Broadwater Farm Newsletter

Haringey LONDON

Improving Broadwater Farm together

March 2026

Freshwater Court is almost complete

Phase 1 of the Broadwater Farm new homes programme is close to completion, with Freshwater Court expected to welcome its first residents from mid to late March.

Thank you to all Broadwater Farm residents who expressed interest in the new homes. Our Rehousing team enjoyed meeting many of you at the pop-up sessions held throughout January and early February. Our Neighbourhood Moves team has been assessing all expressions of interest and will be in touch with eligible residents to discuss next steps soon.



We're also delighted to be welcoming former residents back to the estate through the Right to Return scheme. These are residents who previously lived in the Tangmere, Northolt, and Stapleford North blocks and have chosen to return to the community.

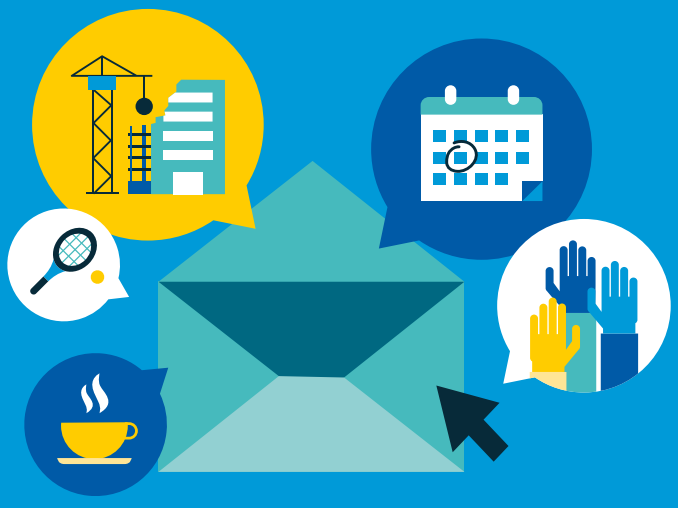
We hope you all enjoy your new homes!

Sign up to the Broadwater Farm engagement hub

Sign up to receive news and updates directly to your email on:

- Improvement works schedule and progress
- What's happening on the estate
- How you can get involved

Visit **www.broadwaterfarmestate.commonplace.is/news** or scan the QR code.



Community first

Resident Association visit to Freshwater Court

In January, members of the estate's Residents' Association toured Freshwater Court with the project team and contractors. They visited several new homes and key shared spaces, including play areas and recycling points.

Residents were impressed by the quality and thoughtful design of the new homes, noting how their early involvement shaped the results. They also shared practical ideas for future phases - such as improving bathroom fittings, exploring different blinds for privacy and adding more built-in storage - ensuring resident voices continue to guide the next stages of the estate's development.



Want to join the RA?
Get in touch at **broadwaterfarmra@outlook.com**



Broadwater Farm comes together for Ramadan celebration

Broadwater Farm welcomed residents for a community meal celebrating Ramadan earlier this month - bringing together neighbours, families and friends for an evening of connection and reflection.

The celebration was made possible by the London Islamic Cultural Society (The Wightman Road Mosque), who generously donated all the food, and the Moselle Community Project and their incredible volunteers,
who prepared and served the meal alongside staff and councillors.

Thank you to everyone who attended, supported or volunteered - your involvement helped make it a truly memorable community event.



Kick-start your career with real work experience

We've teamed up with the contractors and consultants delivering the Broadwater Farm improvement programme to offer real opportunities for local people. From work experience and placements to mentoring, office tours and site visits - there are plenty of ways to develop your skills to help you get ahead.

If you're 16 or over and want to develop professionally, boost your CV and explore career options, get in touch at **bwf@haringey.gov.uk**

We'll connect you with the right people to help you take your next step.

New homes and refurbishment updates



Major works programme on track

High-level works to Debden's upper elevations are on track to finish by the end of March, with good progress at Stapleford and Manston too. DCK will continue updating each block directly before works begin.

We know the programme has made parking more difficult, so we've taken steps to help:

- Undercroft works paused until UKPN completes cabling relocation (expected end of March).
- Temporary parking exemptions so residents can use the Bruce Grove West (BGW) zone while their block is affected.

