Broadwater Farm

Landlord Offer

Our commitments to you



Your estate, your home, your views

Haringey LONDON | Homes for Haringey

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Foreword



Councillor Ruth Gordon
Cabinet Member for House Building, Placemaking and Development

Dear Residents,

I am delighted to introduce this landlord offer to you. It is Haringey Council's commitment to you should you choose to vote 'yes' in the upcoming resident ballot. It sets out the changes you will see to make the estate safer and more welcoming, the quality of the new homes and confirms the Council's guarantees to residents and leaseholders from the Tangmere, Northolt and Stapleford North Blocks as well as the guarantees to eligible Broadwater Farm residents.

Faced with the necessity, for safety reasons, of demolishing Northolt and Tangmere, these proposals represent an opportunity to redesign the estate in a way that will be transformative for the whole of Broadwater Farm. The design proposals are what have emerged after working together with you the residents, taking your first-hand knowledge of how the estate can be made safer, how better facilities can be provided and how the communal spaces can be a welcoming place for families.

I am very proud of the high quality of the housing schemes in Haringey's house building programme and I hope you will agree that the Broadwater Farm plan will be a worthy addition of around 294 well designed council homes - which will be prioritised for residents of the estate.

Every single new home will be a council home at a council rent and the fact that around 30% of the new council homes will be larger family-sized homes means that this will help previously overcrowded families.

I am also proud that this scheme, if you agree to it, will benefit all Broadwater Farm residents by creating green and open places where people want to meet and chat and play, and that it will provide workspaces, new street layouts, a new medical centre with additional help facilities, a new community hub and a new shop.

Much of that has been down to you because this has been a resident-led, placemaking proposal, which is now being put to the test for residents to have the final say in a ballot. The plans to transform the estate with the new homes and improvements set out in the document will only take place if residents vote in yes in the ballot.

All of this sits alongside a multi-million investment commitment from the Council that will see all existing properties extensively refurbished regardless of the outcome of this ballot. Overall, the council is committed to investing more than £150m to create a council housing estate that we can all be proud of.



Councillor Ruth Gordon
Cabinet member for House Building, Placemaking and Development

How to Get in Touch

We have an Independent Tenant and Leaseholder Advisor who can provide you impartial advice and support about the proposals in this Landlord Offer and the plans for the future, their contact details are **BWF@newmanfrancis.org**

If you wish to talk to our team or have any questions about the proposals, please contact us at **BWF@haringey.gov.uk** or call Numan Hussain on **07976 070 667** (Monday-Friday, 9am-5pm).

If you have any questions relating to the ballot or how to vote, please contact Civica Election Services on **020 8889 9203** or email **support@cesvotes.com**

Introduction

Voting opens on Friday 11 February 2022 and ends on Monday 7 March 2022 – we encourage you to use this opportunity to have your say.

This landlord offer document sets out the redevelopment proposals for new homes and improvements to the Broadwater Farm Estate. These proposals have been developed through working with the community and listening to residents' views over the past two years.

We are confident that the proposals respond to the feedback you provided and will help the Broadwater Farm Estate to become a healthier, happier and safer estate to live. However, you get the final say on whether these proposals go ahead, through the ballot, which will be taking place on the estate between Friday 11 February and Monday 7 March 2022.

The proposals will **ONLY** happen if the majority of residents vote **YES** in the ballot.



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."

Background

In 2018, following a structural review and consultation with residents, Haringey Council agreed to the demolition of Tangmere and Northolt blocks for safety reasons.

Karakusevic Carson Architects were appointed by the Council to work with the community to develop design proposals to redevelop the estate and deliver replacement homes and improvements that residents' wanted to see.

Over the past two years the redevelopment proposals have been improved through working with residents and the community. In the summer of 2021, following a consultation with residents of the Stapleford North Block (flats 25-36 and 61-72), the council agreed to include the demolition of Stapleford North in the redevelopment proposals. This is because over 60% of households in this block were in favour of their block being demolished and replacement homes being provided.

The current proposals also seek to relocate existing facilities on the estate such as the Enterprise Units, the energy centre and the Broadwater Farm Medical Centre to better locations so that modern new facilities for the community can be delivered. Changes and improvements will also be made to roads and some open spaces, such as the Memorial gardens to help improve the quality of open and green space and make the estate a safer, more welcoming place to live for residents.



The proposals at a glance



around 294
brand new, high quality council homes

100%
council delivered scheme, no homes for private sale

30%
larger family homes for Broadwater Farm families

Priority for new council homes for all eligible Broadwater Farm Residents



A safer neighbourhood



Creating jobs and opportunities for local residents

Affordable workspaces and community spaces for residents

A new, modern health and wellbeing centre with other services to benefit residents

Council homes at council rents

A new park and new civic spaces



A new grocery store on your doorstep



Vision for Broadwater Farm

Shaping the future of Broadwater Farm Estate together to be a safe, welcoming neighbourhood creating a lively place to be, ensuring high quality homes that support the wonderful sense of community and creating opportunities for residents to play, work and socialise through improved open spaces and facilities.

