

Broadwater Farm

Consultation and Engagement Feedback Report



November 2021
Version 2.0

1. Introduction

Since the appointment of Karakusevic Carson Architects in late 2019 to develop design proposals for the new homes and wider improvements, the aim has been to put the Broadwater Farm Estate community at the heart of the design process. To this end several rounds of engagement has taken place over a 16-month period.

This engagement has elicited the views of hundreds of Broadwater Farm residents and stakeholders, seeking their input at each stage of the development of designs. These engagements have taken the form of booklets and questionnaires sent to every household, phone-calling, door-knocking, exhibitions displaying designs and an online platform showing designs and seeking feedback.

Alongside this engagement, monthly meetings have taken place with the Resident's Association to keep them informed of the progress and a specially created 'Community Design Group' – consisting of residents and stakeholders – was formed to scrutinise and input into specific design elements each step of the way. In addition, special creative engagement sessions have taken place with primary school children from the estate and an event was held for young women to identify what open spaces were important to them.

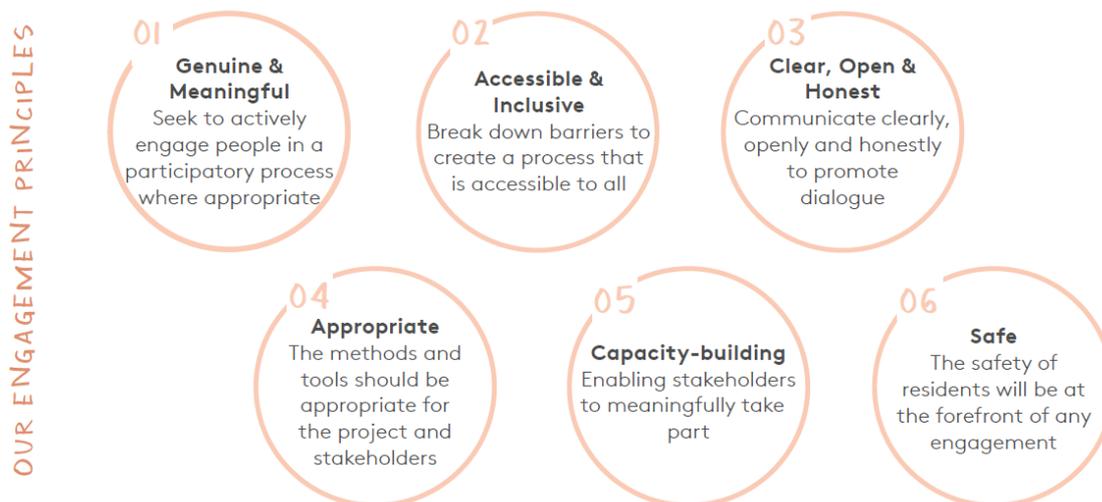
The council and KCA also facilitated the creation of a youth group on the estate, with delivery support by youth engagement experts Beyond the Box. This group consists of eight young residents who live on or near the estate and has been created to build capacity and focus on a series of creative multi-media projects such a podcasts and exhibitions. The group hope to change the narrative about Broadwater Farm, showcasing the talent and passion of residents. They also have gained skills and formal training including multi-media skills and how to work as freelance creatives.

This report sets out the objectives and principles that were used to guide our engagement and consultation; the key methods we used to engage with residents and stakeholders; and the various phases of engagement undertaken, and the feedback received.

2. Consultation and engagement approach

The consultation and engagement on Broadwater Farm 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.



The engagement has taken place across several stages, to bring the community along the journey as designs are improved and refined to respond to the priorities and needs identified by residents.

Using a variety of engagement methods and adapting to the restrictions placed on people from covid-19, we have been able to engage with hundreds of people since 2019.

Timeline of engagement

1. Identifying methods of engagement and resident priorities- August-September 2020.
2. Current homes and neighbourhood- October 2020.
3. Section 105 consultation– presenting initial designs for the future- March 2021.
4. Two design options- May 2021
5. Emerging preferred design- July-August 2021
6. Preferred design and wider estate improvement programme- October-November 2021.

At each stage of the engagement, KCA and council officers have produced reports collecting all of the feedback received and, where possible, demonstrated how previous feedback has influenced the proposals for new homes and estate improvements.

3. Stakeholders and Engagement Methods

Stakeholders

The Consultation and Engagement Strategy identified the key stakeholders and groups who would be engaged and set out the various methods of engaging stakeholders. The key external stakeholders are listed below:

- Broadwater Farm Existing Tenants & Leaseholders
- Former residents of Tangmere and Northolt blocks
- The Broadwater Farm Resident’s Association
- Community Design Group made up of residents and stakeholders
- Broadwaters Inclusive Learning Campus
- Broadwater United FC – run by Clasford Stirling MBE
- Enterprise Units and Broadwater Community Enterprise Workshops Ltd
- BWF Health Centre
- Church on the Farm
- Lost Blocks Collective – Youth group
- Wheely Tots – Local charity and food bank
- Friends of Lordship Rec
- The Metropolitan Police
- Residents living near to the estate

Alongside these external stakeholders, internal and statutory stakeholders were identified and engaged in the proposals, key stakeholders included:

- Members (including Lead and Ward Members)
- Homes for Haringey (including Repairs service, Rehousing teams Cleaning and estate management team(s) and Concierge staff
- London Borough of Haringey (including Community Gold and Safer Estates teams and Housing and Planning)
- The Metropolitan Police

- The Clinical Commissioning Group and NHS
- Greater London Authority
- The Environmental Agency

An analysis of the stakeholders was undertaken, including looking at the demographics of the residents on the estate to ensure that the engagement methods and techniques would maximise engagement in the proposals. This helped identify, for example that a number of residents were Turkish speaking.

Engagement Methods

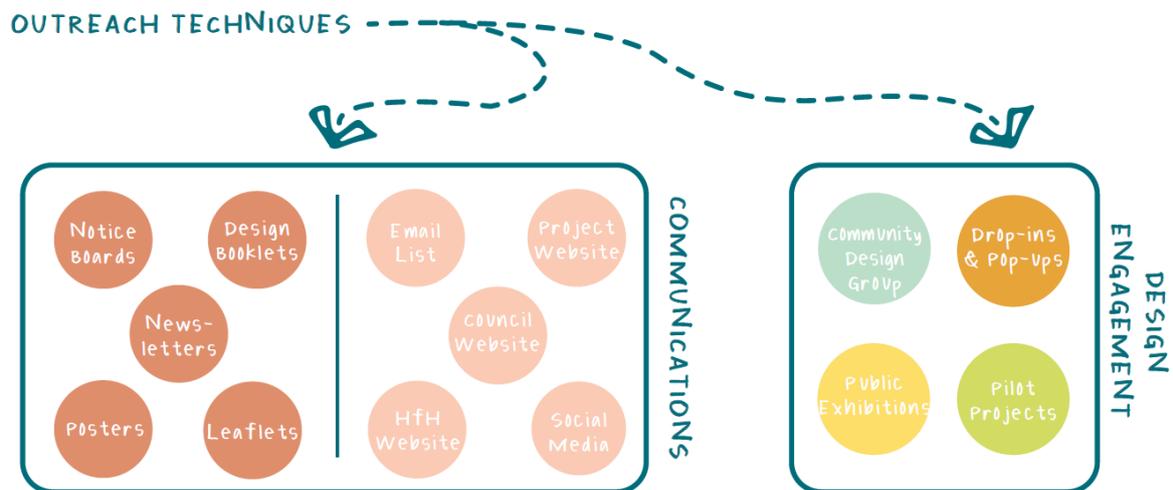
The stakeholder analysis informed the various engagement methods and techniques that were utilised to maximise engagement through the design process. The keys methods of engagement included:

Communication Channel	Method/Purpose
Dedicated officer support	Dedicated officers were regularly accessible to residents so that residents had a point of contact to discuss any element of the BWF design proposals.
Door Knocking & Home Visits	To maximise engagement and understanding of Council's proposals, officers have been door knocking and attending home visits during key engagement periods, when COVID 19 social distancing rules permitted. This has allowed officers to engage with hard-to-reach groups such as older, disabled, vulnerable and those with care needs. A Turkish interpreter was presents at several of the door knocking sessions.
Engagement with Young People	<p>Focused sessions have been run with young people particularly girls, around safety and use of space, school children design workshops and a series of pod casts on local area improvements and engagement with the Lost Block Collective, youth group from BWF estate.</p> <ul style="list-style-type: none"> • The Lost Blocks Collective have also been invited to present at engagement and events and were specifically consulted on the Section 105 consultation that took place in February-March 2021. • Two sessions were also arranged with KCA specifically targeted at young women on the estate called 'Making Space for Girls' and were carried out in the form of workshops. Across the two events, 25 people attended including 15 girls and 10 parents. This engagement looked at how public spaces could be made more welcoming to young women on the estate.

