

Broadwater Farm
Improvement Programme

Frequently Asked Questions (FAQs)



Your estate, your home, your views

Haringey
LONDON



Homes for Haringey



1 Overview

Q1. What is happening, and why?

In 2018, following a structural review and consultation with residents, Haringey Council and Homes for Haringey agreed to the demolition of Tangmere and Northolt blocks. Karakusevic Carson Architects were appointed by the Council to work with the community to develop design proposals for high quality replacement and new council homes and improvements across the estate. The resulting redevelopment proposals offer a once-in-a-generation opportunity, not only to provide brand new spacious council homes but to improve the overall layout of the estate and make better use of shared spaces and play areas.

2 New homes

Q2. Will all new homes be council homes?

Yes, all of the new homes will be council homes let at council rents.

Some leaseholders who have moved from Tangmere, Northolt and Stapleford North may choose to return to the estate. Homes would be made available for them.

Q3. When will the new homes be finished?

The first new homes will be built on the former Moselle School and Tangmere sites and will be finished in 2024. The second phase of new homes, due to be built on the site of the former Northolt block, will be finished in 2026.

Q4. Who will be able to move into the new homes?

New council homes will be prioritised for Broadwater Farm residents. Priority will be given to former residents of Tangmere and Northolt, then Stapleford North residents.

Available homes will then be offered to eligible Broadwater Farm Estate secure tenants through

the Neighbourhood Moves Scheme based on housing need (e.g., overcrowding), with priority given to those on the estate who are currently either under-occupying their current home or living in over-crowded homes.

Q5. How many new homes are being built?

Around 294 new council homes will be built across the estate, including the Moselle School site. This is almost 100 more council homes than were previously available in the Northolt, Tangmere and Stapleford North blocks.

Q6. How many larger family homes will there be?

On the Tangmere and Moselle site, around 35% of the new homes will be three-bed and four-bed homes. On the Northolt site, around 30% of new homes will be three-bed and four-bed homes.

Q7. Will the homes be the same size as the current homes?

In general, individual rooms and overall home sizes are larger than existing Broadwater Farm Estate homes. All homes are designed to meet or exceed national space standards including provision of built-in storage.

The issues of more spacious rooms and more storage were raised by residents during the resident engagement process and helped to inform the design proposals. In response to resident feedback, we have also designed homes that have two or more bedrooms to have a separate kitchen to the main living space. One-bedroom flats will have semi-open plan layouts to maximise the usable living space. All new homes will have private outdoor space, in the form of either a balcony, roof terrace or small back garden.

Q8. What is the energy efficiency of new homes?

The new homes will be built to modern energy-efficiency standards. This means that our residents will find their new homes to be warmer, more comfortable and cheaper to run.



3 Rents

Q9. I live in an existing home on Broadwater Farm, will my rent go up as a result of these changes?

No. If you live in one of the existing blocks on the estate, your rent will remain the same and only increase as it usually does, on an annual basis.

Q10. How does the Council set rents on new homes?

The Council sets rents on new homes and existing homes in exactly the same way: by using the rent formula set by Government.

Q11. Why are rents on new homes higher than some existing rents?

Rents on new homes are generally higher than some existing homes for two reasons:

- 1) Some tenants have been in properties for a number of years and their rents may have been set under old rules that set rents at a lower value.
- 2) The 'formula' accounts for the value of the property. In general, new homes have a higher value than older homes.

Council homes in more expensive parts of Haringey (such as Crouch End and Muswell Hill) will be valued higher than homes in less expensive areas (such as Tottenham), and new homes will generally be valued higher than older homes.

There is also a cap (upper limit) on council rents to make sure that in expensive parts of the UK social rents stay low. The new homes being built on Broadwater Farm are expected to be well below this cap.

Council homes remain the most genuinely affordable housing option in London. The new homes will provide savings on fuel bills because they will be more energy efficient.

Q12. I am a secure tenant living on Broadwater Farm, am I eligible to move into the new homes?

Yes. Under the Neighbourhood Moves Scheme, if you are a secure Council tenant living on Broadwater Farm, then you will have priority for these new homes subject to meeting criteria such as not having high arrears or engaging in antisocial behaviour.

Priority will be given first to former residents of Tangmere and Northolt, then Stapleford North residents through the Broadwater Farm Rehousing and Payments Policy, which was approved to make sure that any tenants who had to move out of these homes could return to the estate if they wanted to.

The Neighbourhood Moves Scheme prioritises new homes for secure tenants living on the estate or within 250 meters and states that homes will be allocated according to the following order of priority:

- a) Tenants who are currently under-occupying their home and bidding for a smaller home;
- b) Tenants who are currently over-crowded;
- c) Tenants on the Housing Register in order of their place on the housing register;
- d) Other tenants who are adequately housed, in order of their tenancy start date.

