Broadwater Farm
Newsletter
Issue 3



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- A new way of working with residents

Your estate, your home, your views

Haringey LONDON

Project update



Work starts on the demolition of Tangmere

Workers are now on site at Tangmere, kick-starting a 35-week project to demolish the vacant tower block. Contractors, Hughes & Salvidge are carrying out the demolition works.

Sections of the towers block will be removed piece-by-piece and broken down on site before the debris is then transported off the estate.

Suspension of parking bays

In order to carry out the works, we have had to replace some parking bays around Tangmere, in particular those close to the nearby medical centre. The medical centre is updating patients who arrive by car where there are alternative parking spaces.

Hoardings

You'll have noticed that Tangmere has been surrounded by hoardings. They provide safety, security, and protection for you and construction staff.

The hoardings are also a great opportunity to give updates on work underway and will be a canvas for community artwork. We want you to be involved in this and help make this a creative space. Watch this space – more information coming soon!

Keeping disruption to a minimum

A project of this size will cause some disruption that could be dust, noise or works traffic. Working together with the contractor, we will try and keep this disruption to a minimum by:

1 Noise

Tangemere will be dismantled piece-by-piece on site.

Working hours are Monday to Friday, 7am – 7pm with no noisy work before 8am or after 5pm.

2 Dust

The demolition process will cause some dust. Dust-suppression measures are being used which include spraying water to wet the dust to reduce its spread and sheeting to the scaffolding to contain as much of the dust as possible in the site.

If dust is entering your home, please keep your windows shut and contact us asap so we can look into this for you.

3 Traffic

There will be heavy vehicles coming on, and off, the estate to take materials to and from the site. Deliveries will mainly be made between 10am – 3pm.

If you have any queries about this work, please contact Site Manager, Dany Byng from H&S: phone: **02392 753 733** or email: **Danny.Byng@hughesandsalvidge.co.uk**

Broadwater Farm Garden programme

Residents attended their first "Growing Workshop", which will see food and herbs being grown on terraces

It took place on the deck of Croydon Block and focused on an introducing residents to each other and how to sow seeds.

Residents chose a plot to share with their neighbour: for some, it was the first time they had spoken to their neighbours. In total, 19 residents attended and four were children.

Residents from other blocks, including Debden, Lympne and Kenley had the opportunity to plant and sow seeds in a pot or a propagator.

Those who attended are now part of a WhatsApp group where they regularly communicate, encourage, and support each other with their gardening.





If you would like to take part in the project, please call Dionne Johnson on **07805 918 698**



Repairs and maintenance

Intensive cleaning programme

The intensive cleaning programme happening in all blocks will continue until at least the end of June. We have washed, stripped, scrubbed and polished the hallway and landing floors, washed the hallway walls and windows at Kenley, Hornchurch, Hawkinge, Lympne, Debden, Manston, Martlesham, Rochford and Stapleford. This service has been provided on top of the regular day and weekly cleaning service provided by the local Estate Services team.

We are now going to focus on intensive cleaning of all stairwells, including windows, ledges and handrails. We hope you have noticed the difference!



Pipework programme

Haringey Council has appointed Greyline Builders to remove redundant pipework throughout the estate and refurbish the caretakers' lodge located on the first floor of Hawkinge.

The small car park area located at the end of Debden will be used for their site compound. It was previously used by Engie to deliver the now completed heating project. This area is close to where the works will be carried out and its positioning should limit inconvenience for residents and visitors to the estate.

The works started on Monday 23 May 2022 and are scheduled to complete at the end of August 2022.

Repairs Surgery

A repairs surgery is held every Wednesday between 11am and 1pm at the Broadwater Farm Medical Centre.

This is an opportunity for you to talk to the repairs team about any ongoing repairs issues you may have. Please come with your job number if you can so that it is easy for the team to find the details relating to your repair. If you have any new repairs issues, please report these in the usual way by visiting **www.haringey.gov.uk/council-repairs**.

This is a drop in and no appointments are necessary. Residents will be seen on a first come first-served basis.

Residents from Croydon, Debden, Hawking, Hornchurch and Kenley are invited to attend on Wednesdays 13 and 27 July, and 10 and 24 August.

Residents from Lympne, Manston, Martlesham, Rochford, Stapleford, Willan Road are invited to attend on Wednesdays, 6 and 20 July, and 3, 17 and 31 August.



