# Improving Broadwater Farm

## Section 105 Consultation Refurbishment Project

HAVE YOUR SAY!



*Improving Broadwater Farm together*

**9 October – 17 November 2023**
www.haringey.gov.uk/RPS105

Haringey LONDON

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This is a formal consultation under the Section 105 of the Housing Act (1985) on proposed changes to the Broadwater Farm Estate.

Please read the information in this booklet and share your thoughts with us. We want to hear from as many residents as possible.

**Your input will help shape the future of Broadwater Farm.**

**www.haringey.gov.uk/RPS105**

# Improving Broadwater Farm together

## The story so far...

**In 2020, Broadwater Farm residents started a conversation on designs for new council homes to replace those being demolished at Tangmere and Northolt. This was also an opportunity to consider improvements to the existing homes and the wider estate.**

Alongside new homes, residents were keen to see existing homes and blocks being updated, and other estate improvements made which would benefit all residents, such as a new shop and safer streets.

There have been many conversations since then, with residents and the council together shaping plans and developing designs for the estate.

To ensure that all the community has had the chance to participate, we organised multiple in-person events at various locations, including the Community Centre, block lobbies, outside The Willow Primary School, and during community days.

Additionally, a dedicated online feedback website was set up; we have talked with residents through phone calls and text messages, at doorsteps, and provided printed information through residents' letterboxes.

A resident ballot was held in early 2022 and 85% of those who voted supported the delivery of new homes and estate improvements.

We now want to hear your views on the progressing refurbishment of your homes and continued improvements across the estate.



**85%**

**of those who voted in the resident ballot supported the improvements**

# Refurbishing your blocks

**We have been engaging with residents across the estate about what they would like to see improved in their blocks. The feedback received for the new homes and estate improvement programme centred on five broad themes:**

### 1. Movement



Accessible, inclusive, and pedestrian and cycle-friendly streets.

### 2. Green spaces



Improve existing outdoor amenity space and create greener, more biodiverse community outdoor areas.

### 3. The ground floor



Activating the base of buildings to create better-overlooked and more active streets and spaces.

### 4. High quality homes



Improve existing homes and create accessible, sustainable, large homes with sufficient storage.

### 5. Safety and security



Improving the sense of safety on the estate and working to reduce incidents of anti-social behaviour.

Building on resident's priorities for estate improvements, refurbishment of ten blocks is going to take place over the coming years, starting with Rochford and Martlesham.

We want to improve the look and appearance of the blocks, improve the insulation, upgrade areas such as courtyards and balconies, and provide terrace spaces with improved storage. This will improve the overall performance of these buildings and deliver the improvements residents have asked for.

Over the coming months, we plan to develop detailed designs for the refurbishment of the blocks in partnership with you.

**We want to hear your views on:**

- **Brick colour for blocks and entrances.**
- **Design of private balconies – sheds, fencing and back-doors.**
- **Options for communal walkways**
- **Landscaping of courtyards.**
- **Options for communal terraces.**
- **Location of bike storage.**
- **Style of window openings.**
- **Options for drying rooms.**

We are committed to investing more than £150 million to improve council housing in Broadwater Farm. Over 800 of your homes will benefit from the refurbishment programme.

This booklet gives you an overview of the refurbishment proposals and how you can have your say.

