Broadwater Farm Newsletter

Haringey LONDON

Improving Broadwater Farm together

Autumn 2025

New homes milestone for Broadwater Farm



Broadwater Farm has reached a major milestone with the final brick celebration on the former Moselle new homes site.

Deputy Leader Cllr Sarah Williams and Cllr Ruth Gordon joined the Broadwater Farm team and project partners Formation to place the final brick at the Moselle site - marking the first new homes built on the estate in nearly 50 years.

A big thank you to the school leaders from the Broadwaters Inclusive Learning Community, and especially our residents who joined us at the ceremony and to everyone from the Broadwater Farm community for your continued support throughout construction.

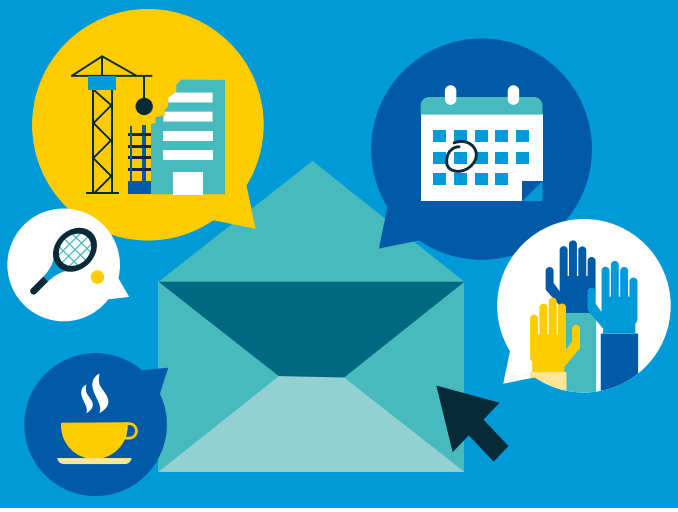
The Moselle site will soon provide 40 new homes and a retail unit on the estate - the first step towards delivering over 300 new homes across Broadwater Farm in the next five years.

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

Broadwater Farm: 40 years on

October marked four decades since the 1985 Broadwater Farm riots. Once known for its challenges. Today, Broadwater Farm is a strong and diverse community – full of energy, connection and opportunities.

We recently welcomed BBC London News to the estate to film a special feature on the transformation taking place as we build new homes, improve existing ones and enhance public spaces.

Huge thanks to the fantastic Clasford Stirling MBE and all the residents and community groups who took part in the filming and helped us show the real Broadwater Farm and what the community stands for today.



You can read Clasford's interview at **www.bbc.co.uk/news/articles/cy8rze17352o**

Ashely Road Depot site visits

Earlier this summer, a group of Broadwater Farm residents visited the new Ashley Road development (Wingspan Walk) in Tottenham Hale to tour some of the new homes and share feedback on the design and layout.

These visits are part of the ongoing information and engagement being provided to all Right to Return residents and Broadwater Farm residents on the Neighbourhood Moves Scheme.



Want to join a future visit?
Email numan.hussain@haringey.gov.uk

What are Right to Return residents and the Neighbourhood Moves Scheme?

Right to Return

These are former secure council tenants and resident leaseholders from Tangmere, Northolt and Stapleford North blocks who want to move back into one of the new homes on Broadwater Farm. Right to Return residents are given priority for the new homes on the estates.

Neighbourhood Moves Scheme

This scheme gives existing secure council tenants second priority for new council homes built near where they live. Broadwater Farm residents wishing to move into one of the new homes on the estate will need to apply to join this scheme. Only secure council tenants can apply and will need to be assessed for eligibility.

Find out more about both schemes, including who is eligible, on the Broadwater Farm Engagement Hub.

2025 Broadwater Farm highlights



It's been a busy year on Broadwater Farm! From the first phase of new homes taking shape and upgrades to the community centre, to taking part in the Great British Spring Clean and hosting our first Iftar celebration and hosting our first Iftar celebration – there's lots to look back on.