Communal flooring replacement

We are currently replacing the carpeted areas in the winged sections at Croydon, Debden, Hornchurch, Hawkinge with new flooring.

The new flooring has already been laid in the Croydon and Debden wings. The feedback received so far has been very positive. The contractor is now setting out a programme for the other blocks with timescales.

We will write to residents before work starts to give notice of the plans and timescales.

News from your Estate

A new way of working with residents

The council and your independent advisors, Newman Francis, have been working with the Broadwater Farm Resident's Association to develop a new 'engagement framework' which sets out how the council plan to involve all residents in shaping the future of the estate.

The new framework will give residents opportunities to be involved in all aspects of the programme such as the new homes, refurbishment and improving our core services.

Newman Francis are here to make sure your voice is heard throughout the redevelopment of the estate.





To find out more or express an interest in joining the group, please contact **curtis@newmanfrancis.org**.



Housing update

Residents have a final chance to have their say on the proposed new homes to be built on Broadwater Farm.

Haringey Council's Planning Committee is due to decide to give consent, or not, for the development to take place. As part of the planning process, you can give your feedback – positive or negative – on the proposals until the committee meets.

To view the planning application and have your say on it, please visit **www.planningservices.haringey.gov.uk** then search for planning application reference HGY/2022/0823

CCTV upgrade



Following the recent CCTV upgrade of cameras, we now have good coverage of most external areas on the estate including estate roads. We are now using this intelligence to improve community safety on the BWF estate.

We have caught 14 fly tipping incidents on CCTV and sent to enforcement for follow-up action. This has already resulted in four fixed penalty notices.

Enforcement against commercial flytippers and removal of abandoned waste trucks

As a further result of the intelligence gathered by CCTV, the Council's Enforcement team led a joint operation with the Safer Neighbourhoods Team, and Homes for Haringey on 7 April to deal with commercial fly-tippers. We seized a vehicle identified as being at the centre of the fly tipping which has now been put into the vehicle pound. With the assistance of the Police, the details of the driver and other individuals involved were obtained and the council's Enforcement Team will be processing them with a view to prosecution.

The Veolia team later emptied and removed the contents of four tipper vans parked on site, and we then were able to lift and remove these four vehicles from the estate.

Changes to housing services from 1 June

On Wednesday 1 June, Homes for Haringey services and staff became part of Haringey Council. Some of the ways you have contact with us have changed.

Online
Information that you are used to finding on the Homes for Haringey website will now sit on the Haringey Council website. Most of this information can now be found at **www.haringey.gov.uk/housing** pages.

Email addresses
The email addresses you use to contact Homes for Haringey will change so that they end in @haringey.gov.uk. Don't worry, as any emails you send to the old Homes for Haringey email addresses will still work and will be redirected automatically.

By post
All information you receive by post whether that be a letter from a department e.g., repairs or an account statement will be sent by Haringey Council.

Identifying staff

All staff will now have Haringey Council ID badges and will carry these at all times to identify themselves.

You will still be contacted in advance of any repairs works. Staff carrying out work, or repairs, in your property will need to enter your home to do so.

If you are in doubt about the authenticity of someone saying they are Haringey Council staff, please contact our customer services on **020 8489 5611** or **020 8489 1000**, or if you are suspicious call the police on **101**.



BWF Directory

Key contacts

Repairs
020 8489 5611 (8am-6pm Monday-Friday)
repairs@haringey.gov.uk

Housing Liaison Officer
Lucille Nowell
lucille.nowell@haringey.gov.uk

Antisocial Behaviour
020 8489 1335 and 020 8489 0000 (if out of hours)

Connected Communities
www.haringey.gov.uk/connected-communities

Fly tipping
enquiries.haringey@veolia.com

Your local councillors
Cllr Ruth Bartlett
Nicola.Bartlett@haringey.gov.uk
07814 374666

Cllr Seema Chandwani
seema.chandwani@haringey.gov.uk
07971 353618

Cllr Sarah Williams
sarah.williams@haringey.gov.uk
07976 975565

Get in touch

Your views are important to us! Let us know what you think and if you have any questions call or email us on the details below:

Numan Hussain
Community Engagement Officer
numan.hussain@haringey.gov.uk
07976 070667

