Broadwater Farm Newsletter

Haringey LONDON

Improving Broadwater Farm together

Summer 2025

External Major Works programme – starting on estate soon

We are pleased to announce that DCK Construction is undertaking the external major works programme.

You'll start to see DCK operatives setting up their site compound at the top of Freedom Road, opposite Croydon block in early September, with the plan to start work in early October.

The works will include:

- external repairs and decorations
- repairs to the pipework in the undercroft car park areas
- waterproofing balconies above the undercrofts
- new flooring to the internal communal areas

What happens next

We are working with DCK to agree a schedule for the external majors works programme. DCK will be in touch with all residents letting you know when the work is due to start at your block to give you time to prepare.

Meet the contractor

We are holding a Meet the Contractor event in the Broadwater Farm Community Centre on **Tuesday 9 September from 2pm to 7pm**. Drop in to meet the DCK team and learn more about the works and ask any questions.



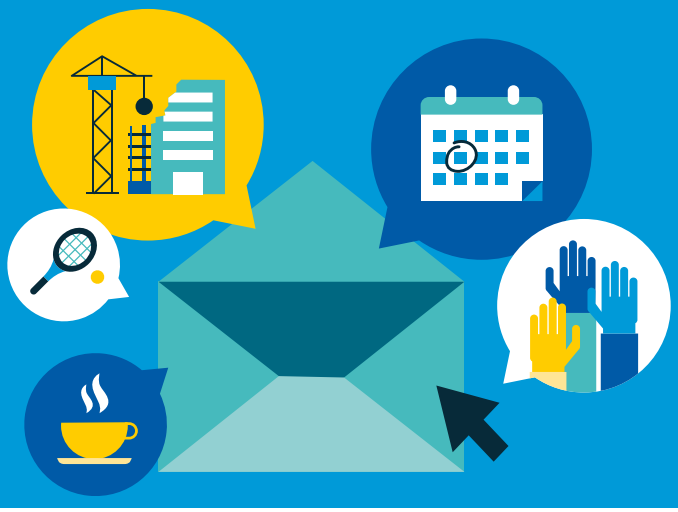
'Image by Elliesse Kaaouchi

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

Celebrating community in Broadwater Farm and Northumberland Park

A huge thank you to everyone who joined us for the fundraising celebration at Haringey Play Association in July.

We're thrilled to announce that over £22,000 was raised to support local initiatives!

Cllr Ruth Gordon attended the event and presented the funds to Project 2020, Haringey Play Association, Raza Sana and The Moselle Community Project.

Special thanks to DCK Construction for their incredible support and to Reel Cinematic Focus for their fantastic filming of our abseil and exercise fest events.



You can watch their films on the Broadwater Farm playlist at **www.youtube.com/user/haringeycouncil**

Community Centre improvements

Phase 2 of the improvement works is on track to complete by the end of September. Here are some of the improvements we'll have made to the centre by then:

- removed the internal reception doors and fitted accessible front entrance doors
- upgraded and decorated the communal changing rooms and bathrooms
- replaced the internal ceiling tiles and external paving slabs
- repaired or replaced windows as needed
- fire safety and accessibility upgrades throughout



We're planning to hold workshops to discuss the recommendations from the user and provider group and resident surveys for the future use of the community centre in autumn. Visit the engagement hub to learn more about upcoming dates.

Bar park and Adams Road playground improvements

Thanks to everyone who spoke to us at our recent pop ups and door knocking sessions about potential plans to install a bar park in the Lympne courtyard area on the estate.





There's still time to have your say

Just scan the QR code with your mobile phone to complete our online survey. Survey closes on Sunday, 7 September.

Estate updates

Proposed changes to Gloucester Road traffic filter

You should have received a letter from us about the proposed changes to the Gloucester Road traffic filter.

It is proposed that residents of Broadwater Farm, including Moira Close, could apply for one exemption permit that would allow holders to drive one motor vehicle (that is registered to their address) through the Gloucester Road traffic filter.

Have your say

Learn more about the consultation and have your say at **www.haringey.gov.uk/gloucester-road-traffic-filter-consultation**

The consultation closes on Wednesday, 10 September.



