centre (no canteen, can’t walk in and feel welcome)

For participants in the **unemployed residents’ workshop** the key dislikes were:

- Stereotyping of Marsh farm residents by those living outside the estate
- Lack of welcome for new arrivals
- Unclean communal areas of the flats/blocks
- Purley Centre not clean
- Violence and drunk people in the park

For participants in the **tenants’ workshop** the key dislikes were:

- People’s apathy towards the estate
- Lack of social responsibility
- Idle youngsters, intimidating gangs and threatening young people
- Purley Centre not clean
- Problem with barking and violent dogs

**Awareness of the proposed redevelopment**

All the adults and most of the children and young people had heard about the proposed redevelopment.

**Aspects of the Central Area that participants used**

Most of the participants used various shops, library, health and related services and the outdoor market in the Purley Centre though some avoided the area completely.
Positive aspects of the redevelopment

Participants, young and old, women and men and those from ethnic minority backgrounds all felt that the redevelopment, if it happened, and depending on the detailed design plans and how the designs were implemented, would:

• Show visible sign of change.
• Provide a fresh start for the Central Area.
• Provide better shops and services.
• Create cleaner, nicer and more attractive environment.
• Enable people to go to the Central Area where previously they might have been reluctant to go.
• Improved housing
• Make people want to live there
• Create employment opportunities for local people
• Change outside people’s attitudes about the estate

Design concerns of participants

• Library is further away for some/many older people and those with young children.
• More flats will lead to similar situation in the future as currently.
• Do not want a pub so near houses and flats.
• Ensure accessible links to other parts of the estate by older people with scooters.

Main masterplanning process concerns of participants

• Better and more regular communication of what is happening was a recurring theme among all the workshop groups.

Demolition/construction phase concerns of participants

• Impact of Lea Manor High School Building Schools for Future Construction programme
• Criminal and anti-social behaviour could move to other parts of the estate.
• Residents who were relocated would lose contact with friends and neighbours.
• Disruption to health, social and other services
• Disruption/loss of local shops and difficulty in getting to alternative shops and amenities
• Noise and other disturbance
• Children playing on or around the demolition/construction site
• Increased crime and anti-social behaviour including drug use

Operation phase (when redevelopment is complete) concerns of participants
• Sustainability of social and leisure facilities (lack of staff/finances).

Participants suggestions for minimising negatives and maximising positives
• Better communication about the masterplanning process and what is likely to happen.
• Making people aware of the alternative shops, amenities, facilities and services
• Need to make better use of volunteers to help out with youth club and other recreational facilities.
• Need to use new CERC and Leisure Centre to full potential.
• Need to reassure local residents.
• Lea Manor High School pupils would be likely to go to the nearby Sainsbury’s.
• Visible police and community warden presence
• Multi-faith facility or building
• Review housing allocations policy to get a better mix of residents on estate – more permanent residents.
• Create a ‘family orientated’ pub if there has to be one.
• Allow local control for street parties and other neighbourhood social activities.
• More facilities/outdoor play areas for children and young people that are not so near the houses/flats
• Free bus service to shops/amenities during the demolition/construction phase.
• Improve roundabout and junctions to enhance road safety.
• Ensure adequate and adequately maintained lifts in any flat development.
• Ensure redevelopment creates jobs for local residents.
• More buses after 7.00pm, more bus stops on the No 25 bus route and better/more frequent bus links to town centre
• Ensure cleanliness of the new shopping area is maintained.
• Enforce rules e.g. no dogs in the shopping area, no bikes, etc.
• Ensure good management of communal areas, shopping area and public spaces.
• Ensure that design enhances safety and reduces crime e.g. design out crime.
7 Health Impacts of the Central Area Masterplanning and Redevelopment

The health impact analysis examined impacts on three main groups of residents as well as the equalities/vulnerable groups identified earlier (see Fig. 9.1 which uses orange squares to spatially map the two groups of residents likely to be affected the most during the demolition/construction phase). These are:

- Residents who live in the Purley Centre and Purway Close and who will be relocated
- Residents living around the Central Area who are likely to face the greatest disruption during the demolition/construction phase.
- Other residents of the estate

The analysis of health impacts considered the four key phases of development – demolition, construction, operation and future refurbishment/redevelopment.

