Broadwater Farm Estate Improvement Programme, New Homes

Right to Return and Neighbourhood Moves Schemes Frequently Asked Questions (FAQs)

Introduction

We're building 302 new council homes on Broadwater Farm as part of our plan to deliver 3,000 new homes in Haringey by 2031.

If you're a former resident of Tangmere, Northolt or Stapleford North, or a secure tenant living on Broadwater Farm, you have the right to return or be rehoused in one of these new homes.

These FAQs help to explain:

- Who is eligible to move into the new homes
- Your rights as a former secure tenant or leaseholder
- How to apply for the Neighbourhood Moves Scheme
- Details about the new homes
- Information on rents and service charges

Definitions for Right to Return (RtR) and Neighbourhood Moves Scheme (NMS) are included at the end of this document.

Phase 1, new homes allocations

Q1. Who can move into the new homes on Broadwater Farm?
A: Priority goes to former residents of Tangmere, Northolt, and Stapleford North (Right to Return residents).

Any remaining homes will be offered to eligible Broadwater Farm secure tenants through the Neighbourhood Moves Scheme, based on housing needs. Priority is given tenants living in overcrowded homes or those under-occupying their current home. This process will apply to future new home phases on the estate.

Q2. I am a secure tenant living on Broadwater Farm. Can I move into a new home on the estate? This question is only relevant to Neighbourhood Moves residents.
A: If you're a secure council tenant on Broadwater Farm (and don't have high rent arrears and you're not involved in antisocial behaviour), you can apply through the Neighbourhood Moves Scheme. Having some rent arrears does not automatically prevent you from applying. We can work with you to reduce any arrears and support you through the process.

Priority for new homes is allocated as below:

- Tenants who are currently under-occupying their home, and bidding for a smaller home than they currently occupy, in order of the number of net number of bedrooms they will be releasing, and then by their place on the housing register

- Tenants who are currently over-crowded in order of the net number of additional bedrooms they require, and then by their place on the housing register
- Tenants on the Housing Register in order of their place on the housing register
- Other tenants who are adequately housed, in order of their tenancy start date

Q3. What happens if I am not allocated a home as part of phase 1 new homes (Freshwater Court)?
A: Priority on later phases of the new homes goes to former residents of Tangmere, Northolt, and Stapleford North (Right to Return residents) not rehoused in the first phase of the new homes (Freshwater Court).

Any remaining homes in future new homes phases will be offered to eligible Broadwater Farm secure tenants through the Neighbourhood Moves Scheme, based on housing needs. The Broadwater Farm Neighbourhood Moves Scheme will be reopened for each phase as it is not an open/ongoing scheme – if you are not allocated a home as part of phase 1 you will need to reapply when the next phase of new homes is available. Priority is given to tenants who are under-occupying their current home or live in an overcrowded home.

Q4. I am over-crowded and need five or more bedrooms. Can I split my household to get two homes? This question is only relevant to Neighbourhood Moves residents.
A: No. The Neighbourhood Moves Scheme only allows one new home for each home given up by existing secure tenants. Because there's a shortage of homes, we can't offer extra homes to non-dependent adults, as this would reduce availability for others who need housing.

Q5. I am living in temporary accommodation on Broadwater Farm - how will this affect me? This question is only relevant to Neighbourhood Moves residents.
A: The Neighbourhood Moves Scheme is only for secure tenants who give up their current home for a new one, so temporary accommodation residents don't qualify. This rule ensures every move frees up a council home for others on the housing register. If the scheme included people without a secure tenancy, they could get a home ahead of households with greater need or longer waiting times. Therefore, temporary accommodation and any other tenancy types, such as Introductory tenancies, Assured Shorthold Tenancies (ASTs), non-secure households, and use-and-occupation households, do not qualify.

As a Broadwater Farm resident, you'll still benefit from improvements like:
- A new park and shop
- Affordable workspaces and job opportunities
- Better layout and communal spaces
- Enhanced safety

Q6. I live on Broadwater Farm and have a spare bedroom. Can I downsize into a new home? This question is only relevant to Neighbourhood Moves residents.
A: If you're a secure council tenant on Broadwater Farm (and don't have high rent arrears and you're not involved in antisocial behaviour), you can apply through the Neighbourhood Moves Scheme. Having some rent arrears does not automatically prevent you from applying. We can work with you to reduce any arrears and support you through the process.