<p>Council & Commonplace websites</p>	<p>Dedicated council website pages have been used throughout the engagement period to enable resident to feedback and contact the project team.</p> <p>This has detailed information about the proposals, designs, and has been used to promote activities and direct people to provide feedback using feedback forms.</p> <p>Dedicated web pages have been provided for s105 consultation with consultation questions, FAQs, how to respond to the consultation and provide feedback.</p> <p>Online drop in events were held to encourage those residents who were unable to provide feedback in person at design pop ups.</p> <p>The two websites can be found here:</p> <p>https://broadwaterfarmestate.commonplace.is/</p> <p>https://tottenham.london/explore/broadwater-farm</p>
<p>Newsletters</p>	<p>Regular BWF newsletters have been distributed to ensure that the local community is updated with emerging BWF proposals, estate management and improvements, and information on key contacts for council services.</p> <p>The newsletters have been distributed to all 780 properties within BWF and neighbouring properties including The Avenue, Moira Close and Gloucester Road.</p>
<p>Engagement Booklets</p>	<p>Three set of BWF dedicated engagement booklets have been produced for spring, summer, and autumn, detailing the design proposals, floor plans, project timelines, engagement activities and how residents can provide feedback. These have been distributed to each household on BWF.</p> <p>The booklets were also translated in Turkish.</p>
<p>Advertising materials</p>	<p>All engagement materials and events have been published in the number of different ways:</p> <ul style="list-style-type: none"> • Flyers produced and distributed to each BWF household and neighbouring properties • Letters were sent to each property accompanying engagement pack with information • Key stakeholders were informed via the community design group, BWF network, enterprise units • Publicised and promoted with BWF RA • Social media posts

	<ul style="list-style-type: none"> Schools text service to promote engagement activities
Engagement, Consultation and Feedback Forms	<p>A number of key documents were produced throughout the engagement period to explain each design proposal and how the feedback from local residents have shaped the latest proposals.</p> <p>Feedback forms and questionnaire have been used to capture direct comments on home designs, room layouts, building heights, outside space and storage.</p> <p>Engagement postcards and emails were sent to all properties to encourage participation with the engagement and consultation process and to return completed feedback surveys.</p>
Pop Ups	<p>Officers held a series of nine engagement pop ups across the estate during spring, summer and autumn including two resident engagement days with activities for children to encourage participation and engagement with the project. These were held at different locations on the estate and at varying times including school runs, during the day, early evening, and weekends. Over 250 residents have attended the design pop up events across this period. Turkish speaking interpreters were available at each design up event to explain to Turkish speaking residents about the proposals and how they can get involved and provide feedback.</p> <p>Officers were joined by their colleagues in Haringey Repairs Service who were able to assist residents in reporting repairs and ensure quick resolution.</p>
Information available at Concierge	<p>Key information such as engagement booklet, surveys and feedback forms, flyers, posters and translated booklets were made available at each concierge for block residents to access information about the regeneration proposals.</p>
Targeted Engagement	<p>Former residents of Tangmere and Northolt blocks have also been engaged to ensure they have update engagement and consultation materials about the proposals.</p>
Workshops and Groups	<p>The Resident's Association and Community Design Group met with the design team on a monthly basis. The agenda for these meetings were pre-determined and the materials are sent ahead of time for attendees to consider and provide feedback.</p> <p>These groups were presented with material ahead of the wider community so that their input and feedback could be incorporated in the consultation material.</p>

Translation & Interpretation	The council has ensured that engagement documents were available in other languages. Specifically for BWF, Turkish translated engagement booklets were produced and available from concierge.
Study Tour of new homes in Hackney	The Resident's Association, other stakeholders and residents were also brought on a study tour to the Kings Crescent Estate in Hackney. The regeneration of this estate was designed by KCA and presented an opportunity to give residents an understanding of the potential layout and quality of the new homes. In total, seven residents attended this tour, and the feedback received was very positive.



Engagement with key stakeholders

The engagement undertaken with the key stakeholder groups is described below:

Resident Association engagement and Community Design Group

The Resident's Association and Community Design Group met with the design team on a monthly basis. The agenda for these meetings is pre-determined and the materials are sent ahead of time for attendees to consider. Topics covered include (but are not limited to):

- Sustainability.
- Layout of new homes.
- Safe & healthy neighbourhood.
- Streets, parking, and public spaces.
- Ground floor uses.
- Building heights, site usage, mix and number of homes.
- Design scenarios.

In addition to these meetings, these stakeholders were kept up to date with responses to specific queries received via email and written responses to consultation questions or other enquiries.

At each stage of engagement, a written response was received from the Broadwater Farm Residents Association setting out their concerns and ideas. Officers provided the RA with a detailed response to each letter, and the issues were discussed in detail at later meetings, including presentations from the design team and officers.

The Lost Blocks Collective

Through the engagement process a youth engagement project helped form 'The Lost Blocks Collective' who are 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 residents, community representatives, leaders, schools, and businesses to create a podcast and exhibition that shares the positive thoughts of Broadwater farm and its contribution to the growth of the people who live and work there.

They have been supported by a youth engagement expert, Beyond the Box, and have been seeking to maximise engagement through creative multi-media projects such as podcasts and exhibitions. The Lost Blocks Collective have also been invited to present at engagement and events (detailed later in this report) and were specifically consulted on the Section 105 consultation that took place in February-March 2021.

More information can be found on the following website and the Lost Blocks Collective Instagram page:

<https://www.beyondtheboxconsultants.com/opportunities/2021/10/14/broadwater-farm-estate-lost-block-collectives-podcast>

<https://www.instagram.com/lostblockscollective/>

Making Space for Girls

In addition to the Youth Group, two sessions were arranged with KCA specifically targeted at young women on the estate called 'Making Space for Girls' and were carried out in the form of workshops. Across the two events, 25 people attended including 15 girls and 10 parents. This engagement looked at how public spaces could be made more welcoming to young women on the estate.

Broadwaters Inclusive Learning Community

The schools (Broadwaters Inclusive Learning Campus) have been heavily involved in the engagement process as they are a key stakeholder who are directly affected by the works on the adjacent Moselle School site, as well as having a unique understanding of the Broadwater Farm community. At least six workshops were held with the school, including the heads and the school governors, to develop the

proposals for the adjacent Moselle School site and agree a land swap to enable this development to take place. There have also been regular meetings and constant engagement with the school regarding the demolition of the former school buildings, this project is now complete and excellent feedback has been received. As part of the demolition project the children were able to get involved by providing drawings that will be used to decorate the site hoardings. Further to this, Beyond the Box, an engagement sub-consultant, held a digital co-design session with the pupils allowing them to get creative with their ideas for the estate and introducing them to the work of architects more generally.

Broadwaters Community Enterprise Workshops

Regular dedicated discussions have been held with the Board of Directors for the Enterprise Units known as the Broadwater Community Enterprise Works (1992) to develop proposals to deliver new purpose-built modern enterprise units across the estate. The focus of dedicated discussions with the Head Leaseholder have been:

- To consider and input in the development of the Ground Floor Strategy, including thinking about footfall and commercial demand to ensure the long-term sustainability of the units.
- To consider neighbourhood community need and the types of facilities required.
- To consider and agree the quantum, size and type of enterprise units required.
- To consider and agree the location and phasing delivery of new enterprise units
- To feed into engagement processes and to consider and learn from resident feedback.

Significant progress has been made on achieving a number of the key milestones towards delivering the new Enterprise Units. The Head Leaseholder has worked with the Council, design consultants and residents through the Community Design Group to agree that the new Enterprise Units will be delivered in strategically located positions on the ground floor of new buildings along Adams Road, Willan Road and Gloucester Road. This positive work will continue so that agreements can be formalised, and future goals met.

Other Key stakeholders

The police have attended several walkabouts of the estate, in collaboration with Community Gold and Safer Estates colleagues, to identify opportunities to Design Out Crime and reduce opportunities for anti-social behaviour and crime. These walkabouts led to an estate wide programme of proposals which have been instrumental in informing the designs. Some of the proposals have been implemented already as they related to existing infrastructure on the estate (such as new fencing or CCTV camera locations).

Other stakeholders, such Friends of Lordship Rec and the church, were updated on an ad-hoc basis.

Internal stakeholder engagement

Engagement with internal stakeholders has been managed through various means, such as monthly update meetings or project meetings as well as email updates. Ward members and the lead Cabinet member have been kept up to date with monthly meetings and email updates.

Front line staff – such as concierge staff and estate services staff – have been updated through ad-hoc meetings, focus groups and estate walkabouts with senior staff and KCA. These meetings are often related to specific issues being raised at the time. An additional walkabout was held at the start of the process with KCA and frontline staff to use frontline staff's knowledge of the estate to inform the Urban Design Framework and improvements that could tackle issues such as anti-social behaviour or hard to clean areas

4. Identifying methods of engagement and resident priorities– August-September 2020 summary

To initiate engagement with the community a survey was sent to residents in late August 2020. This survey sought resident's views on how they would like to receive information about the Improvement Programme and some questions about their neighbourhood. This helped to inform priorities and methods for future engagement activities. Residents were able to respond by freepost and online.

Due to the situation with Covid-19 at the time, it was decided that in-person engagement was not safe. Therefore, other methods were used and are detailed below.

In summary:

- 1078 surveys were sent directly to households
- 65 households filled out the questionnaire
- A letter was sent to all residents introducing Karakusevic Carson Architects
- The website was started with key information and the ability to respond to the questionnaire
- Posters were put up in the lobbies of every block advertising the engagement

Feedback received

65 responses were received, with 48 of these via letter (74%) and 17 online (26%).

The survey sought to understand what percentage of households had access to the internet at home. 69% of respondents indicated that they did, whilst 29% indicated that they did not have access to the internet at home. These findings were important in making sure engagement activities were accessible to all residents.

Residents were also asked how they would like to remain informed about the Improvement Programme going forward. 66% preferred postal methods, whilst newsletters (34%), email lists (26%) and texts (23%) were the next most popular methods.

Similarly, residents were asked how they would prefer to engage with the project. A plurality of respondents preferred to engage via postal surveys (42%), with significant numbers also choosing outdoor and indoor face-to-face events (37%), online options (34%) and phone calls (15%).

The next question asked residents what they liked most about living at Broadwater Farm. 46% of respondents liked their homes most, 28% liked the location and 25% liked the proximity to Lordship Rec.

The survey also helped the team understand what facilities residents appreciated the most in their community. Healthcare facilities were important (51% of people using regularly), Lordship Lane high street (used by 37% of people regularly) and use of public spaces (with 15% using them often 51% using them sometimes).

The survey also aimed to understand how people used public spaces, helping to inform the design and engagement team's understanding of which areas should be prioritised in re-development and ensuring important facilities were central to the plans.

Residents were asked to highlight three things about the physical environment they would like to see improved on Broadwater Farm. More than half (57%) of the responding residents would prioritise the outdoor area of the Broadwater Farm Estate, closely followed by (45%) of local shops. Other popular responses were transport connections (32%) and streets (23%).

Finally, this engagement aimed to understand resident's vision for the future of their estate. Some of the responses to this are summarised in the diagram below.

What is your vision for the future of the estate?