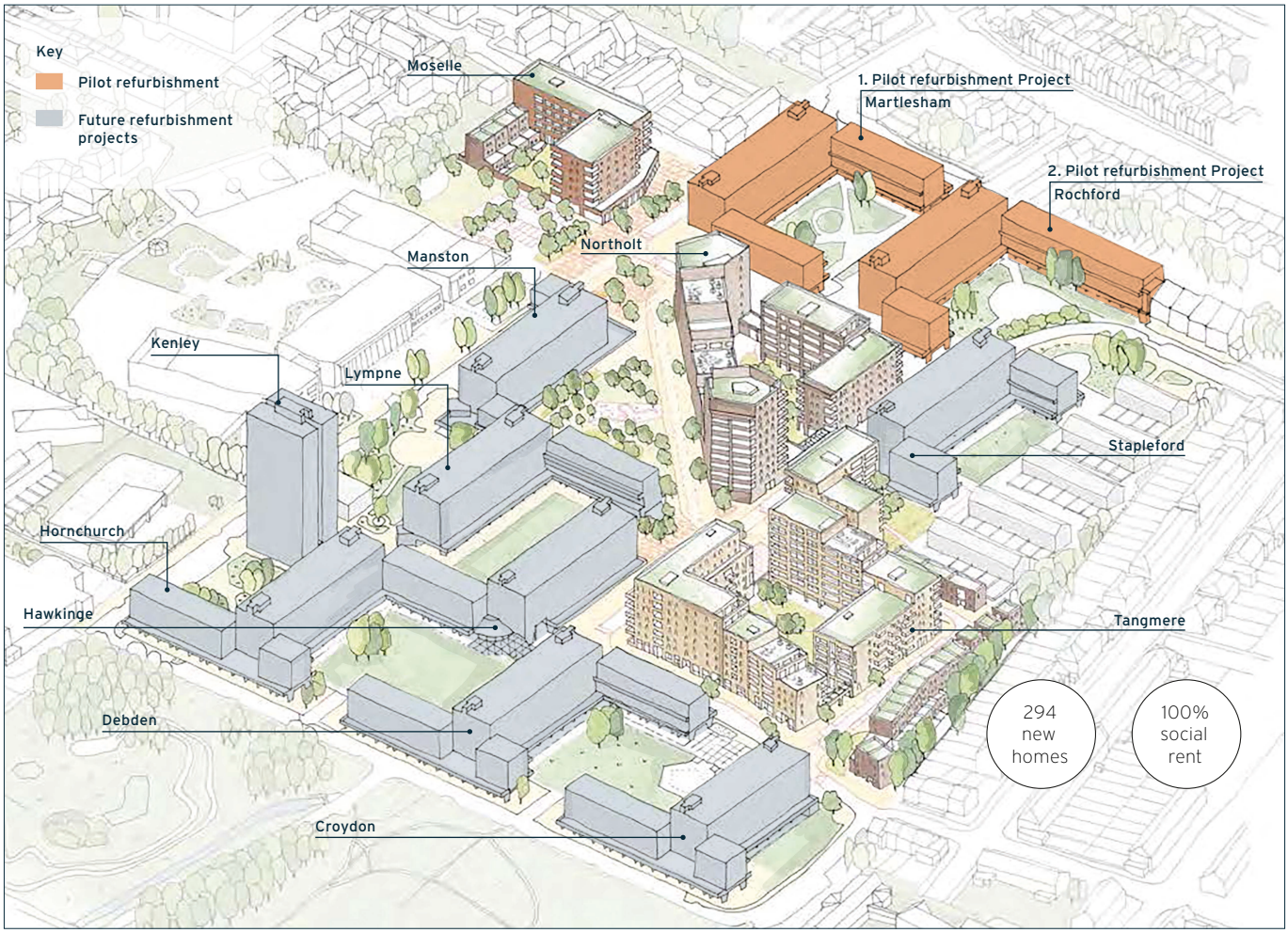


**294**
new homes

**800**
homes to benefit from refurbishment

**£150m**
to be invested into Broadwater Farm

**100%**
social rent



# We want to hear from you!

**These proposals are based on residents' feedback regarding improvements they would like to see in their blocks. We are consulting on these proposals until Friday 17 November. We welcome feedback from all residents.**

**By post:**
Fill in the feedback form included with this booklet and send it to us using the freepost return envelope enclosed. You can post these or simply drop off to your nearest concierge.

**Online:**
You can go online to complete the feedback form by visiting www.haringey.gov.uk/RPS105 or scanning the QR Code.

**By telephone:**
You can call Shelleyna Rahman on 07890 318 466 to arrange an appointment.

**Email:**
For any additional comments or enquiries you can email bwf@haringey.gov.uk




**Drop-in sessions:**
You can visit the Broadwater Farm Team at the following drop-in sessions to discuss the proposals, ask questions and complete the feedback form.