The analysis considered the demolition and construction phases separately however the findings are that they are likely to generate very similar health impacts and are therefore considered together.

A summary of the health impacts is provided in Tables ES2 and ES3

Overview of issues influencing the demolition/construction phase

It is currently proposed that the CERC building will be developed first, after which the key health related services will move into the CERC and then the housing redeveloped on the Purway Close and Purley Centre part of the Central Area.

A similar phased development is proposed for Purway Close and Purley Centre where shops will continue to operate until one side of the development is completed and the new shop sites are developed.
7.2 The two areas and resident likely to be affected the most during the demolition/construction phase [Source: Google maps]
It is also currently proposed that Purley Centre and Purway Close residents will be relocated to other flats/houses either elsewhere on the estate or in other parts of Luton. Residents will therefore not have the choice of moving back to the Central Area.

The positive health impacts for these residents comes from there being no temporary move of residents which means there is less uncertainty for residents and that they can get on with their lives and not feel in limbo as well as face two sets of disruption. The negative health impacts come from residents not having the opportunity to live in the new redevelopment after having lived there in some cases for a long time and got used to the proximity of the flats/houses to local shops and services.

The new Wauluds House development which will have 24 flats is reasonably near to the Central Area and would be one place where some Purley Centre and Purway Close residents could be moved to.

The current intention is that residents have comparable housing i.e. if they have a two bedroom flat/house they would get a two bedroom flat/house.

However, some Purley Centre and Purway Close residents are looking to move from two bedroom apartments to three bedroom flats or houses because of the size of their families and the overcrowding in their current home.

Any approach to phasing the demolition and construction of the proposed redevelopment is likely to be difficult and complex and hence it is advisable to plan for both a scenario where i) there is continuity in access to local shops in the Purley Centre but with some disruption and difficulty in access and ii) the loss of shops as existing shop owners relocate or it is not possible to maintain continuity, for health and safety reasons, during the demolition and construction phases.

A clear amenities access plan needs to be developed within the overall demolition and construction programme which will need regular review and communication to residents.

The major issues are likely to be a) the decanting of the Purway Close and Purley Centre and the relocation of these residents; b) the potential significant nuisance level impacts on residents living around the Central Area e.g. noise, dust and disruption to daily routines; c) lesser disruption impacts to other residents on the estate e.g. from demolition/construction lorry traffic in and out of the estate; difficulties in accessing the shops, children going to school, etc. d) the demolition of the Purley Centre may need the use of explosives and given
the proximity of existing residents may need the temporary evacuation of nearby residents in case debris falls on their homes.

The majority of residents in the Purley Centre and Purway Close are aware that they may need to relocate at some point in the near future however some do not believe it is going to happen.

For all residents in the Purley Centre and Purway Close a relocation management plan will need to be developed to analyse issues of how and where people are moved so that social relationships and networks i.e. that family and neighbours are living as close as or closer than they currently are. There will also be a need to support people to move their belongings and change their contact details with key services e.g. health and social care, utilities, etc.

**Overview of issues influencing the operation phase** (when redevelopment is complete)

The redevelopment will help to change the attitude of many residents that things don’t change on the estate and make them more likely to use the amenities in the Central Area.

There will be an increase in the number of good quality homes – houses and flats – plus a range of retail premises including potentially a small supermarket.

Existing residents of the Central Area will get new homes some of which may be new build and therefore be more energy efficient and better insulated than their old ones. However, there is no indication currently whether those needing larger homes would get them.

Existing residents of the Central Area would not have the choice of moving back into the newly developed flats/houses.

New residents moving into the Central area will have good quality new homes that are built to the latest standards.

The refurbished CERC is likely to provide a focal point for community activities, socialising, access to health, social and other services and the potential to become a local employment hub with a range of social enterprises and training and learning activities. This will also help new and existing residents to socialise and help new residents become a part of the existing community.

There are likely to be more people living in this area which may mean more cars on the estate and some pressure on existing education and health and social care services.
Over the long term, the buildings in the Central Area are likely to need good quality maintenance and after 10 years some refurbishment and renovation. If this is not done then the buildings and homes are likely to fall into disrepair particularly if there is a high turnover of tenants. There is a potential for history to repeat itself and for the development to go back to what it was.