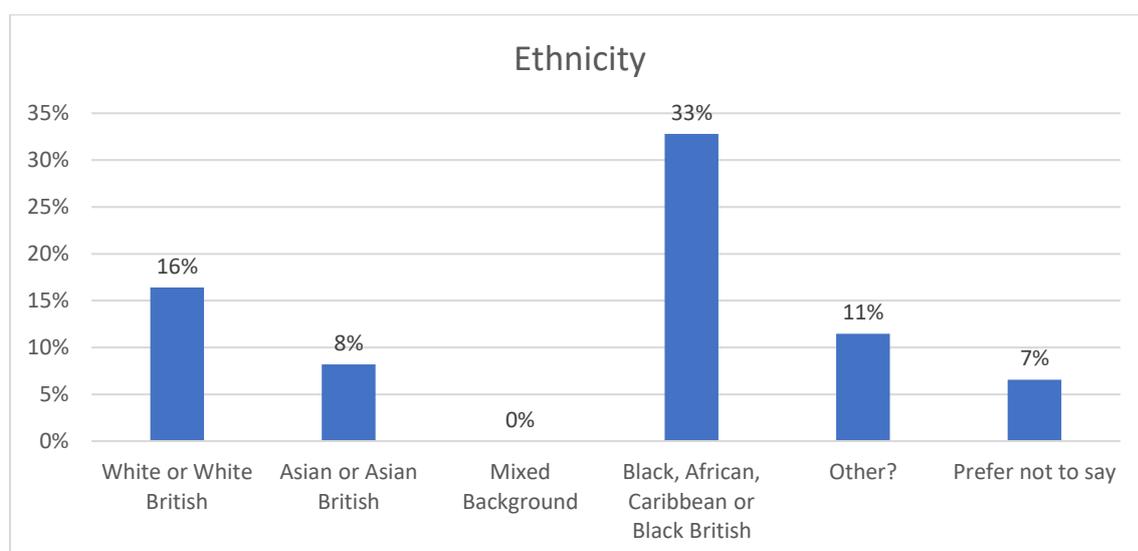
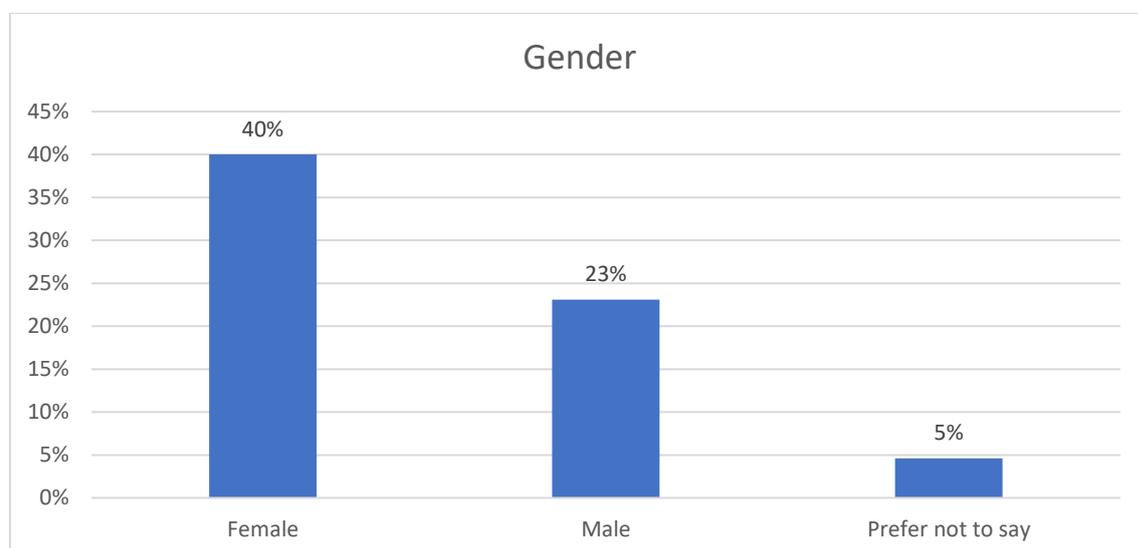
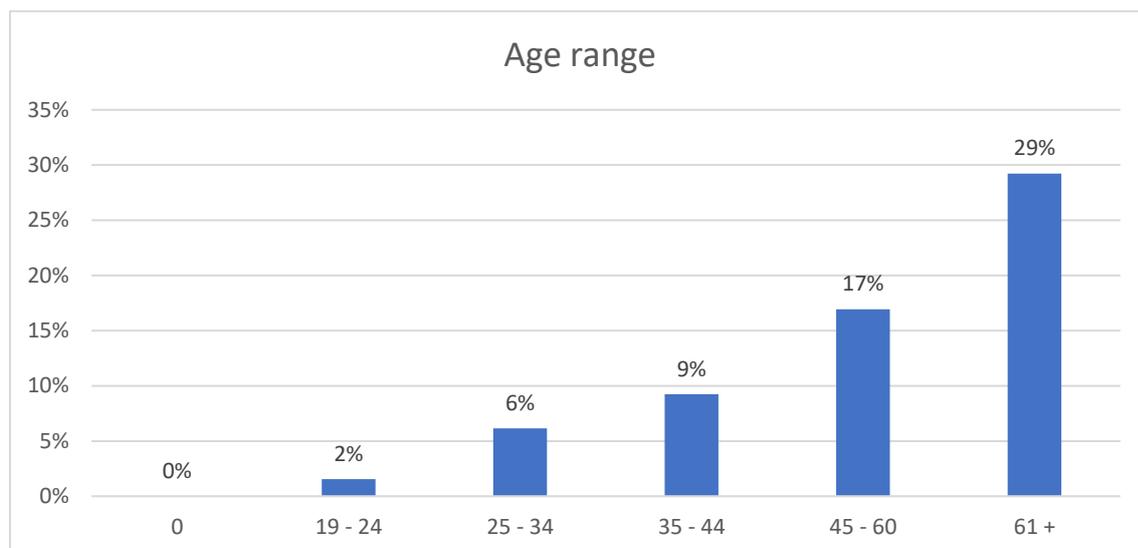


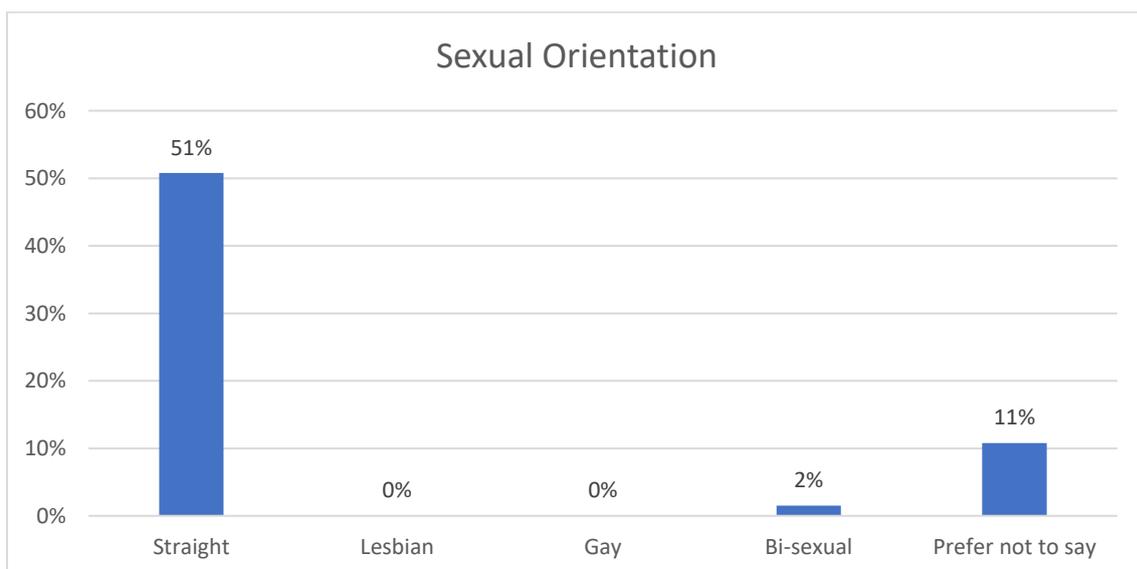
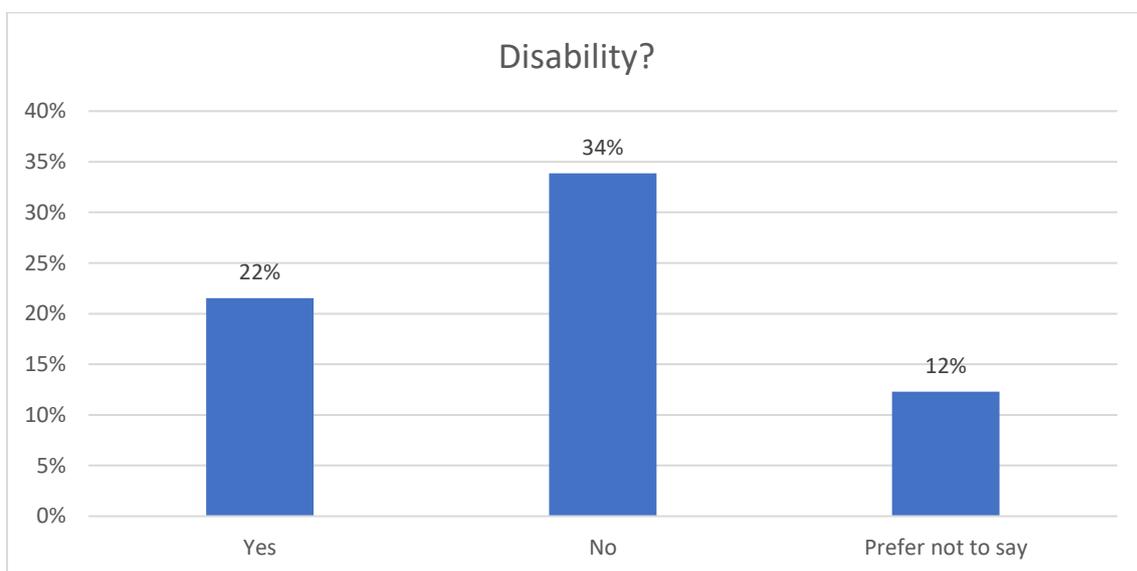
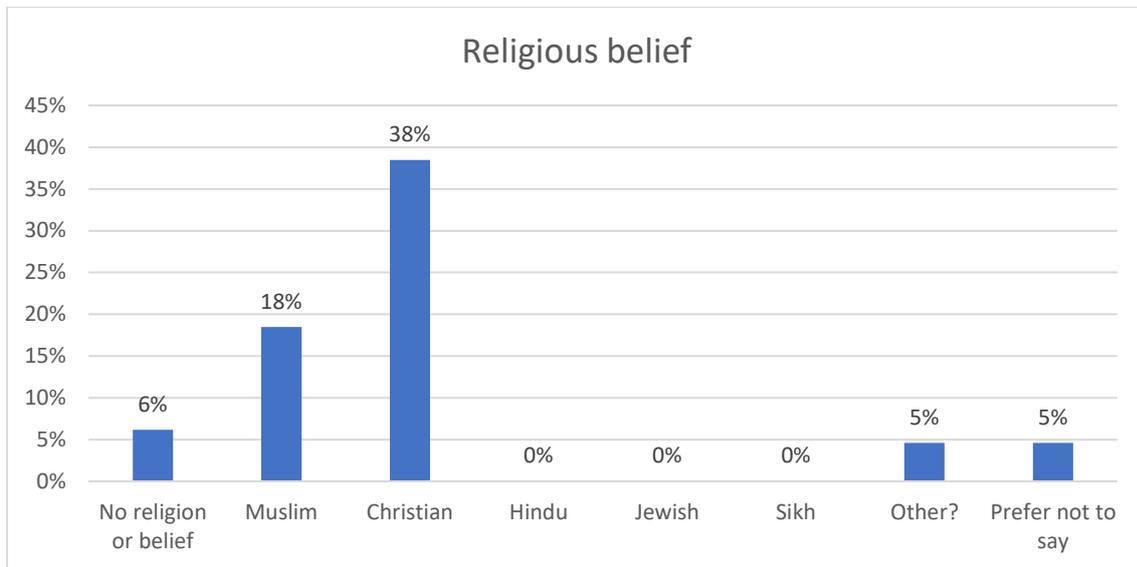
The full engagement summary report can be found here:

<https://tottenham.london/explore/broadwater-farm/get-involved>.

Equalities data of respondents

The following graphs outline the demographics of the respondents to the survey





5. Current homes and neighbourhood – October 2020 summary

This round of engagement aimed to understand more about resident's current feelings about their estate and priorities for the future.

In summary:

- 1078 consultation packs were sent directly to households
- 88 households filled out the questionnaire
- 2 covid-secure indoor pop-up exhibitions were held (by appointment only)
- 3 online events were held
- Posters were put up in the lobbies of all blocks
- The website was updated with the latest information and the ability to respond to the questionnaire online

The survey was sent on paper via post and an online submission option was also made available for residents. Responses were received from a total of 88 residents. 62 responded via letter (70%), whilst 26 responded via online submission (30%).

This survey tried to understand more about how residents felt about their current homes and neighbourhood, helping to identify priorities for the next rounds of engagement. Residents were also presented with some very early designs of the new homes and asked for their thoughts.

Feedback Received

The survey found that 27% of respondents felt very negatively towards their current homes, 25% felt positive and 20% felt negative. Overall, more people felt negatively than positively (47% vs 38% with 16% neutral).

Lots of respondents listed some things that they liked about their current homes. Residents highlighted things such as the good size inside of homes, the new kitchens and bathrooms that had been installed, the parks and transport nearby and having good relationships with neighbours.

More respondents opted to highlight things they would like to change about their homes. Respondents noted issues such as damp and leaks, feeling unsafe in the area, lack of private outdoor space and blocked pipes or drainage.

68% of respondents either liked or really liked the ideas and designs for new homes and lobbies. The next most popular response was neither like nor dislike, on 22%.

When asked to highlight key things for us to consider in the designs, residents highlighted things such as safety (and improving CCTV), the size of rooms, private and/or communal storage and accessibility for disabled households.

When asked for their thoughts on the current green spaces and courtyards, residents expressed positive (26%), neutral (24%) and negative (17%) opinions. These ranged from concerns about anti-social behaviour in the current spaces, appreciation of the contribution open spaces makes to community living, concerns about dogs using the areas and the importance of public space during the pandemic and lockdown restrictions.

When asked what improvements could be made for people to use the public spaces more, 53% highlighted improved lighting, 44% wanted to see more surveillance such as CCTV and 35% highlighted more seating. More planting (31%) and quiet space for reflection (26%) were also popular responses.

Residents were asked what could be improved about the memorial gardens which currently is situated near to Tangmere block. Respondents highlighted that lighting (44%), maintenance (41%), safety (36%) and seating (32%) could all be improved.

Respondents were asked if they would like to see more traditional streets introduced to the estate – 36% said yes, whilst the same percentage highlighted that they were unsure or needed more information (21% said no). Residents highlighted that they were concerned about the impact changes may have on parking on the estate and the cost of any permits.

The survey asked for people's feelings towards the current facilities on the estate. A plurality of respondents were either negative (20%) or very negative (18%) towards the current facilities, with 32% neutral. Only 11% of respondents were positive or very positive. 35% of respondents highlighted that they'd like to see the existing facilities relocated into the new buildings, with 27% saying they were not sure, or they'd maybe like to see it.

A majority of respondents wanted to see a new shop such as a Sainsbury's Local on the estate (58%), whilst 47% wanted a corner shop, 38% wanted a gym and 38% wanted a café. Youth space (31%), workshops/desk space (31%) and community café (24%) were also popular responses.

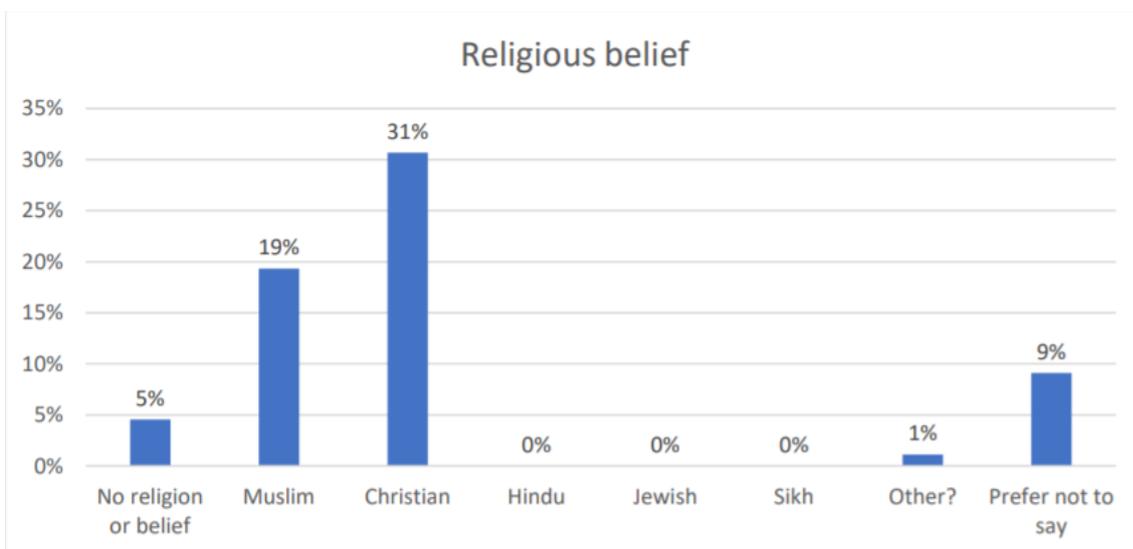
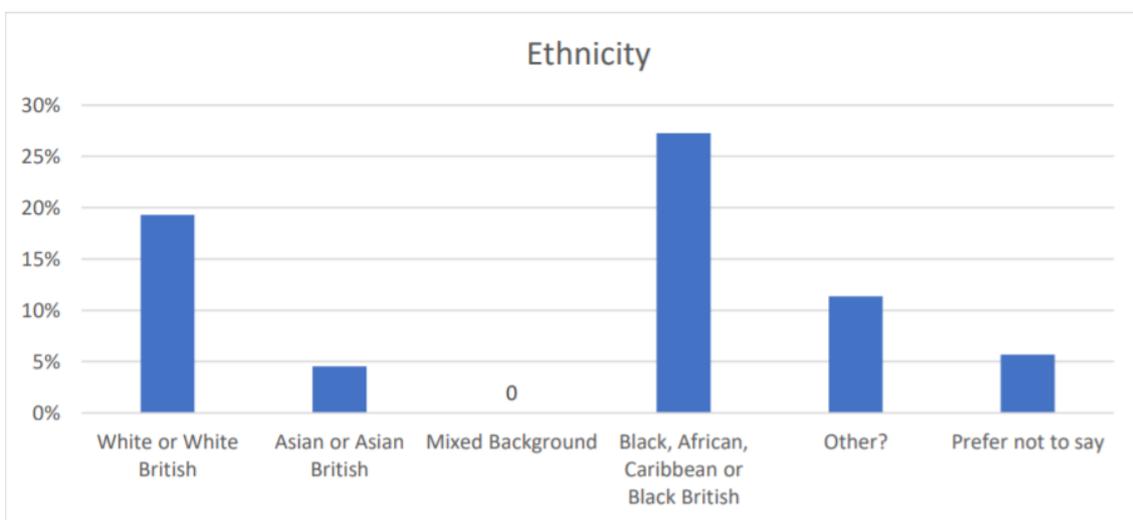
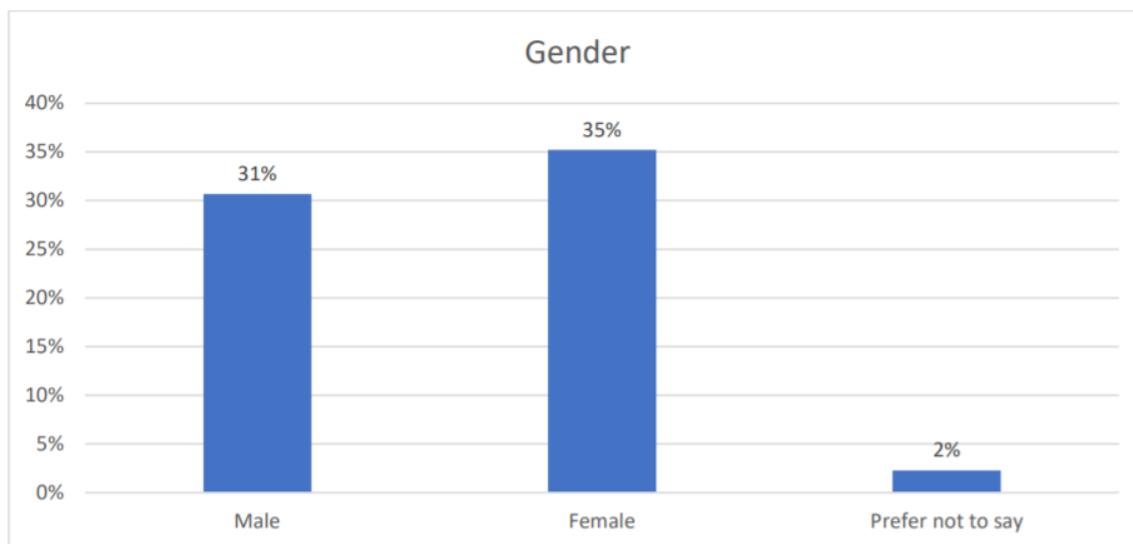
When asked how they or their children get to school or nursery, (24%) of the responding residents either walk, take a bus (23%), or use a car (16%) to get to school or nursery. Only (5%) use a bicycle or scooter. Respondents highlighted better lighting, clearer pathways, and cycle lanes as ways to improve the experience of walking or cycling.