**Wednesday, 11 October | 11.00am – 1.00pm**
Drop in at Repairs Surgery
(BWF Medical Centre)

**Monday, 16 October | 9.00am – 12.00pm**
Concierge area of Martlesham and Rochford blocks

**Wednesday, 18 October | 11.30am – 1.00pm**
Drop in at Repairs Surgery
(BWF Medical Centre)

**Thursday, 19 October | 1.00pm – 5.00pm**
Outside Manston Block opposite the Willow Primary School

**Saturday, 21 October | 11.00am – 3.00pm**
Broadwater Farm Community Day

**Wednesday, 25 October | 11.00am - 1.00pm**
Drop in at Repairs Surgery
(BWF Medical Centre)

**Wednesday, 25 October | 5.00pm - 8.00pm**
Broadwater Farm Community Centre

**Wednesday, 1 November | 11.00am - 1.00pm**
Drop in at Repairs Surgery
(BWF Medical Centre)

**Thursday, 2 November | 5.00pm - 7.00pm**
Online Drop in (TEAMS)
Meeting ID: 327 746 520 750

**Wednesday, 8 November | 11.00am - 1.00pm**
Drop in at Repairs Surgery
(BWF Medical Centre)

**Wednesday, 15 November | 11.00am - 1.00pm**
Drop in at Repairs Surgery
(BWF Medical Centre)

If you need additional language support including BSL, please contact the Broadwater Farm Team.

**Da tu opinion**
Queremos conocer su opinión sobre los planes de remodelación. Si desea esta información en otro idioma, envíe un correo electrónico a bwf@haringey.gov.uk.

**Aragtidaada ka dhiibo**
Waxaan rabnaa inaan maqalno aragtidaada ku saabsan qorshooyinka dib u habeynta. Haddii aad macluumaadkan ku doonayso luqad kale, u dir iimayl bwf@haringey.gov.uk.

**Кажете си мнението**
Искаме да чуем вашите мнения относно плановете за обновяване. Ако искате тази информация на друг език, изпратете имейл до bwf@haringey.gov.uk.

**Söyleyeceğin mi var**
Yenileme planları hakkındaki görüşlerinizi duymak istiyoruz. Bu bilgiyi başka bir dilde istiyorsanız, şu adrese bir e-posta gönderin: bwf@haringey.gov.uk.




## Here is an idea of what to expect in terms of progressing the works:

**October 2023**
Start Section 105 consultation

**November 2023**
Final designs based on your feedback

**December 2023**
Submit planning application

**Spring 2024**
Start refurbishment works

# Detailed proposals

## 1 Upgrading the outside walls of blocks and entrances



**You have told us that you wanted to see a more consistent look between the new homes and the existing ones, so that the estate looks and feels like one community.**

We are proposing to make the blocks more energy efficient. Improving the buildings' insulation, ventilation, and airtightness can reduce energy bills, making the buildings a more comfortable place to live by keeping them warmer and having a positive impact on damp and mould prevention.

The buildings' wall insulation will be removed and replaced with a new, higher performing system with a brick finish, thereby improving the appearance of the blocks outside and making homes warmer inside.

The buildings will have a new improved brick look, with two colour tones. One colour for the main building and a brighter contrasting glazed colour to create an attractive entranceway.

The image below uses Martlesham block as an example of the proposed brick look. In it, you can see an example lighter coloured brick finish, with a complementary brighter coloured brick for the entrance to the block.

We are asking for your views on which colour combination (or none) you think would be best suited for the outside walls of blocks.

## Proposed brick colour combinations

**A**



Warm Grey brick



Yellow Glazed brick

**B**



Golden Buff brick

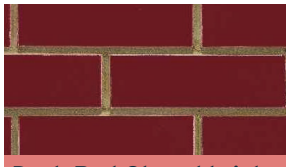


Red Glazed brick

**C**



Pale Red brick

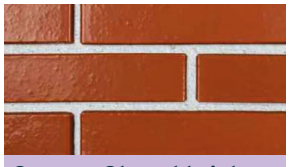


Dark Red Glazed brick

**D**



Buff brick



Orange Glazed brick

# Detailed proposals

## 2 First floor private balcony options: fences, sheds and back doors

### You have told us you want to have better outdoor spaces with improved storage.

We are proposing to provide new privacy fencing between each balcony, along with new metal sheds and back doors. The most popular option will be implemented throughout the estate on all private balcony spaces, so that there is a consistent look.

