



**Epping Forest  
District Council**

[www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk)

The Broadway – Proposed  
Planned Maintenance Scheme



# Meet the Project Team

- Jordan Dapaah – Project Manager
- Rachel Smith - Team Manager Estate and Land Management
- Mayowa Akinmade – Section 20 Manager
- Leanne Taylor– Resident Liaison Officer
- Christina Bagan-Jones – Resident Involvement Officer
- Max Skeet – Baily Garner LLP

# Project Vision

- **What is involved in the proposed capital works scheme?**
  - External planned maintenance works
  - Compliance works
  - Works to combat anti-social behaviour
  - How will these works effect residents?
- **How do we intend to Deliver?**
  - Regular communication, in partnership with all of our stakeholders, especially our residents and focus groups
  - Traditionally, through the use of professional chartered construction consultants, a suitable Principal Contractor and a robust construction contract.
  - In accordance with our statutory obligations

# High Level Scope of Works

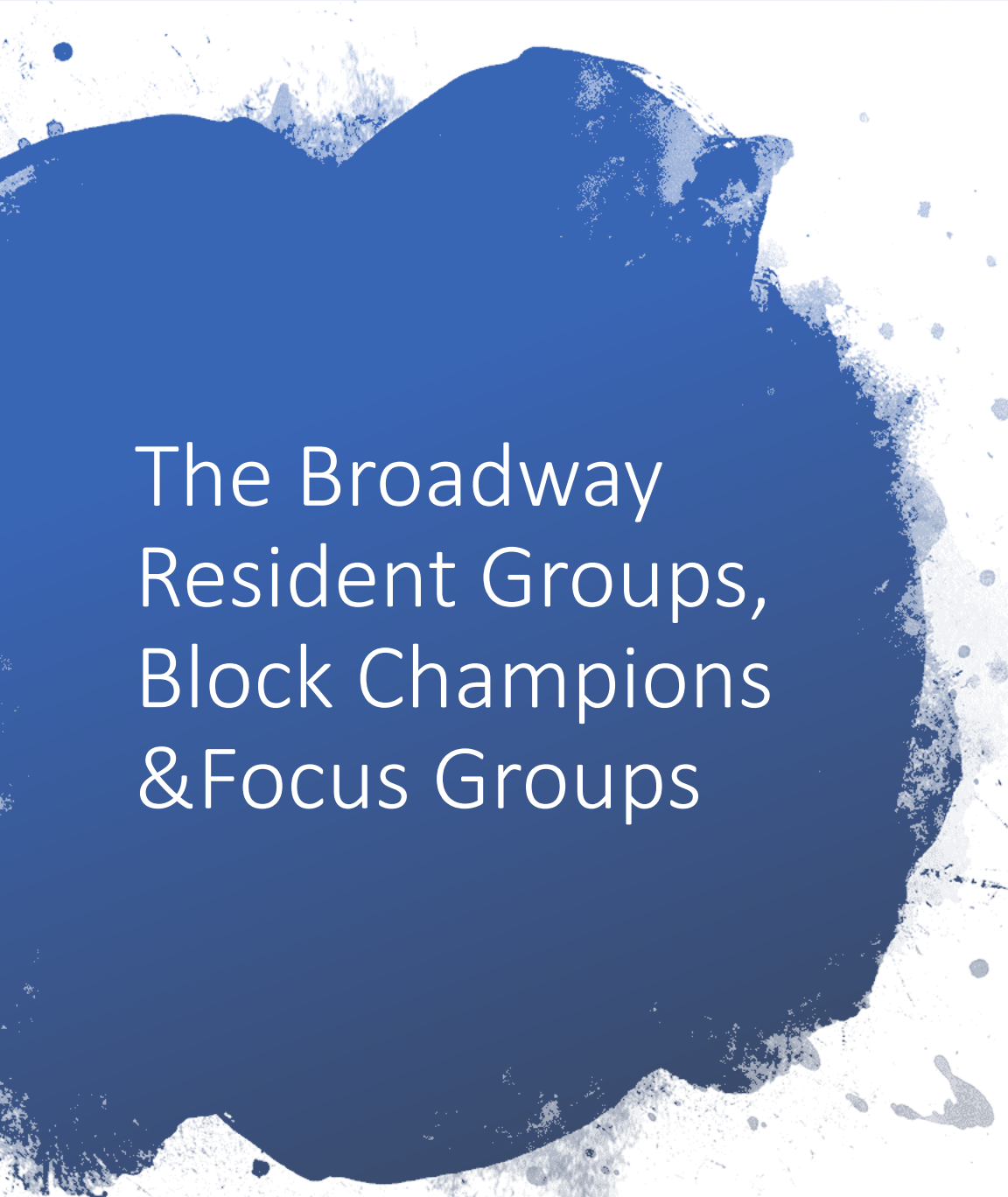
(Blocks 11A-82A & 12A-78A, Loughton,  
Essex)

- Roof replacements
- Replacement of rainwater goods as necessary
- Window replacements
- Brickwork and concrete repairs
- Walkway and balcony repairs
- Front Entrance Door replacements
- New non-slip vinyl covering to internal communal areas
- Redecoration of all previously painted areas including to communal areas and above shop frontages
- Bin store upgrades



# Resident/Leasehold Engagement Strategy

- **How to get in touch / be involved / stay connected with the project?**
  - Telephone us, E-Mail us, write to us, meet with us at regular meetings (mix of face to face & virtual)
  - ‘Majorworkbroadway@eppingforestdc.gov.uk’
  - We would like to set up a Broadway Resident Association. If we do, our Residents Group will work with us throughout the project.
  - We are also looking for volunteers to be Block Champions. Our volunteers, will help two way communication between the Council and resident
  - Check out and keep checking back on the Broadway Major Work section of the Council’s website
- **Leaseholders – Section 20 Obligations/Queries**
  - Are these works rechargeable?
  - Stage 1 Notice of Intent outline
  - Stage 2 Notice of Estimates outline
  - Who to contact?  
‘homeownershipteam@eppingforestdc.gov.uk’



# The Broadway Resident Groups, Block Champions & Focus Groups

## **Resident Association Start Up Details**

- To become a member of the Broadway Residents Association or to get involved with the project in general email [Getinvolved@eppingforestdc.gov.uk](mailto:Getinvolved@eppingforestdc.gov.uk).

## **Volunteering to be a Block Champion**

- Contact us at [Getinvolved@eppingforestdc.gov.uk](mailto:Getinvolved@eppingforestdc.gov.uk)

## **Volunteering to be part of a Focus Group**

- Contact us at [Getinvolved@eppingforestdc.gov.uk](mailto:Getinvolved@eppingforestdc.gov.uk)





# Timeline/Next steps

- Continue with specification writing
- Create The Broadway resident Association/Regeneration focus group: Ongoing
- Set up resident workshops on estate regeneration possibilities: Ongoing
- Continue with any recommended compliance works: Ongoing
- Confirm scope of works to be undertaken and issue Section 20 (Stage 1 Notices).
- Undertake a review of Leaseholder repayment options: Ongoing
- EFDC Project team to update The Broadway Interactive Web page with latest project news



Any Questions?