We understand how disruptive this programme can be, and we're sorry for the short delay to internal works caused by the change in flooring materials. As new external decoration and improved communal areas take shape, we hope residents begin to feel the benefits. Thank you for your continued patience and support.

Tangmere works update

Cabling relocation works

UK Power Networks (UKPN) restarted cabling relocation for the former Tangmere site in early January. To complete this work, parking bays on parts of Freedom Road, Gloucester Road, Willan Road and The Avenue have been suspended through to March.

We know this has made parking more challenging. The scale of the excavations needed for the cabling works meant fewer bays could remain open. Once complete, all bays will reopen for residents.

New homes on Tangmere

Finishing the cabling relocation will allow Phase 2 of the new homes programme to begin, delivering 139 new homes and five business/retail units.

Formation Design and Build will be starting works soon:

March - May

- Installation and extension of site hoarding to fully secure the boundary
- Tree removal and general site clearance
- Demolition of the remaining Tangmere building and slab



- Site enabling works, including utility disconnections and temporary supplies
- Site welfare setup
- Installation of piling mat and piling works
- Foundations, drainage, and underground services

Find out the latest updates on the Broadwater Farm Engagement Hub.

Estate updates

Temporary parking exemptions

We know the external works and UKPN cabling relocation are putting pressure on parking across the estate.

To help, we're introducing temporary parking exemptions, offered block by block as works progress.

Residents in Debden have now been contacted and invited to register for a FREE temporary exemption for the duration of works to their block.

As works move to other blocks and more bays need to be suspended, we'll contact residents directly with details on how to register for the exemption in Bruce Grove West (BGW) zones.

Please note each exemption is only valid for the duration of the works affecting that specific block.



Energy centre update

Thank you to everyone who joined the Resident Association's January meeting on heating and hot water issues. At the meeting, our Mechanical and Engineering team shared the findings from the recent system review.

All identified repairs are now underway with four of the five boilers now fully operational. Final works, including a new gas booster are scheduled soon for the remaining boiler.

Since these repairs began, there have been no major heating or hot water estate outages. If you experience any issues in your home, please report them in the usual way at 020 8489 5611.





Independent checks on heating and hot water repairs

Haringey Council is working with an independent auditor - Phoenix Compliancy Management (PCM) - to carry out safety checks on recent gas, electrical, water hygiene and lift repairs. If you've had this type of work done, you may be contacted to arrange a quick follow-up visit.

Find out more on the Broadwater Farm Engagement Hub

New traffic filter exemptions permit

Residents of Broadwater Farm Estate, Moira Close and Grant Close can now apply for a new exemption permit that lets them drive through the Gloucester Road traffic filter without getting a penalty charge notice (PCN).

The filter is still in place and monitored by cameras, so only vehicles with an approved permit can use it. Existing permits are still valid.

How to apply

Apply online at **www.haringey.gov.uk/low-traffic-neighbourhood-exemptions**

You'll need proof of your address and proof that you're the registered keeper of the vehicle. It takes about five working days to process. Please wait for approval before driving through the filter.

Need help?

Call **020 8489 4787** or come to a support session at Broadwater Farm Community Centre (dates to be confirmed).

Update on the Adams Road temporary car park

The temporary car park on Adams Road – which was originally installed for the school community to use during construction work at Freshwater Court – is now being used by Haringey's Housing Repairs Service. This is to help reduce pressure on parking while external works continue across the estate.

Why is the car park only available to the Housing Repairs team?

The estate is currently experiencing reduced parking availability due to ongoing works. To help ease parking pressures, the Housing Repairs Service has been instructed to use the Adams Road temporary car park. This means you will no longer see Haringey-branded vehicles parked around the estate.

What this means for residents

More parking spaces should become available near your homes, as Haringey-branded vehicles will now only park in the Adams Road temporary car park.

Duration of the arrangement

This is a temporary arrangement to support residents while parking is limited by ongoing works. We will regularly review it



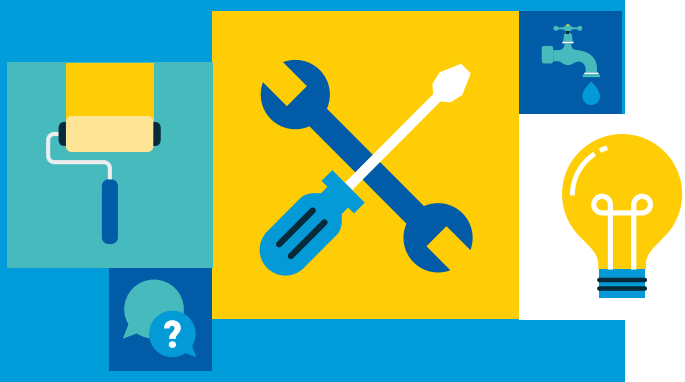
to ensure it is still necessary and continues to work for everyone.