### Fence and shed options for private balconies






**Solid fence**

- Full privacy from your neighbours
- Creates lots of shade




**Perforated fence**

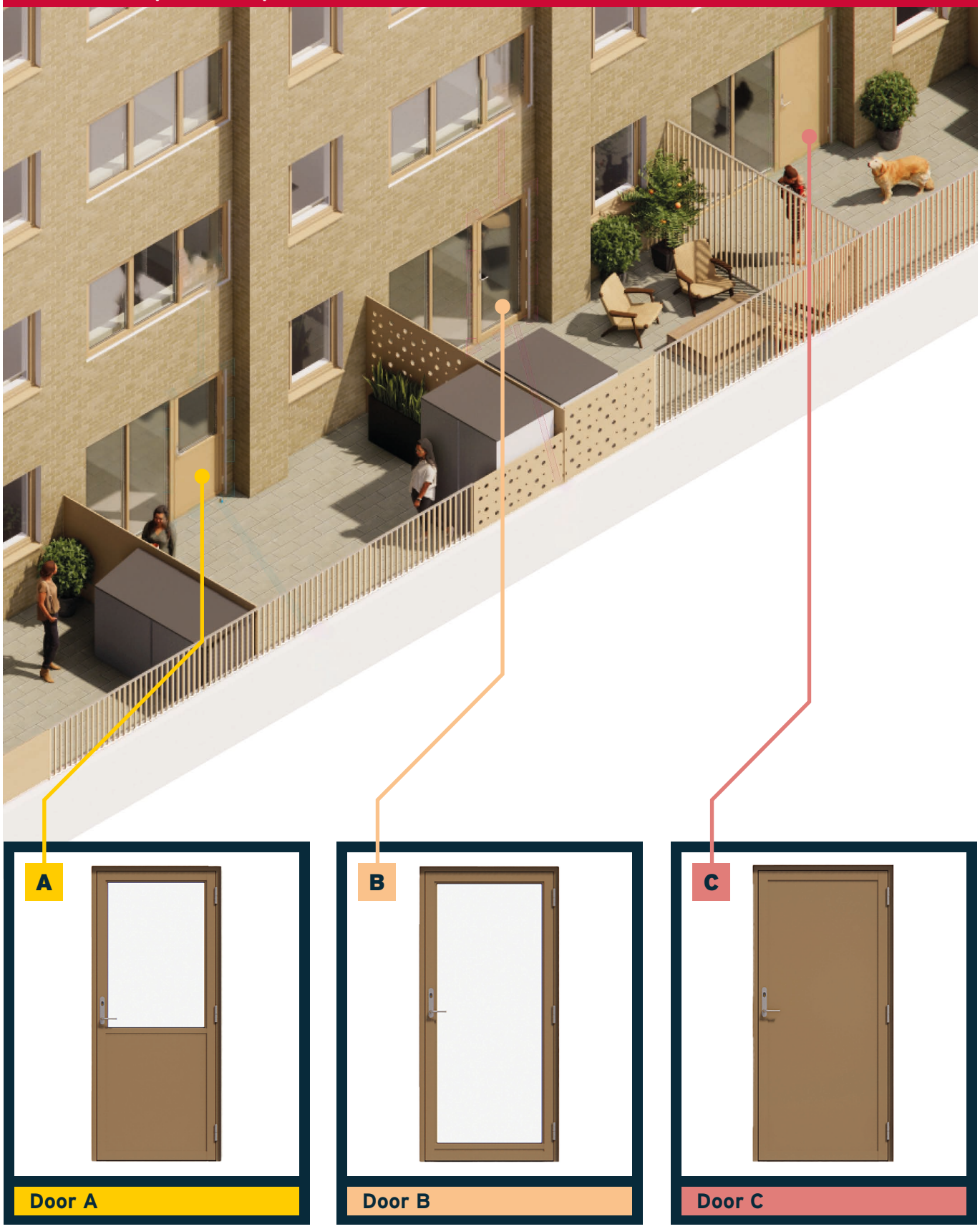
- This option is partially private
- Allows light through




**Railing fence**

- This option is partially private
- Allows lots of light through

## Back door options for private balconies



# Detailed proposals

## 3 Communal terrace spaces



Existing communal terrace

**Each block on the estate has an unused communal terrace. These areas can be turned into usable spaces where people can meet, and there are spaces for growing and for bike storage.**

All terraces will be refurbished with:

- New paving slabs.
- Improved security and lighting.
- New railing fence.



General Improvements

## Communal terrace space options

We are proposing two additional improvements to these terraces of either a community allotment or garden, or space for bike storage.




### Communal allotment or garden space

The terrace has a large amount of available space to accommodate raised planters for growing herbs and vegetables. This could be shared amongst residents.

- Raised planters for flowers or vegetables.
- New seating to rest and enjoy the space.




### Bike storage

The terrace has a large amount of available area to construct a secure bike storage space.

- Secure area with a fob access.
- Security cameras.

# Detailed proposals

## 4 Bike storage

Residents have told us they would like safe places to store their bikes that are easy to access. Below are some options with points for consideration.