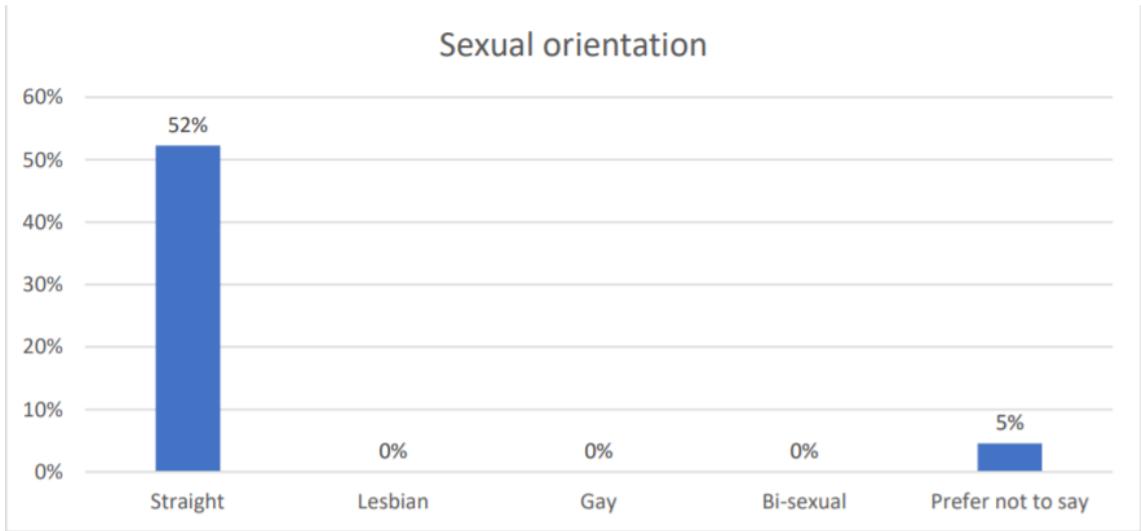
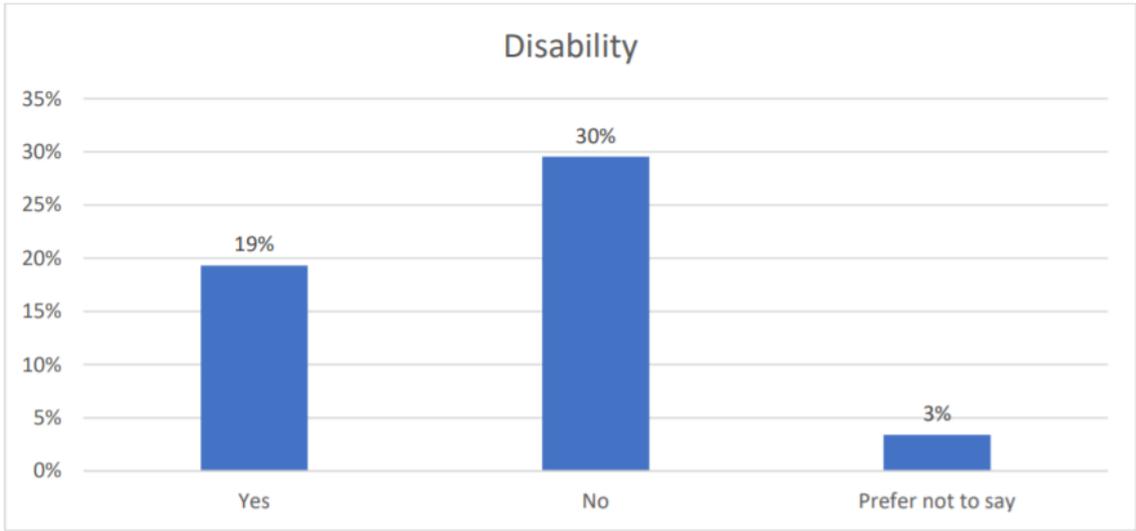
The full engagement summary report can be found here:

<https://tottenham.london/explore/broadwater-farm/get-involved>.

Equalities data of respondents

The following graphs outline the demographics of the respondents to the survey





6. Presenting initial designs for the future- March 2021

This third round of engagement was also a formal Section 105 Consultation with secure tenants. The Section 105 Consultation was held over a five-week period between February and March 2021. A Section 105 is a formal Council consultation that must be carried out at a formative stage of the design process to understand secure tenant's thoughts and views on changes to amenity on their estate. Changes to amenity include things such as alterations to parking provision, changes to street layouts, changes to ground floor facilities and open space on the Estate.

Due to the Covid -19 pandemic and stay-at-home Government guidance, it was not feasible to hold face to face events nor to carry out door-knocking, as per the preferred practice. Within these restrictions, the outreach methods are summarised below:

- A consultation pack containing a booklet, questionnaire and freepost envelope were sent to 1078 households on the estate and former tenants of Northolt and Tangmere blocks.
- A website with films, images, and text to explain the content and online feedback forms.
- Three dedicated meetings were held with stakeholder groups.
- Phone calls replaced door-knocking as an outreach method.
- Posters were put up in building lobby areas as well as other areas of the estate as exhibition pieces.
- Postal address, email and phone number was provided to encourage feedback and a point of contact.
- Online drop-in sessions were provided in lieu of in person drop in exhibitions.

During this Section 105 Consultation, the following engagement and outreach numbers were recorded:

- 1078 consultation packs were sent to households.
- 471 phone calls were made to residents.
- 3 Online Drop-In sessions were held, open to all residents.
- 3 Stakeholder meetings were held.

From these engagements methods, the following response rate was recorded:

- 133 formal survey responses.

This particular round of engagement sought feedback on four different neighbourhood themes, as well as presenting three different estate layouts for resident comment. The themes were based on previous engagement feedback which identified key areas of priority for residents.

Feedback in this round was sought for the following areas:

Theme 01: Safe movement and routes through the Estate. This included proposals for streets and considered parking provision and safety and security.

Theme 02: Reactivate Ground Floors. This considered what type of neighbourhood facilities would be best suited on the ground floor of buildings and desirable community spaces, whilst also seeking feedback on safety and security.

Theme 03: Improved Open Space. This looked at green and open spaces on the estate including courtyards and the Memorial Gardens, asking what activities residents would like to see in these spaces and about plants and trees, as well as considering safety and security.

Theme 04: High Quality Homes. This included looking at the quality of homes and sought to understand resident's views on the need for council homes and on priorities for existing residents as well as how many new homes are necessary (density, type, and size of homes).

Estate Layout Ideas: This presented three different layouts to understand how residents felt about a route through the middle of the estate, different courtyard layouts and new streets.

Feedback Received

Key feedback to note from this round of engagement is as follows:

- Consensus on the widening of streets and to improve safety and security for pedestrians to move around the estate. There was also consensus that parking was an issue on the estate.
- People welcomed the idea of new shops and community facilities on the ground floor and residents indicated a clear support for existing community facilities such as the GP surgery.
- People welcomed the idea of good quality green open space and wanted to see a range of activities to support different interests in these spaces. There was support from residents for investment in the Memorial Gardens to upgrade it and move it to a more prominent central location.
- People understood the need for new council homes, although some residents questioned the number of homes being built. Residents indicated that priority for new homes should be for existing residents and that new homes should be spacious with good storage and have gardens or balconies.
- Of the three estate layout designs presented, the Diagonal Route was the most popular and people liked the idea of an open courtyard, although there was some anxiety raised about safety on this point.

In this report, the survey responses received from secure tenants in particular has been presented. A record of all responses received from residents of various tenure has been captured in a separate report which can be found here:

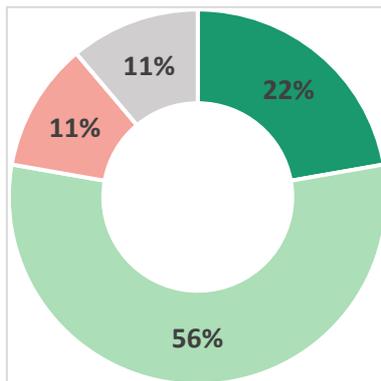
<https://tottenham.london/explore/broadwater-farm/get-involved>.

Response received from Secure Tenants

The survey included a section for residents to indicate their tenure status. Not all who completed the survey completed this section. Out of the 133 responses, 27 respondents self-identified as secure council tenants. Below is a breakdown of responses from that group.

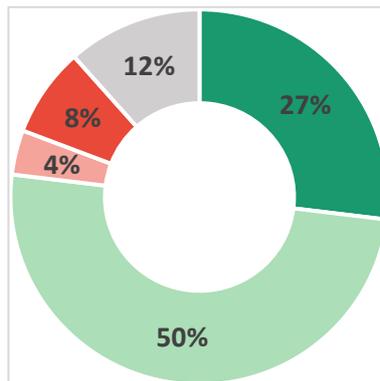
Theme 01: Safe movement and routes through the Estate:

Q1. What do you think about the proposal for introducing a new street layout?



