

Report for: Cabinet 07 December 2021

Title: Broadwater Farm – Approval of designs for new homes, landlord offer and resident ballot

Report Authorised by: Peter O'Brien, Assistant Director for Regeneration and Economic Development

Lead Officer: David Sherrington, Director of Broadwater Farm

Ward(s) affected: West Green

**Report for Key/
Non Key Decision:** Key Decision

1. Describe the issue under consideration

- 1.1. This report sets out how the council has sought to work in partnership with the Broadwater Farm Estate community to develop placemaking design proposals, which represent the largest investment in the estate's history and will deliver on resident priorities, including circa. 300 new high quality council homes, a safe and welcoming neighbourhood and more opportunities and services for residents. It sets out how the Council has engaged and consulted with residents over the past 16 months and provides the communities' feedback on the design proposals as they have developed.
- 1.2. In light of the feedback received and the work undertaken with the community, the report seeks approval of the key principles of the preferred design and ground floor strategy alongside the key commitments to residents which would form part of a Landlord Offer. The report also seeks approval to proceed to a resident ballot on the Broadwater Farm Estate, in line with the requirements set out in Section 8 of the Greater London Authorities' (GLA) Capital Funding Guide. The resident ballot is an important milestone and will give local residents the opportunity to decide whether the scheme proceeds. If the vote is 'yes', the Council will be able to draw down GLA Funding and progress delivery of the scheme.
- 1.3. The new build programme forms one part of the overall Broadwater Farm Improvement programme. While not considered in this report, this programme includes refurbishment of the retained stock on the estate, a wide-ranging socio-economic programme, a demolition programme, a rehousing and acquisition programme, and work to improve core services across the estate. The programme is delivered by a project team comprising Council and Homes for Haringey officers

2. Cabinet Member introduction

- 2.1. I am pleased to present this report to cabinet seeking approval to take designs proposals for new homes on the Broadwater Farm estate to a resident ballot in February. This report is culmination of more than two years of work with the community and local stakeholders who have shaped the proposals that are

presented. As a council we are committed to working with our communities and through a resident ballot we will test that we have their support.

- 2.2. In total our ambition is to build almost 300 high quality council owned homes at council rent on the estate, 30% of which will be family homes with either three or four bedrooms, and all of which will have access to their own private outside space. Residents who have moved from the blocks being demolished will have priority to return to these new homes, following which priority will be given to existing residents on the estate through our Neighbourhood Moves scheme.
- 2.3. Alongside new homes we will deliver a range of improvements on the estate, including new open spaces, a new modernised health facility, a new energy centre that will decarbonise the whole estate, and commercial units for shops and other local enterprises. The total investment with this project alone is likely to exceed £100m, and we will work with the appointed contractors to ensure that local people benefit from employment, skills and training linked to the works.
- 2.4. This project represents a once in a generation opportunity to make a huge investment on Broadwater Farm and I look forward to discussing the proposals in more detail with residents in the coming months.

3. Recommendations

It is recommended that Cabinet:

- 3.1. Note and consider the feedback from consultations with residents and the wider community, including those required under Section 105, on the design of the new homes and associated improvements on Broadwater Farm, as described in paragraphs 6.8 to 6.26 and set out in Appendix A.
- 3.2. Approve the following:
 - a) The key principles of the Urban Design Framework (UDF) as described in paragraphs 6.27 to 6.35 and the summary draft UDF document in Appendix B
 - b) The key principles of the preferred design for new homes, as described in paragraph 6.37 and the summary document in Appendix C, that will be voted on by residents in the ballot referred to in recommendation 3.2 (e)
 - c) The commitments of the Broadwater Farm Landlord Offer as set out in paragraph 6.70.
 - d) The principles of the proposed Rent Strategy for the new homes on the estate, as set out in paragraphs 6.77 to 6.85
 - e) A ballot be undertaken of eligible current and former Broadwater Farm residents based on the approved design and the Broadwater Farm Landlord Offer, described in paragraphs 6.72 to 6.76.
 - f) The inclusion of the Enterprise Centre, Broadwater Farm Medical Centre and the former Moselle School as development sites within the design proposals, as described in paragraphs 6.41 to 6.64.
- 3.3. Delegate authority to the Director of Housing, Regeneration and Planning, after consultation with the Cabinet Member for Housebuilding, Placemaking and Development, to:

- a) Approve the final ballot materials, including the final Landlord Offer document and the final ballot programme.
- b) Approve the final detailed design and subsequent submission of a full planning application, based on the design principles referred to in recommendation 3.2 (b) and subject to the outcome of the ballot referred to in recommendation 3.2 (e).

4. Reasons for decision

- 4.1. The demolition of Tangmere and Northolt blocks was, following consultation, agreed by Cabinet in November 2018. This was deemed to be the only viable option following the discovery of serious structural defects in those blocks. A commitment to replace the council rented homes lost on the estate with new council homes was made to those residents affected at the time.
- 4.2. Since then, the Council has been working closely with residents and the wider community to develop designs for and deliver the most comprehensive and wide-reaching Estate Improvements programme within the estate's history. This is a unique opportunity to transform the quality of life on the estate and deliver new homes, new streets, new public realm, and new social infrastructure as part of an ambitious long-term vision for the estate. The improvements will deliver on the community's priorities and aspirations that have been identified through extensive engagement efforts.
- 4.3. This report sets out the commitments that will be made to residents in the Landlord Offer and how the proposed designs will deliver on these commitments. The report will authorise a ballot of Broadwater Farm residents, in accordance with GLA funding requirements, ensuring that they have the final say on whether the proposals deliver on their priorities and commitments made to them. If this is successful, then the report will authorise officers to progress with a detailed planning application and enable the delivery of this once in a generation, transformational project.

5. Alternative Options Considered

- 5.1. Officers considered the following alternative options to those recommended in the report:

Option to not hold ballot and build new homes

- 5.2. The option to not hold a ballot was rejected. While an exemption to a ballot was obtained from the GLA for the replacement homes funding, a commitment was made by the Council to residents to allow them to have a say on the proposals. Since then, the inclusion of the Stapleford North block in the preferred design means a ballot is now a condition of the GLA grant funding for the new homes.
- 5.3. The new homes must be delivered to replace the social rented homes. This was a key commitment to residents during the initial consultations on demolition of the Tangmere and Northolt blocks. The buildings must be demolished for safety reasons and this has already been consulted upon with residents and approved by Cabinet. Not replacing the homes would result in a net loss in council homes

in the borough and the Council and residents would be left with an empty site and the costs and issues associated with that.

- 5.4. The recommended option is to therefore proceed with the project to deliver new homes and ballot residents on the proposals.