By downsizing your home you'll benefit from a lower rent compared to the home you currently occupy and you'll also free up much needed family sized accommodation.

Q7. I am a private tenant living on Broadwater Farm – how will this affect me?
This question is only relevant to Neighbourhood Moves residents.
A. The Neighbourhood Moves Scheme is only for existing secure council tenants who give up their current home for a new one. Private tenants do not qualify. See Question 5 for more information on why the scheme is only open to secure tenants.

Q8. I don't live on Broadwater Farm but want to move there. Can I apply?
This question is only relevant to Neighbourhood Moves residents.
A. The Neighbourhood Moves Scheme prioritises secure tenants living on the estate. Homes are allocated in this order:

- Tenants who are currently under-occupying their home, and bidding for a smaller home than they currently occupy, in order of the number of net number of bedrooms they will be releasing, and then by their place on the housing register
- Tenants who are currently over-crowded in order of the net number of additional bedrooms they require, and then by their place on the housing register
- Tenants on the Housing Register in order of their place on the housing register
- Other tenants who are adequately housed, in order of their tenancy start date

New homes construction

Q9. How many new homes are being built?
A: Around 302 new council homes will be built across Broadwater Farm. The original plan was for 294 homes, but eight extra homes are being added on the former Tangmere site.

Freshwater Court is phase 1 of the new homes programme at Broadwater Farm on the former Moselle School site and is providing:

- 40 new homes - 36 apartments in a six-storey building and four townhouses
- 4 wheelchair adaptable homes

Q10. When will the new homes be ready?
A: The new homes programme is being completed in the following phases:

- **Phase 1, Freshwater Court:** Complete by March 2026
- **Phase 2, former Tangmere site:** Starts in 2026 and finishes in 2028
- **Phase 3, former Northolt and Stapleford North sites:** Starts in 2027 and finishes in 2031

Q11. What are the number of family homes?
A: Freshwater Court is delivering 14 family homes (35%), including 10 three bed flats and 4 four bed houses. The remaining homes are 13 one bed flats and 13 two bed flats. Across phases 2 and 3 of the new homes programme we will provide approximately another 35% of family homes.

Q12. Will the homes be the same size as the current homes?
A: No – the new homes will generally be larger than existing Broadwater Farm homes.

All homes are designed to meet or exceed the London Plan and national space standards, including built-in storage.

In response to your feedback during the resident engagement process we have designed homes with:

- larger rooms and more storage
- separate kitchens for homes with two or more bedrooms
- semi open plan layouts for one bed flats to maximise space

Q13. Will the new homes have a balcony or a garden?
A: Every home at Freshwater Court has private outdoor space. This space will be either a balcony, roof terrace or a small back garden. The type of outdoor space depends on your home's layout and follows the approved planning design.

We will provide detail on the private outdoor spaces for each phase as the programme continues.

Q14. How many homes will be wheelchair adaptable?

A: 10% of all the new homes will be designed to be wheelchair adaptable across the whole of Broadwater Farm new homes programme.

There will be four two-bedroom flats designed to be wheelchair adaptable at Freshwater Court. These will be tailored to individual needs by Haringey Council's occupational therapists and are only for residents who require wheelchair-accessible homes.

Q15. Will there be a safe place for children to play?
A: Freshwater Court will have an enclosed children's play area. New landscaping will improve the look and feel of the estate and create a better environment for families.

We will provide detail on the additional play spaces for each phase as the programme continues.

Parking and access

Q16. Will I have my own parking space if I move into a new home on Broadwater Farm?
A: Residents will have access to existing undercroft and on-street parking on the estate.

Four spaces on Adams Road - near Freshwater Court - will be wheelchair accessible.

A new estate-wide parking scheme will be introduced in the future. See Question 18 for details.

