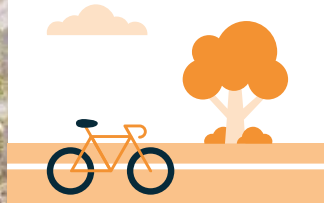
Broadwater Farm
Improvement Programme







Autumn updates

Resident information pack





Your estate, your home, your views

Haringey LONDON | Homes for Haringey

The story so far...

Haringey Council and Homes for Haringey have been working closely with the Broadwater Farm community to develop plans for the largest estate-wide improvement programme in the estate's history. Over the last year we have worked with you to understand your priorities and used this feedback to develop the final designs for new homes. You will have the opportunity to vote on these designs in the resident ballot, in February 2022.



New homes and public realm

295
council homes

Refurbishment and structural works

An extensive refurbishment programme is planned.
All blocks will benefit from structural improvements and the decorations to communal areas, external appearance and more will be improved.

Thank you to everyone who has taken part so far. Your feedback has been invaluable in helping us shape the best proposals for the whole community.



Summer

Your Estate, your h

During July a
2021, we pres
to the commu
to over 200 r
seek their vie

This followed previous design en
where we had heard from hundr
about what you thought was imp
future of your estate. These con
helped us shape the final design
see in this pack.

The final design will be presented
to the Council's Cabinet on
the 7th December. If agreed at
Cabinet the designs will be set
out in the Landlord Offer that
will be given to all residents
ahead of the resident ballot.

You said, we did

Throughout the three rounds of e
you, we have taken on board your
community. Below is a selection of

You said:
"There should be more working CCTV cameras."

We did:
An extensive CCTV upgrade programme

You
"I wo
san
new
exis
the

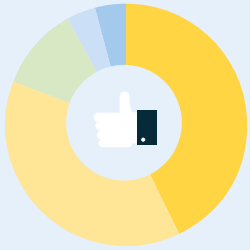
We a

Your feedback

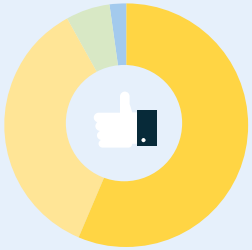
88%
of respondents either 'really like' or 'mostly like' the overall proposal



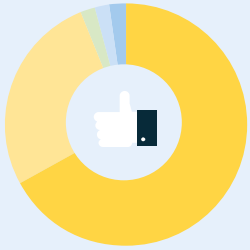
What do you think about our approach to height?



What do you think about the proposals for a new community park?



What do you think about the new streets proposals?



What do you think about a new food store proposed on Adams Road?

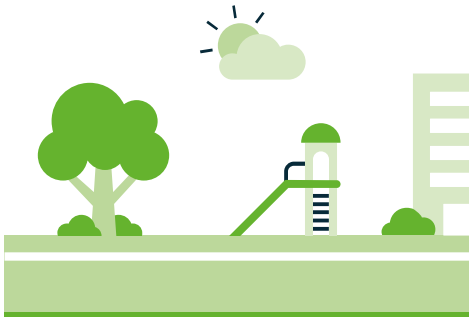
Key

Really like it | Mostly like it | Not sure | Don't really like it | Really don't like it

780
doors

2
resident

88
overall survey



New homes a

All 295 new homes are cou
varying sizes including a go
of three and four bedroom
None are private homes for
these will be offered to elig
Tangmere, Northolt and Sta
North leaseholders).

The new homes will be spacious,
storage and will all have access t
space – either a balcony or a garc

These new council homes will be
eligible Broadwater Farm Reside
Neighbourhood Moves Scheme.

