

# Broadwater Farm Improvement Programme



## Autumn updates

Resident  
information  
pack



Your estate, your home, your views



# 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**

We are proposing to build 295 council homes across the estate. 198 of these will be replacement homes.



### Prioritising Broadwater Farm residents

People returning to the estate will be given first priority, followed by existing eligible Broadwater Farm residents.

## 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 Fun Day!



# Your Estate, your home, your views



During July and August 2021, we presented designs to the community and spoke to over 200 residents to seek their views.

This followed previous design engagements, where we had heard from hundreds more of you about what you thought was important for the future of your estate. These conversations have helped us shape the final design that you will 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.



## Stapleford North consultation

In August, we also consulted residents in the Stapleford North Wing block (flats 25-36 and 61-72) on the future of their block. Due to the proximity of this wing block to Northolt, these households would face considerable disruption during the demolition of Northolt.

**Feedback given in the consultation was that 62% of Stapleford North residents preferred the option to demolish and replace their block.** Therefore, the preferred design scenario that you see in these materials includes the demolition of this wing block.

If residents vote yes to the proposals in the resident ballot, these residents will be rehoused under the Broadwater Farm Rehousing and Payments Policy and will get the first opportunity to move into the new homes if they want to.

## You said, we did

Throughout the three rounds of engagement undertaken in winter 2020, spring 2021 and summer 2021 with you, we have taken on board your feedback to create designs that meet the needs of the Broadwater Farm community. Below is a selection of the areas where our designs directly respond to issues raised by residents.

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

**We did:** An extensive CCTV upgrade programme to be completed in December 2021.



**You said:** "I would prefer the same height for new buildings or as existing blocks of the buildings."

**We are:** Proposing similar heights to existing buildings, with nothing over nine stories - all will be significantly lower than the existing Northolt block.



**You said:** "More green/open space required for increased number of residents."

**We are:** Our proposals will result in an increase of up to 50% of usable green and open space. This will be done by better use of the green space surrounding Northolt, which is currently underused.



**You said:** "The room should be as big as the [one] we have, they should have space as we have a nice big kitchen and sitting room."

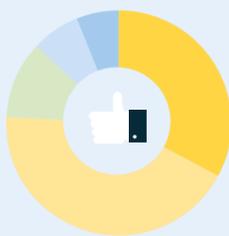
**We are:** Proposing improved space standards for the new council homes.



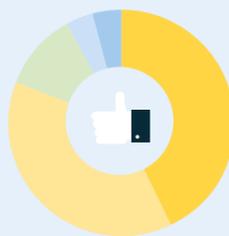
# Your feedback



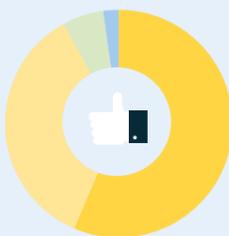
**88%**  
of respondents either 'really like' or 'mostly like' the overall proposal



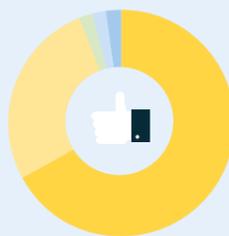
What do you think about our approach to height?



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  
knocked



**134**  
phone calls  
made

**12**  
gave comments  
over the phone

**2**  
resident  
engagement days

**250**  
attended resident  
engagement day

**88**  
overall survey  
responses



**3**  
pop-up  
events

**1078**  
engagement  
packs sent

**91**  
attended  
pop-up events

**200+**  
engaged through  
door knocking



The estate will be better connected with wider, pedestrian-friendly streets with an easier diagonal route through the middle of the estate.

# New homes and improvements

All 295 new homes are council homes of varying sizes including a good number of three and four bedroom family homes. None are private homes for sale (although these will be offered to eligible former Tangmere, Northolt and Stapleford North leaseholders).

The new homes will be spacious, light, have good storage and will all have access to private outdoor space - either a balcony or a garden.