Q17. Will I have my own secure cycle parking if I move into a new home on Broadwater Farm?
A: Freshwater Court offers a secure cycle store on the ground floor. The townhouses will have separate cycle storage facility within the private terrace area.

All new homes phases will have secure cycle stores.

Q18. I have heard that the council is going to introduce an estate parking scheme. What is this and how will it affect me?

A. Broadwater Farm currently has 1,000 parking spaces, with about 600 in use — leaving around 400 spare spaces. New homes will have 0.7 spaces for every new home built, meaning there will be sufficient capacity for residents' parking needs. We will consult residents on a parking management plan in 2026/2027.

Rent and service charges

Q19. I am a returning secure tenant from Northolt, Tangmere or Stapleford North (flats 25-36 and 61-72). What will my new rent be if I move into a new council home on the estate? This question is only relevant to Right to Return residents.
A: If you're a former Northolt, Tangmere or Stapleford North secure tenant, your new home's rent will be capped. Your rent therefore won't be more than 10% higher than the average rent for a similar home on Broadwater Farm.

For example, a new two-bedroom home would cost about £125 per week (compared to £114 now). Rents change yearly in line with Consumer Price Index figure (CPI) plus, 1% so this is an estimate for 2025/26.

Freshwater Court homes will be ready for first lettings in 2026.

Q20. I live in an existing home on Broadwater Farm. Will my rent go up if I move into a new home? This question is only relevant to Neighbourhood Moves residents.
A: Yes, new homes usually have higher rents because:

- older homes may have rents set under older, lower rules
- rent is based on property value, and new homes are worth more

Council rents are capped to keep them affordable, and the new Broadwater Farm homes will be below this cap. Council homes remain the most affordable option in London and the new homes will help reduce your fuel bills thanks to better energy efficiency.

Q21. How does the council set the rents on the new homes?
This question is only relevant to Neighbourhood Moves residents.
A: We set rents using the same government rent formula for both new and existing homes.

Q22. What will the rents for the new council homes on Broadwater Farm be?
This question is only relevant to Neighbourhood Moves residents.
A: We can't give exact figures yet because:

- rents are set by a government formula based on property value, which are confirmed after homes are built and valued
- rents increase yearly by inflation (CPI) plus 1%, which is hard to predict

However, we have estimated rents for the new homes using the latest designs and prices of similar homes within a quarter mile and one mile radius of the estate. Please note these estimates apply to 2025/26 and therefore don't include future annual inflation increases.

The figures below show what you would pay if you moved in today—they are not the final rents. Returning secure tenants from Northolt, Tangmere, or Stapleford North will have capped rents. See the answer to question 19 for more detail.

	1 bed	2 bed	3 bed	4 Bed

Weekly rent (£) Predicted average rent of new Broadwater Farm council homes (2025/26)*	£150	£184	£223	£237

*Predicted average rents for new Broadwater Farm council homes (2025/26) – subject to change due to future inflation and exact valuations.

Q23. What are the service charges for the new council homes on Broadwater Farm likely to be?
A: Service charges cover the cost of services for your building or estate. The council only recovers costs - it doesn't make a profit.

Services included:

- Grounds maintenance
- Communal lighting
- Street sweeping
- Estate road maintenance
- Caretaking
- Door entry system maintenance
- TV aerial maintenance
- Window cleaning

Service charges are set to cover the estimated cost of providing services and are only charged where you receive the service.

Q24. Why are rents for the new homes on Broadwater Farm higher than some existing rents?
A: See answer to question 20.

Estate services and facilities

Q25. How will rubbish be collected for the new homes on the estate?
A: Flats at Freshwater Court will use the communal, lockable refuse and recycling store on the ground floor, with street access for collection. The townhouses have individual bin stores in front gardens. These bins must be placed on the street on collection days.

Veolia is responsible for rubbish collection on Broadwater Farm Estate.

Full details of refuse/recycling stores and collection arrangements will be in the tenant handover pack given to new residents when they sign up for a new home.

Q26. Will the new homes have a concierge service?
A: New council homes are not built to provide a concierge service, but this may be reviewed in the future.