1 Welcoming entrance to the estate

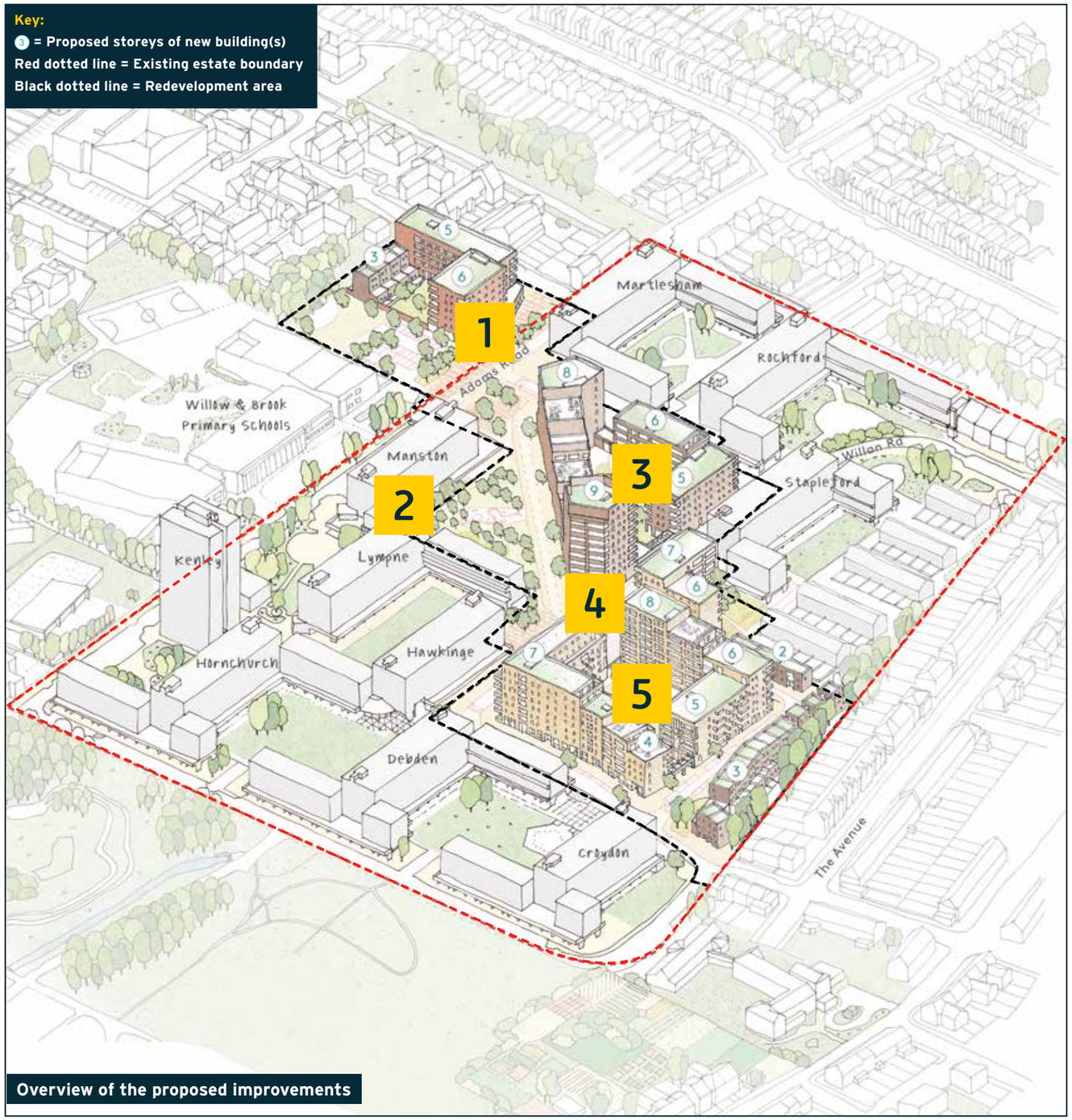
The former Moselle School site will provide a new shop and improvements to Adams Road to support a safe and welcoming entrance into the estate.

2 Enhanced green and open space

A new community park in the heart of the estate, with a relocated memorial gardens. We will create a new diagonal route through the middle of the estate, creating a safer space where children can safely play.



New diagonal path in the heart of the estate



Overview of the proposed improvements



Christabel from Martlesham:

"The improvements proposed for the BWF estate is once in a generation opportunity to transform the estate and I hope all residents get involved and have their say by supporting the proposals."

3 High quality new homes

New high quality homes, including around 30% larger family sized homes will be built across the estate. See more information at pages 12-15 of this document.

4 Safe and welcoming streets

A new look for Willan Road, wider pavements and a better bus stop for all residents.

5 New facilities for residents

Front doors and gardens for ground-floor homes, courtyards for all residents and a new Wellbeing Hub with relocated GP services.



New public courtyard

Vision for Broadwater Farm

A Former Moselle School site and Adams Road

- Around 40 new larger family homes
- A new shop
- Safer footpath
- Parallel parking on Adams Road
- Improved access to Lordship Recreation Ground and community centre



