



## Selby Trust

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Planning Policy Department  
London Borough of Haringey

4<sup>th</sup> March 2016

Dear Sir/Madam

### **SUBMISSION DRAFT SSAD SA63 THE SELBY CENTRE**

Please find representations on Haringey Council's Submission Draft Strategic Sites Allocation Document with regard to site SA63 The Selby Centre.

The Selby Centre is a unique and high performing community hub run by the Selby Trust. Sometimes the actual quality of the Selby's work is underestimated and undervalued because the project is judged by its environment and not its achievements. The Selby Centre is a colocation of 100+ social action organisations who between them deliver health, education, employment, social enterprise, voter engagement, democracy, recycling, sports, youth, safe cycling, refugee support, food bank, advice, community debate and cultural events and projects all from this site. The net worth of these projects is cautiously estimated at £3.5 million per annum and all those benefiting are people living in the surrounding deprived communities. There are 217 FTE staff on site and projects support further jobs in the community. Appendix 1 sets out the current annual estimate of value created by the Selby Trust in a year.

### SITE DESCRIPTION AND CONTEXT

The site is an old school site located in a cul-de-sac at the end of Selby Road on the northernmost boundary of the borough. The land is owned by the Council but transferred on a long lease to The Selby Centre in 1997. To the north is a playing field located in Enfield but also owned by the London Borough of Haringey called Bull Lane and this may provide some further development opportunity to the site as mentioned in the SSAD.

The site is 10 minute walk from Tottenham High Road and equidistant from Great Cambridge Road and is rated PTAL level 2. It is also a 6 minute walk from White Hart Lane Station.

The Site is registered as an Asset of Community Value.

## RESPONSE TO SITE ALLOCATION

We have made comments on previous drafts of the SSAD and we acknowledge that some changes have been made in response to those comments (corrected description of current use; inclusion of the need to consolidate community use; inclusion of status as asset of community value, concur that site capacity is still to be determined). While we acknowledge the principle of development that inclusion of a site in the SSAD confers we do not consider the draft SSAD goes far enough to ensure the long term sustainability of the community asset and the value it delivers for the community.

There are four main issues we will raise that we consider will improve the site proposals and we will provide evidence to support our points, this being one of the key tests for further changes at this stage of the process. The points we will address are:

- Importance of replacing community asset in a manner that secures flexible, sustainable space to deliver a growing range of community services to the people of Tottenham in order to improve Social Value
- Approach to development needs to engage the Selby Trust as a community partner
- Additional mention to be added in relation to maintaining and increasing job numbers on the site
- Retaining a proportion of community greenspace as open space

### Importance of replacing community asset in a manner that secures flexible, sustainable space to deliver a growing range of community services to the people of Tottenham in order to improve Social Value

The current Selby Centre delivers a lot of social value into the very deprived communities in east Haringey. However, the current buildings, while offering varied space for a range of projects also cause problems as they are old and inefficient to run. The heating, insulation and repair bills alone cost the organisation in excess of circa £100,000 a year. Monies which could otherwise be put to good use supporting community development. New, flexible, sustainable space would enable improved and increased service delivery in the area.

#### Haringey Local Plan Policy SP16:

COMMUNITY FACILITIES states that *'the Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities. This will be based on the programming, delivery, monitoring and updating of the Infrastructure Delivery Plan and Schedule which cover projects for: ▪ Health (see also SP14); ▪ Education; ▪ Social care; ▪ Libraries and Museums (see also SP15); ▪ Open Spaces and environmental improvements (see also SP13); ▪ Community and youth facilities; ▪ Play facilities (see also SP13); ▪ Leisure (see also SP15); ▪ Emergency Services; ▪ Transport (see also SP7); ▪ Waste (see also SP6); ▪ Water Supply and Sewerage (see also SP5); ▪ Towards a low carbon borough (SP4); and ▪ Energy and Telecommunication Services. The Council will: ▪ Expect development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities; and ▪ Promote the efficient use of community facilities and the provision of multi-purpose community facilities.'*



As the description of services provided by the Selby has shown the Trust deliver not just a single community function but multiple functions covering many of the above services. Therefore we consider the SSAD needs to be explicit in stating what form of community provision needs to be protected in any redevelopment.

