

Report for: Cabinet – July 2021

Title: Options for the future of the Stapleford North block- Section 105 consultation (including under section 105 Housing Act 1985)

Report authorised by: David Joyce

Lead Officer: David Sherrington

Ward(s) affected: West Green

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

1. Describe the issue under consideration

- 1.1. Since taking the decision to demolish the Tangmere and Northolt blocks on Broadwater Farm Estate in 2018 due to structural faults, the Council has been working in partnership with residents and wider stakeholders on designs for new homes. This design work is progressing well and a public exhibition in June has been held to show the latest design proposals for resident feedback. This feedback will be used to further refine the designs as we work toward a resident ballot in the Autumn and construction starting on the first new homes in 2022.
- 1.2. Through the design work, it has become clear that one small block on the estate, the Stapleford North block, is likely to experience very significant levels of disruption over a prolonged period due to its location. Disruption will be caused by the demolition of Northolt (which is connected to the block via a link bridge), the subsequent new build work which will take place on land adjacent to the block as well as the structural and refurbishment works required to bring the homes up to current standards. The disruption will include noise, dust, changes to access and substantial hoarding around the block for long periods of time.
- 1.3. This report seeks Cabinet approval to undertake a consultation with residents within this block to seek their views on the future of their homes. For secure council tenants this consultation will be a statutory consultation under the s105 Housing Act 1985. This consultation would present two options for resident feedback. The first option is that the council can seek to retain the block and refurbish it alongside the development of new homes. The second option is to rehouse affected residents (secure council tenants will be rehoused in existing council properties), demolish the block and include the site within the emerging design proposals for new homes.
- 1.4. It is important to note this proposal does not affect all residents living in Stapleford and only affects flat numbers (flats 25-36 and 61-72).

2. Cabinet Member Introduction

- 2.1. Since the discovery of significant structural issues in a number of blocks on the Broadwater Farm estate in 2018, the Council has been working closely

with the residents and the community to develop suitable design proposals for new Council homes on the estate to replace those which will be demolished.

- 2.2. Through this work it has become clear that a number of residents living in Stapleford block (flats 25-36 and 61-72 only) will face heightened levels of disruption for an extensive period through demolition, new build works and refurbishment works.
- 2.3. Due to these levels of disruption, we wish to speak to residents about the options available so we can understand their views. These options will be to keep residents in their homes throughout the duration of the works and to refurbish the block, or to demolish the block and replace it with new council owned homes. We recognise that both options are disruptive in different ways and we will be guided by the views of residents on the next steps we take.
- 2.4. The consultation will take place with all households in the block. As of late June, officers have already made contact with the majority of residents to advise them of the proposal to consult, and of the support that will be offered to them to ensure they can participate.
- 2.5. We intend to give residents every opportunity to respond to this consultation: through door knocking, phone calls, 121 meetings, and drop-in sessions. Full consultation packs with accessible and translated versions will also be made available to those who need them.
- 2.6. Following this consultation, the Council will carefully consider all of the responses before bringing a decision back to the Cabinet in September.

3. Recommendations

3.1 It is recommended that Cabinet:

- i. Agrees to consult with residents (including leaseholders) in the Stapleford North block (flats 25-36 and 61-72) under s105 Housing Act 1985 and otherwise presenting options as set out at 1.3.
- ii. Agrees that a report should be brought to Cabinet in September 2021 following the consultation, recommending a decision on the future of Stapleford North.
- iii. Agrees that the consultation proposals include extension of the existing Broadwater Farm Rehousing and Payments Policy to residents of Stapleford North in the event that it is decided to demolish the block.
- iv. Delegates authority to the Director of Housing, Planning and Regeneration to agree the final consultation questions and materials.

