Broadwater Farm
Improvement Programme





Newsletter | Issue 2

What's inside...

- Feedback on summer engagement
- Update on estate maintenance
- What's next
- Resident ballot





Your estate, your home, your views

Haringey LONDON | Homes for Haringey

Welcome to the November edition of Broadwater Farm Estate newsletter.

In this issue we'll update you on:

- The latest news on new homes and wider estate improvement designs;
- Your feedback on design proposals presented in the summer; progress with estate repairs, refurbishment programme and maintenance;
- Details about the Neighbourhood Moves Scheme;
- What's next for the estate improvement plans;
- Information about the Resident Ballot

This is an exciting time for the estate and we want to make sure any changes we propose reflect your wishes and aspirations and build on what is already great about Broadwater Farm estate. We will share all updates and offer opportunities for engagement, so all residents are given the opportunity to shape the future of the estate.

You spoke & we listened



Five areas of BWF transformation:

- → Improved open and green space
- → Welcoming streets and better connectivity
- → Safe and healthy neighbourhood
- → High quality homes
- → A positive future

We are committed to tackling inequality and building a fairer neighbourhood, where all residents have the opportunity to thrive.

Broadwater Farm Estate is changing

Haringey Council will be improving Broadwater Farm estate to make it a better and safer place for the community to live, work and socialise.

We need to demolish Northolt and Tangmere due to structural problems and we are using this as an opportunity to carry out improvements across the whole estate.

We will replace these blocks with brand new council homes for council tenants and will carry out improvements to other blocks on the estate to strengthen them and make sure they all meet modern fire and safety standards. We are working with architects Karakusevic Carson Architects (KCA) on designs for the new homes and improvements to the layout of the estate.

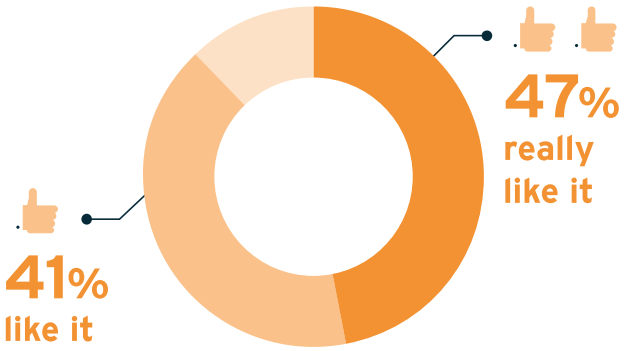
The Council has also consulted with the 24 households in the Stapleford north wing on the future of their block. Stapleford north wing will also be demolished. Following the consultation, Cabinet agreed that the demolition of Stapleford north is going to be included in the proposals for the future of the estate. 62% of residents in this block were supportive of this decision.

With your support, we aim to bring about the most wide-reaching improvements to the estate since it was built over 50 years ago.

The feedback so far...

From July – August 2021, Haringey Council and KCA ran a fourth round of public engagement on Broadwater Farm. We presented the design proposals to residents, building on feedback from previous engagement. We received 88 responses in total to the latest round of engagement.

When asked about the proposals as a whole, 88% of residents gave positive feedback:



- In terms of addressing **community aspirations**, a majority of respondents strongly or mostly agreed that the proposals were suitable. In particular, 69% thought that the **design changes to streets** "definitely" met the community's aspirations.
- In terms of **open spaces**, many residents expressed a preference for courtyards to be closed at night for security reasons. Several residents suggested ideas for uses of open spaces, such as allotments and places for people to study.
- When asked about **community facilities**, there was strong support for a grocery shop that meets the needs of the local community and that we should support small businesses instead of franchise supermarkets. Several residents suggested we include a gym in the new community facilities.
- In terms of **building appearance**, 79% of respondents were enthusiastic about the proposed building materials.
- On **welcoming streets** proposals, some residents requested the installation of electric charging points. Others had safety concerns and suggested more CCTV and better street lights.

You can read the full engagement report by visiting **www.tottenham.london/BWF** or picking up a hardcopy report from your nearest concierge.

www.tottenham.london/bwf-get-involved

Key dates

December 2021

Haringey's Cabinet will be asked to approve the proposals for the 'preferred design scenario' for Broadwater Farm. This will give us the permission to ask residents what they think.

February 2022

We will present the 'preferred design scenario' to the whole community in a booklet called the 'Landlord Offer'. This will set out exactly what we are proposing and residents will be asked to vote 'yes' or 'no' for the proposals.

March 2022

If a majority of residents vote 'yes', the proposals will be sent for planning permission in March 2022.

November 2022

This means that the building of the new, high quality council homes will begin in November 2022.

News from your Estate

Update on estate management

During our recent door knocking engagement on the estate, residents said they were concerned about the repairs and maintenance of the estate.