Option not to adopt rent strategy

- 5.5. The rent strategy for residents opting to exercise the right to return is in line with commitments the council has made on regeneration schemes elsewhere, ensuring that where residents are moved and their homes demolished, they are able to return to the estate on similar terms to their previous tenancy. The rent strategy for all homes let to council tenants beyond those opting to exercise the right to return is in line with the Council's rent strategy on new lettings borough wide.
- 5.6. The recommended option is to therefore adopt the proposed rent strategy.

Option to not relocate the Enterprise Units and medical centre

- 5.7. The proposals for Broadwater Farm provide an excellent opportunity to relocate the current Enterprise Centre units and medical centre facilities in new, high-quality, easily accessible buildings and address the issues associated with the current buildings and environment, as described in more detail in paragraphs 6.49 to 6.56 below. It also offers the opportunity to provide more housing, improved public realm alongside higher quality infrastructure from which opportunities and services can be delivered for the community.
- 5.8. Retaining the buildings would mean these opportunities are lost, resulting in a poorer outcome in terms of opportunities and services for residents, urban design, and delivery of council housing.
- 5.9. Demolishing but not re-providing the facilities is not an option. The Enterprise Centre units are subject to a court order requiring the council to re-provide them. The medical centre provides an essential service to residents and the Council is committed to maintaining this provision on the estate.
- 5.10. The recommended option is to therefore demolish and re-provide the Enterprise Centre units and medical centre as part of the new development. This will provide a better outcome for residents, users of the facilities and the Council.

6. Background information

Decision to Demolish and Replace

- 6.1. The decision to consult on replacing the Tangmere and Northolt blocks on Broadwater Farm was taken by Cabinet in June 2018, following the discovery of significant structural defects. Residents were consulted on the demolition in autumn 2018 and the results showed clear support for the replacement of the blocks, with over 80% of residents either 'strongly agreeing' or 'broadly agreeing' with the proposals. The following proposals were made to residents in the consultation material:
 - All council homes demolished will be replaced with the same number of new, high quality, council homes.

- New homes will be at council rents
- Residents in Tangmere and Northolt will be able to return to a new home once they are built
- More family sized homes will be provided to help overcrowded residents.

The decision to demolish the blocks and re-house residents was then confirmed at the November 2018 cabinet.

- 6.2. Since then, officers have been working to decant the blocks and re-house residents. Vacant possession of the Tangmere block is expected by late December and Northolt will follow in 2022. The Council has recently confirmed a Compulsory Purchase Order for Tangmere and Northolt blocks to expedite this process if necessary.
- 6.3. The demolition contract for Tangmere will be brought to Cabinet in early 2022 with the works commencing shortly after. The demolition of Northolt will be undertaken as soon as reasonably practical once phasing and construction logistics have been considered in more detail.

Development of Designs

- 6.4. Following the Cabinet decision to demolish and rebuild new homes on the Tangmere and Northolt sites, Karakusevic Carsen Architects were appointed to work with the council and the community to:
- **Develop Designs for new homes:** Detailed design and planning applications for new housing on two sites following the demolition of the Tangmere and Northolt blocks. This also includes the site of the 'Enterprise Centre' units adjacent to Tangmere block.
 - **A Site-wide Urban Design Framework (UDF) and public realm strategy:** which will consider the whole area of Broadwater Farm Estate, including the Northolt and Tangmere sites and the opportunity areas. The UDF sets out the placemaking vision for the estate and potential wider improvements. It acts as a guide for future change on the estate, ensuring that any physical projects support the delivery of the vision.
- 6.5. Since their appointment, the design team has been working closely with officers and the community to develop designs for the new build homes and the vision for the wider estate. Further details on the engagement and consultation work undertaken is detailed in paragraphs 6.8 - 6.26 below.
- 6.6. During the design process the phasing was adjusted and it was decided to bring forward the former Moselle School site, identified as a future opportunity site, and incorporate it into the main development. It should be noted that this will require the appropriation of school land to the HRA, this is detailed in paragraphs 6.57 to 6.68 below. The demolition of this site was completed in November this year. The development area was also expanded to include the existing medical centre on Willan Road, as detailed in paragraphs 6.49 to 6.56 below. The new phasing is as follows:
- Phase 1 – Moselle and Tangmere sites, including the Broadwater Farm Medical Centre.

- Phase 2 – Northolt and Stapleford North site, including the energy centre site.
- 6.7. Details of the preferred design are set out in paragraph 6.37 below. The design work required to take the scheme to planning is essentially complete, concluding the current design team appointment.
- Engagement with the Community**
- 6.8. The Council has been and continues to work on an ambitious programme of engagement activities on the Broadwater Farm estate, with the aim of putting Broadwater Farm Estate community at the heart of the design process. Over the past 16-months the council has been working in close collaboration with residents and the wider Broadwater Farm community to develop design proposals incorporating residents' and stakeholder feedback.
- 6.9. During this process, the views of hundreds of residents and stakeholders have been sought at each stage of the design process. Consultation materials have been sent to every household, officers have knocked on as many doors and phoned as many residents as is possible, online and pop-up events have been held, posters have been displayed in all lobbies and all material has been made available through a dedicated online portal. Interpreters were also drafted in to help officers reach out to and include all residents on the estate.
- 6.10. The engagement has taken place in line with the Consultation and Engagement strategy, which set the following objectives and principles:
- To inform residents of the work streams undertaken currently and in the future.
 - To involve residents in the design process for replacing Tangmere and Northolt.
 - To engage residents on the production of an Urban Design Framework which will set out a vision and design principles for Broadwater Farm.
 - To empower residents to lead on the extent and types of neighbourhood improvements.
 - To empower residents to have a say in strategic decision-making regarding the future of the estate through a ballot.
- 6.11. Engagement has taken place across the following stages:
1. Identifying methods of engagement and resident priorities - August-September 2020.
 2. Current homes and neighbourhood - October 2020.
 3. Presenting initial designs for the future (including S105 consultation with secure tenants) - March 2021
 4. Two design scenarios - May 2021
 5. Emerging preferred design - July-August 2021
 6. Preferred design and wider estate improvement programme - October-November 2021.
- 6.12. The engagement summary report at Appendix A fully sets out the details of our engagement with the community, the feedback received and how this shaped the final design.

6.13. Under Section 105 of the Housing Act 1985 the council has a legal obligation to consult its secure tenants on housing management matters including maintenance, development and demolition and changes to amenities. The engagement process included two such consultations:

March 2021 - Estate wide consultation for the new homes proposals

6.14. All residents on the estate, along with former residents from Tangmere and Northolt, were consulted on the proposals for the replacement homes, including the changes to streets, open spaces, and community facilities within the regeneration site boundary.