Over the long term there is also likely to be a change in the type and number of shops, this could mean that there are fewer shops and facilities as they become less economically viable.

There is still a negative perception of the estate (stigma) which may make new residents less keen to come even with the new housing and redevelopment. There is a potential for any new pub to be magnet for actual/perceived anti-social behaviour, drug-taking and drug selling and theft particularly in the evenings.

Existing residents on the estate may also feel envy, anger and hostility to new people outside of the estate moving into these nice new homes while they live in old and poorly maintained ones.

This may lead to a sense of ‘us’ and ‘them’ between exiting residents on the estate and new residents moving from elsewhere into the new Central Area. The mix of people who come onto the estate and their likely length of tenure will need to be considered carefully to ensure that community cohesion is developed and social capital maintained across the estate.

**Summary of health impacts**

Tables ES2 and ES3 provide a summary of the overall health impacts during the demolition/construction and operation phases of the redevelopment of the Central Area.
Table ES2: Demolition/Construction phase (the majority of these health and wellbeing impacts are temporary and reversible)

<table>
<thead>
<tr>
<th>People affected</th>
<th>Overall</th>
<th>Pollution (dust, noise, vehicles)</th>
<th>Physical injury</th>
<th>Mental health &amp; wellbeing</th>
<th>Jobs and economy</th>
<th>Housing &amp; shelter</th>
<th>Transport &amp; connectivity</th>
<th>Education and learning</th>
<th>Crime &amp; safety</th>
<th>Health and social care &amp; CERC services</th>
<th>Shops and retail</th>
<th>Social capital and community cohesion</th>
<th>Spirituality and culture</th>
<th>Lifestyle and daily routines</th>
<th>Energy and waste</th>
<th>Land and spatial</th>
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### Table ES3: Operation phase (when redevelopment of Central Area is complete and first 10 years, the impacts will be strongly influenced by the final design developed)

*red = negative impact, amber = uncertain impact (could be +ve or –ve), green= positive impact, white = no impact or not identifiable*

(This table summarises the detailed health impact tables and identifies the possible impacts and those groups that could be worst affected or could benefit the most.)

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Health impacts on existing residents of the Purley Centre and Purway Close

It is currently envisaged that there will be a phased demolition/construction phase and hence a phased relocation of residents from the Purley Centre and Purway Close. Purway residents are likely to be moved first. It is also currently envisaged that the residents will have one move i.e. that they will not have the choice to come back and live in the new houses/flats in the redeveloped Central Area.

The health impacts on existing Purley Centre and Purway Close residents are therefore from a) living in the Central Area while demolition/construction takes place in other parts of the Central Area and b) the relocation of residents to accommodation either inside or outside of Marsh Farm Estate.

**Over the short term**, during the demolition/construction phase, the health and wellbeing impacts are from:

- **Mental health and wellbeing**: worry and anxiety about the relocation and uncertainty about where they will be moved to, what kind of accommodation they will get and whether it will meet their needs and disruption caused by the actual move. It is envisaged that some longstanding residents will get financial assistance to support their move and this support is likely to have a positive health and wellbeing impact particularly if it is coupled with support in how best to use those additional finances to cover utility bills, hire home removal companies, etc.

- **Lifestyle and daily routines**: disruption to their daily routine as they wait to move, the move itself and then get settled in their new accommodation.

- **Social capital and community cohesion**: loss of existing social networks of family, friends and neighbours.

- **Retail shops and amenities**: loss of easy access to the local shops of the Purley Centre particularly for those older residents of the Purley Centre who have been living there a long time.

- **Health, social care and related services**: though it is envisaged that there will be a continuity of service there is likely to be some disruption to their access to some or all of these services.
• **Transport and connectivity:** disruption to their access to buses and walking to and from and around the Central Area.

**Over the short to medium term,** during the demolition/construction and early operation phases, the health and wellbeing impacts are from:

• **Housing and shelter:** whether they will get new homes that are better than their current homes, in a location that they like and of a size and quality that meets their needs. It is currently envisaged that residents would get similar accommodation to what they already have i.e. if they have a two bedroom flat they will be offered a two bedroom flat elsewhere and will not have the opportunity to have a larger flat even if they or their families needs require more space.