### Proposals for where bikes could be stored

A

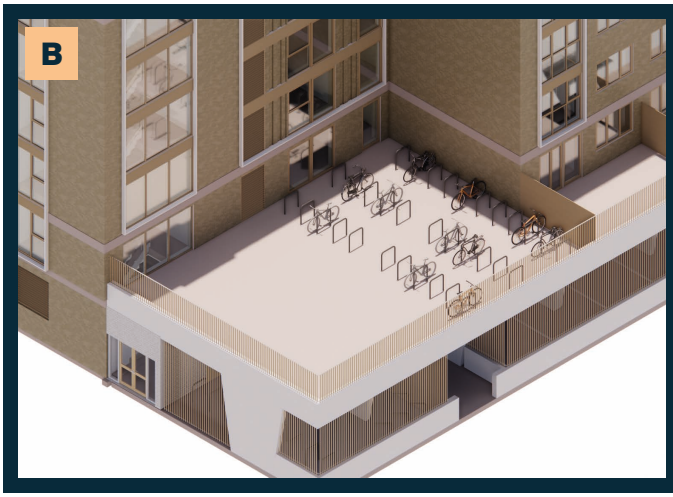


#### Ground floor car park

The ground floor carpark has the largest amount of available space to construct a secure bike storage area.

- Secure area, with a fob access.
- Sheltered from the weather.
- Security cameras.

B

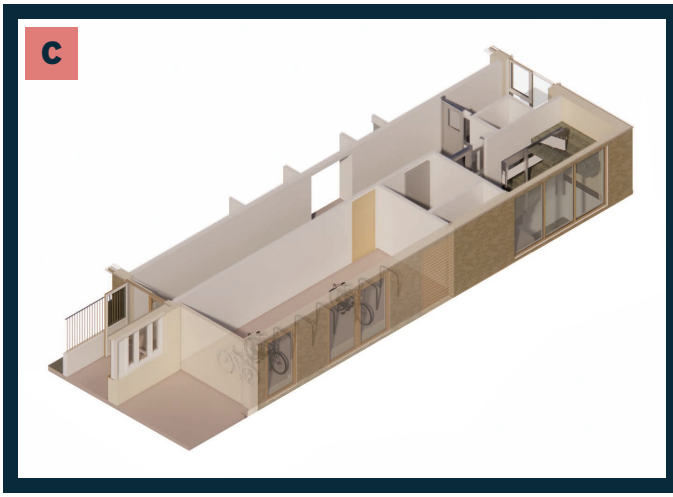


#### Communal Terrace

The terrace area has a large amount of available space to construct secure bike storage.

- Secure area with a fob access.
- Not sheltered from the weather.
- Security cameras
- You will have to travel to the first floor to access the storage area.

C



#### Drying room

Where blocks have drying rooms, there is space available to construct a secure bike storage area. However not all blocks have a drying room.

- Secure area with a fob access.
- Fully sheltered from the weather.
- Security cameras.
- You will have to travel to the upper floor with your bike.

# 5 Drying rooms

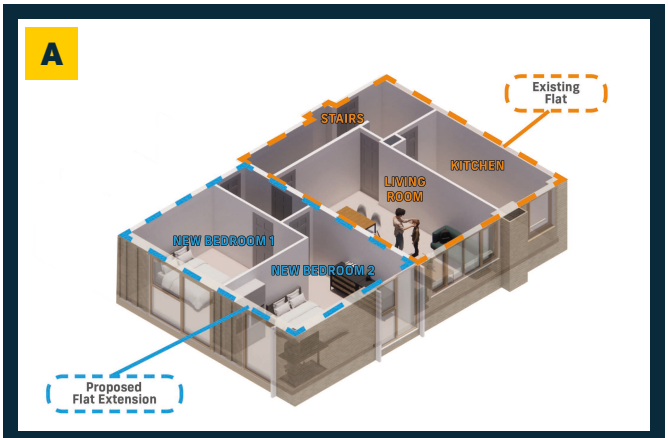
**Residents have told us that they wanted larger homes, spaces for study, work and enterprise opportunities on the estate, community spaces, as well as spaces for bike storage.**

The drying rooms are currently vacant spaces. These large areas at the ends of the buildings are mostly empty and could be changed so that they have a practical purpose.

We are proposing four potential options for how the drying rooms could be better used.