6.15. A printed consultation pack was sent to all households on the estate, including the former Tangmere and Northolt residents and a dedicated website was set up for the consultation. Residents had the option of returning the consultation by post or by filling out the form online.

6.16. Due to COVID-19 restrictions at the time, it was not possible to hold in person events or undertake door knocking. Instead, 3 online drop-in sessions were held, and 471 phone calls were made to residents.

6.17. In total 133 responses were received, by post and online. 27 of these respondents identified as being secure tenants.

6.18. The engagement covered

- The proposed principles of new streets and revised parking.
- Ground floor uses, including relocation of the medical centre.
- Open space proposals, including options for relocation of the memorial gardens.
- Number and location of new council homes, including different site layout options.

6.19. While the number of residents recorded as secure tenants is low, this is not reflective of the number who engaged with the consultation. Many of the responses were anonymous so it was not possible to ascertain tenancy. The responses from the secure tenants have been separated out and are presented in the Engagement Report in Appendix A. There is no significant difference between the responses received by confirmed secure tenants and all other responses in terms of the preferences expressed.

6.20. Full details of this Section 105 consultation can be found in the Engagement Summary report in Appendix A.

July and August 2021 – Stapleford North Demolition

6.21. A Section 105 consultation was undertaken with residents of the Stapleford North Wing block on the future of their block. The block contains 24 flats, 21 of which were consulted (17 secure tenancies and 4 leasehold). The remaining three were not eligible (one void and two with unauthorised occupants).

6.22. This block would face particularly significant disruption from the proposed works due to its proximity to Northolt and the connecting bridge between the main

Stapleford block over Willan Road. It was felt that these residents should be able to make an informed choice based on these considerations.

- 6.23. This consultation asked the households whether they would prefer:
- For their block to be demolished and to be moved for the duration of the works with a Right to Return to the new homes under the Broadwater Farm Rehousing and Payments Policy (BWRFP); or
 - Whether they preferred to remain in their block for the duration of the works and have it refurbished.
- 6.24. All 21 households responded, with 62% opting for the demolition and replacement of their block. Out of the 17 secure tenants, 65% opted for the demolition and replacement.
- 6.25. Based on the results on this consultation, Cabinet resolved in September 2021 to include the Stapleford North block in the preferred design scenario that residents will be voting on in the upcoming ballot, as described in this report.
- 6.26. Full details of this Section 105 consultation can be found in Appendix 3 of the September Cabinet report on the Stapleford North decision.

Urban Design Framework

- 6.27. The Urban Design Framework (UDF) was developed alongside the design of the new homes to ensure that the designs for the new homes are brought forward in a way that benefits the wider estate. The UDF acts as a guide for delivering improvements and investments in the estate and sets out a vision and framework for change. It establishes design principles that will enable the delivery of that vision. It will inform future decision making on the estate and allow future improvements to be brought forward as and when new funding streams become available.
- 6.28. The UDF has been developed following comprehensive engagement and consultation with residents and stakeholders. This includes Section 105 consultations, the Community Design Group, and rounds of engagement on the ground. This is an ongoing process as the design develops in detail. Further details of the consultation and engagement activities is explained in paragraphs 6.8 to 6.26.
- 6.29. Based on the feedback from this consultation work, a vision of the estate has been developed, which seeks to:
- “Shaping the future of Broadwater Farm Estate together to be a safe, welcoming neighbourhood creating a lively place to be, ensuring high quality homes that support the wonderful sense of community and create opportunities for residents to play, work and socialise through improved open spaces and facilities.”***
- 6.30. This incorporates the following priorities that have been developed based on issues identified by residents:

- **Sustainability** - respond to residents' economic, social, and environmental needs
 - **Good quality new homes** – safe, secure, affordable homes for families that are spacious, easy to maintain, adaptable and provide outdoor space.
 - **Active ground floors** - retain existing facilities and introduce new ones in key locations
 - **Safe & active streets** – with trees, wide pavements, lighting, and active ground floors
 - **Minimise disruption maximise improvements** – during demolition, refurbishment and construction works
 - **Improve open spaces** - inclusive, welcoming, and active spaces with links to the park
 - **Respect for surrounding context** – ensure new buildings respect the character and scale of the existing estate and adjacent streets.
- 6.31. These priorities will be delivered through a range of key design principles that will be used to develop current and future projects:
- **Public Space Strategy** – Improving the character of the estate, creating a greener, safer, and healthier environment.
 - **Ground Floors** – to bring activity to ground floors and reducing the dominance of undercroft car parking.
 - **Movement and Active Transport** – Introduce new routes and change the character of the streets to create a pedestrian friendly environment
 - **Townscape Principles** – Ensuring that the architectural design and massing of the new buildings have a positive relationship with the existing and respect the surrounding context.
 - **Housing Principles** – Providing high quality, flexible homes that promote long lasting and mixed communities.
- 6.32. As well as informing the design of the new homes and future opportunity sites, the final UDF will incorporate a 'bank of projects' that can be delivered as part of the main project or as and when additional funding streams become available. This includes entrance improvements, public realm works and landscape interventions. Many will be integrated into the estate wide refurbishment programme as this is delivered across the estate from late 2022 / early 2023 onward.
- 6.33. The proposed interventions in the bank of projects, and the proposed refurbishment of the existing blocks, will be developed further in consultation with residents.
- 6.34. The draft UDF summary document is presented in Appendix B. The finalised document will form part of the supporting documentation submitted with the detailed planning application for the new homes due to be submitted in March 2022.
- 6.35. It should be noted that while the UDF guides the design of the new homes project, residents will not be asked to vote upon the principles of the UDF itself. However, as noted, residents will be fully involved with the selection and shaping of the projects delivered under it through a comprehensive engagement process.

Detailed Design Proposals

- 6.36. Throughout the earlier stages of the design, different scenarios were developed and tested through engagement with residents. Two of these were developed further; Scenario A - 'Strong Streets' and Scenario B - 'Open Courtyards.' Following further engagement, and testing of issues such as massing, location of tall buildings, scale of communal courtyards, etc. the strongest and most popular aspects of the two scenarios were brought together into one preferred scenario. This has now been developed further to detailed design and will be the design balloted upon and, if a successful, submitted for planning.
- 6.37. The key principles and benefits of the proposed design, based on the visions and principles set out in the UDF, are as follows. This section should be read in conjunction with the New Homes Design Summary Report presented in Appendix C:

High Quality Homes

- Delivery of circa **300 new council homes**, 100% of which will be for social rent (subject to former leaseholders opting to return). Of these, 178 will be replacement homes for those lost from Tangmere and Northolt.
- Between 30-35% of the new homes will be family sized homes with 3 or more bedrooms. This is a significant increase over the current estate where only 10% of homes are family sized.
- The designs for the new homes have been tested extensively through resident engagement and the latest designs reflect the feedback received and **all new homes will meet or exceed the latest Haringey and GLA design standards**. The following principles have been agreed and will be incorporated:
 - All homes will be dual aspect as a minimum
 - Storage provision in flats will be above minimum standards
 - All homes will have private outdoor amenity space
 - Kitchens and living spaces will be separate in larger homes
 - Homes will be built to the latest energy efficiency standards to keep consumption and costs as low as possible. This will include mechanical ventilation and heat recovery systems (MVHR).
- Most blocks will be between 5 to 6 storeys and no homes will be above the 8th floor, ensuring a positive relationship with the existing estate and surrounding streets.
- The appearance of homes has been developed to relate to the existing sense of place and architectural character of Broadwater whilst linking into the surrounding terraced streets.
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Improved Green and Open Spaces

- A new public park will be created in the heart of the estate, replacing the existing memorial gardens to the south, and providing additional space for play, recreation and gathering.
- Increase in green and open space, play areas and equipment. There will be no net loss of public space.
- Two new civic squares will be integrated into Willan Road and on Adams Road and linked by the new diagonal route. All new squares will incorporate tree planting, seating, sustainable urban drainage (SuDS) and opportunities for play.

- The new blocks will be built around open, semi-public courtyards that allow through access but can be closed to offer security and privacy and mitigate noise and antisocial behaviour.

Welcoming Streets & Better Connectivity

- A clear street layout will be established, recognising Adams Road and Willan Road as the primary streets of the estate. Links between them will be enhanced, with a focus on pedestrian movement
- A new diagonal pedestrian only street through the estate running SW – NE linking Tangmere to the Moselle site, creating a strong safe, well-lit link through the estate.
- Introduction of two new streets with doors facing the street and clearly defined fronts and backs to buildings, to increase surveillance and safety
- Streets will be designed to be pedestrian friendly, with wider footways, better lighting, regular street trees and dedicated crossing points. Parallel on street parking will be provided.
- The existing bus service will be maintained, with a longer-term ambition of improving it by working with TfL to introduce two-way service running through the estate. The existing bus stop facilities will be improved.

Safe & Healthy Neighbourhood

- The ground floor strategy recognises that the estate suffers issues related to the lack of active ground floors and dominance of car parking, as well as lacking essential amenities. Introducing active ground floors, and bringing new facilities to the estate, is a key principle of the Urban Design Framework and a priority for residents.
- The new communal entrances will be light and welcoming with access from the main streets. The lobby spaces will be designed in accordance with the latest accessibility and security standards. Finishes to the walls and floors will be selected for longevity, robustness and ease of maintenance as well as being visually attractive.
- Opportunities for local residents and existing and future entrepreneurs through the provision of high-quality Enterprise space.
- The delivery of a new well-being hub, which will provide easy access to services residents need and will include the relocated GP service
- A new retail unit will be provided on Adams Road on the ground floor of the new Moselle block and is intended to be used as a mini supermarket. Resident engagement identified a new shop a key priority and commercial analysis has shown it to be a viable proposition.
- All new non-residential units will be designed to maximise street frontage, be clearly visible and accessible and be conveniently located. The units will be located on key routes or corners and used to activate the proposed public squares. The new retail space will be located on Adams Road, where there is more through foot traffic, and the wellbeing hub and enterprise units will be located on Willan Road, in the centre of the estate and easily accessible for all residents.

6.38. In addition to the design proposals set out above, the following strategies have been developed through engagement with residents and officers.

6.39. Energy Strategy

- In line with Haringey and GLA policy, the new homes will be heated using low carbon sources as far as is possible. This will be achieved by connecting the existing site wide district heating network and replacing the existing energy centre to generate heat from low carbon sources.
- The low carbon heat source will be generated off site or on site via either:
 - A connection to the Energy from Waste (EfW) plant in Enfield via a borough wide District Energy Network (DEN); or
 - On site generation using air source heat pumps (ASHP).
- The preferred option is to connect to the Energy from Waste District Energy Network, with the air source heat pumps option as a fallback if the DEN project does not go ahead as planned.

6.40. Parking Strategy

- It has been agreed that the parking strategy for the new development will cater for the current level of parking demand on site, while recognising that there is currently an oversupply of parking on the estate.
- An average of circa 0.74 spaces per dwelling will be accommodated, the final figure will be confirmed at planning and is determined by the final quantum and mix of new homes.
- It is recommended that a parking management plan should be implemented for the whole estate. Residents will be consulted on the plan in 2022, once planning permission for the new homes has been granted. This will help manage parking on the estate, which is currently partially uncontrolled and reduce demand by preventing people from outside the estate parking in the current car parks.

Relocation and Enhancement of Social Infrastructure

- 6.41. A key objective of the proposals for Broadwater Farm is to improve the quality of life of residents and break down the barriers to opportunities that residents on the estate face. Consequently, alongside the delivery of high-quality housing, consideration has been given to the existing social infrastructure on the estate to explore opportunities for providing enhanced support and services.
- 6.42. The design proposals offer an opportunity to re-provide and enhance two existing pieces of social infrastructure on the estate, the Enterprise Centre units, a community led enterprise providing low-cost workspace, and the Broadwater Farm medical centre, which provides a GP service, to provide better services and opportunities for residents and leave a lasting legacy for the community. The proposals to relocate the two facilities are set out in detail below.

Relocation of Enterprise Units on Willan Road

- 6.43. The Enterprise Units comprise of 19 individual commercial units, totalling 550m² net internal area (NIA), situated on Willan Road opposite the Tangmere block. These are leased to a community enterprise known as the Broadwater Farm Community Enterprise Works (BCEW). Under the terms of the lease, BCEW must let the units in a way that provides opportunities for training and enterprise to local people.

- 6.44. There have been issues with anti-social behaviour around the units, which resulted in a temporary closure order for some of them in 2019 and 2020. Currently the units are not fully occupied and struggle to attract tenants due to poor design.
- 6.45. Given their location at the centre of the two proposed development areas of Tangmere and Northolt, the decision was taken to demolish the enterprise units and re-provide them as part of the new development. This has several advantages, including:
- Providing better facilities for the enterprise units, thereby attracting more tenants
 - Freeing up more space for development, allowing more efficient use of the limited space on the estate.
 - Improving the streetscape of Willan Road.
 - Allowing new routes and public spaces to be constructed.
 - Providing the opportunity to tackle antisocial behaviour.
- 6.46. The Enterprise Units are also subject to a court order, issued in 2018, after BCEW took legal action against the Council. The Order requires the Council to re-provide temporary, and thereafter, permanent accommodation for the Enterprise Units as part of the estate improvements, of the same size and terms as the existing premises and grant a 10-year lease.
- 6.47. An agreement with BCEW on several issues has been reached, including the type and quantum of space to be provided and the locations of the new units. However, discussions are ongoing and may not be concluded until after the ballot, as such flexibility in the design proposals is key.
- 6.48. The Freehold for the Enterprise Units site sits within the General Fund and is managed by Corporate Property Services. It should be noted that a future appropriation from the General Fund to the Housing Revenue Account is planned prior to the redevelopment.