4. Reasons for decision

- 4.1. The Council wishes to consult residents in the Stapleford North block (flats 25-36 and 61-72) due to the levels of disruption they will experience if they remain in their homes. Disruption is likely to persist for a prolonged period of time of between four to five years and will be caused by the following:

- the demolition of the Northolt tower, which is the nineteen-storey tower block situated directly north and approximately four metres from the Stapleford North block. Stapleford North and Northolt are joined via a link bridge, which is used to provide lift access from Northolt to properties in the Stapleford North block. The demolition of the tower is likely to take between 9-12 months to complete and significant hoarding will be required, which will surround the Stapleford North block. The demolition will lead to noise and dust disruption as the block is dismantled and removed from site. This will be caused as the panel system is deconstructed, craned to ground floor and removed by truck;
 - the construction of new homes on the Northolt plot, which will take place following the demolition. The construction of the new homes is likely to take up to two years and will lead to further extensive hoarding surrounding the block, with dust and noise disruption caused by the construction process for new homes;
 - the refurbishment works, which would be required to ensure that the Stapleford North block's structural issues are addressed and that the building meets existing building standards. This work is likely to take a further six to nine months to complete and is like to require the temporary decant of some residents within the block to facilitate.
- 4.4 It is important to note that it is possible for the residents of the Stapleford North block to remain in situ during the demolition and new build works if this is the preferred option and the Council will be seeking to minimise disruption for residents throughout the demolition and construction phases as far as possible. Further detail related to the disruption are set out in paragraphs 6.7 – 6.10.
- 4.3 In addition to the disruption residents in this block will face, the Design Team, led by Karakusevic Carsen Architects (KCA) have identified that retention of the block will impact the place shaping benefits that could be achieved surrounding the Northolt plot and Willan Road. They have identified that the demolition of the Stapleford North block could better address the issues that residents have identified including safety and security, ground floors that encourage activity (as opposed to ground floors solely used for car parking as is the case now), attractive welcoming streets and spaces, and high-quality homes. Their reasoning is set out in paragraphs (6.12) below.
- 4.2. The consultation will set out for residents the likely level of disruption and invite them to state whether they would prefer the block to be demolished and to be rehoused under the existing Broadwater Farm Rehousing and Repayments policy, or whether they would prefer to remain in situ through the course of the works.
- 5. Alternative options considered**
- 5.1 Officers considered continuing to progress with the current design proposals for the new homes and not consulting residents of the Stapleford North block on an alternative option which would include them being rehoused. This would avoid further discussions with residents on the estate about demolition of properties. However, officers decided not to proceed with this option given the significant

levels of disruption residents will face. Officers believe that it is right to ensure that residents fully understand the disruption that will be happening and are given the opportunity to consider an alternative, which in design terms could provide benefits to the layout of the estate as set out in paragraphs 6.12 below.

6. Background information

The Broadwater Farm Estate Improvement programme

- 6.1 The Broadwater Farm Estate Improvement programme seeks to deliver a holistic programme of physical improvements and socio-economic initiatives across Broadwater Farm to drive up the quality and quantity of council owned homes, address the wider physical issues identified by residents and the barriers to equality faced by residents.
- 6.2 The need for physical improvements on the estate has been driven by the findings of structural surveys which were undertaken on the estate in 2017 and 2018. These surveys identified problems with the Large Panel System (LPS) method of construction, which was used when the estate was being built on the late 1960s and 1970's. Two of the 12 blocks (Tangmere and Northolt) were found to have more significant issues than the others and the Council's Cabinet therefore agreed in November 2018, following a consultation with residents to rehouse residents and replace the blocks with new, modern council homes.
- 6.3 A number of interventions to reduce risks associated with the structural problems across the estate have been implemented including removing all of the gas and introducing a new District heating system. A refurbishment and structural programme is also currently being designed to the ten retained blocks which is likely to start onsite in 2022. This work will eliminate the remaining structural issues identified on the estate as well as providing a range of other improvements to internal and external decorations.

New Homes and improvements

- 6.4 In 2019 the Council appointed KCA as lead architects to work with residents to develop design proposals for the replacement and new homes on the estate and to develop design proposals for wider improvements to address issues raised by residents.
- 6.5 This design work has been progressing well and there has been clear feedback from the community regarding the need to address safety and security across the estate, to improve the quality of public realm and open spaces and to seek to provide more amenity. A draft vision has been developed based on the feedback from residents and a series of design principles to deliver this vision has been developed.
- 6.6 Two design scenarios have been developed which seek to deliver the design principles and are subject to resident engagement. These design scenarios both deliver new homes and improvements across the Tangmere, Northolt, the old Moselle School site and the Health Centre and Enterprise Workshops on Willan Road. The feedback from residents will be utilised to develop a preferred design scenario, which will be subject to a ballot in the Autumn.