**Over the long term,** during the operation phase, the health and wellbeing impacts are uncertain but are likely to be positive if they move into accommodation that broadly meets their needs and is in a location that they the residents are happy with. If the accommodation does not meet their needs then this is likely to have a long term negative impact on their health and wellbeing.

**Health impacts on new residents of the Purley Centre and Purway Close**

The health impacts on new Purley Centre and Purway Close residents will occur during the operation phase though there may still be some construction work taking place when some people move in.

**Over the short to medium term,** during the early operation phases, the main health and wellbeing impacts are from:

• **Housing and shelter:** new residents will get brand new houses that are built to good quality housing standards.

• **Retail shops and amenities:** new residents will have easy access to the new shops and amenities in the area and this will be particularly beneficial for older residents, those with disabilities and families.

• **Health, social care and related services:** new residents will have easy access to integrated health centre.
• **CERC and recreational facilities:** new residents will also have access to the new services and community facilities in the new CERC as well as the local leisure centre.

• **Mental health and wellbeing:** though moving can be stressful, as new residents are moving into new houses and a redeveloped central area overall there are likely to be beneficial effects on their mental health and wellbeing.

**Over the long term,** during the main operation phase, the main health and wellbeing impacts are likely to continue to be positive.

**Health impacts on children and young people**

**Over the short term,** during the demolition/construction phase, the health and wellbeing impacts are from:

• **Transport and connectivity:** disruption to access across the Central Area, on foot and by bus, especially for those children attending Lea Manor High School and regularly going to the Leisure Centre and Teen Learning Centre.

• **Physical injury:** higher risk of physical injury because of the demolition and construction site activities and the demolition/construction lorry traffic in and around the Central Area.

• Social capital and community cohesion: disruption to family and friendship networks as it will be more difficult or perceived to be more difficult to use the roads though the underpasses do provide a safe means across some main roads on the estate. There will also be a loss of the Purley Centre (shops and library) and one focal point for meeting up with friends.

• **Education and learning:** the disruption could affect their learning particularly if they go to Lea Manor High School or living around the Central Area where there is likely to be noise from the demolition/construction activity.

• **Mental health and wellbeing:** the disruption may through the above effects also affect their mental health and wellbeing.
Over the long term, during the operation phase, the health and wellbeing impacts are from:

- **Shops and retail amenities**: whether the new shops and retail amenities will have something to offer children and young people e.g. café similar to the Flava restaurant currently.

- **Land and spatial**: the creation of a regenerated Central Area that is attractive for them to visit and has new things for them to explore with some potential new play areas and greenspace.

- **Mental health and wellbeing**: a change in attitude i.e. that things can change on the estate for the better.

- **Spirituality, culture and leisure**: new amenities/facilities in the renovated CERC and new improved library linked to Lea Manor High School.

Health impacts on women

Over the short term, during the demolition/construction phase, the health and wellbeing impacts are from:

- **Lifestyle and daily routines**: disruption to their daily routine particularly those women with childcare responsibilities. There will be disruption to taking children to school, local shopping, and accessing health, social care and other related services on the estate.

- **Transport and connectivity**: disruption to their access to buses and walking to and from around the Central Area.

- **Health, social care and related services**: though it is envisaged that there will be a continuity of service there is likely to be some disruption to their access to some or all of these services.

- **Mental health and wellbeing**: the noise from the demolition and construction activity if they live around the Central Area and the perceived lack of safety in the Central Area especially in the evening and at night and the disruption to access identified above.
• Social capital and community cohesion: the greater time taken to carry out daily activities may reduce the time taken to visit family and friends or to make the effort to go particularly if it involves going through/around the Central Area.

Over the short to medium term, during the demolition/construction and early operation phases, the health and wellbeing impacts are from:

• Retail shops and amenities: disruption and potential loss of existing local shops before the new ones are built and let and potential loss of outdoor market.

Over the long term, during the operation phase, the health and wellbeing impacts are likely to be positive though dependent on the detailed design of the new Central Area e.g. good accessibility for those with pushchairs, location of any new pub, good range of shops and amenities, clean and litter free environment.

Health impacts on older people

• Older people would have a similar set of health and wellbeing impacts to women though the significance of the negative impacts in particular are likely to be greater for this group of residents particularly if they live in and around the Central Area.