These new council homes will be prioritised for eligible Broadwater Farm Residents, through the Neighbourhood Moves Scheme.

## A fresh new look for the Estate

- Willan Road will be improved with a repositioned bus stop and an open and safe feel
- The estate will feel vibrant and bustling with a shop and other community facilities situated at street level
- The whole estate will benefit from better lighting and on-street parallel parking, making it look and feel safer
- The estate will integrate better with the wider neighbourhood through improved access
- A new park, better green spaces and courtyards will promote resident activity

### Former Moselle School site and Adams Road

- Around 40 new family council homes
- A new shop
- Safer footpath
- Parallel parking on Adams Road
- Improved access to Lordship Recreation Ground and community centre

### Former Northolt site

- Improved public spaces at the centre of the estate
- Around 97 new council homes
- A new park
- A public square on Adams Road with a relocated memorial garden
- New work spaces
- A safe and easy path through the estate

### Former Tangmere site

- Around 120 new council homes
- A new Wellbeing Hub with relocated GP surgery and other services
- Improved and more attractive Willan Road, with wide pavements and views along the whole street
- Usable courtyard space
- Front doors and gardens for ground-floor homes

### Memorial Gardens and BWF Medical Centre sites

- Relocated memorial gardens in the centre of the estate in the new park
- Around 17 new family council homes built on existing Memorial Garden site
- A new street in front of the houses from Gloucester Road to Willan Road
- Around 23 new council homes at the GP surgery site and new community facilities on the ground floor

# 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

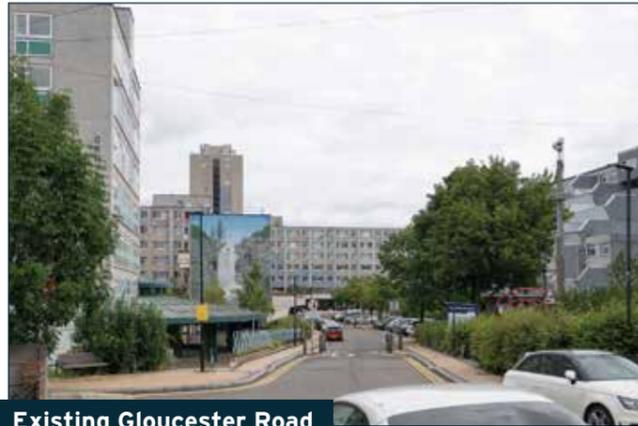
Front doors and gardens for ground-floor homes, courtyards for all residents and a new Wellbeing Hub with relocated GP services.



# 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



Willan Road view



Existing Adams Road



Adams Road view



Existing Park



Park view

## Neighbourhood Moves Scheme

- The council's Neighbourhood Moves Scheme will ensure that eligible Broadwater Farm residents are prioritised for the new Council homes that are built on the estate
- Secure tenants will be able to apply for a home which meets your needs **without having to move off the estate** or move away from family and friends
- The scheme works by prioritising those within a 250m radius of the demolition of council homes, which means the **whole of the Broadwater Farm estate** will be included
- Priority will be given to those returning from Tangmere, Northolt and Stapleford North
- Second priority will be given to **households that are under-occupying**. This will also help free up existing properties on the estate for those who need them
- **Households that are over-crowded** will get third priority for the new homes, with those most in need prioritised first



If you would like to apply for a new home you will need to be on the council's Housing Register, you can do this by making an application to join. The Rehousing Team can help with this process.