Relocation of Broadwater Farm Medical Centre

- 6.49. The existing medical centre is located on Willan Road, adjacent to the Tangmere block. The service is provided by the Lawrence House group of surgeries with the building leased to NHS Property Services Ltd on a 'peppercorn' rent basis. The current lease expires in 2056. The medical centre was provided for the benefit of Broadwater Farm following a campaign by residents in the 1990s and is valued by current residents.
- 6.50. However, the GP service only runs between 8am to 1pm Monday to Friday, meaning that the building is empty most of the time. Connected Communities have been operating from the site but can only operate during surgery hours. The area outside the building attracts antisocial behaviour and residents have expressed that they find this area particularly unsafe and unwelcoming.
- 6.51. The design proposals offer a unique opportunity to address the current level of occupation and the poor environment around the building by incorporating the current GP service which operates from the medical centre site into a new, easily

accessible 'well-being hub' located at the bottom of the new Tangmere block at the heart of the estate. This would allow the current building to be replaced with a new mixed-use block, which would make more efficient use of land and allow additional council homes to be constructed.

- 6.52. The new 'wellbeing hub' would re-provide the existing GP service as part of a broader range of services that align to the Council's Localities Strategy, which aims to better integrate staff and services in the community they serve including healthcare, by co-locating services in 'hubs'. The Localities vision is to 'act alongside residents' to enable early intervention and allow better integration across the different public sector service providers.
- 6.53. The medical centre on Broadwater Farm already shares space with Connected Communities, providing a strong foundation for developing this service as part of the proposals. The new facility will therefore be designed as a 'Community Localities Hub', with a focus on wellbeing and the aim of enhancing the relationship between the GP service and connected communities. The GP service will be replaced and will be complimented by introduction of other services linked to health and wellbeing. This could include parental support (e.g., community midwives) and advice on health matters such as diabetes, as well as supporting access to training and employment (including study space), financial support, cultural opportunities / community meeting spaces and quiet spaces, that are indirectly related to healthier communities. There will also be desk spaces for use by council officers when required, including housing services.
- 6.54. The proposed designs for the new hub have been developed in consultation with the GP surgery, the CCG, and the Connected Communities team, and includes input from residents via the Community Design Group and feedback through the engagement events. The new facility will provide the same level of GP Service currently in a more efficient building layout.
- 6.55. The existing property is leased to NHS Property Services (NHSPS) until 2056. The Council is in discussions with the NHS regarding the surrender of their lease and with the CCG regarding the new space and lease arrangements. It is anticipated that the new high quality, more efficient building will deliver a better outcome for all.
- 6.56. The current medical centre was transferred from the Housing Revenue Account (HRA) to the General Fund in 2020. It is proposed that the building is appropriated back into the HRA prior to the redevelopment and subject to Cabinet approval. It should be noted that income from the general fund will be required to support non HRA activities and services.

Additional Land Assembly – Former Moselle School Site

- 6.57. The former Moselle School was closed in September 2011 and has long been earmarked for new housing. In 2017 an application was made to the Department for Education for consent to appropriate the site from education to housing and this was approved in November 2019. The site will be in phase one of the new homes programme, so the former school buildings have now been demolished to enable the development to progress next year.

- 6.58. When the Willow and Brook Schools were built, part of the Moselle School site that fronts onto Adams Road was used as a car park for the new schools. The Council only has consent to appropriate the remainder of the Moselle School site, not the car park, so the current site that can be developed has no access from Adams Road and is separated from the rest of the estate.
- 6.59. The site will be a key gateway to the estate and offers an opportunity to bring much needed amenities, such as a shop, to the estate. The current site is unfortunately poorly suited to development due to it being separated from Adams Road by the school car park. It is therefore proposed to reconfigure the boundary and create a corner plot that is better suited to development.
- 6.60. To enable this reconfiguration, a 'land swap' has been agreed with the adjacent schools. The car park will be developed for housing and some land will be returned to the adjacent schools. In this scenario:
- The area of land will remain exactly the same - only the shape of the plot will change.
 - The car park will be re-provided - the school will lose no parking.
 - An improved and enlarged play area will be provided for the school.
 - A much wider pavement, including planting and street trees, can be provided. This provides a more pleasant and safer public realm.
 - Any new buildings can be located further away from the school buildings and playground, reducing impacts such as over shadowing and overlooking.
- 6.61. Drawings showing the proposed reconfiguration are presented in Appendix D. Drawing 9070 shows the principles of the land swap and drawing 9060 shows how land uses will be allocated in the future, demonstrating the increase in land available for soft play.
- 6.62. Officers and KCA have been working closely with the school Heads and Governors to develop the proposals, including multiple workshops and presentations. The school have offered their support for the proposals and a letter, signed by the Heads and Chair of Governors, was sent to the Council in July 2021.
- 6.63. This boundary change will require an updated consent from the Department for Education (DfE) and since March officers have been in discussions with them to agree a way forward. Discussions are ongoing and advice from the Council's legal team has also been sought. There are two options for obtaining consent:
- A variation to the existing consent obtained in 2019. This would be the fastest approval route.
 - A new application for consent, for the area outside of the original consent.
- 6.64. Officers are currently awaiting a final confirmation from the DfE on the most likely consent route.
- 6.65. If a new application is required, Cabinet approval for the appropriation, subject to DfE consent, may be required ahead of the consent being obtained. Otherwise, a decision to appropriate will be made after planning permission has been obtained.