Former Moselle School site and Adams Road

- Around 40 new family council homes
- A new shop

Fo No sit

- Im sp of

New homes and improvements –
Estate overview

1

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

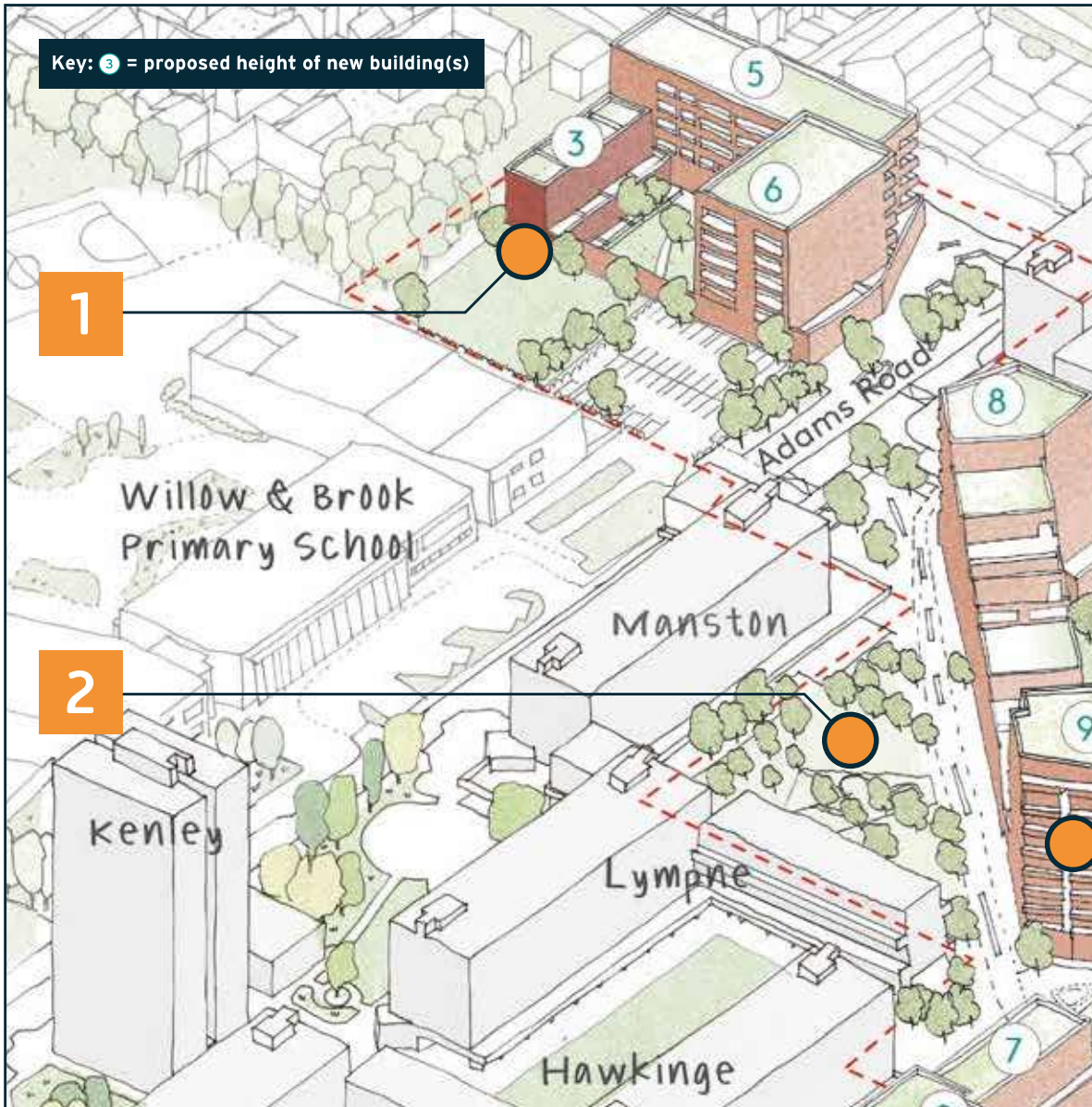
A new community park in the heart of the estate, with a relocated memorial gardens. We will create a new diagonal route through the middle of the estate, creating a safer and more welcoming neighbourhood.

3

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

4

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



New homes and improvements – **Views of the estate**

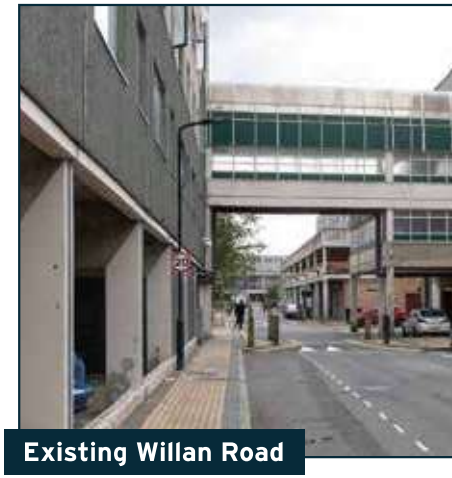
We have presented design scenarios to residents. The pictures below show how different parts of the estate would look before and after the proposed redevelopment.