In addition Local Plan Policies SP14: HEALTH AND WELL-BEING states that *'the Council will seek to improve health and wellbeing in Haringey. The Council will: ▪ Work with NHS Haringey in its goal to reduce health inequalities in the areas with poorest health; .....; ▪ Prioritise interventions and resources to those areas of the borough where health inequalities are greatest; and ▪ Support the integration of community facilities and services, i.e. health, education, cultural and leisure in multi-purpose buildings.'*

And SP15: CULTURE AND LEISURE *'The Council will safeguard and foster the borough's cultural heritage and promote cultural industries and activities through: ....3. Protecting and enhancing, where feasible, existing cultural facilities and access to cultural heritage throughout the borough. The Council will safeguard and foster the borough's existing recreational and sporting facilities through: ▪ The protection and enhancement of sporting and leisure facilities in areas of deficiency; and ▪ The dual use of the borough's cultural assets, such as land and buildings to meet the needs of local communities, for example meeting space, arts and leisure activities, opportunities for recreation and sport.'*

The Social Value of community activity is highlighted in numerous policy papers but two examples are provided here as evidence to support the Selby Trust's position. The NIACE [National Institute of Adult Continuing Education – now part of the Learning and Work Institute] briefing paper on the social value of adult learning 2010 concludes that adult learning can impact on health, well-being and building stronger communities in a very specific and measurable way. The benefits include residents gaining new skills, feeling less isolated, being involved in the community, taking up volunteering, neighbourhoods feeling safer and improved partnership working. The Selby Centre projects deliver many of these outcomes and more.

The full briefing paper can be found at the link below:

[http://shop.niace.org.uk/media/catalog/product/s/o/social\\_value\\_for\\_community\\_empowerment.pdf](http://shop.niace.org.uk/media/catalog/product/s/o/social_value_for_community_empowerment.pdf)

The Arts Council have also assessed the benefit of Arts and Culture on people's lives and claim key benefits for the economy, health and wellbeing, society and education. The Selby Centre is an arts and cultural organisation for that most disadvantaged sector of the community for whom traditional arts centres seem inaccessible and inappropriate. To that extent we make the case that the same benefits are achieved by the Selby for a very impoverished sector of the community. The full 2014 paper can be found here: <http://www.artscouncil.org.uk/media/uploads/pdf/The-value-of-arts-and-culture-to-people-and-society-An-evidence-review-Mar-2014.pdf>

#### Approach to development needs to engage the Selby Centre as a community partner

The Selby Trust are concerned that new proposals by the Council as to how community groups shall be granted leases mean that after the end of their current long lease in six and a half years they will only be granted a short term lease. Further that as the Council owns the freehold the Selby Trust will not have enough 'interest' in the site in commercial terms to be an equal development partner. We realise landlord and tenant law are not the proviso of Planning so we will not go into details and are not expecting this process to comment on that, however, for information the report is attached as Appendix 2. What we are seeking is that the SSAD is clear that the community benefits on this



site are a function of the community itself and not just that land and that to ensure the ongoing services are still delivered *the community should be a key partner to the development process*. The evidence we provide to support this case is even contained within Town Planning legislation – the principle that communities and neighbourhoods are better designed if the community is engaged. This case is made strongly by Locality in their documentation. <http://locality.org.uk/wp-content/uploads/Roadmap-worksheets-map-May-13.pdf>

While the Trust is not seeking to develop a neighbourhood plan for the area many of the principles of neighbourhood planning apply to the Selby Centre site and with appropriate wording in the SSAD to strengthen the role for community engagement in the redevelopment of the site we consider a much improved outcome will be achieved.