Landlord Offer

- 6.66. The Landlord Offer document will set out the Council's broad vision for the scheme. The GLA's Affordable Housing Capital Funding Guide sets out the detail as to what the Landlord Offer should contain, including the following as a minimum:
- The broad vision, priorities, and objectives for the estate regeneration
 - Design principles
 - The estimated number of new homes
 - Future tenure mix
 - Proposed associated social infrastructure
 - Details of the full right to return for social tenants
 - Details of the offer for leaseholders
 - Commitments relating to ongoing open and transparent consultation and engagement
 - Maps showing the boundary of the existing estate and the boundary proposed project (if different)
 - The question that will be put to eligible residents in the ballot
 - The timing of the ballot
 - The different ways in which eligible residents may cast their vote in the ballot
 - Details of when the results of the ballot will be announced
 - Details of how the ballot will be undertaken by an Independent Body, and
 - Contact details for further advice and guidance on any issues related to the strategic estate regeneration project and/or the ballot.
- 6.67. A summary of the commitments to residents, which will form part of the Landlord Offer, is set out in the following paragraphs:

Commitments

- 6.68. The Landlord Offer forms the basis of the council's commitments to residents, setting out the proposals to be balloted and highlighting the engagement that has taken place and will take place in the future.
- 6.69. The Broadwater Farm ballot is unique in that it is asking residents to vote on a scheme that, for the majority, does not directly impact their home. Only two blocks (plus one wing) on the estate will be demolished and rebuilt. Most households will not be rehoused, those in blocks scheduled for demolition have mostly been rehoused, and new council homes will be prioritised for those returning from demolished blocks and those who meet the eligibility criteria set out in the Neighbourhood Moves Scheme.
- 6.70. The Landlord Offer sets out the following commitments to residents:
- We will be building 198 replacement council homes and up to 100 new council homes.
 - Approximately 30% of these replacement and new council homes will be family homes (3+ beds). This will help tackle over-crowding on the estate.
 - All secure tenants and resident leaseholders that have moved or will move off the estate (Tangmere, Northolt and Stapleford North residents) have a guaranteed Right to Return under the BWF Rehousing and Payments Policy.

- All residents of Broadwater Farm will be given priority for the new council homes under the Neighbourhood Moves Scheme. This policy ensures that those most effected by regeneration will get priority for the new council homes. This ensures:
 - Those returning to the estate (former Northolt, Tangmere and Stapleford North residents) will get priority for the new homes.
 - Residents who live on Broadwater Farm and are currently under-occupying their home will get second priority.
 - Residents who live on Broadwater Farm and are currently over-crowded will get third priority to move to a new home that is more suitable for their needs.
 - Final priority for new homes will be given to all existing Broadwater Farm residents that are on the Housing Register.
- Delivery of the new homes, amenities, public open spaces, and streets as set out in the paragraph 6.37 above and the Design Summary Report (Appendix C).
- Jobs and training opportunities for local people through the construction contract(s).
- The proposed timeline and phasing of the build works will be set out. These are subject to change ahead of the ballot. As of November 2021, the timeline is:
 - Tangmere demolition starts – January / February 2022
 - Resident Ballot – February 2022
 - Ballot result – early March 2022
 - Planning application submitted for new homes – March 2022
 - Construction begins on the Tangmere and Moselle sites – November 2022
 - Demolition of the Northolt block, Stapleford North, enterprise units and medical centre – TBC but likely some elements from early 2023.
 - Project completion - 2026
- What happens in the event of a ‘no’ vote. This will include a commitment to continue engaging with the community and working to understand what residents would like to see different in any future proposals. there would not be immediate changes for residents on the Broadwater Farm Estate. The Council would ensure that residents are able to stay in their current properties whilst a process is undertaken to work with them to understand why they voted ‘no’ and to develop a revised proposal for the future of the estate. Residents would continue to have support and advice from the Rehousing and Engagement Team throughout this period.
- A section summarising the engagement and consultation to date and commitments to ongoing engagement and consultation. This section would include information of how to get involved, who to contact with any questions, and details of the Independent Tenant and Leaseholder Advisors appointed to support residents through the process.
- The final section will highlight the dates that the vote is taking place, who is eligible vote and how to register, how to vote and how to find out more or ask any questions.

6.71. As set out in the recommendations, the final ballot material will be approved by the Director of Housing, Regeneration and Planning after consultation with the Cabinet Member for House Building, Placemaking and Development.

Ballot process and timing

6.72. It is proposed that the ballot takes place in early 2022, ahead of the pre-election period. As set out in the recommendations, the final ballot programme will be approved by the Director of Housing, Regeneration and Planning in consultation with the Cabinet Member for House Building, Placemaking and Development. An indicative timetable is set out in paragraph 0 of this report. The programme will meet the requirements set out in the GLA's Affordable Housing Capital Funding Guide, including that the ballot runs for a minimum of three weeks, and that it takes place within six months of Landlord Offer being published.

Voter eligibility

6.73. There are circa 1624 eligible voters within the proposed ballot area. The following groups of residents living in the area will be eligible to vote in the ballot:

- Social tenants. This includes those with secure, assured, flexible or introductory tenancies named as a tenant on a tenancy agreement dated at least 12 months before the date the Landlord Offer is published. There are currently 1458 social tenants eligible to vote, across 845 households.
- Non-secure tenants in temporary accommodation, who have been on the Council's housing register for at least one year prior to the date the Landlord Offer is published. There are currently eight non-secure tenants in temporary accommodation eligible to vote, across eight households.
- Resident leaseholders. Those who have been living in their properties as their only or principal home for at least one year prior to the Landlord Offer being published and are named on the lease title for their property. There are currently 152 resident leaseholders eligible to vote, in 86 properties.

6.74. For the purposes of the ballot if a tenancy or lease title is in more than one name, all will be eligible to vote. Civica will issue a registration letter to residents to find and include any eligible voters who did not appear in the Council's in-house records. The indicative numbers set out above are therefore subject to change.

Indicative timetable

Voter registration begins	Fri 10 Dec
Landlord Offer finalised and signed off	Mon 10 Jan
Final resident engagement period begins	w/c 10 Jan
Registration Closes (late registrations still accepted)	Fri 14 Jan
Landlord Offer Published and sent to all households	Mon 17 Jan
Ballot Paper Despatch	Tues 1 Feb
Close of Ballot	Thurs 24 Feb
Issue of Result & GLA Certificate by 5pm	Fri 25 Feb
Results Letter Posted	Wed 3 March

Ballot question and methods

6.75. CES advise that the question on the ballot paper is preceded by an introductory pre-amble, followed by a non-leading question with a clear and unambiguous meaning. It is proposed that the ballot question is framed in a format as set out below:

The Council has asked Civica Election Services to conduct this ballot. You should have received a Landlord Offer document recently which provides details of the proposal for the regeneration of the Broadwater Farm estate.

It is this proposal you are being asked to vote on below.

• ‘Do you agree with the design proposal(s) for new Council homes on the Broadwater Farm estate?’

YES / NO

6.76. CES provide multiple options for those eligible to vote; either by phone, post or online.

Rent Strategy

6.77. All of the circa 300 new and replacement homes to be built on Broadwater Farm will be council homes at council rents.

6.78. Current council rents across the borough are a patchwork of historic rents which are dependent on the policy in place when each tenancy started, with a significantly lower rent-setting policy applying in Haringey prior to 2003/04 and changes introduced by the Government to the way rents are set over the years.