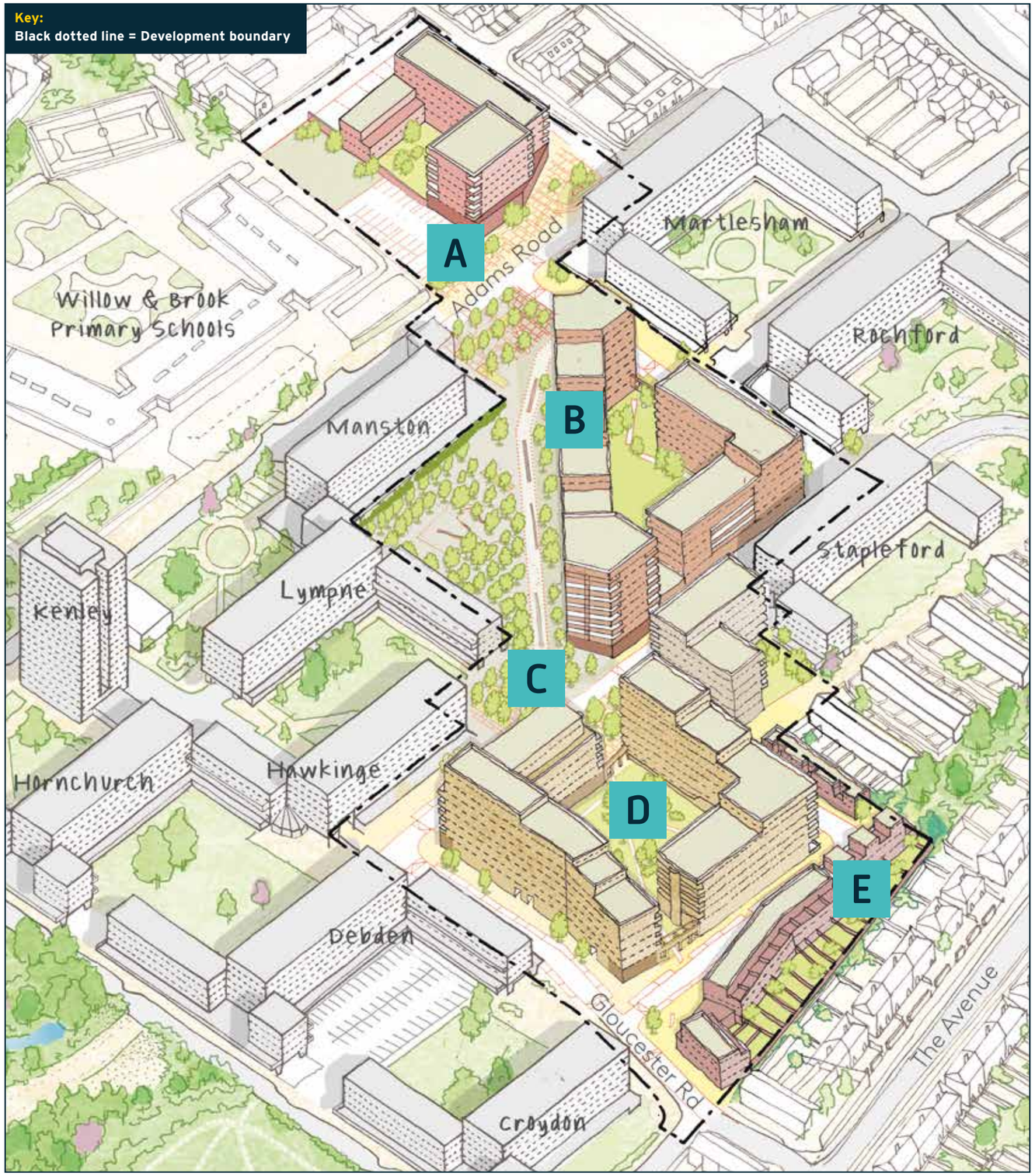
Safe & healthy neighbourhood

B Former Northolt, Stapleford North Block and energy centre site

- Improved public spaces at the centre of the estate
- Around 100 new council homes
- A new park
- A public square on Adams Road with a relocated memorial garden
- New work spaces
- A new modern energy centre to reduce carbon emissions

C Enterprise Centre

- The existing enterprise centre on Willan Road will be demolished and relocated across the estate to create high quality new workspaces and active streets
- Wider pavements and a re-provided bus stop on Willan Road
- Direct access to the new diagonal route through the estate, improving the layout and visibility



D Former Tangmere site

- Around 114 new council homes
- A new Wellbeing Hub with relocated GP surgery and other services
- Improved and more attractive Willan Road, with wide pavements and views along the whole street
- Usable courtyard space
- Front facing doors and gardens for ground-floor homes



New Tangmere block

E Memorial Gardens and BWF Medical Centre sites

- Relocated memorial gardens in the centre of the estate in the new park
- Around 17 new larger family council homes built on the existing Memorial Garden site
- A new street in front of the houses from Gloucester Road to Willan Road
- Around 23 new council homes on the existing medical centre site and new community facilities on the ground floor



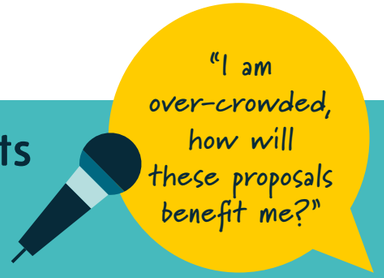
New street behind Tangmere block

What's in it for you and your family?

We want Broadwater Farm residents to benefit from this scheme. The proposals will deliver around 294 council homes. These new homes will be funded by the Council to deliver a scheme of 100% council homes.

Prioritising Broadwater Farm Residents for new council homes

Neighbourhood Moves Scheme



The Council's Neighbourhood Moves Scheme will ensure that eligible Broadwater Farm estate secure tenants will be prioritised for the new council homes that are build on the estate.

The development will deliver approximately 89 (30%) new larger family homes. Eligible secure tenants on the estate will be prioritised for homes more suitable for their needs.

If you would like to apply for a new home you should contact council officers at **BWF@haringey.gov.uk** for more information.

BWF secure tenants will have priority for the new homes in the following order:

1. Those rehoused from Tangmere, Northolt and Stapleford North have the option to return to the estate and live in the new homes.
2. Households that are under-occupying can choose to downsize and move to a brand new home.
3. Households that are over-crowded would be prioritised for the larger family homes.
4. Other households on the estate whose current property is unsuitable for their family.

Any remaining homes will then be available for secure tenants on BWF whose home is currently suitable but still wish to move, and then to the wider housing register.



For more information about the Neighbourhood Moves Scheme, please visit: www.tottenham.london/bwf-ballot
Hard copies of the policy are available on request.

Our promises to Tangmere, Northolt and Stapleford North residents

Guaranteed Right to Return to the new council homes

The Council has been rehousing eligible secure tenants and leaseholders in Tangmere and Northolt blocks under the Broadwater Farm Rehousing and Payments Policy. If residents vote 'yes' in this ballot, Stapleford North residents (flats 25-36, 61-72) would also be rehoused under this policy.