Freshwater Court has been designed and constructed with the following security features:

- flats have Secure by Design approval (a police-led certified crime prevention standard)
- the communal entrance doors have robust locks and a video entry system
- townhouses have their own front doors with spyholes

A caretaker will visit regularly and report issues to the relevant teams. The Broadwater Farm Community Centre has reception staff for resident support and hosts an in-person weekly repairs surgery.

Q27. Will the new shop cause noise and anti-social behaviour?
A: The new grocery shop at Freshwater Court is designed to improve community life by adding a much-needed local facility and help improve lighting and street safety for walking and cycling.

The retailer will have a lease agreement setting out their obligations on opening hours and delivery and rubbish removal times. They will be required to abide by planning conditions and all legal requirements. We will work with residents, the retailer, and the police if any issues arise.

Q28. Will the new shop include a takeaway or have mopeds/e-bikes parked outside?
A: There are no plans for a takeaway, and the current planning permission does not allow this use. If any changes are proposed in the future, residents and key stakeholders - including Broadwaters' Inclusive Learning Community - will be consulted.

Q29. Will deliveries to the new shop be outside office hours?
A: Delivery times will be controlled by a council-approved plan which is required under planning approvals. This plan will consider residents and nearby school hours, and the shop operators will manage its implementation.

Sustainability and energy efficiency

Q30. How energy efficient are the new homes?
A: The new homes are traditionally built using a concrete frame to meet modern energy-efficiency standards, including high insulation, airtightness, and compliance with Building Regulations.

Additional features such as air source heat pumps, solar panels, and mechanical ventilation with heat recovery (MVHR) are being incorporated into the new homes to keep running costs low.

All news homes are being built with responsibly sourced materials and will be warmer, more comfortable, and cheaper to run.

Q31. Existing homes on the estate are currently experiencing some loss of heat and power. How will you make sure this doesn't happen with the new homes?
A: Freshwater Court will have its own dedicated air source heat pumps on the roof, providing heat and power. It will not be connected to the existing Energy Centre, so it won't be affected by any outages from the current supply.

Freshwater Court is designed so it can connect to the new Energy Centre being built as part of Phase 3 new homes on the former Northolt site. The current start date planned for Phase 3 new is 2028.

Broadwater Farm rehousing priorities - definitions

Priority 1 - Right to Return residents

The Broadwater Farm re-housing and payments policy gives secure tenants and leaseholders (together known as 'residents') of Tangmere, Northolt, and Stapleford North - who had to move out of their homes due to structural defects – first priority to new homes on the estate.

Right to Return secure council tenants have the option to return to the estate in three ways:

1. To any suitably vacant home, if one becomes available.
2. To a new home built on the site of Tangmere, Northolt or Stapleford North.
3. Stay in your current home and bid via Home Connections for a 'second move' to anywhere in Haringey, including Broadwater Farm.

Priority 2 – Neighbourhood Moves Scheme

The Neighbourhood Moves Scheme gives existing secure council tenants' second priority - after right to return residents – to be rehoused in the new homes being built on the estate.

Only secure council tenants living on Broadwater Farm are eligible to apply.

Reasons you can apply for the scheme:

- You are under-occupying or overcrowded
- Your current home is unsuitable for your family
- You are adequately housed but still want to move

If you are eligible to join the scheme you will be prioritised within the following groups:

- Tenants who are currently under-occupying their home, and bidding for a smaller home than they currently occupy, in order of the number of net number of bedrooms they will be releasing, and then by their place on the housing register
- Tenants who are currently over-crowded in order of the net number of additional bedrooms they require, and then by their place on the housing register
- Tenants on the Housing Register in order of their place on the housing register
- Other tenants who are adequately housed, in order of their tenancy start date

Learn more

Scan the QR code to learn more about the Right to Return and Neighbourhood Moves Schemes, including:

- The Broadwater Farm Rehousing and Payments Policy
- The Broadwater Farm Local Lettings Policy
- The Neighbourhood Moves Scheme

If you have questions, please contact bwf@haringey.gov.uk

RTR and NMS FAQs: Created December 2025

Broadwater Farm
Improvement Programme