The Selby Trust is applying to Big Potential Advanced to secure funding to help it become investment ready. As a partner in the development process the Selby Trust can ensure the needs of the community are correctly specified; ensure the further development will be appropriate; secure funding and resources not available to the private and public sectors.

The Selby Centre was conceived in 1986, making 2016 its 30<sup>th</sup> year as a community space. The Trust has retained a focus on its mission of providing affordable community space, successfully and consistently generating over 75% of its income from these activities. The Selby Trust itself has been delivering services from the site for 23 years and aim to continue as long as the community has need of the Centre.

Furthermore the site is registered as an Asset of Community Value and this gives at least five years of protection to the role of the community in future land transactions.

The Selby Trust would like to call on provisions in the Localism Act which provide for a route to development known as the Community Right to Build and which are vested by way of an order. We would like the SSAD to highlight this as a potential route to development for the Selby Centre. We understand that a Community Right to Build Order is a form of Neighbourhood Development Order and would require a referendum to take place but that if successful it could offer an alternative to traditional planning processes. The Selby Trust are at an early stage in establishing their own understanding of the site, the future community use needs, investment mechanisms etc and at this stage we are ambitious but not unrealistic. We simply wish to formally acknowledge this as a potential route for the future transformation of all or part of the site.

Additional mention to be added in relation to maintaining and increasing job numbers on the site

The site is currently host to 217 FTE jobs on site and we do not wish to see employment levels fall either on this site or in the wider deprived community of White Hart Lane ward. Therefore we are seeking that the SSAD mention the need to retain and, ideally, enhance the jobs levels on site. White Hart Lane ward is the second most deprived ward in Haringey and amongst the 5% most deprived wards in the country. The employment level in White Hart Lane ward is 54.8% compared to 67.5% in Haringey and 69.2% in London [2011 Census data]. More ward level data compared to the borough can be found here <http://londondatastore-upload.s3.amazonaws.com/instant-atlas/ward-profiles-html/atlas.html> and the figures highlight the deprivation levels locally and the need for a project such as the Selby Centre.

The site currently is host to 100+ organisations who are regular users and on licenses from the Selby Trust (the head lessee) and who all provide valuable services within the local economy and a



number of jobs to the local community. There is a continued need for a mixed range affordable workspace on this site and the variety of jobs these sites offer. The Haringey Core Strategy Policy SP9: IMPROVING SKILLS AND TRAINING TO SUPPORT ACCESS TO JOBS AND COMMUNITY COHESION AND INCLUSION states that *'The Council will seek to address unemployment by facilitating training opportunities for the local population, increasing the employment offered in the borough and allocating land for employment purposes. The Council will encourage the provision and growth of education and training facilities within the borough in areas such as Haringey Heartlands and Tottenham Hale and areas of high unemployment. The Council will promote the diversification of the borough's economy and support new and expanding employment sectors such as green industries, small and medium sized enterprises. The Council will secure financial contributions from development that results in a net loss of employment floorspace to invest in training and other initiatives that seek to promote employment and adult education in the borough.'*

The Federation of Small Businesses and the New Economics Foundation both regularly make the case for retention and improvement of workspace for small businesses through the JustSpace Campaign <https://www.justspace.org>. This site identifies an ongoing campaign by small businesses and other stakeholders not to see the continual erosion of industrial and employment land in London and in particular looks at ways the planning system currently contributes to the issue and how it can be used as a solution not a cause.

London's Industrial Land: Cause for Concern is a working paper produced by Jessica Ferm and Edward Jones of the Bartlett School of Planning UCL in February 2015 <https://justspacelondon.files.wordpress.com/2015/02/ferm-jones-londons-industrial-land-working-paper-final1.pdf>. The authors of this study conclude on pages 37-39 that development pressure and planning policy have played a role in the loss of employment land as well as deindustrialisation, exacerbated by the Government's permitted development rights facilitating the conversion of industrial land to residential. Ferm Jones go on to say that *'in contrast to what downward spiralling projections suggest evidence on the ground indicates that manufacturing is changing but not dead'*. They articulate that *'hidden industrial sites house businesses that are part of the local economic ecosystem and that relocation of these businesses is more problematic than often appreciated'* a point we would reiterate. The allocation of this site for a mix of residential and employment uses will likely result in a further loss of employment land above the planned level of release intended for London and Haringey.