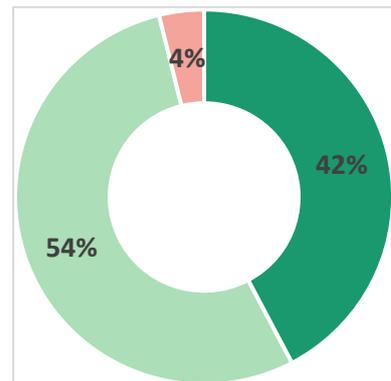
Total: 27

Q2. What do you think about the proposal for introducing a new parking layout?



Total: 26

Q3. What do you think about the proposal for wider, well-lit pavements?

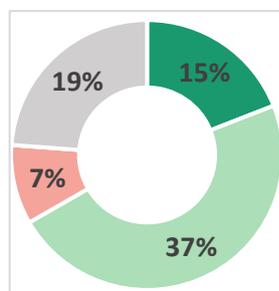


Total: 26



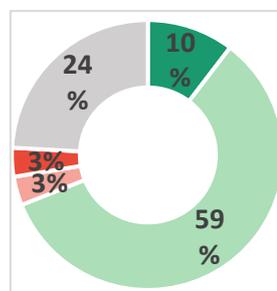
Theme 02: Reactivate Ground Floors:

Q1. What do you think about the proposal to introduce new uses on the ground floor of the new homes?



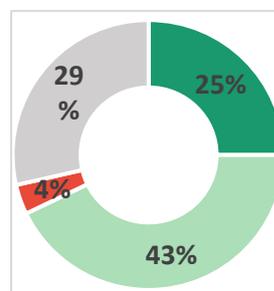
Total: 27

Q2. What do you think about the proposal to explore new uses for the undercroft parking across parts of the estate?



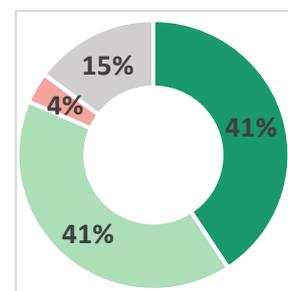
Total: 29

Q3. What do you think about the proposal to relocate the Energy Centre?



Total: 28

Q4. What do you think about the proposal to relocate the Medical Centre, Enterprise unit and Housing office?

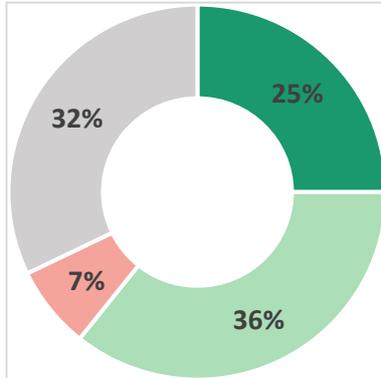


Total: 27



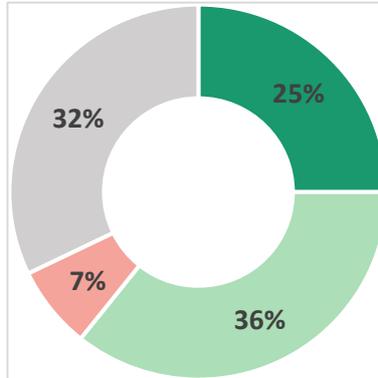
Theme 03: Improved Open Space:

Q1. What do you think about the proposal to introduce new open spaces?



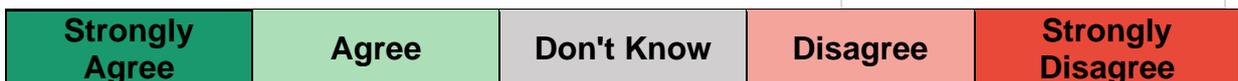
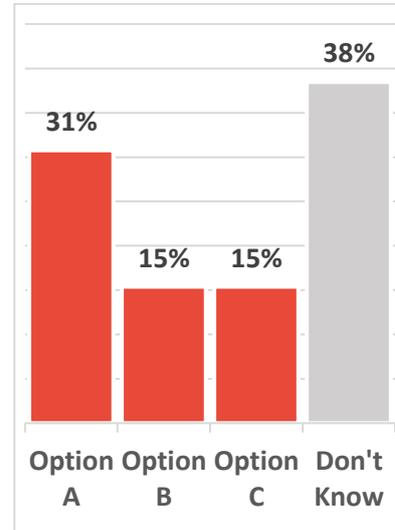
Total: 29

Q2. What do you think about the proposal to change the layout of the open space around Northolt?



Total: 28

Q3A - Which of the options presented for the memorial gardens do you prefer?



Memorial Gardens Options

Option A:

Relocate the gardens in the heart of the estate so that they are in a more central location easily accessible to all.



Option B:

Retain and improve by introducing more lighting and seating.



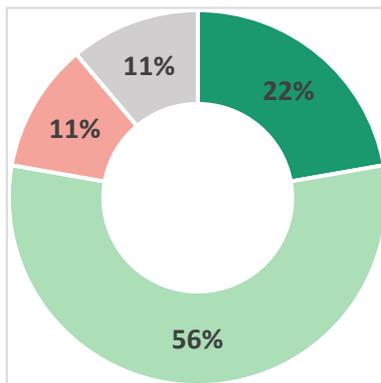
Option C:

Move the gardens slightly north, resize them and introduce housing on the southern edge, increasing surveillance and safety.



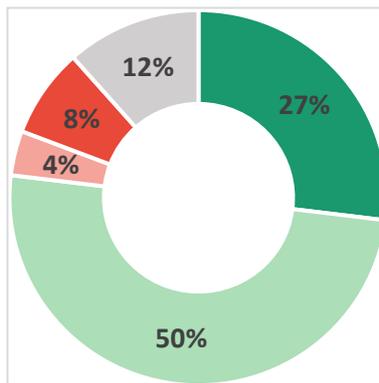
Theme 04: High Quality Homes:

Q1. What do you think about the possibility of building new council homes on the boundary of the estate, for example the old Moselle school site?



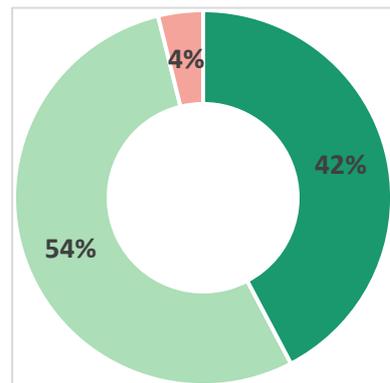
Total: 29

Q2. If the Medical Centre were to be relocated, what do you think about using the existing site to build new council homes on the estate?



Total: 29

Q3. To what extent do you agree with increasing the number of new council homes built on the Tangmere and Northolt sites, ensuring they are built in a sensitive way with consideration to the height and layout of existing buildings on the estate?



Total: 22



Estate Layout Ideas:

Option A:
Diagonal Route



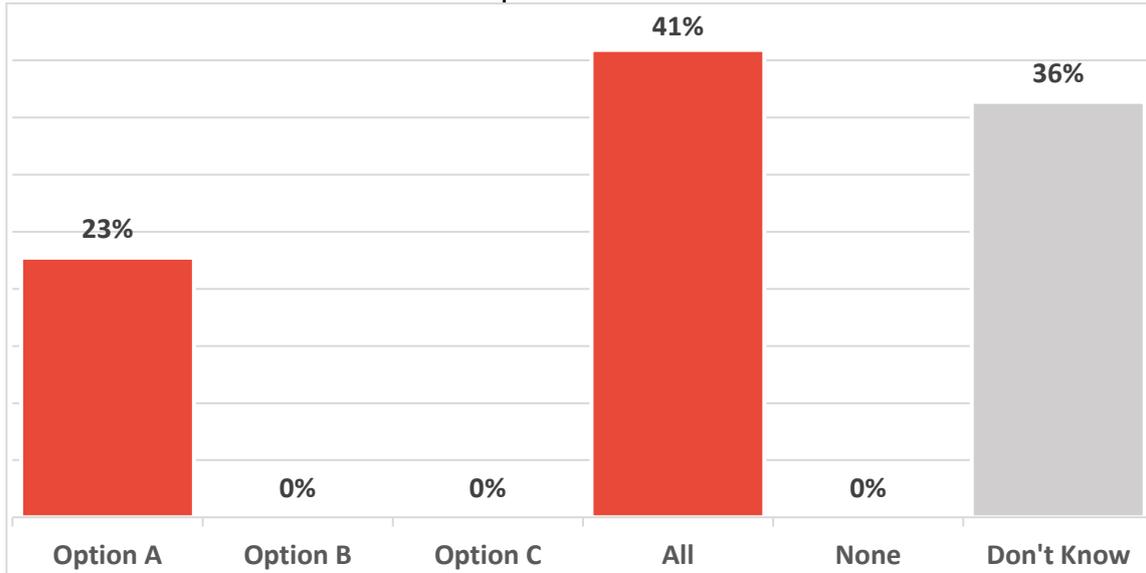
Option B:
Open Courtyards



Option C:
New Streets



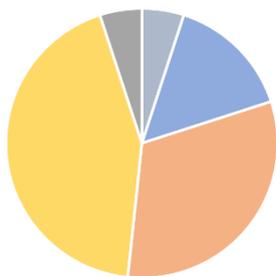
Q: Do you have one or two preference(s) out of the indicative layouts we have presented?



