Phase 1

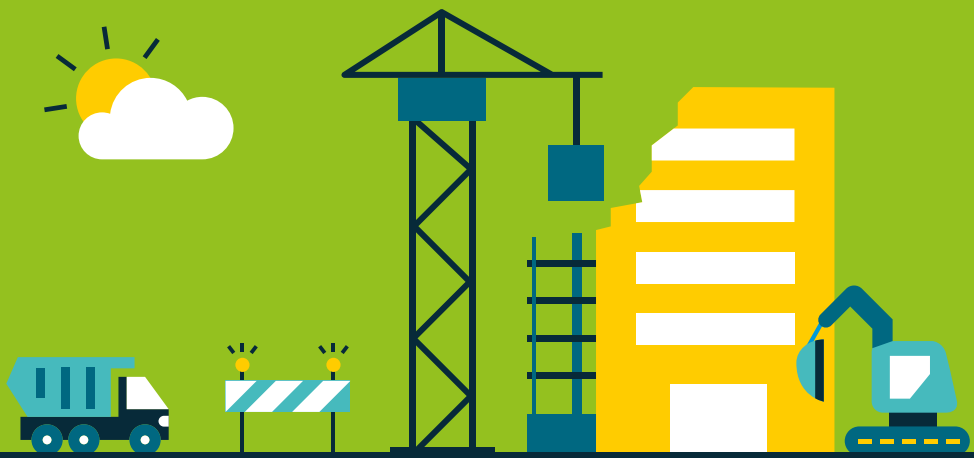
New homes construction on the former Moselle school site

Delivering 40 new council homes and a new convenience store

February 2025

Look inside for more information on:

- Construction start date
- Expected timescales from start to completion
- Project partners and consultants working on phase 1
- Site access and safety measures



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Broadwater Farm

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Phase 1 construction – project delivery

The former Moselle School site is situated on Adams Road next to Moira Close, opposite Martlesham on the Broadwater Farm Estate, and will be the site of 40 new council homes including:

- 26 one and two bedroom flats
- Ten three bedroom homes
- Four four bedroom homes.

The convenience store will be located on the corner of Adams Road and Moira Close.

We currently expect the construction of these new homes to be completed by May 2026.



Phase 1 timeline overview

September 2024
- Contract awarded to Formation Design and Build

October to December 2024
- Construction logistics planning

January 2025
- Site preparation

February 2025
- New hoarding erected
- Meet the Contractor event
- Construction work begins – piling for foundations

April 2025
- Construction of reinforced concrete frame

August 2025
- Plumbing and electricals stage

October 2025
- Fixtures and fittings stage

May 2026
- Expected completion date

Project partner and consultants

Our construction partner is Formation Design and Build Limited.



Frequently Asked Questions (FAQs)

We have enclosed an FAQs document with this booklet.

You can also read the FAQs online on the Broadwater Farm Engagement Hub. Please use the URL or QR code on the back of the booklet to access the hub.

Site access and construction deliveries

The main access to the estate for all construction vehicles will be via the Adams Road entrance, turning right into the former Moselle site.

The haul road (directly opposite the former Moselle site and running between Adams Road and Willan Road) is for construction vehicles only. All large construction vehicles leaving the site will use the haul road, so they do not have to pass by the schools and children's centre on the estate.

The haul road will be managed by a Traffic Marshall who will control the traffic flow and maintain the safety of all residents and visitors to the estate.

The road will be used during the following times:

- Monday to Friday
  7.30am to 6.30pm
- Saturdays
  8.30am to 1.30pm

We will work with Formation to make sure no large vehicles access the site during school drop off and pick up times.

There may be times when we need to interrupt the traffic flow on Adams Road to allow construction vehicles and deliveries onto site. We will give notice and road closure signs will be in place.

All construction updates will be shared on the Broadwater Farm Engagement Hub. There will also be a community noticeboard on the new site hoarding providing regular updates.

The temporary car park opposite the former Moselle site is to provide parking for the school during the construction works.

Safety measures

Site boundaries are securely in place and only people who are authorised to access the site will be allowed entry. Any site visitors will be supervised and given the relevant training or induction needed to access the site.

All construction equipment and materials will be stored safely and securely on site. We will monitor the site for air quality, noise and vibration and will try to avoid any noise and disturbance as much as possible.

A Site Waste Management Plan (SWMP) will be followed so all waste is disposed of safely and sustainably.

Formation is signed up to the Considerate Constructors Scheme, which is an independent organisation that monitors all construction sites and companies registered with them to encourage best practice and construction standards.



Broadwater Farm estate improvement programme

Phase 1 of the new homes construction forms part of the broader estate improvement programme, which will provide:

- ✓ Around 294 new council homes
- ✓ New business/enterprise units
- ✓ A new energy centre
- ✓ New green and community spaces
- ✓ Improvements to the energy efficiency and safety standards in existing blocks
- ✓ A local convenience store

Get in touch

If you have any questions, contact:

Herhangi bir sorunuz varsa iletişime geçin:

Si tiene alguna pregunta, comuníquese con:

Se você tiver alguma dúvida, entre em contato:

Ако имате въпроси, свържете се с:

Jeśli masz jakiekolwiek pytania, skontaktuj się z:

Haddii aad wax su'aalo ah qabtid, la xiriir:

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Visit **www.broadwaterfarmestate.commonplace.is** to learn more about the improvement works.