Haringey's own Employment Land Study (February 2015) provides an analysis of the local property market. Due to its size this site is not classified as a Defined Employment Area within the borough but it is an employment area nonetheless. At 3.7 on page 13 the report notes *'there is a perceived lack of supply of build developments catering for industrial and warehousing uses, local commercial agents noted there was high occupancy in the existing protected areas. The stakeholder consultees identified the Borough was suffering from limited industrial stock and competing pressure from other uses e.g. residential'*.

At 3.18 the report notes there is *'a lack of suitable B1c/B2 stock across the borough. There is an insufficient supply of employment locations with enough capacity to accommodate additional B1c/B2 industrial uses across the Borough. Local commercial agents consider that additional sites need to be brought forward ...in order to accommodate SMEs.'* Figure 5.1 in the report shows there has been a steady decline in industrial floorspace since 2004.



If employment numbers were lost on the Selby Centre site those community organisations would be seeking land in industrial and other lower value sites but as these sites are already in demand it is likely that the community would struggle to find alternative suitable accommodation. For this reason we would like the SSAD to protect and potentially enhance employment numbers on this site. Protecting the levels of employment also works to protect the volunteering, learning and training opportunities available on the site.

With the opening of four Crossrail 2 stations in Haringey in the coming years employment land will be in even greater demand. This is supported by recent research from Bilfinger GVA on Economic Growth Forecasts over the next 20 years. They predict that by 2036, jobs growth in zones one and two will reach an average of 16%, compared to 13% in zone one with Haringey forecast to see a 23% increase in jobs.

#### Retaining a proportion of community greenspace

The SSAD makes no particular mention of the importance of open space; neither to the existing community activities nor to the future redevelopment.

The Council's Local Plan Policy SP13: Open Space and Biodiversity states that '*New development shall protect and improve Haringey's parks and open spaces. All new development shall:*

- *Protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development;*
- *Provide amenity space in accordance with the Council's Open Space and Recreational Standards Supplementary Planning Document (SPD);*
- *Manage the impact of such new developments in areas adjacent to designated open space;*
  - *Secure improvements, enhancement and management in both quality and access to existing green spaces;*
  - *Seek on-site or financial contributions towards open space from new developments as set out in the Open Space and Recreational Standards SPD;*
  - *Seek to secure opportunities for additional publicly accessible open space especially in those identified areas of Open Space deficiency .....*

Haringey's Open Space and Recreation Standards SPD (March 2008) highlights areas where there is an open space deficiency. The SPD sets out areas of open space deficiency in Map B.1 and this identifies parts of White Hart Lane ward as deficient, albeit not the area of the site. Despite this maintaining an open space on the site available to the wider community will be an important contribution to standards as future intensification takes place. It will also be important to support future housing and affordable housing that may be developed on site.

The Selby Trust has recently developed a Global Garden project financed through a crowdfunding scheme which raised £11,000 and which creates a garden for the community, providing local amenity, supporting small wildlife and delivering positive community led outcomes in terms of food growing, mental health, exercise and training.

The project is run by volunteers, both local and corporate. The positive outcomes delivered by this scheme are dependent on an amount of open space being available to the community. We are therefore seeking that the SSAD safeguard an amount of open space on site for community use.