Equalities Data

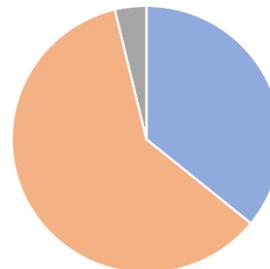
The following graphs outline the demographics of the respondents to the survey

AGE RANGE
Total responses: 60



■ 0 - 18 ■ 19 - 24 ■ 25 - 34 ■ 35 - 44 ■ 45 - 60 ■ 61 + ■ Prefer not to say

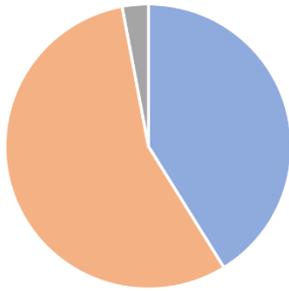
DISABILITY
Total responses: 53



■ Yes ■ No ■ Prefer not to say

GENDER

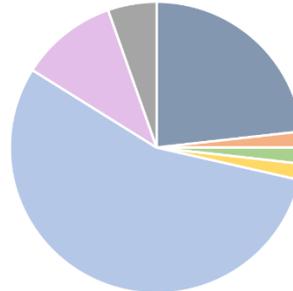
Total responses:
68



■ Male ■ Female ■ Prefer not to say

ETHNICITY

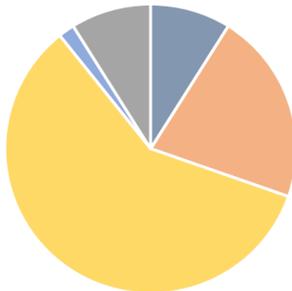
Total responses:
58



■ White or White British ■ White Irish
 ■ Asian or Asian British ■ Mixed Background
 ■ Black, African, Caribbean or Black British ■ Other?
 ■ Prefer not to say

RELIGION

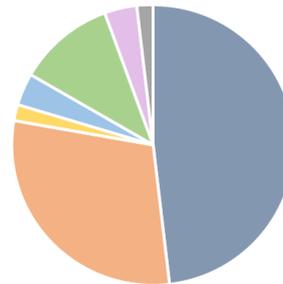
Total responses:
56



■ No religion or belief ■ Muslim ■ Christian ■ Hindu ■ Jewish ■ Sikh ■ Prefer not to say

MARRIAGE/CIVIL PARTNERSHIP

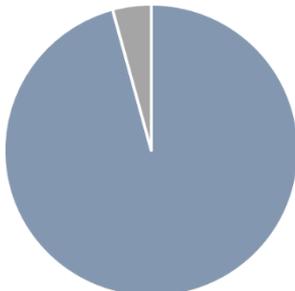
Total responses:
54



■ Single ■ Married ■ Co-habiting
 ■ In a civil partnership ■ Separated ■ Divorced
 ■ Widowed ■ Prefer not to say

SEXUAL ORIENTATION

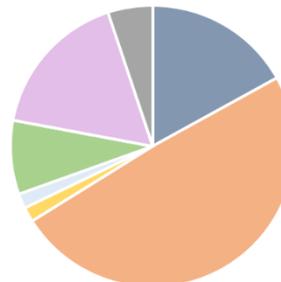
Total responses:
58



■ Straight ■ Lesbian ■ Gay ■ Bi-sexual ■ Prefer not to say

LANGUAGES

Total responses:
59



■ Albanian ■ Akan ■ Arabic ■ English ■ French
 ■ Spanish ■ Greek ■ Kurdish ■ Polish ■ Portuguese ■ Somali
 ■ Turkish ■ Other

7. Two design scenarios – May 2021

The fourth round of engagement – which consisted of in-person pop-up exhibitions, an information booklet sent to all households with a freepost questionnaire, stakeholder meetings, an online drop-in, lobby boards and posters, and a website – took place during May and June 2021. This was delivered in conjunction with Karakusevic Carson, who helped to produce the engagement materials.

The engagement consisted of presenting residents with two proposed design scenarios, highlighting how each scenario responded to the priorities previously identified by residents. Residents were asked which scenario they preferred, encouraged to tell us any comments they had on either scenario, and asked a series of questions relating to specific design elements of the proposals.

In summary:

- 1078 consultation packs were sent directly to households
- 200 residents spoken to on the doorstep during door-knocking
- 84 households filled out the questionnaire
- 3 outdoor pop-up exhibitions were held
- 1 online drop-in session was held

Feedback received

In general, survey respondents felt that the proposals addressed their key priorities. Night-time uses and family homes were highlighted as areas that needed further consideration.

Respondents were mostly positive about the proposal to relocate the memorial gardens in the new park at the heart of the estate and highlighted that socialising space was very important to be provided in the new space.

Over half of respondents were positive about the parking strategy, but a significant minority highlighted their concerns about ensuring all residents could continue to find parking on the estate.

Feedback to scenario 1 (Strong Streets) included:

- A strong majority of respondents liking the semi-secure courtyard proposals.
- Positive feedback about having more privacy and security, especially when children use this space.
- Residents were divided about the proposal to have taller buildings at the estate's entrances.

Feedback to scenario 2 (Open courtyards) included:

- A high proportion of respondents were unsure about the tall central building proposed.
- Respondents raised concerns about potential overshadowing of existing homes.

- A strong majority of respondents were positive about open courtyards as this opens up new routes across the estate, but many raised security concerns.

In total, 43% of respondents liked both scenarios. 15% preferred scenario 2, with scenario 1 being marginally more popular at 20%. A remaining 15% of respondents liked neither scenario, and 9% were unsure and felt they needed more information. Respondents said they liked the security of semi-secure courtyards (in scenario 1) with the sense of community and the public space from scenario 2.

During this period of engagement, residents were presented with 4 key priorities that had been identified during the engagement in February 2021. These were:

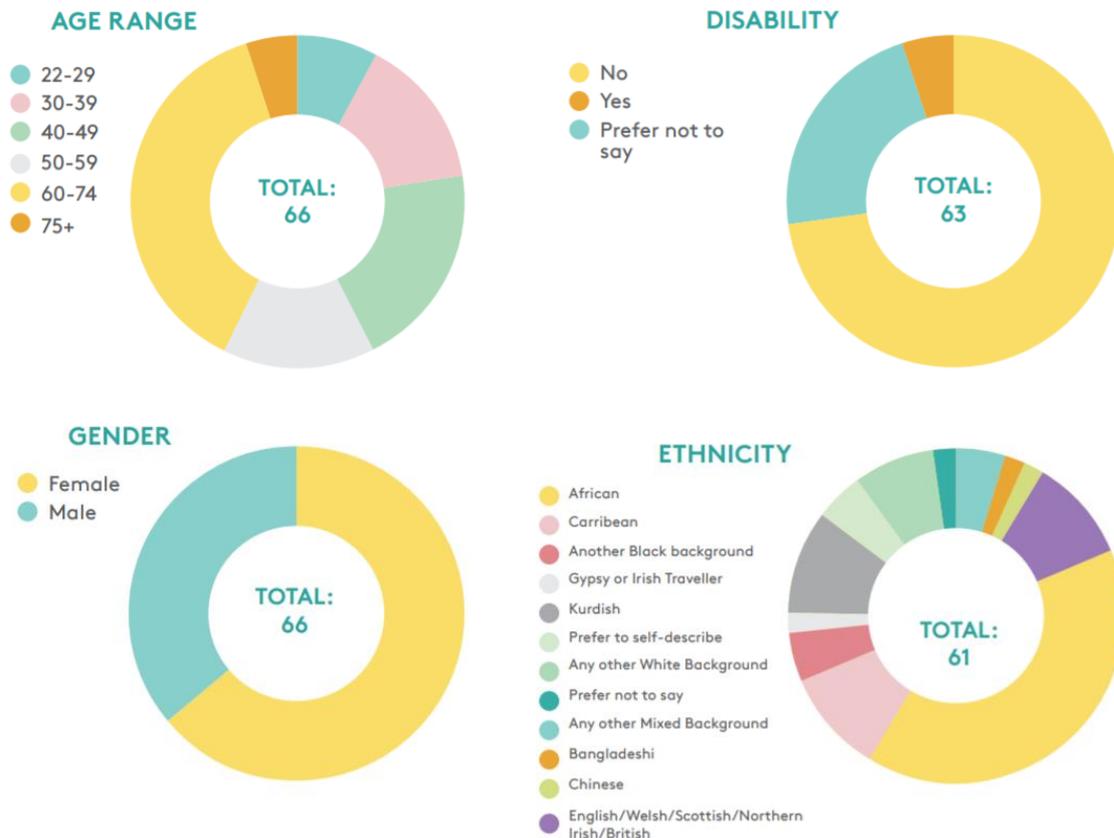
- 1) Design safe and welcoming routes through the estate
- 2) Reactivate the ground floors
- 3) Improve open space
- 4) Design high quality council homes

75 residents responded to these key priorities. 88% of these respondents agreed or strongly agreed with these key priorities.

The full engagement summary report can be found here:

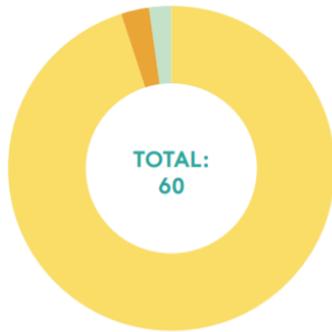
<https://tottenham.london/explore/broadwater-farm/get-involved>.