• They are also more likely to reduce going outdoors, find it more difficult to shop for themselves and lose contact with friends and family during the demolition/construction phase because of the general disruption and difficulties in terms of going by bus and walking/going by scooter across or around the Central Area.

Health impacts on people with disabilities

• People with disabilities would also have a similar set of health and wellbeing impacts to women and older people and again depending on their disability, the significance of the negative impacts in particular is likely to be greater in this group of residents particularly if they live in and around the Central Area.
Health impacts on black and minority ethnic groups

- Residents from black and ethnic minority backgrounds are likely to have a similar set of health and wellbeing impacts to women.

- One difference may be the loss of local access to cultural specific food e.g. ritually slaughtered meat, e.g. halal, and certain fruit and vegetables.

Health impacts on unemployed people

- There are no specific health impacts on unemployed people however the new jobs created during both the demolition/construction (building jobs) and operation phases (working in the CERC, new shops and amenities) would have a positive impact on health and wellbeing. It is likely that more men would taken on the building jobs during the demolition/construction phase and more women the operation phase jobs if there is a policy in place that local residents will be targeted first and supported with training to enable them to take on these locally generated jobs.


8 Recommendations

Introduction

The recommendations for mitigation and enhancement described below if properly applied and reviewed will ensure that the majority of the negative health effects of the Central Area redevelopment are much reduced and the positive health benefits enhanced.

Recommendations for the masterplanning process

- There should be continued, open, enhanced and transparent communication and engagement with local residents on the detailed masterplan from Luton Borough Council, NHS Luton and Marsh Farm Community Development Trust (MFCDT).

- It would be worthwhile to set up a Resident’s Health Forum and/or Resident’s Design and Oversight Group that will be actively involved in the detailed design and masterplanning for the housing and shopping areas.

- It is important to ensure that existing residents have equal, or ideally, better accommodation in terms of both quality and/or size than what they currently have particularly where there is a potential for future overcrowding e.g. as children grow up and need separate rooms, etc.;

- Develop a detailed Health Centre, Pharmacy, Dentist and Other Health and Social Services Relocation & Communication Plan in consultation with service providers and local residents.

- Develop a detailed CERC-based Services Relocation & Communication Plan in consultation with service providers and local residents.

- Develop a Purley Centre Shops, Services and Market Relocation & Communication Plan in consultation with existing shop owners/workers, services staff (library, cop shop and housing office) and the outdoor market traders.

Recommendations for the detailed masterplan design

- The design and provision of community spaces is crucial for the development of a vibrant voluntary and charity sector within Marsh Farm estate as well as for
maintaining and enhancing social capital and community cohesion. The current designs envisage a range of potential facilities: health centre, business space including social enterprise and community facilities e.g. café.

- All the new housing in the Central Area should meet Decent Homes, Code for Sustainable Homes and Lifetime Homes standards.

- The shopping area should be family friendly and prioritise use by families, older people and those with disabilities and there are community aspirations that the shopping amenities are high quality as well as affordable.

- It is important to ensure that there is a free ATM cash machine in the redeveloped shopping area.

- Public open spaces should be inviting and attractive for people to gather, stand and sit in with the provision of biodiverse greenspace, e.g. pond areas, that includes play areas for children and young people wherever possible and sheltered seating for adults and older people.

- Given the crime and safety issues in the recent past, and some continuing issues, it will be worthwhile to ensure that there continues to be a cop shop.

- Any pub should not be placed below or even close to the any residential housing. However, given the central nature of the Central Area any proposed pub would be close to the local secondary school Lea Manor. Overall, it would be better for any proposed pub to be located outside of the estate and that other meeting places such as a café and restaurant would make better focal points for local people to meet at. A similar case can be made for the local betting shop.

- It is important to ensure safe, accessible, well lit and well connected footpaths/pavements, cycleways and bus stops.

- There should be a commitment to developing the majority of the development using Home Zone design principles to create a ‘walkable community and development’, allowing local people - especially children, older people and those with disabilities - to be physically active.
• There should be sustainable management of waste and recycling through providing residential waste bins, public litter bins and recycling bins for paper, glass and aluminium.