## SUMMARY OF REQUESTED CHANGES FOR SA63:

- Page Site requirements, p153,
  - First bullet point to be amended as follows: The future consolidated re-provision of all the existing community uses should be secured as part of redevelopment providing a replacement community asset in a manner that secures flexible, sustainable space ideally within the existing site
  - And to also include a third bullet point as follows: Employment levels currently on site to be retained at existing levels and potentially maximised
- Page Development Guidelines, p153, to also include
  - The Community should be a key partner to the development process to ensure that community development activities remain at the heart of the site
  - There is potential for all or part of the development to be brought forward under the Community Right to Build
  - Retention of a significant amount of open space should be included in the new development to support the community use

The Selby Trust understand the need for development and in fact see it as part of the solution for them to move from old, inefficient space to modern, flexible, energy efficient facilities fit for the future. However, as it remains important to ensure that this unique and valuable community asset continues serving the population of Tottenham, we consider that the SSAD needs to highlight the community role in planning and delivering redevelopment with the Council and any future development partner and that further protection is afforded to employment levels on site.

We would welcome an opportunity to represent ourselves at any future Public Inquiry.

We can be contacted via my email address: [sona@selbytrust.co.uk](mailto:sona@selbytrust.co.uk)

Yours sincerely



Sona Mahtani  
Chief Executive

Representations for Selby Trust prepared by Seema Manchanda MA MRTPI, SMART Urban Ltd

cc Stephen Kelly, Assistant Director of Planning, London Borough of Haringey

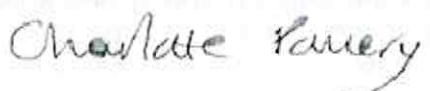








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<b>Report for:</b>	<b>Cabinet - 14 July 2015</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Community Building Review: Outcome and Recommendations</b>		
<b>Report Authorised by:</b>	<b>Charlotte Pomery, Assistant Director of Commissioning – Deputy Chief Executive</b> 		
<b>Lead Officer:</b>	<b>Jennifer Layne, Community Buildings Officer – Planning, Regeneration and Development</b>		
<b>Ward(s) affected:</b>	<b>Report for Key/Non Key Decisions:</b>		
<b>Various</b>	<b>Key</b>		

### 1. Describe the issue under consideration

- 1.1 This report sets out the overarching principles and recommendations of the Community Building Review which has been undertaken corporately.
- 1.2 As the review has been carried out, there has been work to develop the vision and strategic priorities of the draft Community Strategy which appears elsewhere on the Cabinet agenda for consultation. Both the Community Buildings Review and the Community Strategy demonstrate how we will work with communities to achieve our ambitions, by making best use of the strengths of the borough and ensuring that we build capacity and foster independence and self-reliance.
- 1.3 This report provides a strategic framework and a set of recommendations for the future of each community building within the scope of the review, consistent with the vision and principles of the Community Strategy and the decisions of Cabinet made in 2012. These decisions identified that following the in depth review of community buildings and tenancies any recommendations for change should be brought forward to Cabinet.



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- 1.4 It is recommended that this strategic framework be adopted, both for the community buildings portfolio as currently defined and for any further buildings within the Council's portfolio which aim to offer community benefit and the Council identifies as buildings for the use of the community.
- 1.5 A specific review has also been undertaken of Circular Funded Rent (CFR) in the context of the December 2012 Cabinet mandate to reform this stream of funding. This report sets out the findings of the review and a recommendation for the future.

