Broadwater Farm balcony and shed clearance and works: information sheet

Why does my balcony need to be cleared?

Your balcony needs to be clear of all your belongings so DCK Construction can completely waterproof and seal the space. This includes your shed, which DCK will have to remove to make sure the whole area is sealed and waterproofed.

What needs to be cleared from the balcony?

Balcony clearance includes all items inside your shed, any externally fitted structures (such as gazebos) and all large items such as large storage boxes, tables and chairs and so on.

Help with balcony clearance

Use the dedicated bulky items collection areas across the estate. Maps are displayed on communal noticeboards.

You can also find copies of these maps and more support at the Broadwater Farm Engagement Hub:

Visit www.broadwaterfarmestate.commonplace.is

Visit www.haringey.gov.uk/rubbish-recycling to learn more about

- local recycling centres
- garden waste disposal
- business or clinical waste removal

If you have mobility issues or additional support needs and have no-one who can help you with removing items from your balcony, please contact DCK's Resident Liaison Officer as soon as possible.

How will the balcony work impact me?

During some of the works (such as sandblasting which needs to be done to prepare the surface for the new waterproof finish), there will be:

- increased noise from the sandblasting equipment and air/water compressors
- dust and fine debris in the areas near the balconies
- some restrictions to balcony access during this work

To ensure safety and protect your personal belongings please:

- remove plants, furniture, and any personal items from balconies before works begin
- keep all doors and windows closed during the sandblasting works
- do not go on to your balcony while work is undertaken
- follow all the instructions provided on works notices near site

Will you replace my shed?
Existing sheds will be replaced with new metal ones after the works are complete. The new sheds are being provided in metal to ensure they meet fire safety standards.

Wooden sheds and structures will not be allowed to be reinstated on any balconies as they must be non-combustible. This means they cannot be made of any material (such as wood) that burns easily if exposed to fire.

What can and cannot be stored on balconies after the works

What not to store:

- **External structures:** Structures such as gazebos cannot be refitted, as they may damage the new waterproof sealant and cause leaks
- **Flammable items:** This includes mattresses, timber, and other combustible items, even children's plastic toys.
- **Electrical goods:** Do not store white goods like fridges or tumble dryers, as they are not designed for outdoor use and can be fire hazards.
- **Combustible materials:** Avoid storing gas cylinders, kerosene, fuel or other flammable liquids like paints and oils.
- **Soft furnishings:** Avoid soft furnishings, upholstered furniture, or any form of screening like bamboo or artificial trellis.

What to avoid:

- **Barbecues, fire pits, and patio heaters:** Never use BBQs, fire pits or patio heaters on a balcony due to the risk of fire and carbon monoxide poisoning.
- **Smoking:** If you must smoke on a balcony, please dispose of cigarette butts carefully and responsibly. Never flick them over the edge.
- **Modifying the structure:** Do not install combustible screening or flooring like natural wood flooring, plastic screens and so on.

Visit www.haringey.gov.uk/fire-safety-estates for tips on reducing fire risk and find out how to contact your building safety manager. You can also the London Fire Brigade's fire safety at home for more information on reducing common fire risks in your home - www.london-fire.gov.uk/safety/the-home