### Contact:

✉ [TenancyManagement@haringey.gov.uk](mailto:TenancyManagement@haringey.gov.uk)

✉ [centraloperationsadmin@homesforharingey.org](mailto:centraloperationsadmin@homesforharingey.org)

For more information visit

[www.haringey.gov.uk/neighbourhood-moves-scheme](http://www.haringey.gov.uk/neighbourhood-moves-scheme)

*BWF residents to have priority for new homes.*

# Estate Improvement Programme

## Refurbishment overview



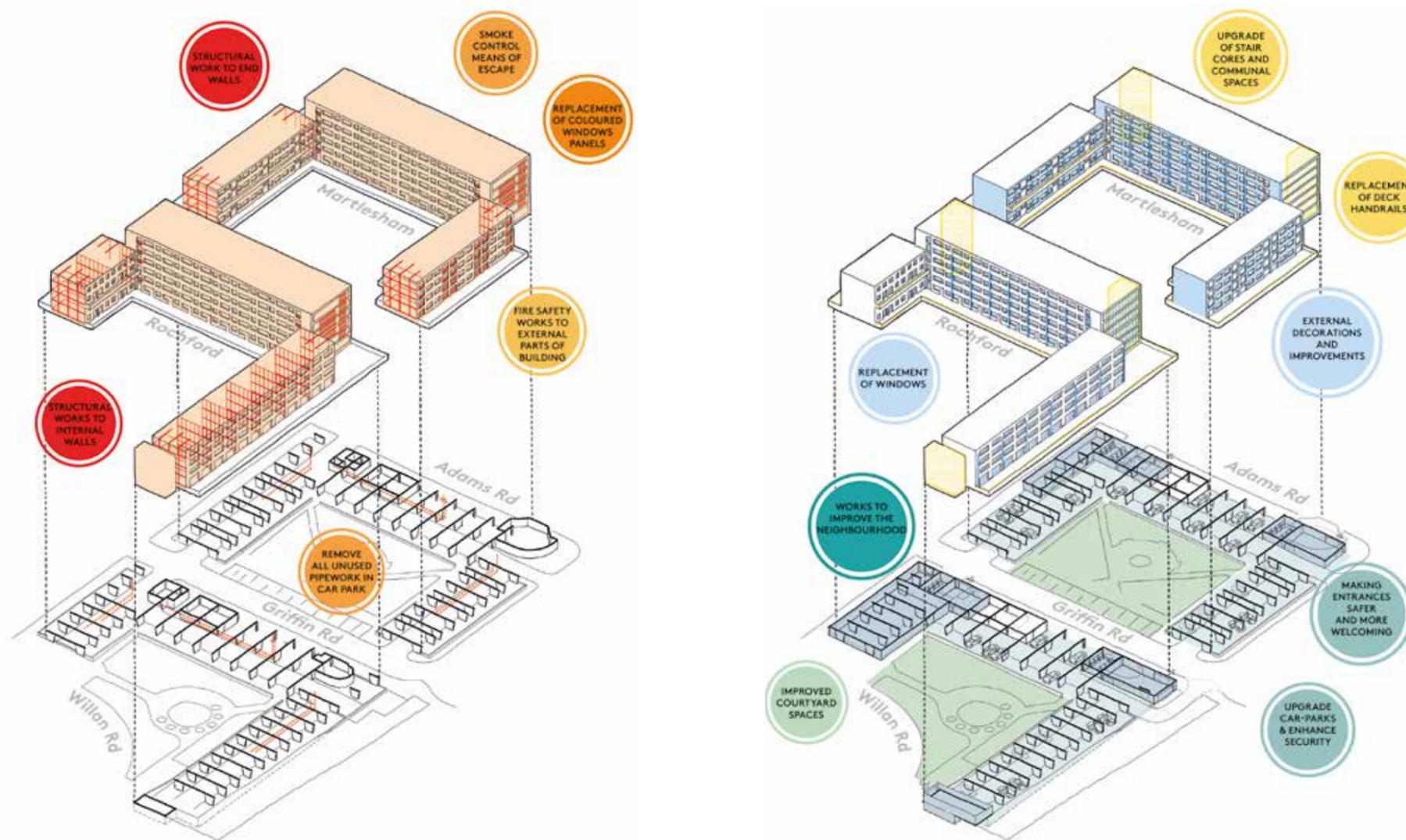
All blocks on Broadwater Farm are going to be improved as part of the Estate Improvement programme. We've already invested £19m in a new heating system and kitchens and bathrooms to 300 homes and we're about to complete an upgrade to CCTV on the estate. The future refurbishment works will include all 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 be developed in 2022 but it is likely to take around five years to complete all homes.