Stapleford North Block – resident disturbance

- 6.7 As outlined previously in this report, residents in the Stapleford North block will face significantly more disruption than other residents on the estate, due to the location of the block and its connection to the Northolt tower.
- 6.8 The demolition of the Northolt tower, will take place safely and slowly over a 12-month period. Whilst measures will be taken to mitigate noise and dust, it will be impossible to mitigate this fully given the proximity of the Stapleford North block to the Northolt tower. During the demolition the block will be deconstructed. The panel system will be broken apart and craned to the ground floor, following which it will be removed by truck. Given that step free access to 25% of flats within the Stapleford North block is gained from the Northolt tower, a new entrance core will need to be erected on the Stapleford block ahead of the demolition of the tower to ensure Stapleford block residents who require step free access can still access their homes. As mentioned above, hoardings will also be erected around the Northolt tower, which may affect the route residents would have taken to access their property.
- 6.9 This 12-month demolition period will be followed by an approximate two-year construction period for the new homes on the Northolt plot. As above, the council will be seeking to minimise disruption, but given the proximity of the new homes to the Stapleford block and the need to fully integrate the block into the new designs, there is likely to be considerable noise disruption for residents in the Stapleford block during this time and hoardings will remain around the construction site.
- 6.10 The Stapleford North block itself requires extensive refurbishment works to ensure that the building meets latest building standards. This work includes structural strengthening to the flank wall and floor slabs within the flats adjacent to the flank walls. Whilst the Council and Homes for Haringey are still working with technical consultants to develop the design solutions for the strengthening and refurbishment works and are hoping to minimise disruption, advice from the consultants is that it is likely that residents in the end flats will need to be temporarily rehoused to facilitate these works. Again, we will seek to mitigate disruption and it may be possible to do some of these works at the same time as the construction works for the new homes, but the Council cannot guarantee this at this stage.

Northolt plot and place-making

- 6.11 The Northolt plot is located in the heart of the estate, which means that the design for new homes and improvements on this plot will play a critical role in stitching together the estate and providing better access and connectivity. The plot has a number of design challenges, including the Moselle Culvert that runs diagonally through the plot, the existing energy centre and the proximity of existing homes.
- 6.12 Two design scenarios have been developed that respond to these design challenges and the priorities that residents have raised through engagement to date. However, through work with the Design Team it has become apparent that the demolition of the Stapleford North block could provide a stronger design

response for this particular plot and could better address the issues that residents have identified including safety and security, ground floors that encourage activity (as opposed to ground floors solely used for car parking as is the case now), attractive welcoming streets and spaces, and high-quality homes. This is described further below:

- **Welcoming streets and spaces** – the removal of the Stapleford North block will allow for the widening of pavements the full length of both sides of Willan road and not just the south side. The widening of the pavement on the north side is currently restricted by the flank wall of the Stapleford North block. The demolition of the Stapleford North block will also allow for the removal of the link bridge between the Stapleford main block and the Stapleford North block, which will provide clear and welcoming views through the estate and along Willan Road.
- **Active ground floors** – Active ground floors looks to introduce activity at the ground floor level. This could be through front doors to homes and the introduction of amenities such as shops, cycle parking or planting. The removal of the Stapleford North block will ensure that there can be continuous active streets along both Willan road and the new diagonal road linking Willan road and Adams Road. The retention of the Stapleford North block results in the flank wall of the block fronting onto Willan road, meaning that there is an area of inactive frontage and exposed undercroft.
- **Safety and security** – the architects believe that the removal of the Stapleford North block will provide an improved design response to the issues of safety and security on the estate. This is because it will provide wider, safer pavements, active ground floors and the removal of the link bridge between the Stapleford main block and the Stapleford North block, which is an area of continued anti-social behaviour, which will improve surveillance and views along Willan road.
- **High quality homes** – The current Stapleford North block provides 24 one bed flats which require structural improvements and do not meet existing space standards. 50% of these flats do not have lift access and are only accessible by stairs. The architects have identified through initial design work that should the Stapleford North block be demolished, there would be a larger developable area, which would allow for the delivery of family homes, approximately 94 new homes with 380 bedspaces overall could be delivered. This is approximately 40 net additional bedspaces than can be achieved in the current designs (if Stapleford North is retained), which show the retention of the Stapleford North Wing. In addition, new homes would meet current best practice in terms of space standards and access. It is worth noting that a detailed design option showing the demolition of the block is being developed, to present during the consultation, this option could increase the net additional bedspaces which could be achieved.