Visit the latest news section on the Broadwater Farm Engagement Hub to read the highlights -

www. broadwaterfarmestate. commonplace.is

Broadwater Farm on film

Broadwater Farm has been buzzing with activity over the last few months. With music stars Travis Scott and Tyla filming their latest video on the estate in August and Hollywood actor Jason Statham recently recording scenes for his next blockbuster in October.

A big thank you to all residents for your patience and cooperation during these filming sessions. Funds from filming will go towards supporting young people on the estate supporting youth programmes and improvements to shared spaces.



Want to get involved in future filming?

Haringey offers Set Ready, a free training course for residents interested in working as film marshals on major film and TV productions in the borough. Learn more at www.setready.co.uk

New homes and refurbishment updates

External Major Works update

Our major works programme is moving forward, and scaffolding is now in place at the following blocks to enable waterproofing works to external balconies:

- Debden
- Croydon
- Stapleford
- Hornchurch
- Manston

Scaffolding will be installed at Lympne and Hawkinge in the new year. DCK will contact residents directly before this is due to commence. There will be no scaffolding at Kenley as the works are all internal.

Parking

Parking restrictions apply on Freedom Road during the works at Debden and Croydon. Additional parking bays will be suspended as the programme progresses.

Please don't ignore parking suspension notices. Vehicles parked in suspended bays will be removed and any costs incurred will need to be paid before your vehicle is returned.

Resident actions

DCK will contact you before works start at your block. If you have



an external balcony you will need to clear your sheds and balconies for waterproofing works to be undertaken. Please start preparing to clear these areas now.

View the full programme on the Broadwater Farm Engagement Hub. Contact **Andrei Capinus** (DCK Resident Liaison Officer) on **07463 633 467** or email **bwf@haringey.gov.uk**

Northolt and Stapleford North – works update

Following the completion of the internal strip-out of Northolt and Stapleford North, Phase 2 is set to begin soon. This phase, awarded to Purdy Contracts, involves rerouting the low-temperature hot water (LTHW) and building cold-water services (BCWS) from the undercroft area.

To carry out these works, excavation works need to be undertaken to bury the services beneath Willen Road. There will be temporary parking bays suspensions to enable these works.

These essential works are in preparation for Phase 3 – the demolition of the tower blocks. We'll keep you updated once a start date is confirmed.



The Broadwater Farm improvement works programme takes another step forward

In October, Cabinet agreed the contract to build the next phase of new homes on the former Tangmere site - another big step forward for the estate's improvement programme. We are pleased to announce that Formation



Design and Build have been awarded phase 2 of the new homes programme, which will deliver 139 new homes and five business/retail units.

We expect this phase of the construction works to start in early 2026, after the cabling relocation works are complete. The remaining Tangmere demolition will be included in these works to avoid any further delays.

We'll share more on upcoming preparation for the works including meet the contractor events in the new year.



Help with heating and hot water meters and bills

We continue to work with mySycous to support residents who need help with their heating and hot water meters or setting up payment plans.

Need help with your bill or a repayment plan - contact mySycous at **0333 880 3115** or **hello@mysycous.com**

Need a meter installed or connected - email our Heating team at **gasenquiries@haringey.gov.uk**

Concerned about your financial situation - our Housing Income Maximisation team can help. Get in touch at **020 8489 5611** or **HIMAX@haringey.gov.uk**

Estate updates

Broadwater Farm Repairs Surgery - new venue reminder



The weekly repairs surgery has now moved to the Jazz Café in the Broadwater Farm Community Centre on Adams Road. Drop-in to report a repair or discuss any ongoing issues.

Every Wednesday from 11am to 1pm.

Broadwater Farm energy centre – update

All residents should have received a letter in October explaining the steps we're taking to resolve the heating and hot water issues across the estate.

A specialist contractor is now reviewing the energy centre and its equipment to help us identify the best options for upgrading the system. In the meantime:

- Both energy centre pumps have been refurbished to boost performance.
- Engineers are visiting the centre three times a week (Monday morning, Wednesday, and Friday afternoon) for checks and maintenance.

Keeping you informed

We've started weekly progress meetings and are keeping our concierge teams updated so they can share the latest information with you.

Concierge support is available in Manston, Martlesham, and Croydon blocks - all residents can speak to any concierge.