All secure tenants and resident leaseholders from Tangmere and Northolt blocks and from Stapleford North will have the Right to Return to the redeveloped Broadwater Farm Estate. These residents have the choice to move into one of the new council homes once built or an existing council home on the estate when available.

For more information about the Right to Return and how this will impact you, please refer to the Frequently Asked Questions (FAQ).

The majority of residents in Stapleford North (flats 25-36 and 61-72) supported the proposals for the demolition and re-provision of their block in a Section 105 consultation during summer 2021.

Secure tenants

Secure tenants that are rehoused are entitled to:

- **help and support from dedicated rehousing officers**
- **home loss payments (currently £7,100)**
- **disturbance payments to cover the costs of moving**
- **the Right to Return to an existing or new council home on Broadwater Farm**

Resident leaseholders

Resident leaseholders are entitled to:

- **10% of the value of the property in home loss payments**
- **disturbance payments to cover the costs of moving**
- **equity loans of up to 40% of your new property**
- **market value for the property**
- **Right to Return to one of the new council homes on Broadwater Farm**

Non-resident leaseholders

Non-resident leaseholders are entitled to:

- **7.5% of the value of the property in home loss payments**
- **market value for the property**

For more information, please refer to the Broadwater Farm Rehousing and Payments Policy at this link: www.tottenham.london/bwf-ballot
Hard copies of the policy are available on request.

Your priorities

More homes for families

Around 294 new council homes for returning and existing Broadwater Farm residents

Residents have told us that they wish to see more family homes introduced to the estate, so that people have enough bedrooms to meet their needs. Of the new homes to be built across the Moselle, Tangmere, and Northolt sites an estimated 30-35% (approximately 89 homes) will be 3-bed or 4-bed family homes. There will be a mix of houses, flats and maisonettes.

As these will be prioritised for Broadwater Farm residents, these new homes will help families on the estate move into homes that are the right size for them.

Spacious homes

All new homes will have spacious rooms that will be built to the 'London Plan and Good Quality Homes for all Londoners' space standards exceeding these in many cases.

Safe and secure homes

Every building and home will have better security features such as electronic entrance systems with fob only access and CCTV that will be monitored regularly. Fire safety is a priority and all new homes will be built using non-combustible materials and have a sprinkler system fitted.

Private outdoor space

All of the new council homes will have private outdoor space, such as a garden or balcony

Storage space

All of the new council homes will have good storage space to ensure that residents have the space that they need.

Modern kitchens

Each home will be fitted with a modern kitchen with ample storage space in cupboards both under the counter tops and in wall cabinets. These new kitchens will be spacious and will allow natural light where possible. Every kitchen will have a cooker hood to remove steam or cooking smells, as well as windows to allow natural ventilation.

Energy efficiency

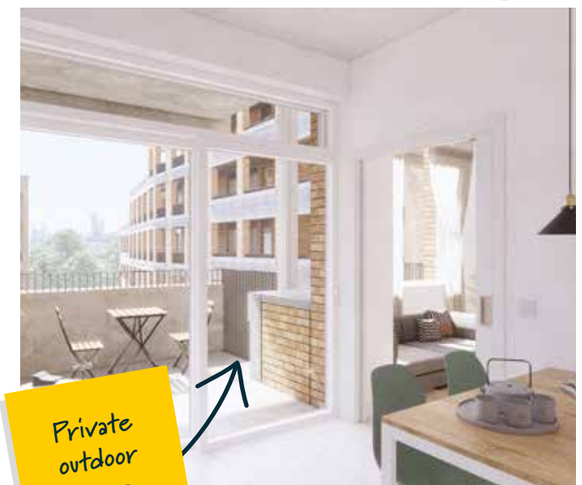
All new homes will be built to modern standards of energy efficiency. This means that they will be much cheaper to keep warm in the winter and will have better airflow and insulation, reducing issues such as damp and mould.



Examples of how the new homes could look







Broadwater Farm's new council homes

Floor plans

Residents have made clear to us throughout that the space standards of the new homes is important to you.

This includes ensuring they are spacious and light inside, but also providing adequate storage space.

They will have

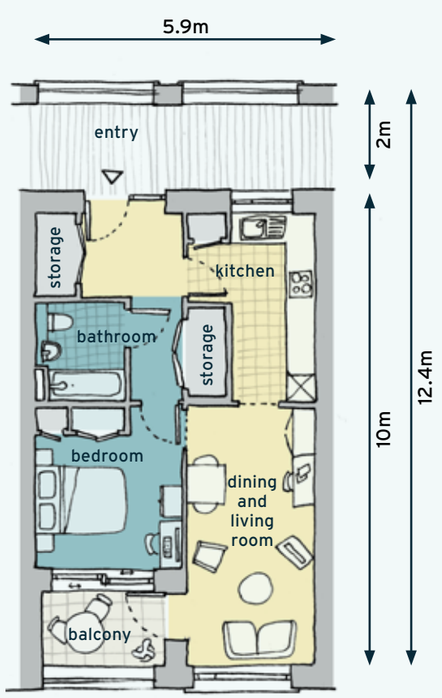
- **Generous room sizes**
- **Good storage options**
- **Access to the new park and courtyards**
- **Private outdoor space such as a garden or balcony**

The exact layout of the new homes may be subject to change. Below is an indication of how they may look.