6.13 As previously mentioned, the Council is seeking resident feedback on two design scenarios, which provide new homes and improvements across the Moselle, Tangmere and Northolt plots. Officers are confident that both of these design options (which retain the Stapleford North block) have good design proposals for the Northolt plot but recognise the improvements and additional place shaping benefits that could be achieved if the block were to be demolished and included within the development for the Northolt plot.

- 6.14 Consequently, officers believe that it is right to present an alternative design option to the residents of the Stapleford North block when discussing the level of disruption they face, so they can understand what a scheme that demolishes their block and provides larger homes could be like.

Stapleford North Wing Block

- 6.15 The Stapleford North Wing Block contains 24 one bed properties. Twenty of these homes are council properties and four are leasehold properties (3 resident leaseholders and 1 non-resident leaseholder) where the right to buy has been exercised. Of the 20 tenanted properties, we know at least five are over-crowded and would therefore benefit from larger homes through the rehousing process.

Broadwater Farm Rehousing and Repayments policy

- 6.16 In 2018 the Council agreed the Broadwater Farm Rehousing and Repayments policy. This sets out the offer to tenants and leaseholders in affected blocks and was based on the Council's Estate Renewal and Rehousing Policy.
- 6.17 The policy was developed following an extensive consultation process with Tangmere and Northolt leaseholders. It is intended that the terms of the offer set out in this policy would be extended to Stapleford residents as part of the consultation.
- 6.18 Under this policy, the Council aims to rehouse all secure council tenant households based on their need and where possible, their rehousing preferences. All secure tenants would have the right to return to a new home on the Broadwater Farm Estate.
- 6.19 The Council will need to acquire the 4 Resident leaseholder and non-resident leaseholder properties on the estate. Resident leaseholders would also be offered the opportunity to acquire a new home on the estate and would be able to access the Council's shared equity loan.
- 6.20 A copy of the existing policy can be found in the appendices to this report.

Consultation approach

- 6.21 The consultation on the two options for Stapleford North would constitute a statutory consultation under Section 105 of the Housing Act 1985 for secure council tenants.
- 6.22 Section 105 places a legal obligation on local housing authorities to consult with secure tenants on 'matters of housing management' which are likely to significantly affect them, such as changes to the management, maintenance, improvement or demolition of properties let by them or the provision of services in connection with those properties.
- 6.23 In order to ensure that all residents are able to access the consultation, the following methods will be used:

- A letter and information pack will be sent to all households in Stapleford North. This will be available in other languages where necessary and large print and braille versions will be made available upon request (where the Council is not already aware that a resident needs the documents in this format).
- The information will be set out on the Broadwater Farm section of the Council's website.
- Residents will receive phone-calls and visits from the Council's engagement team to discuss the options and go through the questionnaire. Translators will be used where necessary.
- At least two drop-in/information sessions will be held for affected residents.
- Details of the Independent Tenant and Leasehold Advisor will be provided should tenants or leaseholders wish to obtain advice outside the council.
- Information will be sent to all residents on the estate to update them on the work and remind them the consultation only impacts 24 households in Stapleford.

6.24 To ensure that it is simple for residents to voice their opinions in the consultation, they will be able to:

- Return the questionnaire and booklet with their views using a freepost envelope that will be provided to all households.
- Voice their opinion to a dedicated email address.
- Voice their opinion via a dedicated phone number.

6.40 The consultation will set out:

- Why the Council is considering the options for the future of this block.
- That there are two options: to retain and refurbish the block or to demolish and replace the block.
- The advantages and disadvantages of both options and how this will impact on those residents in the block.
- The conditions under which residents in this block would be re-housed if the decision is taken to demolish the block.

6.41 The proposed period for this consultation is 4 weeks (26th July-22nd August 2021). Due to the relatively small number of households affected by these proposals, officers are satisfied that this period is long enough to be able to contact all affected residents and ensure they have a chance to consider the materials and record their views in response to the consultation.