## Drying room options

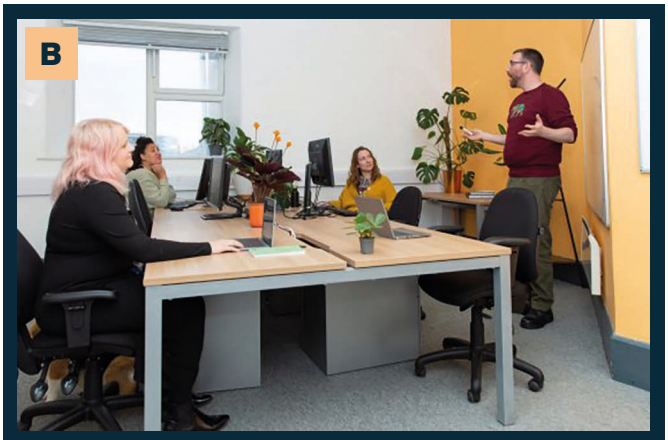
**A**




### Flat extension

- Would add two extra bedrooms, for larger family use.

**B**



### Communal office or study space

- Office space for people working from home.
- Can be used for students studying.

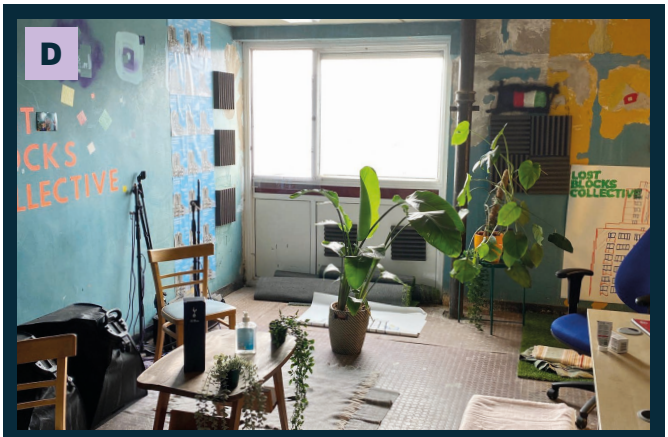
**C**



### Bike or pram storage space

- Secure storage location for bikes and prams.
- Protected from the weather.

**D**



### Exhibition or library space

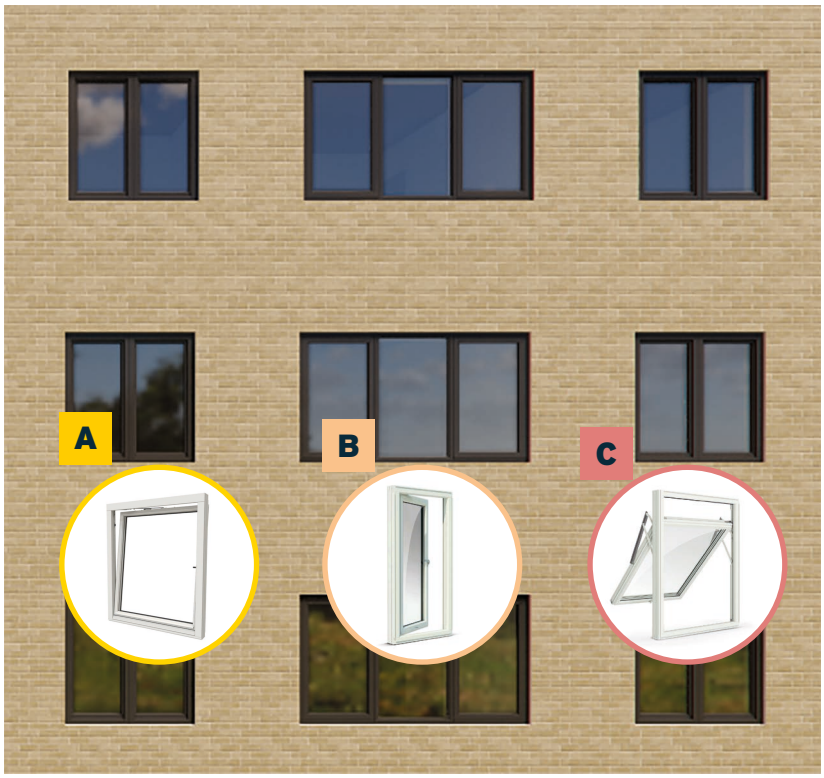
- Resident led community spaces for local clubs and societies.