Potential 1 bedroom flat layout

Proposed Size

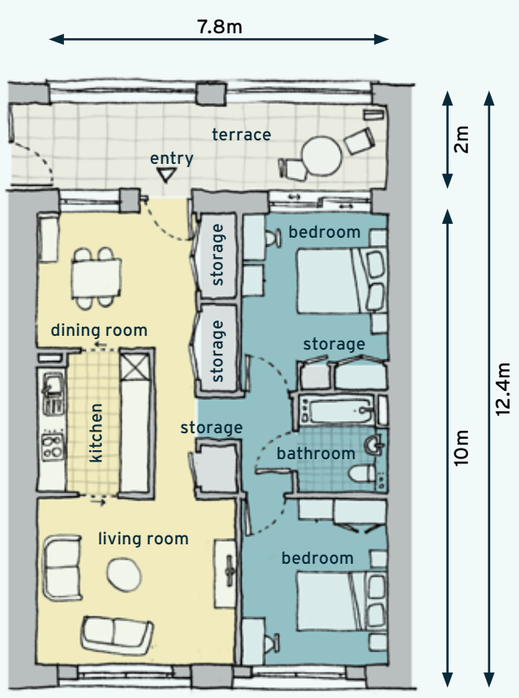
- 52-55m² Internal area
- 5+m² Outdoor area



Potential 2 bedroom flat layout

Proposed Size

- 78-80m² Internal area
- 7+m² Outdoor area

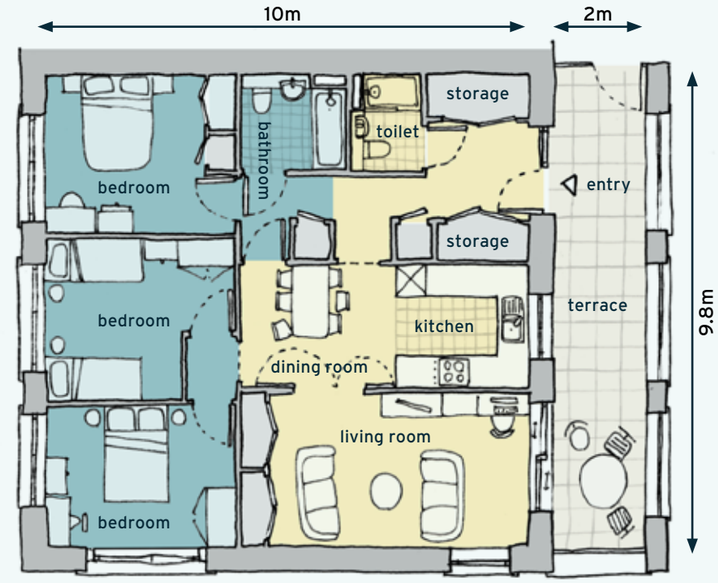


The new homes will come in a variety of layouts and types, such as flats, houses and maisonettes - the above images are examples of particular flats.

Potential 3 bedroom flat layout

Proposed Size

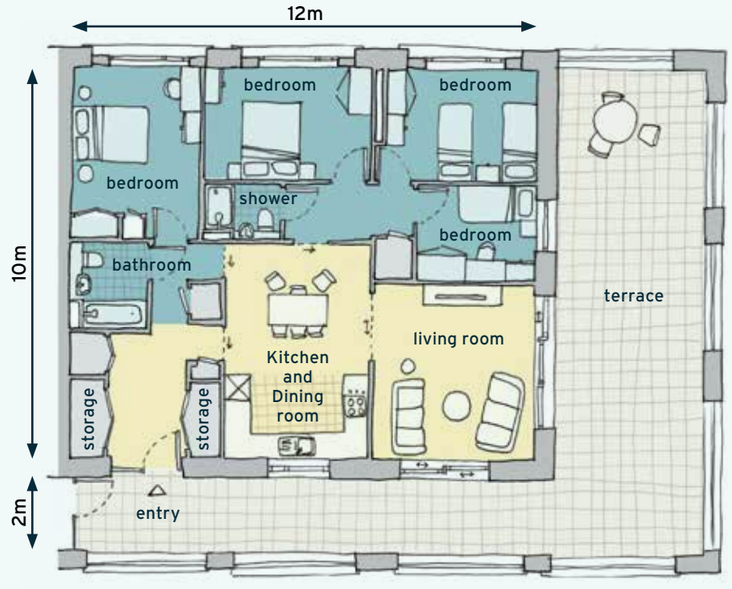
- 99-105m² Internal area
- 9+m² Outdoor area



Potential 4 bedroom flat layout

Proposed Size

- 98-120m² Internal area
- 10+m² Outdoor area



The new homes will come in a variety of layouts and types, such as flats, houses and maisonettes - the above images are examples of particular flats.



A new look for Gloucester Road

Your priorities

Designing a safer neighbourhood

A better layout, improved lighting and safer streets for residents

We know that reducing anti-social behaviour and crime are top priorities for all residents. Your feedback has made clear to us that you do not always feel safe on the estate, especially at night. These proposals will deliver:

A clearer street layout making movement through the estate easier. It will be clear that there are two main roads: Adams Road and Willan Road.

A new diagonal pedestrian only street through the estate creating a direct, strong, safe and well-lit link through the estate.

Introduction of two new streets with front doors and clearly defined fronts and backs to buildings, to increase visibility and safety.

Streets will be designed to be pedestrian friendly, with wider footways, better lighting, regular street trees and dedicated crossing points. Parallel on street parking will be provided.

The existing bus service will be maintained and existing bus stop facilities will be improved to make it more welcoming and feel safer.

Relocation of the enterprise units to new, modern facilities spread across the new development – reducing opportunities for anti-social behaviour.



"I am worried about my children growing up on the estate, how will these proposals benefit my family?"

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 Rochford:

"The plans for CCTV upgrade, better lighting and improved public space would make all residents, especially young women feel safer during the evening."





Your priorities

Green and open spaces

A new park and two new civic spaces for residents to enjoy

"I want more green and open space on the estate, how will these proposals benefit me?"

The restrictions of the last two years have further highlighted the importance of public green and open spaces that can be enjoyed safely by people of all ages. This has been clear in the feedback that we have heard from residents and forms an important part of the proposals for Broadwater Farm.