Full details of the Neighbourhood Moves Scheme can be found here:

www.tottenham.london/bwf-ballot.



Q13. Are council rents affordable?

These are council rents and therefore will always be significantly cheaper than rents on the private market.

If you would like a new home (and are eligible) but think you may struggle with your rent, help is available. This could be via help from Homes for Haringey’s Financial Inclusion team, Discretionary Housing Payments, or help ensuring you are receiving all of the support you are eligible for.

In the first instance, please contact us at BWF@haringey.gov.uk and we will point you in the right direction for assistance.

There is a dedicated and experienced re-housing Team for Broadwater Farm who will be able to advise and guide you through the process and answer any questions you may have in a confidential manner with compassion and understanding. We know that there is a lot to think about and are here to support you with your individual circumstances and the choices you may have available.

Q14. I’ve been told that the Council has ‘new build rents’ – is this true?

No, this is not true. We set rents for all new Council tenancies in the same way, according to the same Government prescribed rent-setting formula. The new build homes are council properties to be let at council rents.

Q15. What are the rents for the new council homes on Broadwater Farm likely to be?

It is not possible to predict exactly what the rents of the new council homes will be. This is due to a number of factors, such as:

- The rents will be set using the government formula, which relies on property value as one of the variables - we are not able to determine the property values until the property is completed and this depends on changes in the housing market and future valuations.
- The rent formula increases council rents by inflation every year - it is hard to predict what inflation will be over the next few years.

However, the Council has used the latest designs of the new homes and prices of similar new homes within a quarter mile and one mile radius of the estate to calculate some estimates for the rents of the new council homes. These figures are relevant to 2021/22 and do not take into account the Government mandated annual increases for all council homes (of the Consumer Price Index inflation plus an additional 1%) between now and the homes being built.

Therefore, the below is an indication of the rent you would pay if you were to move into the new homes tomorrow. **This is not the rent you will actually pay once the new homes are built.** Also, the rents for returning secure tenants from Northolt, Tangmere or Stapleford North will be capped: see question 16 below.

The rents outlined below are exclusive of any bills and service charges.

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
Weekly rent (£) Predicted average rent of new BWF council homes (2021/22)*	£99.27	£125.24	£147.73	£165.66

* Predicted average rents for new Broadwater Farm council homes (2021/22) - subject to change due to future inflation and exact valuations.



Q16. 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?

For those residents returning from Northolt, Tangmere and Stapleford North the rent of the new homes will be capped. This means that your rent at your new council home (should you choose to return to Broadwater Farm) will be no more than 10% higher than the average rent of an equivalent property on the estate. This means that if you are moving into a new two-bedroom property on the estate, you will pay no more than 10% higher than the average rent for two-bedroom properties on Broadwater Farm.

In practice, if this policy were to apply today, a two-bedroom property would cost no more than £101.17 per week, compared to the current average on the estate of £91.97 per week. The actual rents will change annually according to the Consumer Price Index figure plus 1%. Therefore, the figure above is just an indication of the cost were the new homes to be let in 2021/22.

In practice, the new homes will not become available for letting until they have been built and the current timescale is that first letting will take place during 2024.

Q17. I am a former resident leaseholder of Tangmere, Northolt or a current resident leaseholder of Stapleford North (flats 25-36 and 61-72) – how do I get one of the new council homes?

As a former resident leaseholder, you have a Right to Return to the estate should you wish. The Broadwater Farm Rehousing and Payment Policy has a number of provisions in place to enable this. This includes the provision of equity loans to ensure you can afford one of the new properties. To find out more please take a look at the policy in full here:

www.tottenham.london/bwf-ballot

Should you have any questions or wish to enquire about purchasing one of the new properties, please contact BWF@haringey.gov.uk.

Q18. I am over-crowded and need 5 or more bedrooms, could I split my household to be eligible for two homes?

No, The Neighbourhood Moves Scheme is only available for an existing tenant who will give up their current home in return for a new home. The Neighbourhood Moves Scheme requires one property to be given up for each new property being allocated to a tenant.

Given the shortage of homes, allocating additional homes to non-dependant adults through the Neighbourhood Moves Scheme would result in a loss of homes to households who have a need for a one-bedroom property without an additional home being released.

Q19. I am living in temporary accommodation on Broadwater Farm, how will the proposals impact me?

The Neighbourhood Moves Scheme is only available for an existing secure tenant who will give up their current home in return for a new home so those living in temporary accommodation do not qualify.