Heating and hot water bills payment – support is available

If you have received a heating and hot water bill from mySycous and you're concerned about how you're going to pay it. We're here to help.

mySycous can set up a repayment plan for all residents who can't pay the full amount in one. Please contact mySycous directly to set up a repayment on **0333 880 3115** or **hello@MySycous.com**

Need help managing your money?

Our friendly team of finance and income advisors are here to support you.

Contact them on **020 8489 5611** **HIMAX@haringey.gov.uk**

New fire safety and resident signs

You may have seen new signs going up in communal stairwells and corridors. These are part of our ongoing work to improve fire safety and help everyone find their way around the buildings more easily.

Why the change?

The new fire safety signs meet updated regulations requiring clear floor level markings to assist the fire service in an emergency. We're also installing resident signs (also known as directional signage) to help residents and visitors find their way around. We expect these signs to be installed by the end of August.

What's new?

The main change is that 'Deck level' no longer exists. Floor levels now start from the ground floor with 'Deck level' now being called Level 1. This numbering will continue up the building with level 2 now being level 3, level 4 now being level 5 and so on. All the buttons in the lifts will be replaced to match the new floor levels.

Scan the QR code to learn more.





New communal fire doors

New communal fire doors have been fitted in all blocks (other than Martlesham and Rochford) as part of the internal redecorations and fire safety upgrades on the estate.

Visit **https://youtu.be/oEbYopJB3tA** to watch our communal fire door information video to learn more about how the doors work and tips to make sure the main control panel isn't set off accidentally.

Using your rubbish chute – let's keep our estate clean

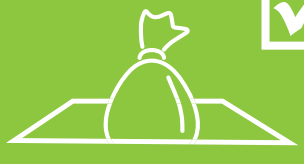
All blocks on the estate have rubbish chutes to make it easy for you to dispose of everyday household waste. To keep things running smoothly, please follow these simple tips:

Do:

- use the chute for small, bagged household waste only



- make sure your rubbish fits easily into the chute opening



- take larger items or full bags directly to the external bins for your block



We're working with housing teams to identify repeat issues. If residents continue to leave rubbish in the wrong places, fines may be issued. If you're not sure where to leave an item or put your rubbish, just ask your concierge or estate services officer - they're happy to help.

Don't:

- shove larger items in the rubbish chute if they don't fit - this causes blockages and damage



- dump items in hallways or near chute doors - it creates mess, extra work and is a fire risk



Stay safe: help us reduce fire risk

If you smoke, it's always safer to smoke outdoors and always make sure your cigarette is fully put out and disposed of properly.

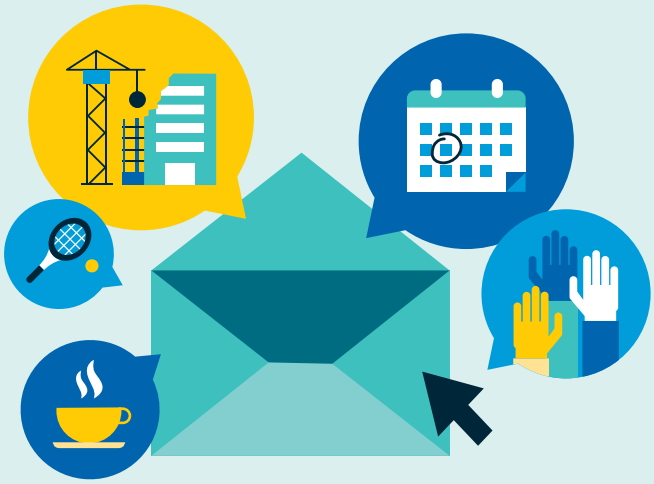
Never throw cigarette butts from your balcony or windows as this can very easily start a fire elsewhere, especially in hotter/ dryer months.

Don't throw rubbish from your balcony or windows as the rubbish can build up and cause a fire if someone throws a cigarette butt on top of it.

Additionally, please do not store or use BBQs on balconies or in communal areas on the estate. Other items that you should not store on your balcony are:

- flammable liquids such as gas cylinders, kerosene and petrol
- combustible items such as wooden furniture, cupboards and screens
- electrical items like fridges and tumble dryers

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

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