Equalities data



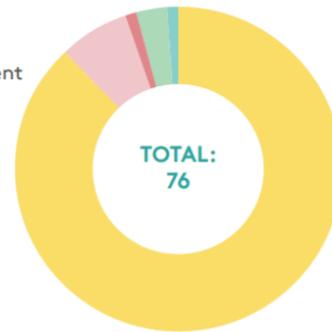
TRANS IDENTITY

- No
- Yes
- Prefer not to say



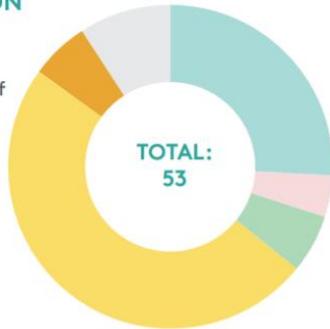
TENANCY TYPE

- Council tenant
- Leaseholder
- Temporary resident
- Former resident of Northolt
- Other



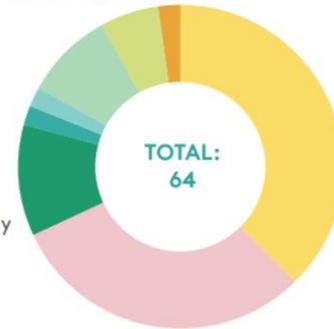
RELIGION

- Muslim
- Sikh
- No religion or belief
- Christian
- Prefer not to say
- Prefer to self-describe



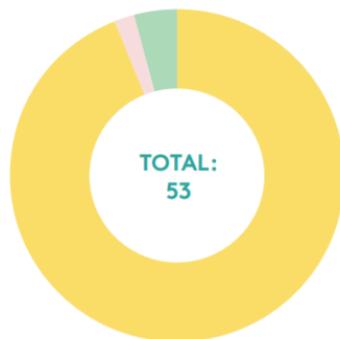
MARRIAGE/CIVIL PARTNERSHIP

- Single
- Married
- Co-habiting
- In a civil partnership
- Separated
- Divorced
- Widowed
- Prefer not to say



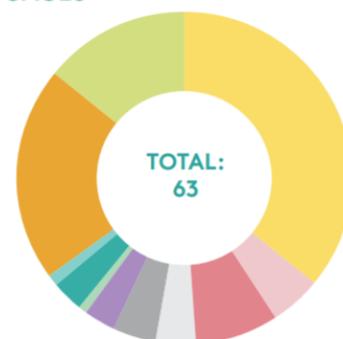
SEXUAL ORIENTATION

- Heterosexual
- Bi-sexual
- Prefer not to say



LANGUAGES

- English
- Kurdish
- Somali
- Akan
- Polish
- Spanish
- Arabic
- Greek
- Portuguese
- Turkish
- Other



8. Emerging preferred design– July-August 2021

The fifth round of engagement – which consisted of in-person pop-up exhibitions, an information booklet sent to all households with a freepost questionnaire, stakeholder meetings, lobby boards and posters, and a website – took place during July and August 2021. A Turkish translator was present at pop-up exhibitions, and Turkish-translated booklets were produced. This was delivered in conjunction with Karakusevic Carson, who helped to produce the engagement materials.

This round of engagement integrated the feedback from the previous round, to present just one design scenario. This scenario combined elements that residents had liked from both of the scenarios presented previously.

In summary:

- 1078 consultation packs were sent directly to all households
- 780 doors knocked and 200+ residents spoken to on the doorstep
- 134 phone-calls were made to former Tangmere and Northolt residents
- 91 people attended pop-up events
- 88 households filled out the questionnaire
- 12 gave comments over the phone
- 3 outdoor pop-up exhibitions were held including a fun day for the community

Feedback received

Once again, the majority of responses received were consistently positive about the proposals. When asked about the proposals as a whole, of the 50 residents who responded to this question 47% said they ‘really liked it’ and a further 41% said they ‘mostly liked it’.

A proportion of respondents noted that they were somewhat unsure about certain elements of the proposals. This could be explained by the fact that a number of residents found the drawings and plans difficult to interpret.

Across all questions, a majority of respondents strongly or mostly agreed that the proposal was suitable. In particular, 69% of respondents noted that design changes to streets ‘definitely’ met the community’s aspirations.

Other feedback related to residents preferring separate kitchens/dining rooms from the living room (58%); most respondents were neutral on building heights; there was strong support for a food shop on the estate; concern about whether the medical centre would be reduced in size when relocated; a preference for closed courtyards at night; concerns about safety and requests for CCTV and lighting improvements; and a preference for brick facades on the new buildings.

When asked whether they were supportive of the scheme, 45.5% were very supportive and 45.5% were mostly supportive. 53% thought the proposals ‘definitely’ met the community’s aspirations, with a further 28% saying they ‘mostly’ met the community’s aspirations.

Similarly, 42% really liked the proposed layout of new homes and a further 40% mostly liked it.

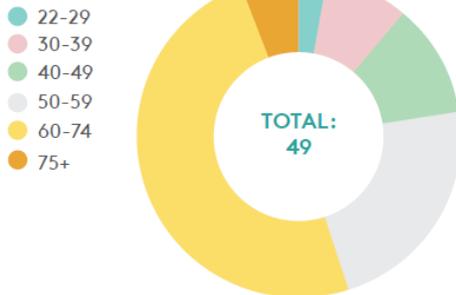
43% of respondents really liked the proposals for the new community park. 38% mostly liked it and 79% of respondents felt the proposals for the park and open spaces 'mostly' or 'definitely' met the community's aspirations.

The full engagement summary report can be found here:

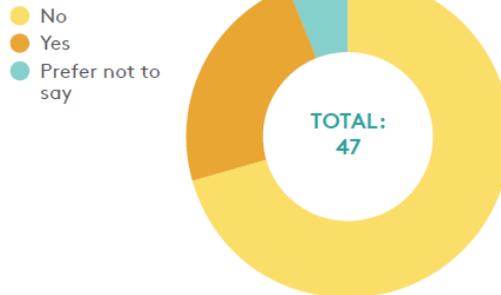
<https://tottenham.london/explore/broadwater-farm/get-involved>.

Equalities information

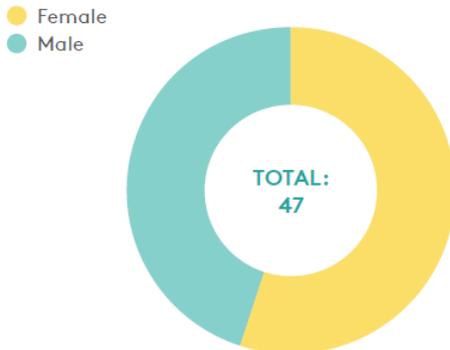
AGE RANGE



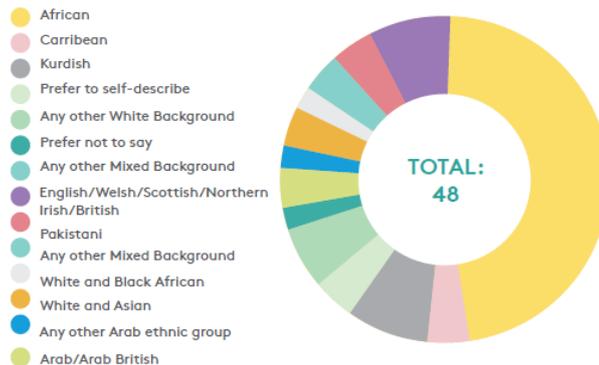
DISABILITY



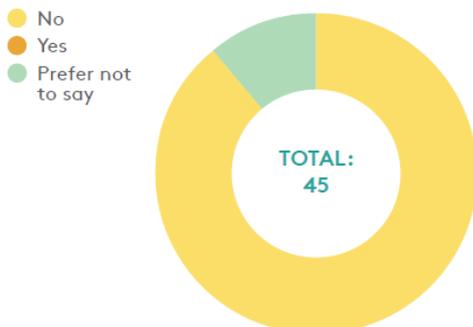
GENDER



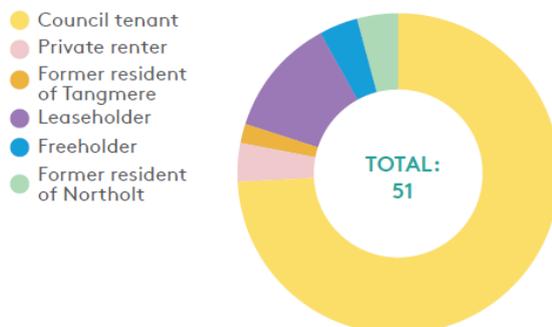
ETHNICITY



TRANS IDENTITY

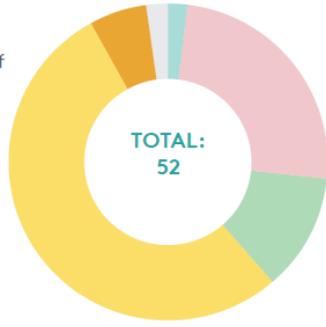


TENANCY TYPE



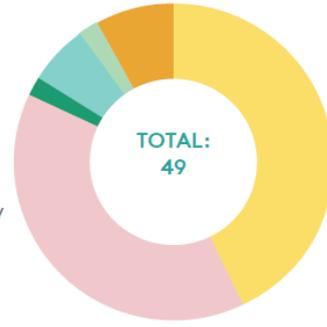
RELIGION

- Atheist
- Muslim
- No religion or belief
- Christian
- Prefer not to say
- Prefer to self-describe



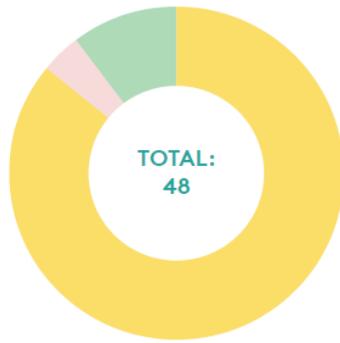
MARRIAGE/CIVIL PARTNERSHIP

- Single
- Married
- Co-habiting
- In a civil partnership
- Separated
- Divorced
- Widowed
- Prefer not to say



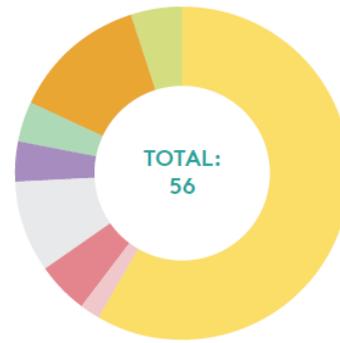
SEXUAL ORIENTATION

- Heterosexual
- Gay
- Prefer not to say



LANGUAGES

- English
- Kurdish
- Somali
- Akan
- Spanish
- Arabic
- Turkish
- Other



9. Preferred design and wider estate improvement programme – October- November 2021

During this engagement period the preferred design scenario was presented to residents via a booklet and exhibition boards. The model, built by KCA, was presented to residents for the first time. This round of engagement was the first to introduce the refurbishment proposals and residents were asked to sign up to a future design panel to help the Council jointly develop the refurbishment proposals.

The consultation consisted of three pop up engagement events, including a very well attended fun day, door knocking and phone calls. A Turkish translator was present at these events.

In summary:

- 1078 consultation packs were sent directly to households
- 600 doors knocked (approximately)
- Phone calls to residents
- 3 outdoor pop-up exhibitions were held
- 1 online drop-in session was held

Feedback Received

At the time of writing, engagement activities are ongoing, and the feedback is being collated. The findings of this round of engagement will be published in December.