This rule is to ensure that for every home allocated through the Neighbourhood Moves Scheme an additional council home will result from the re-let of the home of the moving tenant. This means those on the housing register will still benefit from additional homes.

If the offer was extended to those without a secure tenancy, this would mean that those living nearby may be offered a tenancy over and above other households who have a higher need or have been waiting longer without releasing a council tenancy in return.

However, as a resident of the Broadwater Farm estate, you still stand to benefit from the overall improvements that these proposals will bring to residents. This includes the new park, new shop, affordable workspaces, the jobs and opportunities created through the project, the better layout and communal spaces, the safety improvements for the estate and much more. Therefore, we hope that these improvements will make the estate a better place for you to live.

**Q20. I am a private tenant living on Broadwater Farm, how will the proposals impact me?**

The Neighbourhood Moves Scheme is only available for an existing secure tenant who will give up their current home in return for a new home so those living in a private tenancy do not qualify. Please see Question 19 for a full explanation.

4 Estate improvements**Q21. What is happening to the Enterprise Centre?**

The Enterprise Centre building is run down and is at times subject to safety concerns on Willan Road. It will be demolished, and new business and enterprise space will be re-provided across the estate to improve neighbourhood facilities and offer employment and training opportunities. This will mean that the new retail, enterprise and office spaces will be located on the ground floor in areas where there is footfall, to best serve community needs and increase safety. The existing Enterprise Centre will only be demolished once new facilities are built.

Q22. Will there be new shops and community uses?

Yes. Following feedback from residents, the plans include a new grocery or convenience store on the former Moselle School site. The shop will be visible and easily accessible from Willan Road via the new diagonal park route and new north-south street along the new Tangmere building. There will also be other shops and community facilities to replace the existing Enterprise Centre and GP's Surgery.

Q23. If you are building more homes, are we losing green, open space?

No. One of the improvements to the estate that the project will bring is to create more outdoor open and green space that is useable.

This includes two new activated courtyards bordered by gardens, community and retail spaces and a new diagonal route through the estate for safer passage through the estate. The courtyards will be open during the day and locked at night.

There will also be a new open space at the centre of the estate to replace the existing Memorial Gardens. It will include new trees and planting, new play equipment for children and new seating for all residents to enjoy.

In addition, all new homes will have private outdoor space, such as balconies, terraces or gardens.

Q24. What is happening with the Medical Centre?

The current Medical Centre building is under-used and attracts anti-social behaviour. It will be replaced by a new purpose-built health centre and wellbeing hub, which will provide new space for the relocated GP service and will also offer access to other health and wellbeing services. There will be no reduction in the service offered by the GP practice.

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.



5 Demolition

Q25. Which buildings are being demolished?

Following a review of all homes on the estate and after consultation with residents in 2018 in which the majority voted in favour of demolition, the decision was taken to demolish two buildings, Northolt and Tangmere.

In Summer 2021, residents of the Stapleford North block (flats 25-36 and 61-72) were consulted on their preference for the future of this wing block because it is so close to the Northolt tower. The preference of most residents was for this block to be demolished too.

The Council has approved the demolition of Stapleford North, if residents vote yes to the proposals in the estate-wide ballot. Tenants currently living in Stapleford North will be rehoused if residents vote yes in this ballot.

The former Moselle School building, which has not been used since the new school was completed, was demolished in 2021 and this site will also be used to build new council homes for council rents.

Q26. When will demolition start?

The demolition of the former Moselle School finished in November of 2021. Demolition of Tangmere will start in February 2022. The date for the demolition of Northolt will be confirmed at a later date.

6 Parking

Q27. Will there be a reduction in parking spaces for residents?

The Council has completed a survey of parking need among Broadwater Farm residents and the new estate improvement plan will provide sufficient capacity for residents' parking needs. There are just over 1,000 parking spaces currently across Broadwater Farm Estate, some 600 are actively used.

The surveys determined that there is currently spare capacity within the estate (approximately 400 underused car parking spaces). The new homes will be built to achieve a parking provision of 0.7 spaces for every new home built. Based on the evidence provided by the surveys, this calculation will mean that there will be sufficient capacity for residents' parking needs.

The Council will consult with residents about a parking management plan after planning

7 Existing homes

Q28. Will existing homes on the estate also be improved?

As part of the Broadwater Farm Improvement Programme, all existing blocks on the estate will be improved through an extensive refurbishment programme.

This will include upgrades to windows, floors and corridors, communal entrances, plumbing and piping, insulation and building exteriors and structural upgrades.

These improvements will ensure all residents on the estate will benefit from better quality homes, better energy efficiency and fewer issues such as leaks and damp caused by the current problems with the existing buildings.

The refurbishment of existing properties will go ahead regardless of the outcome of the resident ballot.