Here's what we are doing to address these:

- **Fire door programme** – the fire door programme will be restarting soon. This will include a restart of the cross-corridor fire doors installation programme.
- **Repairs audit** – we carried out a thorough audit of repairs in all blocks during August. We are now systematically going through the list of repairs, prioritising those that are most urgent. We will provide updates on notice boards from November.
- **Repairs coordinator** – we are recruiting a dedicated repairs coordinator for the estate to work with the repairs team to resolve all communal repairs and to coordinate their completion.
- **Deep cleaning** – the deep cleaning team was allocated to the estate for the whole month of August.
- **CCTV** – the upgrade has started onsite during August. This will involve the installation of 40 new HD cameras across the estate.
- **Under-croft leaks** – these are all being worked on by a contractor. The work they are doing includes flushing of all existing pipes to remove old grease and blockages followed by repairs to joints in the under-croft. This work is ongoing and notices have been put in blocks to let residents know the latest information.
- **Decoration** – we will be redecorating all communal areas on the estate from late Spring.

Did you know?

Neighbourhood Moves Scheme

BWF residents to have first refusal of new homes

- The Council's Neighbourhood Moves Scheme will ensure that Broadwater Farm residents are prioritised for the new Council homes that are built on the estate.
- Secure tenants will be able to apply for a home which meets your needs without having to move off the estate or move away from family and friends.
- The scheme works by prioritising those within a 250m radius of the demolition of Council homes, which means the whole of the Broadwater Farm estate will be included.
- The new homes development will deliver family homes and Broadwater Farm residents will be able to benefit from these.
- Eligible families will be prioritised for homes more suitable for their needs and other properties on the estate will then be freed up for those who need them.

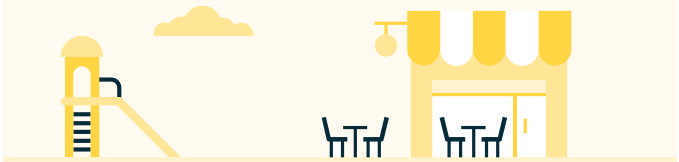
If you would like to apply for a new home you will need to be on the Council's Housing Register, you can do this by making an application to join. The Rehousing Team can help with this process.



Views from the Estate

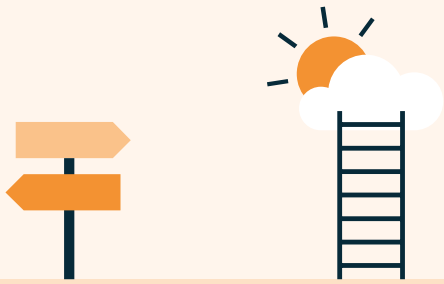
Jesmin from Rochford:

"I have been living in Broadwater Farm for the past 22 years. I am delighted to know that it is getting further developed with shops, play areas and parking. This will generate job opportunities, and our estate will become more welcoming. I have lived through the development of Broadwater Farm over the years and it has become a very beautiful community, I look forward to the proposed changes which will make it even better."



Clasford Stirling, MBE, community campaigner:

"I have been working in this community for over 40 years and have always encouraged joined-up, partnership work to support local residents. I welcome the opportunity to see improvement to the estate, which will bring opportunities for all residents and improve their quality of life."



Resident from Kenley:

"I like the sense of security and open access to courtyards within the proposed plans, and the fact that there would be more, family-sized three and four bedroom new homes which will be spacious and well-lit."



Resident from Hornchurch:

"I am pleased to hear about the plans for Broadwater Farm estate. I have a young family, and improvements to the green space, including a new community park, would be a great addition to the estate and allow families to enjoy the new space."



Demolition of former Moselle school

Demolition contractors started on site on 20 September and should finish towards the end of November. We are working with the contractor to limit disruption to the schoolsand residents.

The project team met with the Willow Primary School and the Brook Primary School to outline the demolition plans, hoarding and safety measures, and to address any concerns. Measures such as traffic management, acoustic barriers and dust suppression are in place. The site has 24-hour security.

Once demolished, the site will be secured with a hoarding. Local school children will help design the artwork for the hoarding.

What's next...

You will soon have the opportunity to decide the future of your estate by voting in a resident ballot on our final proposals. You can vote yes or no to the once-in-a-generation package of improvements that we have worked hard with local residents, businesses and community groups to develop. You can keep up to date with the latest news, sign up for upcoming events and give your feedback on developing designs for Broadwater Farm by visiting www.tottenham.london/bwf-get-involved.

December

Approval of preferred design

February

Tangmere demolition starts

February

Resident Ballot

March

Planning application submitted for new homes

Ballot

In February/March 2022, you will be asked to vote on this once-in-a-generation investment in new homes and improvements to the estate.

With your help, we have been working hard to develop a proposal for the estate that will improve the range and quality of council housing, uplift the green and open spaces, improve community safety, increase opportunities and prosperity for all and impact positively on the lives of all residents.

By voting "yes" in the ballot, we will be able to invest over £130m into the Estate.

This will enable us to:

- Build new council homes
- Create attractive new parks and green spaces
- Create new jobs for local people
- Create new opportunities for education, training and employment



Key contacts

Repairs
020 8489 5611 (8am-6pm Monday-Friday)
repairshfh@homesforharingey.org

Housing manager
Lucille Nowell
tenancymanagement@haringey.gov.uk

Antisocial Behaviour
020 8489 1335 and 020 8489 0000
(if out of hours)

Connected Communities
www.haringey.gov.uk/communities/connected-communities

Fly tipping
enquiries.haringey@veolia.com

Have any questions?

Your views are important to us! Let us know what you think and if you have any questions or would like to sign up to attend an event call or email us on the details below:

Numan Hussain
Community Engagement Officer
07976 070 667