A new public park will be created in the heart of the estate, replacing the existing memorial gardens to the south, and providing additional space for play, recreation and gathering. The park will have hard and soft landscaping for different uses.

Increase in green and open space.
The amount and quality of the open space on the estate will be increased and improved ensuring different types of spaces are provided. The spaces will be different but there will be no net loss of public space.

Increased play space and equipment. There will be an increase in play areas, with different forms of play for different ages.

Two new civic squares will be integrated into Willan Road and on Adams Road and linked by the new diagonal route. All new squares will incorporate tree planting, seating, sustainable urban drainage to reduce flooding and opportunities for play.

The new blocks will be built around **open, public courtyards** that allow through access but can be closed at night to offer security and privacy and mitigate noise and antisocial behaviour.



A new community park at the heart of the estate



Open courtyards for residents to enjoy



Aerial view of community park

Resident from Hornchurch:

"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."

What's in it for you and your family?

"We need a new shop and better facilities on the estate, how will these proposals benefit me?"

Your priorities

Shops, health centre and workspaces

A new, modern health centre, affordable workspaces and a brand-new grocery shop for residents

You have told us that you want more services and access to shops within your local neighbourhood. These proposals will deliver shops, facilities and homes at the ground floor level to make Broadwater Farm more welcoming and build a safe and healthy neighbourhood.

By having more activity at the ground floor level, improving lighting and making streets safer for walking and cycling, residents will have access to shops and services that create a stronger sense of community.

The current enterprise units on Willan Road will be demolished to be replaced with new, modern business and enterprise spaces. This will provide affordable space for small businesses that can help local residents start their own business and create jobs and opportunities for the local community.

The proposals include a new shop on Adams Road, such as a grocery store. A modern health centre will include a new area for the GP surgery, with modern examination rooms and better facilities. In addition, the health centre and wellbeing hub could provide services such as:

- Parental support (e.g., community midwives) and advice on health matters such as diabetes
- Supporting access to training and employment (including study space)
- Financial support
- Cultural opportunities and community meeting spaces and quiet spaces
- Desk spaces for use by Council officers when required, such as housing services





New shop on Adams Road

What's in it for you and your family?



Your priorities

Creating jobs and opportunities

Investing in the local community

Residents have told us that jobs and training opportunities are a top priority.

By investing in the estate, we can create jobs and opportunities specifically for local people – helping the community directly feel the benefits of this programme every step of the way.

For example through the contracts with the construction and design companies who will build the new homes, we will be able to create the following opportunities:

- Apprenticeships
- Work experience
- Training opportunities
- Full-time jobs

The new enterprise and business space will also offer opportunities for those in the community who want to start businesses.





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."



Improved layout and new park at the heart of the estate

Broadwater Farm's new council homes
Timeline of works

Timeline of works

The development of these works has been carefully planned to minimise disruption to residents and ensure you can still access the services you need throughout the entirety of the works.

This step by step plan is indicative and may be subject to change through the planning and build programme.

Residents will have the opportunity to contribute to the construction management plan through a residents steering group to ensure that any disruption from these proposals is minimised.

Extensive refurbishment works to the rest of the estate will be planned around the building of new homes.

Step 1 and 2

Step 1 and 2 of the works includes the demolition of the Moselle School site and Tangmere block to be replaced with around 154 new, high quality council homes.

This stage will also include:

- The construction of the new Health and Wellbeing Hub including the relocated existing GP service
- The new grocery store for residents on Adams Road
- A new public courtyard at the heart of the new Tangmere block
- Wider pavements and better footpaths.

Key: Blue buildings = buildings to be demolished in this step | Red-dotted line = buildings to be built in this step



Existing estate with Moselle demolished



Proposed new homes and facilities after Step 2

Step 3 and 4

Step 3 and 4 of the works would see the Northolt block, old health centre, and enterprise units on Willan Road demolished and replaced with around 140 new council homes.

This stage will also include:

- A new and relocated memorial gardens at the heart of the estate
- A new community park
- The new diagonal route through the middle of the estate
- Relocated Enterprise and affordable business spaces



Proposed new homes and facilities after Step 3



Proposed new homes and facilities after Step 4

The story so far

How your feedback informed our designs

Since the discovery of structural issues in 2018, huge amounts of work have gone into keeping residents informed and hearing from the community about what is important to you. This feedback has helped us to ensure our designs meet your priorities. Your input has helped make the designs better at each stage of the process.

We appointed architects Karakusevic Carson to work on this project in late 2019 and they have helped us deliver several rounds of engagement and a Section 105 consultation with residents.

We have held exhibitions at the community centre, open air exhibitions on the estate, two fun days at the school, knocked on every door at least twice, sent around six booklets of information and questionnaires, and heard from hundreds of you about what you would like Broadwater Farm to be like in the future.

In addition to this, we have worked closely with community groups, the school and children's centre, the church on the farm, business owners in the enterprise units and the Residents' Association to ensure the designs meet the needs of the community.

Every month we have met with your ward councillors, the Residents' Association and a Community Design Group made up of residents and stakeholders to get feedback and present the latest designs each step of the way.

Your feedback has been invaluable and has helped us to develop the proposals you see within this offer for you.



450 Questionnaires received

500+ People spoken to on the doorstep

350 people attended one of our events

12 Public event days

9 Outdoor pop-ups

3 Community days

6 Information booklets/surveys sent to residents

13 Community design group meetings

5 School meetings

4 Rounds of lobby boards

6 Online drop-ins

600 Phonecalls made

Lost Blocks Collective

The Lost Blocks Collective are a group of young people living on Broadwater Farm who want to positively shape the future of the estate.

They aim to do this through offering opportunities such as music and creativity, working on positive media about residents of the estate through the use of podcasts and videos, and inputting into our proposals in this Landlord Offer.