As works are completed and more spaces become available – for example, when the UKPN cabling relocation finishes at the end of March and parking on Willan Road reopens – we will assess whether the Housing Repairs Service still need to use the car park.

Help us choose our contractors

As part of the estate improvement programme, we ask different contractors to submit their proposals and costs for works across the estate. We would like residents to help us choose who carries out this work.

You don't need any experience - we will provide full training and support.



Get in touch

If you are interested, please email **bwf@haringey.gov.uk**

What's on

Northolt and Stapleford North demolition – meet the contractor

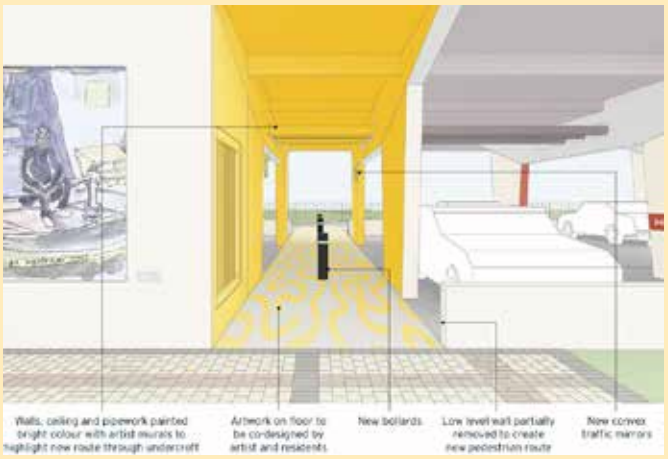


Erith Contractors Ltd has been appointed to carry out the demolition of the Northolt and Stapleford North blocks.

This spring, residents will be invited to a Meet the Contractor event to hear how the works will be delivered and what to expect during demolition.

Keep an eye on the Broadwater Farm Engagement Hub for the event date and come along to meet Erith's demolition team.

Debden pilot undercroft project – new walkway and artwork

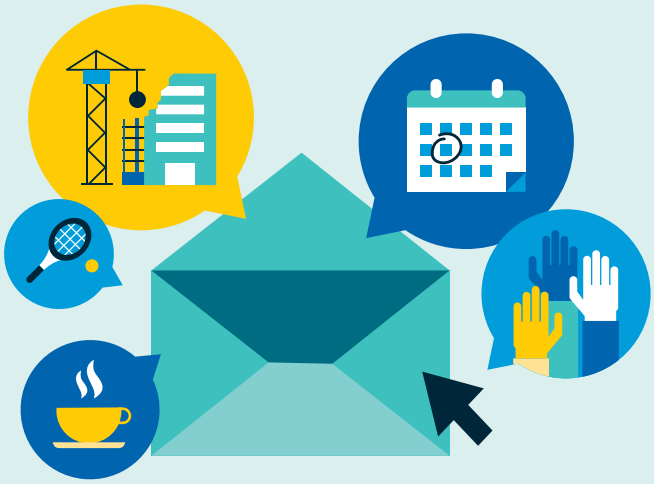


As part of the Debden undercroft pilot project, we're creating a new walkway through the car park to provide a safer, more direct route between Debden's courtyard and Lordship Recreation Ground.

A local artist will help make the walkway bright and welcoming, and we'd love your ideas for the mural and floor artwork and design.

Design workshops will take place in May. We'll be sharing workshop dates via the Broadwater Farm Engagement Hub.

BWF directory



Visit the **Broadwater Farm Engagement Hub** at **www.broadwaterfarmestate.commonplace.is** or view the communal noticeboard in your block for the full Broadwater Farm directory. The directory lets you know who to contact to book a repair, report anti-social behaviour and more.

Community Engagement Officers

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Scan the QR code to sign up for the Broadwater Farm Engagement Hub.