

# Broadwater Farm Improvement Programme

## Broadwater Farm Resident Refurbishment Workstream

### Notes of Meeting

Thursday 6<sup>July</sup> 2023, 7pm at Broadwater Farm Community Centre, 1<sup>st</sup> Floor Meeting Room, and on MS Teams

#### Present:

<b>Residents:</b>	Demond M (DM), Chris H (CH), Jacob S (JS), Albert P(AP), Patience O (PO), Maxine A (MA), Kwaku F.M (KFM), Faustina B (FB)
<b>LBH Officers:</b>	Numan Hussain (NH), Shelley Rahman (SR), Peter De-Bique (PDB), Dionne Johnston (DJ)
<b>Facilitators (In Attendance)</b>	Susan Shepherd (SS), Ruth Stanger (RS)

#### Agenda:

1. Welcome and introductions.
2. Matters arising from the last meeting.
3. Presentation on the refurbishment programme and following questions.

#	ITEM / ACTIONS	ACTION BY
1	Introductions/welcome	
2	<p><b>Matters arising from the last meeting.</b> SS confirmed that all members were happy with the previous minutes. There were some queries on the following:</p> <p><b>2.1</b> Item number 2 from last meeting – ‘Where possible, PRP will ensure that the new build specs will feed into the refurbishment works’ confirmation on this was requested.</p> <ul style="list-style-type: none"> <li>PDB confirmed that yes, this will happen where possible, but won’t necessarily be 100% replicated. The aim is for consistency across the new homes and the refurbishment.</li> </ul> <p><b>2.2</b> At the last meeting it was stated that non-combustible material would be used for the refurbishment works. Clarity was asked on what these materials would be.</p> <ul style="list-style-type: none"> <li>PDB confirmed that the materials have not all been selected yet, the project is still in the design phase, but will meet industry standards.</li> </ul>	
3	<p><b>Presentation on the refurbishment programme (see separate document)</b> PDB presented an array of different options that the council and architects are considering to present to the wider resident community for feedback.</p> <p>These various options fall into several categories:</p>	

**Building Safety** – Ensuring structural stability of the blocks and FRA Upgrade.

**Energy Performance** – Net zero-carbon by 2041.

**Decency / General Maintenance** – External and communal areas to be in a good state of repair.

**UDF** – Ensuring synergy between the refurbishment, new homes, and the wider estate regeneration.

The group looked at these different options, which form just part of the range of options which will be presented through the wider resident engagement consultation process.

The options include:

- **Redesigned windows with louver panels**
  - There will be improved ventilation to all homes, this **could** be done by installing louver panes (slatted vents within windows), however there are other options, and residents will be able to feedback on this.
  - The louver panels will support better ventilation allowing residents to control this within their homes
  - Residents advised PDB to consider the light implications of installing windows with integrated vents, as natural light would be compromised. (As per the images in the document presented)
- **Brick tones for both brick slips and front entrances**
  - *The options outlined are not a definitive list.*
  - PDB confirmed that the brick tones/colours may differ from block to block, but that a cohesive design would be chosen to ensure a smart finish across the estate.
- **Redesigned fencing and railings on private and communal balconies**
- **Reconfigured bike storage** – with a range of options available for residents to comment on
- **Various uses for communal terraces**
- **Entrances, including concierge.**
- **Drying rooms**
  - These are on every floor – residents can have influence on these. They cannot be used as stand-alone dwellings as they are too small but could be used for storage.
  - Some concerns were raised regarding security of items stored here.
- **Option to have railings on under-croft areas.**
  - This led to some discussion on concerns regarding community safety in the under-croft areas. Some residents felt that fencing the under-croft would make the carpark areas feel too enclosed, whilst others felt that restricting access would improve safety.
  - PDB reiterated that the designs are not final – they are just potential options to present to the wider community.
  - The final decision will be based on resident engagement and what the majority of residents consulted say.

The decisions on the designs will be based on the resident engagement consultation activities.

	<p>The council will go with the majority vote on each aspect of the refurbishment. Practicality and efficiency will be considered as well as aesthetics.</p> <p>PDB confirmed that residents will have influence over the following areas:</p> <p><b>External wall finish</b>      Colour and type of brick slips.</p> <p><b>Window style / colour</b>      Subject to planning guidance - residents will be invited to select their preferred style and colour for the windows.</p> <p><b>Bike sheds</b>      Choice of bike storage designs and location.</p> <p><b>Landscaping</b>      Input into the overall design of the landscaping proposals.</p> <p><b>Balcony railings</b>      Choice of several design options.</p> <p><b>Main entrances</b>      Residents will be invited to comment on the look and feel of the redesigned main entrances and lobby areas.</p> <p><b>Drying rooms</b>      Residents could influence the use of the drying rooms. Some drying rooms will be converted into habitable space to increase the size of existing dwellings, whereas others could be used for bike storage or other uses as suggested by residents.</p> <p><b>Communal Area</b>      Wall and floor colours</p> <p><b>Timing:</b> The following programme is under review due to the extended period required for resident engagement; however, the following key milestones should be noted:</p> <table> <tr> <td>1.</td><td>S105 Resident Engagement</td><td>July / Aug 23</td></tr> <tr> <td>2.</td><td>Complete RIBA Stage 4</td><td>Aug / Sept 2023</td></tr> <tr> <td>3.</td><td>Submit Planning Application</td><td>Aug / Sept 2023</td></tr> <tr> <td>4.</td><td>Procurement</td><td>Sept / Nov 2023</td></tr> <tr> <td>5.</td><td>Appoint Contractor</td><td>Jan - Feb 2024</td></tr> <tr> <td>6.</td><td>Start On-site</td><td>Feb / Mar 2024</td></tr> <tr> <td>7.</td><td>Completion</td><td>Aug / Sept 2025</td></tr> </table> <p>PDB gave an update on timing, informing residents that the council is considering the use of a carbon fibre material which will reduce the time required to install the structural enhancements i.e., the carbon fibre is quicker to install compared to structural steelwork.</p> <p>A query came up on what questions will be asked of residents as part of the S105 <b>ACTION: SR</b> to circulate these questions.</p> <p>As part of the S105 consultation, it stipulates that only secure tenants need to be consulted, but Haringey will be consulting ALL residents.</p>	1.	S105 Resident Engagement	July / Aug 23	2.	Complete RIBA Stage 4	Aug / Sept 2023	3.	Submit Planning Application	Aug / Sept 2023	4.	Procurement	Sept / Nov 2023	5.	Appoint Contractor	Jan - Feb 2024	6.	Start On-site	Feb / Mar 2024	7.	Completion	Aug / Sept 2025	SR
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4	<p><b>Any other business</b> Query on Hornchurch door programme – update requested.</p>																						

	<p>PDB shared an update that the Hornchurch door programme will be starting up in October. Any doors that have not been renewed will be. This includes new front doors and communal doors if this hasn't happened yet.</p> <p>A save the date has been sent out for 9<sup>th</sup> September for the community day and members have been invited to get involved.</p>	
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