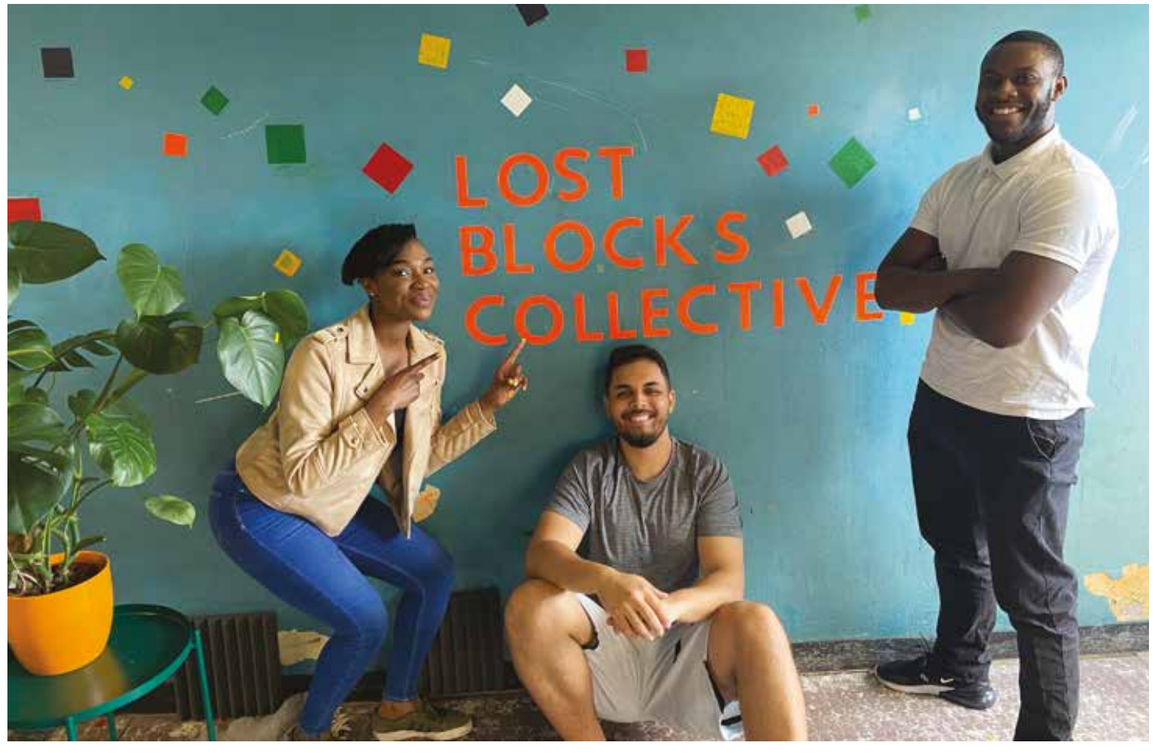
The passion and energy of young people on the estate will shape the future of the Broadwater Farm community. This Landlord Offer sets out the largest proposed investment in Broadwater Farm for a generation and will benefit generations to come. Ensuring that young people have a voice in our work has been central to the development of these proposals.



Elliesse from Manston:

"There is so much potential and talent within the estate, and we need to work together to untap this potential and change the perception of Broadwater farm estate for the better.

These are exciting times and I am looking forward to the planned improvement works for the estate."



How do I vote?

We have appointed Civica Election Services as an independent body to organise and run the ballot. Civica Election Services have been managing ballots for organisations including the NHS, trade unions and other local authorities since 1988.

This will be a secret ballot and Civica Election Services will never tell the council, or anyone else, how individual residents have voted.

If you would like to speak to Civica Election Services about the ballot, or if you have lost or spoiled your ballot paper, please call 020 8889 9203 or email support@cesvotes.com.

Dates and how to vote

Voting packs will be posted first class to all eligible residents on Friday 11 February 2022. You can cast your vote as soon as the ballot paper arrives by post, using either the pre-paid envelope provided, online through a secure website, or by telephone. All details on how to cast your vote can be found on your ballot paper.

The vote will open on Friday 11 February 2022 and will remain open for 25 days, closing on Monday 7 March 2022.

Who is eligible to vote

The proposals will only go ahead if enough residents vote 'yes', so we really encourage you to have your say. To vote in the ballot, you must live in a property on the Broadwater Farm estate or have been rehoused from Tangmere and Northolt, be aged 16 or over, and be one of the following:

1. A social tenant (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before February 2022.
2. A resident leaseholder who has been living in their property as their only principal home for at least one year prior to February 2022 and are named on the lease or freehold title for their property.
3. A resident whose principal home is on the estate and who has been on the Council's housing register for at least one year prior to February 2022. This includes non-secure tenants in temporary accommodation.

What question will be asked?

The voting pack will ask you to respond to the ballot with the following question:

"Do you support the redevelopment proposals within the Broadwater Farm Estate as set out in the Landlord Offer?"

You can vote yes or no.



What happens if there is a 'Yes' vote?



If residents vote 'yes', engagement with residents would continue to ensure that you are informed every step of the way.

We will:

- Continue engaging with residents and supporting you to shape the development proposals, by keeping you up to date and listening to your feedback.
- Continue to update residents on the proposals through the planning application process.
- Work closely with the Broadwater Farm Residents Association and ITLA to ensure residents are kept up to date.
- Speak to residents about the construction process and ensure this minimises disruption.
- Continue to update you through a newsletter and on our website to make sure you are up to date on what is happening.
- Provide dedicated rehousing support to residents of Stapleford North (flats 25-36, 61-72) throughout the moving process and beyond.

The Results

Letters will be sent to all residents with the result of the ballot within 10 days of the ballot closing date.

