Broadwater Farm Newsletter

Haringey LONDON

Improving Broadwater Farm together

August 2026

Tangmere site

First stage of new homes starting this summer

Final demolition and preparation works for the new homes began in March 2026, with construction of the first 17 townhouses due to start in late summer.

Neighbouring residents have been contacted by independent surveyors. These notices set out the details of the planned work and give residents the opportunity to respond.

A joint Meet the Contractor event with the contractors undertaking the demolition of Northolt is planned for after the school holidays. More news coming on this soon.

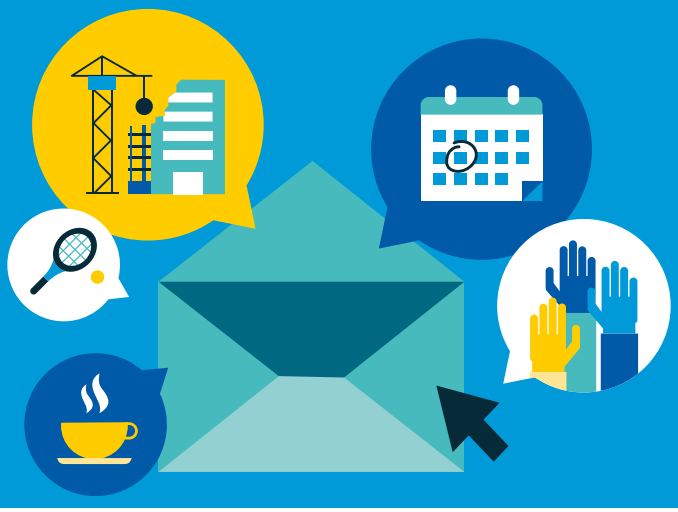


Sign up to the Broadwater Farm engagement hub

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

Freshwater Court welcomes residents

Residents began moving into their new homes in early June. The 40-home development has welcomed back former residents through the Right to Return agreement and helped others move within the estate through our Neighbourhood Moves Scheme.

In early July, residents were invited to a welcome drop-in session, where they could ask questions and get support as they settled into their new homes.

The new convenience store is due to open later this autumn.



Streetz Fest 2026

A huge thank you to everyone who joined us at Streetz Fest 2026, hosted by the amazing Streetzahead at Lordship Recreation Ground in July.

From the incredible performances by Dance Giants, E Squad, Haringey Shed, Shocka and more, to the fantastic community spirit shown throughout the day, it was a celebration to remember.





Special thanks to all the performers and volunteers, Bert Industries, DCK, Formation, McConnells, Haringey Works and Haringey Learns who helped make the event such a success.

New homes and refurbishment updates

External major works – programme phasing explained

The external repairs and improvements are being delivered over an 18 month planned programme. As work progresses, DCK start on one building before all works are fully completed on the previous block.

This phased approach helps keep the programme on track by:

- making efficient use of specialist teams
- allowing different activities to run simultaneously
- preparing scaffolding and access arrangements in advance
- minimising delays caused by hidden defects, material shortages or bad weather



That's why you may notice contractors working on different buildings at the same time, as work is phased across the estate to help keep the programme moving efficiently and minimise delays.

Visit the Broadwater Farm Engagement Hub for all the latest information on these estate improvements.



Northolt and Stapleford North demolition

The rerouting of the building's water services was delayed due to a burst water main, which has now been resolved by Thames Water.

Willan Road has reopened as scheduled after the completion of the pipe diversion and excavation works in preparation for the demolition of Northolt and Stapleford North.

Because of delays caused by the burst water main, we're now planning a joint Meet the Contractor event in the coming months with the New Homes contractor, Formation, and the demolition contractor, Erith.

Estate updates

Proposed estate parking system

We want to hear your views on our proposed estate parking controls as we plan to move to controlled parking zones, similar to the existing on-street parking system.

The new system will help us tackle unauthorised parking on the estate more effectively and will introduce parking charges for everyone using a parking space. We will continue to provide concessions for carers and blue badge holders.

In September, every Broadwater Farm household will receive a printed information pack, including a questionnaire, which will also be available online. We'll be holding drop-in sessions from September to November, giving you plenty of opportunities to find out more and share your feedback.

New door entry system – important information

Has your block recently had a new door entry system installed as part of the major works programme? To ensure your new intercom works correctly, it must be linked to a mobile or landline telephone number. If we do not have your contact number, visitors will not be able to reach you through the intercom system.