- 6.42 Engagement will also have happened with these residents prior to the consultation formally opening, including letters and drop-in sessions informing them of the upcoming consultation.

Impact on programme

- 6.43 As the Northolt site is due for redevelopment as part of phase two of the programme the Council believes that, should the decision be taken to demolish Stapleford North, rehousing could be undertaken in a timely fashion so as not to impact on the wider programme.
- 6.44 This means that rehousing would be undertaken in parallel to the delivery of phase 1 of the programme (the Tangmere and Moselle sites).
- 6.45 Phase 2 is due to begin on site in late 2024/early 2025. Given the small number of properties concerned, the Council is confident that, should the decision to demolish the block be taken, rehousing would be possible before this date.

Cost

- 6.46 Detailed cost summaries for both options are currently being concluded in parallel to design work on new homes for the Northolt plot. RIBA stage two for the new homes design work is due to conclude shortly following an extensive programme of resident engagement, following which more detailed costings will be available. It is important that both scenarios reflect the feedback from residents from the recent engagement work.
- 6.47 Initial estimates for demolition are circa £0.5m, and for rehousing (leaseholder acquisition and rehousing tenants) are £1m. Demolition costs have not been tested in the market and are indicative only.
- 6.48 Initial estimates for refurbishment suggests costs of between £1.9m and £4.36m depending on the level and scope of the refurbishment. Refurbishment costs are based on early design work only and require further refinement.
- 6.49 GLA funding has also been sought to part fund all new homes on Broadwater Farm as part of the Council's wider application for grant funding for its new build programme. An announcement about this funding is expected in the summer.
- 6.50 Costs for additional homes that could be developed to replace those that are lost will be further developed following the conclusion of RIBA stage two, however they are likely to be between an £7.3m and £9.3m.

Carbon impact

- 6.51 There are three aspects that needs to be considered when comparing carbon emissions for buildings: embodied carbon, operational carbon, and building

lifespan. Embodied carbon plus operational carbon over the lifespan of a building equals Whole Life Carbon.

- 6.52 Initially, a refurbishment option will always perform better in terms of embodied carbon, due to the retained structural elements which have a zero-impact on embodied carbon. New buildings will inherently contain a greater amount of new materials which will have embodied carbon associated with them.
- 6.53 However, new buildings are more energy efficient to operate and should have a longer total lifespan than a refurbished building, so carbon impact should be considered over a longer period to develop a true picture.
- 6.54 More detailed analysis of the carbon impact of both options will be provided in September when Cabinet considers a further report on the future of the building following the section 105 consultation.

7. Contribution to strategic outcomes

- 7.1. Haringey's Borough Plan 2019-2023, outcome 1: objective A to 'deliver as many new, good quality homes of all kinds as we can, in good quality neighbourhoods.'
- 7.2. Haringey's Borough Plan 2019-2023, outcome 3: objective A to 'improve the quality of Haringey's Council housing, including that a minimum of 95% of homes meet the Decent Homes Standard by 2022.'
- 7.3. Haringey's Borough Plan 2019-2023, outcome 3: objective D to 'ensure safety in housing of all tenures across the borough, responding to new regulations as they emerge.'
- 7.4. Haringey's Borough Plan 2019-2023, outcome 10: objective A to 'provide safe and accessible public spaces for everyone, especially children, young people, and people with disabilities.'
- 7.5. Objective 4 of the Haringey Housing Strategy 2017-2022 identifies that a key priority is to "Provide stable, safe well-managed homes in decent environments". Ensuring that all residents live in safe homes is essential to delivering this priority.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance

- 8.1 This report seeks Cabinet approval to consult residents of Stapleford North block, to seek their views on the future of their homes.
- 8.2 The consultation will involve mainly officers time, communication materials and meetings. The costs of these will be met from the existing services budget.
- 8.3 At this stage, detailed costing of the options has not been concluded. However, option to refurbish the block is roughly estimated to be in the range of £1.9m - £4.4m, depending on the extent of refurb and this includes decant and other associated costs.