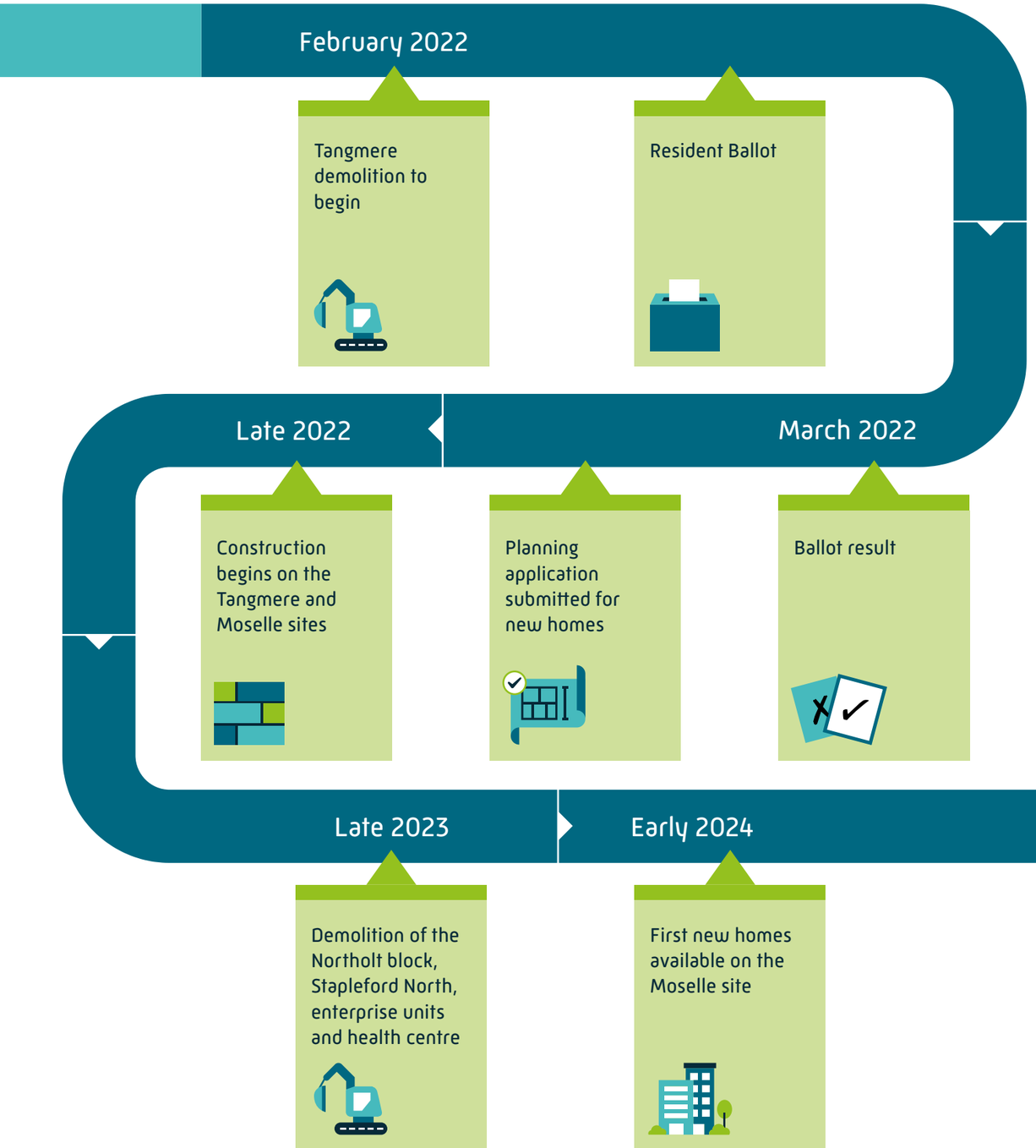
How can I stay informed?

If residents vote yes, work would start straight away to deliver on the proposals in this Landlord Offer.

If you have any questions or would like to get involved please contact:
BWF@haringey.gov.uk
or call Numan Hussain
on 07976 070 667
(Monday-Friday, 9am-5pm)



What happens after the ballot?



What happens if residents vote 'No'?

To deliver this programme, the Council needs to get additional money from the Greater London Authority (GLA). In the event of a no vote, we would not be able to receive this funding. As a result, a yes vote is vitally important to allow us to access this funding and deliver the best programme for residents.

We understand that many Broadwater Farm residents would like new homes and some are over-crowded. There is huge demand for council housing in Haringey and the waiting list on the Housing Register continues to grow.

This programme presents an opportunity for eligible Broadwater Farm residents to get brand new council homes that would otherwise not be available for many years.

If there is a no vote, it is not guaranteed that we could deliver a plan of similar ambition in the future.

- If residents vote no, **we would not progress with these designs**.
- We would however continue with the demolition of the Tangmere and Northolt blocks as they are structurally unsafe.
- We would need to come back to residents for further feedback to understand why you voted no. This would result in a delay of at least 12 months and mean further delays for Tangmere and Northolt residents who want to return to the estate.
- **The refurbishment of existing blocks would still go ahead.**



Existing Gloucester Road

How to contact the team

We have an Independent Tenant and Leaseholder Advisor who can provide impartial advice and support about the proposals in this Landlord Offer and the plans for the future. Their contact details are **BWF@newmanfrancis.org**

If you wish to talk to our team or have any questions about the proposals, please contact **BWF@haringey.gov.uk** or call Numan Hussain on **07976 070 667** (Monday-Friday, 9am-5pm).

If you have any questions relating to the ballot or how to vote, please contact Civica Election Services on **020 8889 9203** or email **support@cesvotes.com**.





Your vote matters

The vote will open on

Friday 11 February 2022

and will remain open for 25 days, closing on Monday 7 March 2022.



www.tottenham.london/bwf-ballot