

Broadwater Farm

1. Background

- 1.1 The Broadwater Farm programme was established following the identification of serious structural issues across the estate.
- 1.2 The programme is being delivered by a joint Homes for Haringey and Haringey Council team led by one Programme Director.

2. Workstream Updates

Communications and Engagement

- 2.1 The project team contains dedicated engagement resources to work with residents and stakeholders. Through this work we have established the following engagement and communication forums:
 - Community Design Group – a group of resident representatives and stakeholders who work with the design team on designs for new homes and public realm enhancements
 - Lost Blocks collective – a group of young people working with us to design engagement events
 - Residents' Association – monthly meetings held with the Chair and Secretary of the Residents' Association to discuss programme progress
 - Estate walkabouts – regular estate walkabouts with residents (to be re-introduced soon once restrictions allow)
 - Providers forum – a quarterly meeting with public and third sector agencies working on the estate
 - Parents forum – a regular forum with parents from the school to discuss the programme and any concerns of parents
- 2.2 A regular estate newsletter updates residents more widely on our work.

District Heating/kitchens and bathrooms

- 2.3 Cabinet approved a contract extension to the District Heating/kitchen and bathroom programme in March 2021, this was to allow for delays and additional costs linked to COVID 19.
- 2.4 The £18.9m programme is due to complete this summer through which new heating systems will have been provided to over 800 homes and kitchen and/or bathroom upgrades to just under 300 homes.

- 2.5 A further cabinet decision will be sought later this year to appoint a contractor to undertake long term maintenance of the system. The procurement is being led by the Council's Carbon Management team.

New Homes and Urban Design Framework

- 2.6 In December 2019 Cabinet approved the appointment of Karakusevic Carson Architects to lead the design process for new homes. The commission was extended by Cabinet to include designs for new homes on the old Moselle School site in 2020. The Cabinet's commitment is to replace as many social homes that are being lost through demolition.
- 2.7 The design team have undertaken a series of engagement events with residents and stakeholders, and we expect to present a preferred option for a resident ballot in November 2021.
- 2.8 GLA funding for replacement and new homes has been submitted as part of the Council's wider grant application. The outcome of this application should be announced in the summer.
- 2.9 Across all sites we believe that circa 300 new homes will be provided. As a minimum all social housing homes that are being demolished are being re-provided.

Rehousing and land assembly

- 2.10 In October 2020 Cabinet approved the submission of a Compulsory Purchase Order to secure vacant possession of remaining leaseholder interests in Northolt and Tangmere. The CPO follows extensive negotiations with leaseholders to reach agreements. In July 2020 Cabinet also agreed additional flexibilities for the leaseholder offer. However, despite negotiation, agreements on 10 homes across both blocks are yet to be reached.
- 2.11 The CPO Statement of Reasons was formally submitted to the secretary of state in February 2021 and a public inquiry is likely to be held in the Autumn of this year.
- 2.12 The formal outcome of the CPO is likely toward the end of the year although this timetable is subject to the secretary of state. We will continue to seek to reach agreement with leaseholders throughout this process.

Refurbishment and structural works

- 2.13 Design work for the refurbishment and structural works has been progressed on two pilot blocks: Martlesham and Rochford. The work looks

at the technical considerations and costs of upgrading the blocks to meet current standards and improve environmental efficiency.

- 2.14 Several engagement events have been held to help shape the proposals and guide the architects. Works are likely to start onsite in the summer of 2022.

Demolition

- 2.15 Demolition of the old Moselle school is programmed to commence in early August and will last no longer than 12 weeks. The works have been put out to tender on the DPS portal and the process will conclude on 30 June.
- 2.16 The tender process for the demolition of Tangmere has recently closed and the tender evaluation is underway. Cabinet approval for the award of contract is programmed to follow in the early Autumn.

Socio-economic programme

- 2.17 To date a range of projects have been launched through the socio-economic programme. This includes projects around employment and skills, mental health, community safety, food poverty and activities for young people.
- 2.18 A further phase of projects with £250k of funding is currently being planned and will include the provision of a community café and support to young people on the estate.
- 2.19 All projects are being funded by the Government Estate Renewal fund.

Housing and estate management

- 2.20 A range of improvements have been delivered or are being delivered as a result of this work including:
- Upgrades to estate lighting
 - Upgrades to the estate CCTV systems (with a further eight cameras planned for installation in 2021)
 - Improvements to grounds maintenance and waste removal
 - Significant reduction in antisocial behaviour
 - Additional financial inclusion services
 - Improvements to internal cleaning standards

- 2.21 A restructure in the Homes for Haringey Housing Management Service is currently underway which will strengthen the local management arrangements on the estate and further improve core housing services.

3. Programme and Next Steps

- 3.1 Key milestones in the current programme, including the forthcoming Cabinet decisions, are as follows.

Stapleford Section 105 consultation. July – August 2021.

Moselle School demolition starts. August 2021.

CPO public inquiry. September/October 2021.

Stapleford 105 consultation results Cabinet report. September 2021.

Tangmere demolition contract award (subject to vacant possession). September 2021.

Preferred design option for new homes presented to residents. October 2021.

Ballot (new homes). November 2021.

Tangmere demolition on site (subject to vacant possession). December 2021.

Planning submission (new homes). December 2021.

Refurbishment Pilot Project (Martlesham & Rochford).

Contract award. TBC 2022.

Contractor on site. Summer 2022.

Estimated completion. October 2023.

New Homes Phase one – Tangmere & Moselle sites.

Contract award. September 2022.

Contractor on site. November 2022.

Estimated completion. March 2025.

Key Decisions 2021

- 3.2 The key decisions to be made at cabinet are as follows:

July 2021

- Decision to undertake Section 105 consultation with Stapleford residents

September 2021

- Stapleford consultation outcome
- Moselle School land appropriation
- Tangmere demolition contract