- 8.4 It is also estimated, at this initial stage, that the demolish and rebuild option would cost about £8.8m -£10.8m. This includes rehousing & leasehold acquisition costs. GLA Grant has been sought for the delivery of these units.
- 8.5 It is expected that the detailed costing of the options will be completed prior to consultation and reassessed for affordability within the HRA.
- 8.6 The cost of refurbishment will be built into and met from existing Stock Investment Budget, within the HRA capital programme budget.
- 8.7 The cost of demolition & rebuild will be built into and met from New Build Budget within the HRA capital programme budget. The estimated average build cost appears consistent with the unit cost in the current HRA budget.
- 8.8 Following the consultation, the financial implication of the outcomes will be fully assessed and reported back to cabinet, at which stage detailed costing would have been received.

Procurement

- 8.4 Not applicable.

Legal

- 8.5 The Head of Legal & Governance has been consulted in the drafting of this report.
- 8.6 S105 of the Housing Act 1985 requires that secure tenants be consulted on these proposals; while there is (at this stage) no statutory requirement to consult with leaseholders, it is the council's practice to do so.
- 8.7 Consultation with secure tenants in accordance with the Council's published arrangements (the "Arrangements") is required under s105 of the Housing Act 1985.
- 8.8 The Arrangements include:
- Provision of sufficient information to understand the proposals
 - In writing by providing an Information Pack (including the Arrangements)
 - By a dedicated webpage on the Haringey website
 - By holding at least one meeting
 - Arrangements for comment by providing:
 - A feedback form
 - An email address
 - A postal address
 - A telephone number

- Publishing a date by when secure tenants should make their views known
- 8.9 The Council's usual policy is for such consultations to last for a period of 6 weeks. It is however open to the Council to depart from that policy where it considers that proper consultation can be achieved in a shorter period.
- 8.10 Before making a final decision, the Council will consider and take conscientious account of all representations made in accordance with the Arrangements.
- 8.11 The Head of Legal and Governance sees no legal reasons preventing Cabinet from approving the recommendations in the report.

9. Equality

- 9.1 The council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not
- 9.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 9.3 The block contains 19 secure Council tenants, 4 leaseholders, and 1 tenant in temporary accommodation. The residents in this block are disproportionately from older age groups, BAME backgrounds, and lower socio-economic households.
- 9.4 It is recognised that individuals within this block are likely to face significant short-term disruption to their lives either through the refurbishment and neighbouring demolition or through rehousing. It is likely that there will be a disproportionate impact on those with protected characteristics, including for example elderly residents, those with disabilities, or parents with young children. However, it is necessary to undertake works in order to address the structural faults that have been identified. The council will also put in place measures to mitigate the potential impacts on those with protected characteristics. All residents, including those with protected characteristics, will benefit in the long-term as they will live in safer and more secure properties with both options resulting in the structural issues currently present being repaired.
- 9.5 In preparation for consultation over the summer, a preliminary Equalities Impact Assessment (EqIA) has been undertaken to ensure that the consultation is accessible as possible for all residents including those with protected characteristics. A series of measures will be put in place to make the

consultation accessible including translating materials, door-knocking, following up with phone-calls, and providing multiple digital and in-person options for responding to the consultation. This preliminary EqIA also indicates that both options – to retain and refurbish the block or to demolish and replace the block – may be expected to have a disproportionate impact on groups with protected characteristics. Further analysis will be carried out during the consultation, which will be used to inform the course of action recommended to Cabinet in September. Steps will also be taken to mitigate the potential impact of the final decision on those with protected characteristics.

10. Use of Appendices
N/A

11. Local Government (Access to Information) Act 1985

Cabinet report on 'Tangmere and Northolt blocks on the Broadwater Farm Estate', 26th June 2018.

https://www.minutes.haringey.gov.uk/documents/s102074/BWF%20Cab%20Report%20final_Monday.pdf

Cabinet report on 'Broadwater Farm', 13th November 2018.

https://www.minutes.haringey.gov.uk/documents/s104902/BWF%20Cabinet%20Report_5%20Nov.pdf

Cabinet report on 'Appointment of design consultants for Broadwater Farm Estate'.

https://www.minutes.haringey.gov.uk/documents/s113061/Cabinet%20Report%20Appointment%20of%20Design%20Consultants%20for%20BWF_19.17.pdf

Broadwater Farm Rehousing and Payments Policy.

https://www.haringey.gov.uk/sites/haringeygovuk/files/broadwater_farm_rehousing_and_payments_policy.pdf