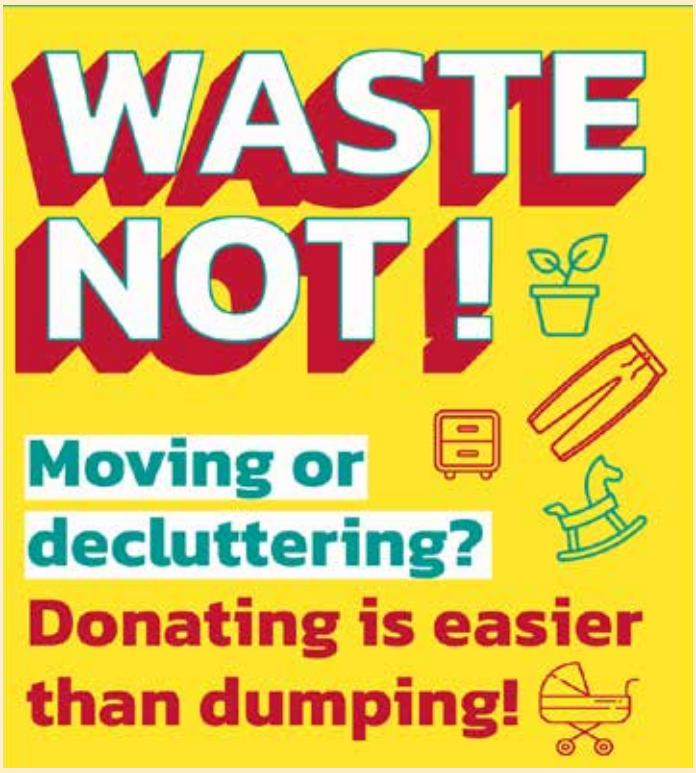
Need Help?

If you're still having heating or hot water issues, please report them as usual and email the Broadwater Farm Project Team at **bwf@haringey.gov.uk** so we can track and resolve all problems during the review.

Waste Not! initiative comes to Broadwater Farm

The Broadwater Farm - Waste Not - initiative helps residents find local charities and organisations offering free collection and drop off services for any unwanted reusable items.

Scan the QR code or visit www.kindcycle.uk/en/wastenot/broadwaterfarm to find local services swapping, collecting and fixing all sorts of things from household goods, baby items, furniture, cloths and more.



Neighbourhood visit – Wednesday 10 December

We'll be knocking on residents' doors on **Wednesday, 10 December between 2pm to 4pm**.



This is just a quick check-in to answer any questions about the ongoing estate improvement works and share extra information about support and activities happening over Christmas.

Representatives from our Income Maximisation and Heating teams will also be with us providing advice and support if you need help with heating bills or connecting your meter to the system.



Christmas at Broadwater Farm

Join us at the Broadwater Farm community Centre on **Friday 12 December** for a day packed full of festive fun.

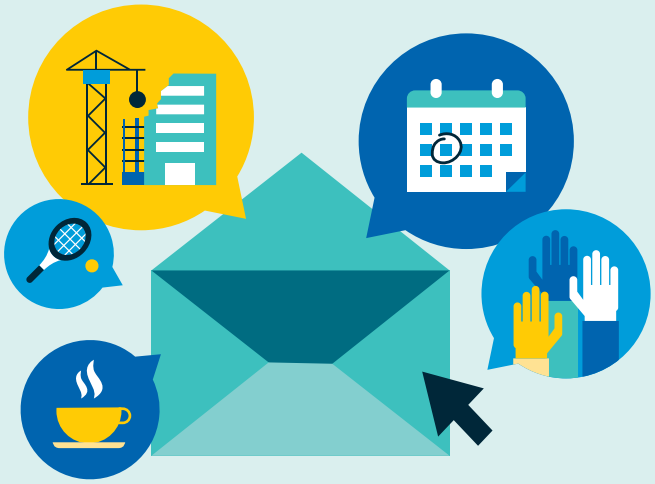
We'll have lots of activities for young and old happening throughout the day - more info on times and activities coming soon! Save the date!

Festive Haringey

Find out what is happening across the borough this Christmas season at

www.haringey.gov.uk/festive-haringey-2025

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.