*We want your input on the improvements for your homes on the estate.*

### Refurbishments will include:

#### Improvements to homes

- New windows
- Improvements to energy efficiency, reducing heating costs
- New front doors for all flats
- Upgrades to plumbing, reducing leaks and blockages

#### Car parks under blocks

- Improved lighting
- Redecoration

#### Structural upgrades

- Structural works to ensure the long-term safety of blocks

#### Entrance lobbies and communal areas

- Refurbishing corridors and stairways
- Upgrading or replacing doors, windows and handrails
- Clearer signage
- Upgraded lighting

#### Bin stores and bike stores

- Dedicated bin stores to replace current provision
- New dedicated bike storage

# 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

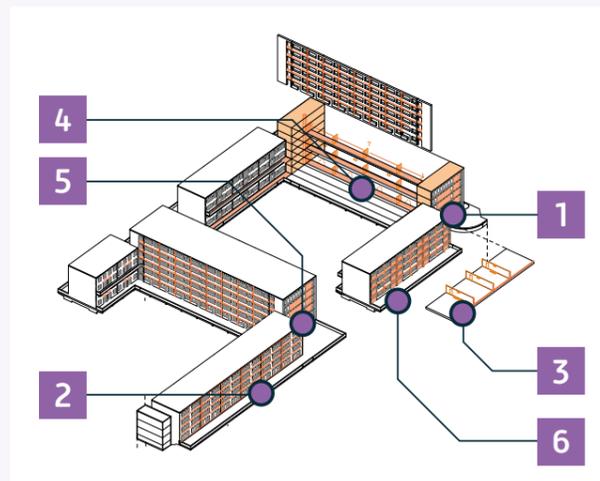
## Structural improvements & fire safety

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 standards and legislation. This includes:

- **New fire safe front doors**
- **Corridor fire doors**
- **Improved fire safety and escape route signage**
- **Emergency lighting**

We are developing the final plans for these works and we will update you as soon as possible.



- |   |   |
|---|---|
| <b>1</b><br>Replacement of spandrel panels  | <b>4</b><br>Escape distances and fire doors |
| <b>2</b><br>Fire compartmentation           | <b>5</b><br>Smoke control                   |
| <b>3</b><br>Penetrations in slabs and walls | <b>6</b><br>Combustable materials           |

# Communal spaces and stores



## Upgrades to communal spaces

- All communal areas, such as corridors and stairways, will be fully refurbished
- All flooring will be replaced and walls and ceilings will be redecorated
- Doors, windows and handrails will be replaced or upgraded
- There will be new, clearer signage and better lighting
- There will also be an interim programme of decorations in the short term for blocks awaiting refurbishment



## Safer access

Designs are being worked up for improvements to the existing entrance lobbies to create a safer and more welcoming environment, in line with feedback from residents. The proposal is to reconfigure the secondary entrances so that access will be directly from the street, rather than via the car park.

## Bin and bike stores

We are proposing to build dedicated bin stores to replace the current inadequate provision. This will keep the bins out of sight and create a much better environment near entrances and reduce littering and fly-tipping. New secure bike storage is also proposed.

## Have your say

What colours could we decorate your blocks?

How could we make your block feel safer?

How could we improve signage in blocks?

How could we improve the communal areas?

# 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



Improvement works to Rochford and Martlesham to finish.



Improvement works to next blocks to start. We will confirm the future phases of work next year.



### How to find out more:

If you have any questions please contact our community engagement officer, Numan Hussain, at [numan.hussain@haringey.gov.uk](mailto:numan.hussain@haringey.gov.uk).

# 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?**