Recommendations for the demolition/construction phase

• Develop and agree on a site specific Code of Construction Practice (CoCP) to deal with potential nuisance issues resulting from the construction site and its operation. Also ensure that the Main Contractor and Sub-Contractors are part of the Considerate Constructors Scheme and the project is registered with the Scheme (www.considerateconstructorsscheme.org.uk).

• It is important to ensure that dust and odour generation is minimised through the use of minimising measures such as constant wetting of demolition rubble and excavated soils and materials. Given the proximity of the demolition/construction site to nearby housing that residents living around the site including the school, adequate warning should be given of work that is particularly dusty and noisy.

• Ensure recruitment for the construction jobs starts locally through the CERC and local job centres before being advertised more widely.

• Links to the Prince’s Trust Construction Training Programme and other training and skills programmes locally both before and during the construction phase, should be strongly used in the redevelopment to enable local residents to access the demolition and construction job opportunities as well as provide work experience for local young people on these programmes.

• It should be the responsibility of the Main Contractor to ensure that Marsh Farm residents are aware of demolition and construction plans so that they can also be proactive in avoiding those routes and those times when possible. They should also ensure that routes to local schools, play areas and other amenities are protected and alternatives identified.

• In the case where existing shops might have to be closed, provide easy access to alternative shops and services as these are likely to be further away.

• Ensure that pedestrian routes (footpaths and pavements) are maintained of an adequate width for scooters, push chairs and wheelchairs and that there is good access through and around the development site. Identify alternative safe bus routes.
and sheltered bus stops near to the central area depending on the boundaries of the demolition/ construction activities.

- Ensure that demolition/construction workers have specific contractor ID and branded clothing e.g. high visibility jackets with the name of the contractor.

- Police and community warden patrols in and around the Central Area during the demolition and construction phase both during the day and especially in the evening and at night would be required in addition to the private security arrangements provided by the Main Contractor.

**Recommendations for the operation (after the Central Area is redeveloped is built) phase**

- It will be important to develop events and activities where new and existing residents are encouraged to take part and for there to be outreach activities across the estate that enables new and established residents to come together with. The CERC can be a focal point for such activities and events.

- Ensuring that there is continuity of support for existing and new residents through the demolition/construction phase and through the early part of the operation phase will be worthwhile especially as there will be considerable change and some residents, particularly those with health and social care needs, may find the transition and transformation difficult to deal with.

- Critical to the long term success of the regeneration of the central Area will be a detailed and fully funded programme for the maintenance of the new buildings and amenities including the landscaped areas and the refurbished street furniture and lighting. If possible, local residents should be involved in developing and helping to take ownership for ensuring that the Central Area is well maintained and that issues are reported to those with responsibility for dealing with repairs and maintenance.

- It will be important to ensure that community magazines as well as services information sheets, that provide details of all the services and activities occurring on the estate, are distributed and that the future community governance structures e.g. Residents Assembly and the CERC, are supported over the short to medium terms to become viable and embedded parts of the local community. This is likely to mean that some funding and community development staff will continue to be needed.
9 Conclusion

Overall, the redevelopment of the Central Area is likely to have a significant positive health and wellbeing impact on existing and new residents of Marsh Farm. It will be a powerful demonstration that things can and have changed for the better on Marsh Farm.

However, there needs to be detailed planning in some key areas to ensure that the potential negative impacts are minimised and the positive health impacts maximised particularly on poor and vulnerable groups such children and young people, older people, women and those with young children and those with disabilities.

Key issues that still need to be considered are the:

- Standards to which the housing will be built in the Central Area
- Detailed design of the retail space and open and green space
- The mix of tenure in the new housing and the criteria for allocating new tenants homes in the Central Area.
- Detailed planning for the relocation of Health and other health/social services in the renovated CERC building
- Continuity of the existing shops and outdoor market and the criteria used to select shops for the new retail space being developed and the leasehold conditions that should be met.
- Ensuring access to shops, the health and social services located in the Central Area during the demolition and construction phase.
- Ensure the appropriate relocation of existing tenants of the Purway Close and Purley Centre.

It is important to note that there will need to be continuing investment in 10 years time and ongoing maintenance and further development to ensure that the positive benefits of the redevelopment are carried into the longer term.