6.79. The council sets rents on new council tenancies in line with government rent setting guidance, and this is the rent that would apply to tenants allocated new secure tenancies on the estate.

6.80. Whilst these new homes will be let at council rents, it is likely that they will be higher than the average rent currently paid by residents on the estate. This is due to two factors. Firstly, some rents will have been set under previous rent regimes, which may have set rents at a lower level, coupled with a Government-led rent reduction regime in recent years. Secondly, the council rent setting formula takes into account the value of the home, which for newly built homes will be higher than older homes.

6.81. The rent charged for new homes on Broadwater Farm will depend on the value of the homes and the bedroom size of the property, in accordance with the criteria laid out in the formula.

6.82. Service charges on the new homes will be calculated based on the services that are provided, with the aim to ensure that costs are minimised by designing buildings that are easier and more affordable to maintain. The exact level of service charges will be determined at a later date. We will be working closely with residents to understand the type and level of services that tenants, and leaseholders, want and need and ensure that these are affordable.

6.83. The council proposes that former residents from Tangmere, Northolt and Stapleford North, who choose to return to a new home on the estate, are charged no more than 10% over the average council rent for an equivalent size home on the estate at the time of their move. This will allow residents to return on similar terms to their previous tenancy, as per the commitment made to them. The

increase in rent reflects that those residents will be moving to brand new, higher quality homes with lower energy costs.

- 6.84. Officers have been reviewing the approach to rent-setting across London for regeneration schemes and believe that the approach proposed for Broadwater Farm is comparable.
- 6.85. All other new homes on the estate will have rents set at formula rent, as would be the case for any other secure tenancy granted in the borough.

Socio Economic Programmes

- 6.86. Alongside the physical improvements, the Council has been delivering an ambitious socio-economic programme for the Broadwater Farm estate, to maximise the benefits of the proposed regeneration scheme.
- 6.87. Funding has been made available from these schemes through the Estate Regeneration Fund (ERF). The future contract for the main works will also require the contractor to provide social value funding, including employment for the local community.
- 6.88. Officers have also been undertaking labour and skills forecasting for the new homes and other capital works. This will inform training and skills strategies and will help the local community to upskill and find employment as part of the future construction and refurbishment works.
- 6.89. Some of the ongoing projects on the estate are summarised below:
- **Employment Navigator** – Working directly with the community to support people in finding employment. The navigator is based in the community and attaches themselves to existing and familiar services like the Children’s Centre and Medical Centre to engage residents. To date, 135 residents have engaged with an employment support advisor, 123 have received upskilling and training and 78 have found employment.
 - **The Wheely Tots (Your Bike Project)** – This programme runs every Saturday, it aims to increase the confidence of participants through building and riding bikes, thereby improving mental and physical health and providing core skills.
 - **The Wheely Tots (Foodbank)** - The programme has significantly evolved and has been delivering a foodbank on the estate to respond to concerns about food poverty which reaches, on average, 60 households a week. They are signed up to the Kickstart programme and have provided local employment to Broadwater Farm residents. In the last quarter, 527 food parcels have been provided.
 - **These Girls Do** – This is a programme for young women and girls and aims to provide a safe space to develop skills, improve self-confidence and enhance mental and physical wellbeing. A total of 19 activities are available, from football to entrepreneurship.
 - **The Lost Blocks Collective** – This is a group of active young people on Broadwater Farm who have been developing their skills through engaging with the design proposals for Broadwater Farm Estate. The project engages with residents, community representatives, leaders, schools, and businesses to allow

them to share their positive thoughts about Broadwater farm and tell their stories. This is delivered through a podcast, exhibitions, and competitions.

- **Community Leadership Programme** – This project was developed with HALS, Round Table Global and the Council's socio-economic team and aims to work with individuals to help them become future community leaders. Over this summer the scheme has engaged with 18 residents from across Tottenham, five of whom have gone on to develop community projects.

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6.90. Further funding has been agreed for additional projects next year, including a community kitchen and holistic hub and a sports development programme.

Delivery

6.91. The delivery strategy for the new homes is driven by the following:

- The need to deliver replacement social rented homes and in addition, as many additional council homes as possible.
- The need to retain the land and buildings in council ownership
- The need to meet GLA funding deadlines of a contract start by September 2022 for the replacement homes and March 2023 for the additional homes.

6.92. Following consultation with Procurement and Finance officers and soft market testing it was decided that direct delivery by the council was the only viable option. The project is too small for delivery via a partner, and private sales and rent were deemed to be unviable in this location.

6.93. Once direct delivery had been agreed, additional soft market testing was undertaken by officers, and supported by an Employer's Agent, to establish the appetite from contractors for a single stage or two stage Design and Build contract.

6.94. Given the complicated nature of the scheme, the relatively short procurement programme, and the need for early contractor engagement, it was concluded that a two-stage tender process would best suit the project and provide the best value and lowest risk to the council. This will also allow the procurement process to commence ahead of the ballot and subsequent planning application.

6.95. The procurement process is now underway, the first stage commenced in November and the second stage will commence in March 2022 with the decision to approve a Pre-Construction Service Agreement (PCSA) being brought to Cabinet in March. This will also allow some of the enabling work packages to be brought forward ahead of the main contract.

6.96. The main works contract is expected to be signed in October 2022

Scheme Costs and Funding

6.97. The Council has been working with the Employer's Agent, who have been employed to help manage the scheme, the scheme's cost consultants and the design team to review the costs to ensure the scheme delivers best value for the Council.

- 6.98. Costs have been reviewed at each RIBA stage and the design team has worked to reduce costs as far as is practicable while maintaining quality and having regard to long term maintenance costs for the council.
- 6.99. While the main source of funding for the scheme will be the Housing Revenue Account (HRA) a contribution is being sought from the following external sources:
- The GLA Building Council Homes for Londoners, for the replacement homes, awaiting confirmation from the GLA.
 - The GLA Affordable Homes Programme 2021-2026, for the additional new homes. Funding has been approved, but the final amount is to be agreed.
 - DLUHC Brownfield Land Release Fund, £1 Million was award in October 2021 and will help fund the leaseholder acquisitions.
- 6.100. Discussions with the GLA are ongoing and a positive outcome is expected.