## 6 Window openings

**Residents have said that they want their homes to be warmer and safer, and that existing blocks should be consistent in look and feel to the new homes.**

We are proposing to install new windows to all homes on the estate, so that homes are warmer, let in natural light and improve the ventilation of homes to have a positive impact on damp and mould prevention. You have an opportunity to comment on how you would prefer your windows to open.

The most popular window option will be applied throughout the estate for a consistent estate-wide look.




### Window opening options




Bottom hinged window




Side hinged window




Top swing window

# 7 Courtyards and open spaces in front of blocks

**You said you wanted improved outdoor community spaces with different types of equipment and planting, so that there is a variety of options and something for everyone interested in spending time outdoors.**

We are proposing improvements to the courtyards in front of the buildings. This will include adding plants and creating spaces for different activities. The first courtyard to have improvement works will be Rochford and Martlesham. In the future, the other courtyards will follow.

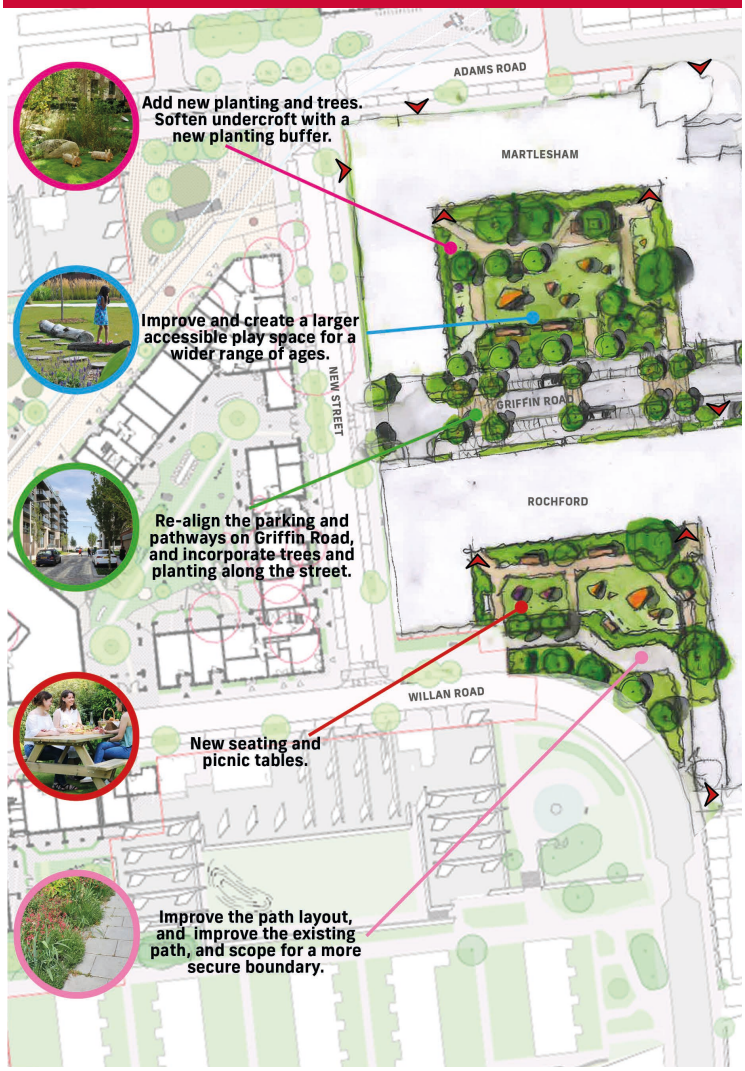
Based on previous feedback on what features you would like to see in the courtyards, options such as rocks and boulder play equipment, outdoor climbing equipment and seating could be included for Rochford and Martlesham.

Here is an image of the proposed design of the improved Rochford and Martlesham courtyard.

We would like to understand if this proposal fits in with your feedback or if you have any further suggestions for improvements.

There will be an opportunity to work out the detailed design of the new courtyards in coming months.

## Proposed courtyard suggestions





Exisitng Rochford courtyard


Existing Martlesham courtyard

# What next?

Now that you have read the proposals for improvements to homes and the estate, please provide your feedback and comments in the enclosed feedback form, by following the link below or by scanning the QR code:

**www.haringey.gov.uk/RPS105**

Remember the deadline for your feedback is **Friday 17 November.**

Thank you for sharing your views and actively participating in shaping the future of your community.

We are improving Broadwater Farm together.





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