Existing Gloucester Road



Gloucester Road view



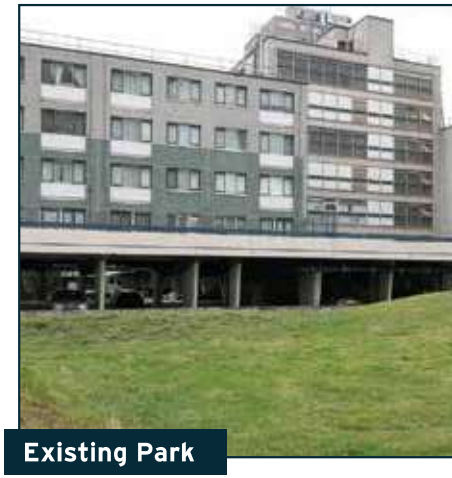
Existing Willan Road



Existing Adams Road



Adams Road view



Existing Park

Estate Improvement Programme
Refurbishment overview

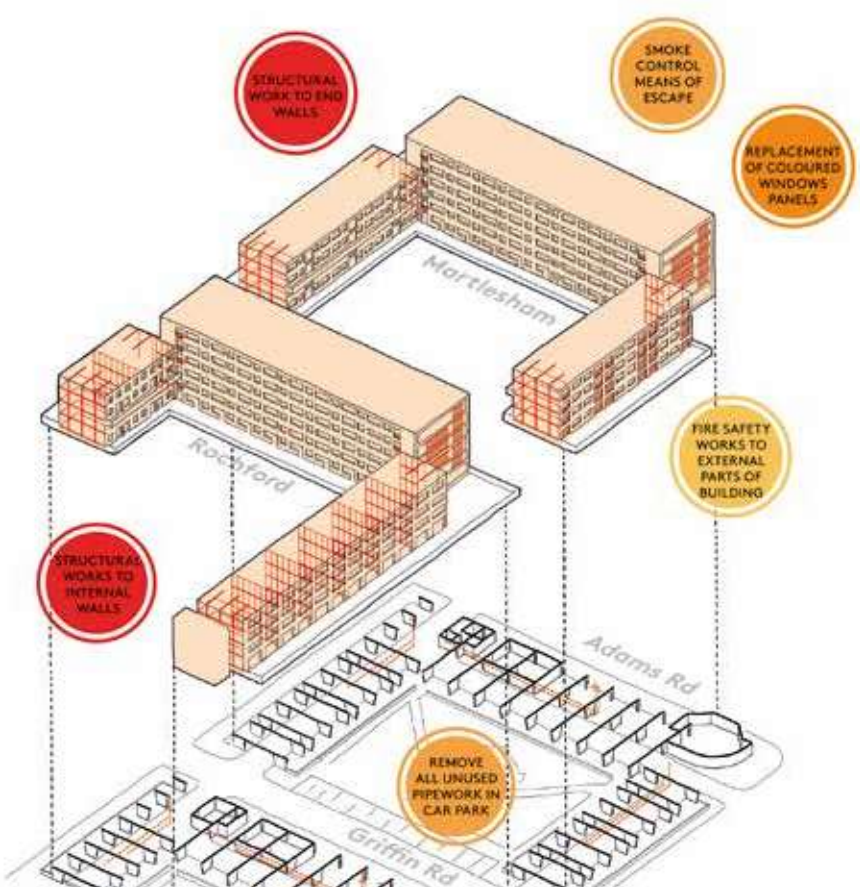
All blocks on Broadwater Farm are going to be improved as part of the Estate Improvement programme. We've already invested £19m in a new heating system and kitchens and bathrooms to 300 homes and we're about to complete an upgrade to CCTV on the estate. The future refurbishment works will include all external and internal communal areas.

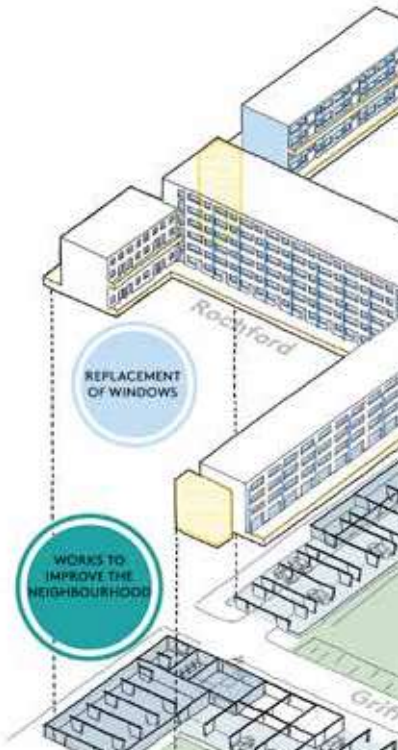
What's next?