7. Contribution to strategic outcomes

- 7.1. The Broadwater Farm programme will contribute to the delivery of the following four priorities set out in the Council's Borough Plan (2019-2023):
- **Priority 1 – Housing** (“A safe, stable and affordable home for everyone, whatever their circumstances”): the Council wants all its residents to have a safe, stable, and genuinely affordable home, and as such is committed to delivering new Council homes, bringing up the standard of private rented housing, and preventing homelessness. The Council has a strong focus on significantly extending housing options for its residents, including direct delivery of homes and initiatives. The Broadwater Farm new homes will deliver approximately 100 additional council homes and will increase the number of family sized units available, allowing those in overcrowded accommodation to move house.
 - **Priority 2 – People** (“Strong families, strong networks and strong communities nurture all residents to live well and achieve their potential”): As a Borough we are seeking to build the capacity of its communities and focus on a strengths-based approach, which doesn't focus solely on needs and deficits but on assets and qualities at individual, family, and community level. This work is initially focusing on North Tottenham. Early intervention and prevention are at the heart of this, with services being pulled together around the individual linking in with work to integrate health and social care, including through the delivery of Health and Wellbeing Hubs.
 - **Priority 3 – Place** (“A place with strong, resilient and connected communities where people can lead active and healthy lives in an environment that is safe, clean and green”): The Community Safety Strategy 2019-23 sets out how the Council will deliver on its firm commitments to enhanced safety, including support for vulnerable young people from violence, abuse and exploitation in the Young People at Risk Strategy and through programmes such as Haringey Gold. This is complemented by a focus on promoting physical activity which will be delivered through a 'whole system approach', which is proactive in promoting facilities, improved parks and open spaces, active and safe travel between areas, and direct interventions into schools and communities to promote sports and other activities. Broadwater Farm will strengthen existing public spaces and deliver new ones and include investment into projects which and enable healthy and safe lives for local people.

- **Priority 4 - Economy** (“A growing economy which provides opportunities for all our residents and supports our businesses to thrive”): Realisation of opportunities for good local business growth and skill and employment growth, in line with the current “community wealth building” approach. The Council approved this approach in October 2019 aimed at supporting the financial and social resilience of the borough’s communities. A new Good Economy Recovery Plan provides a focus on a good economy – good jobs, fairness, health and well-being and environmental sustainability. Broadwater Farm will include significant investment into employment, education, and training opportunities for local people, to connect residents to sustainable and long-term jobs.

8. Statutory Officers comments

Finance

- 8.1. The report primarily seeks approval of ballot on the key principles of the Urban Design Framework and the preferred design for the new homes on Broad Water Farm
- 8.2. The preferred development will deliver around 300 new council homes. Of these, 198 will be replacement homes for those lost from Tangmere, Northolt and Stapleford North blocks; and circa 100 will be additional new homes.
- 8.3. The total cost of delivering the preferred development as highlighted in the appendix is being finalised and will be captured in the HRA financial plan to be approved by Cabinet in February 2022.
- 8.4. This cost would be met within the HRA financial plan and any actual would be subject to later reports.
- 8.5. The financial implication of the inclusion of Enterprise Centre, Broadwater Farm Medical Centre, and the former Moselle School sites within the design proposals, has been factored into the overall scheme financial plan.
- 8.6. Once approved, a report requesting approval to appropriate these sites into the Housing Revenue Account will be brought to cabinet.

Strategic Procurement (SP)

- 8.7. There are no immediate procurement implications within the paper. Strategic Procurement note the content and will support the subsequent procurements required to deliver the overall objective of the authority.

Legal

- 8.8. The report primarily seeks approval of ballot on the key principles of the Urban Design Framework and the preferred design for the new homes on Broad Water Farm
- 8.9. The preferred development will deliver around 300 new council homes. Of these, 198 will be replacement homes for those lost from Tangmere, Northolt and Stapleford North blocks; and circa 100 will be additional new homes.

- 8.10. The total cost of delivering the preferred development as highlighted in the appendix is being finalised and will be captured in the HRA financial plan to be approved by Cabinet in February 2022.
- 8.11. This development will attract GLA funding; Final sum is yet to be agreed. The remaining amount required will be funded from the HRA new build budget through borrowing.
- 8.12. The financial implication of the inclusion of Enterprise Centre, Broadwater Farm Medical Centre, and the former Moselle School sites within the design proposals, has been factored into the overall scheme financial plan.
- 8.13. Once approved, a report requesting approval to appropriate these sites into the Housing Revenue Account will be brought to cabinet.

Equality

- 8.14. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
 - 8.15. Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - 8.16. Advance equality of opportunity between people who share those protected characteristics and people who do not
 - 8.17. Foster good relations between people who share those characteristics and people who do not.
- 8.18. The three parts of the duty applies to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status apply to the first part of the duty.
- 8.19. This report seeks approval of the key principles of the preferred design and ground floor strategy and the key commitments to residents in the Landlord Offer. It also seeks approval to proceed to a resident ballot on the Broadwater Farm Estate.
- 8.20. A full Equalities Impact Assessment has been carried out and is included at Appendix E. Overall, it is anticipated that this decision will deliver a positive equalities impact by improving the quality of housing for residents on the estate. There is an overrepresentation of residents with some protected characteristics, including older residents and BAME residents. Where potential negative impacts have been identified, the EqIA explains the measures the council will take to mitigate them

9. Use of appendices

- 9.1. The following documents are appended:
 - Appendix A – Engagement Summary Report
 - Appendix B – Draft Urban Design Framework (UDF)

- Appendix C – New Homes Design Summary Document
- Appendix D – Proposed Land Swap with BILC
- Appendix E – Equalities Impact Assessment (EqIA)

10. Local Government (Access to Information) Act 1985

10.1. The background papers relating to this report are:

Cabinet Meeting June 2018 - Approve consultation on demolition:
<https://www.minutes.haringey.gov.uk/ielssueDetails.aspx?IId=62998&PlanId=0&Opt=3#AI58198>

Cabinet Meeting November 2018 - Approval of Demolition:
<https://www.minutes.haringey.gov.uk/ielssueDetails.aspx?IId=63663&PlanId=0&Opt=3#AI58796>

Cabinet Meeting October 2019 – Appointment of Design Consultants:
<https://www.minutes.haringey.gov.uk/ielssueDetails.aspx?IId=68347&PlanId=0&Opt=3#AI63085>

Cabinet Meeting July 2020 - Acquisition Strategy:
<https://www.minutes.haringey.gov.uk/ielssueDetails.aspx?IId=70641&PlanId=0&Opt=3#AI65204>

Cabinet Meeting Oct 2020 - CPO:
<https://www.minutes.haringey.gov.uk/ielssueDetails.aspx?IId=71378&PlanId=0&Opt=3#AI65938>

Cabinet Meeting July 2021 - Stapleford Consultation:
<https://www.minutes.haringey.gov.uk/ielssueDetails.aspx?IId=76048&PlanId=0&Opt=3#AI69147>

Cabinet Meeting September 2021 - Stapleford Demolition:
<https://www.minutes.haringey.gov.uk/ielssueDetails.aspx?IId=76699&PlanId=0&Opt=3#AI69733>