What do you need to do?

Please provide your mobile or landline number to the Manston block concierge, who will pass your details on so your intercom can be connected and activated.

Questions?

Email **bwf@haringey.gov.uk**

Get ready for winter

Check your boiler during the summer to avoid problems when colder weather returns. If it's left off for long periods, parts such as valves and pumps can stick, and small pressure drops may become bigger issues. To keep everything running smoothly, turn your heating on for 10–15 minutes once a month.

If your annual gas safety check is due, book it as soon as possible. This important check ensures your system is safe and working properly. Getting it done in summer gives time to fix any issues before winter.

Save in the date

Prepare for winter and get help with:

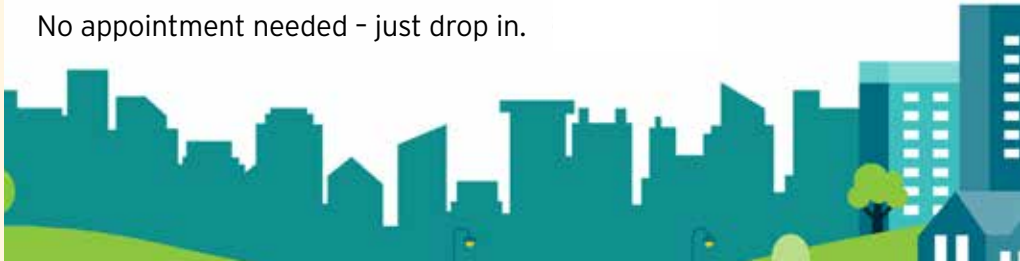
- → heating and billing questions
- → resolving heating or account issues
- → accessing support and financial assistance

Date: Thursday 24 September

Time: 4pm to 8pm

Venue: Broadwater Farm Community Centre - in the Jazz Cafe

No appointment needed – just drop in.



What's on

Open House returns to Broadwater Farm this September

Join a guided walking tour of the estate, delivered in partnership with the Broadwater Farm Residents' Association, Harmony Gardens and Friends of Lordship Rec.

The tour will include:

- the restoration of the estate's listed mosaic mural
- the Broadwater Farm Community Centre and Harmony Gardens
- the first new council homes built on the estate in 50 years

Save the date: Thursday 17 September, 2pm to 5pm.

OPEN HOUSE FESTIVAL

More information on Open House and Debden car park public art workshops coming soon on the Broadwater Farm Engagement Hub!

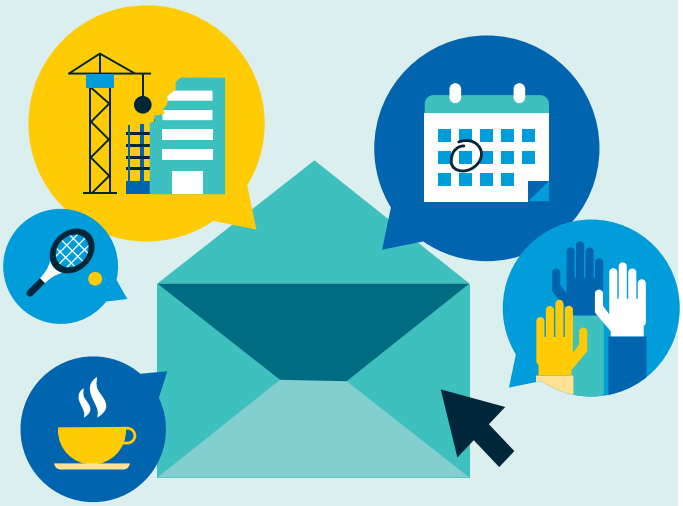
Upcoming public art workshops

Join us in shaping the new public artwork for Debden undercroft car park.

Community workshops with a local artist will be taking place soon, giving residents the opportunity to share ideas and help shape the design of the floor and wall artwork.



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

Numan Hussain
07976 070667
numan.hussain@haringey.gov.uk

Dionne Johnson
07805 918698
dionne.johnson@haringey.gov.uk

Contact Dionne about the following projects:

- External major works programme
- Martlesham and Rochford pilot refurbishment
- Mural project (Debden and Rochford)
- Debden undercroft car park pilot project
- Terrace garden projects

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