The next improvements you will see will be decorations to communal areas, including corridors and stairwells. These will start in the Spring of 2022.

We will then start work on Rochford and Martlesham in the Autumn/Winter of 2022. These improvements are likely to take a year to complete.

Once finished, we will start work on the next blocks. A timeline for all homes across the estate will developed in 2022 but it is likely to take around five years to complete all homes.





Refurbishments
Improvements to existing homes

Haringey Council will also be carrying out the biggest upgrade of the estate in a generation and investing millions in homes, communal areas and public spaces. Initially the works will start on Martlesham and Rochford blocks and other blocks will follow over the coming years.



Upgrades to all flats

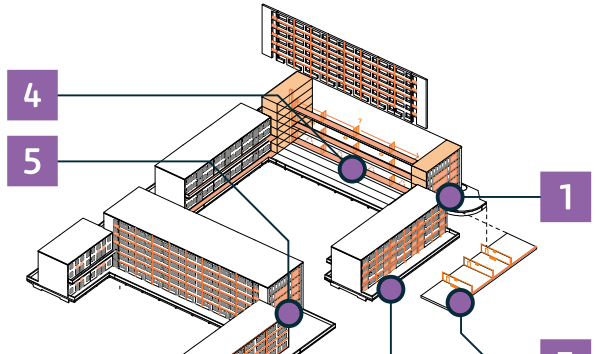
As well as essential safety and structural works on all blocks, there will be significant upgrades to each flat including:

- Replacement of windows with new, high-performance double glazing
- Upgrade of the external walls to improve energy efficiency. Along with the new windows this will help reduce heating costs and increase comfort
- New front doors for all flats
- Upgrades to plumbing, including new drainage pipework to reduce leaks and blockages

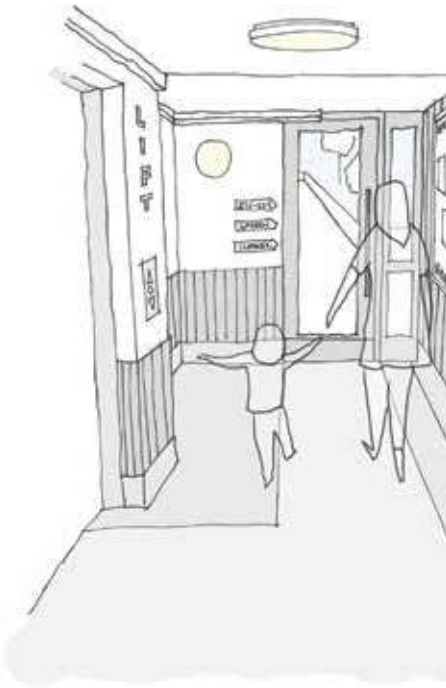
Structural improvements & fire safety

As a result of the structural issues discovered in 2018, nine of the blocks had piped gas removed, electric ovens introduced, and the installation of a District Energy Network to replace the gas supply and make the blocks safer.

We will be undertaking upgrades across the estate in order to ensure that blocks comply with the very latest fire safety



Communal sp



Safer access

Designs are being worked up for i
the existing entrance lobbies to c
more welcoming environment, in
from residents. The proposal is to
secondary entrances so that acce
from the street, rather than via th

Have your say

Refurbishments
Timeline & how to get involved!

The refurbishment will first be completed on the pilot blocks at Martlesham and Rochford. Work on these blocks will start in 2022 and should take less than 12 months to be completed.

Following this, we will seek residents' feedback on the refurbishment and roll out improvements to all of the existing blocks on the estate.



November 2021

Complete demolition of the Moselle site.

December 2021

CCTV upgrades to be completed.

February 2022

Tangmere demolition to begin.

Resident Ballot.

Spring 2022

Decorations for communal areas to start, including corridors, stairwells and lobbies.

Autumn/Winter 2022

Improvements works to Rochford and Martlesham to start.

Start construction of new homes.

Autumn/Winter 2023

Have your say

?

Would you like to work with us to develop our plans?

What are your priorities for your block?

Do you like the plans for refurbishing the estate?

What would you like to see that we haven't included?

What improvements would you like to see to your home?