## **2. Cabinet Member introduction**

- 2.1 Haringey is a borough of growth – and we believe that through growth we will facilitate successful places which are built on strong and successful communities that are independent, resilient and empowered to take responsibility for their own outcomes. The refreshed Corporate Plan shows how the Council will use its resources to facilitate this, with defined priorities, delivery plans and measures of success, underlining the Council's developing roles as commissioner and enabler and shifting away from direct deliverer of services that are better delivered by other sectors, including residents themselves.. The challenging financial climate means that we cannot do things in the way we have before – and there are certain things which we can no longer do at all. Importantly, the six cross-cutting themes of the Plan show how we will make this change recognising the centrality of:
  - Moving to prevention and early help
  - Tackling inequalities
  - Strengthening community capacity
  - Developing partnerships
  - Focusing on the customer
  - Achieving value for money.
- 2.2 In addition, ambitious regeneration plans for Tottenham, which will transform the social, economic and physical environment, and for Wood Green, which will create a vibrant, cosmopolitan and commercially successful Metropolitan town centre are already being developed. Building stronger communities together, we will be in a better position to deliver sustainable regeneration for the people of Haringey and ensure we can build capacity locally.
- 2.3 The original focus of the Review was to consider the portfolio of community buildings from a property and asset management perspective. During the course of the Review, we were also developing our corporate priorities, cross-cutting themes and transformation programmes in consultation with residents. It is now evident that the starting point for such a review must include the people, activities and outcomes which the use of community buildings can generate for the benefit of local residents.
- 2.4 The Community Strategy sets out how the Council will realise its dedication to working in partnership with local communities to build local capacity and to





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strengthen residents and families, a key cross-cutting theme of the Corporate Plan. We will use our resources alongside those of the voluntary and community sectors, building strong alliances to tackle inequality, poor outcomes and dependency on high level statutory services maximising alternative income sources focused on identified need.

- 2.5 As such, effective asset management is an essential part of delivering better services for the people of Haringey and demonstrating good use of resources for the Council. Adopting a strategic approach based on the assets and needs of our local communities will act as a catalyst for modernisation and a positive contribution to the key programmes and aspirations of the Corporate Plan.

**3. Recommendations**

Members are asked:

- 3.1 To agree to adopt the strategic framework set out in Section 6 including the principles set out at paragraph 6.4 which will be applied to the community buildings under review (listed at Appendix A) and to any further buildings which the Council identifies as forming part of the community buildings portfolio to guide decisions on their future;
- 3.2 To agree the recommendations as set out at Appendix B, in relation to Section 7 and made in the context of robust assessments of buildings conditions, lease and contracts, organisational capacity perspectives together with demand for education, health or housing and/or other regeneration needs of the borough;
- 3.3 To agree the further recommendations as set out at Section 7 and to agree that these will be used to guide future decisions on buildings in the Community Building portfolio. This includes the agreement that where there is an overriding demand for education, health or housing, buildings will be freed up for regeneration, alternative use or disposal;
- 3.4 To agree the recommendation to move towards the implementation of a new Community Model Lease and agree a new process for assessing eligibility for rent subsidy for organisations willing to adopt the Community Model Lease as set out at paragraph 7.4, and 7.5;
- 3.5 To agree the recommendation to end the current system of Circular Funded Rent (CFR) and Peppercorn Rents and to phase out the CFR subsidy on a managed basis by March 2019 which includes approval not to implement further Peppercorn Rents upon expiry of current Peppercorn lease as set out at paragraphs 7.6 and 7.7;
- 3.6 To agree the additional recommendations to establish criteria around Asset Transfer and lease monitoring and evaluation as set out at paragraphs 7.9, 7.10 and 7.11;





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- 3.7 To agree that the authority to work with individual organisations to effect the recommendations at Section 7 is delegated to the Director of Planning, Regeneration and Development following consultation with the Lead Members of Housing and Regeneration and Health and Wellbeing and the Section 151 Officer;
- 3.8 To note the Equalities Impact Assessment at Appendix C and agree that individual Equalities Impact Assessments will be undertaken as appropriate.

#### **4. Alternative options considered**

- 4.1 Following the initial Community Building Review recommendations from the 2012 review, an interdepartmental Community Building Working Group considered a range of alternative options for each building in terms of proposals for the short to medium term and a strategy for each asset – likely to be in terms of retain, improve/invest or dispose/alternative use. All alternative options were considered against key criteria which took account of regeneration programmes and priorities under the current Corporate Plan including education and housing.
- 4.2 A 'do nothing' scenario was considered. However this approach was rejected as an option. As alluded to in the Cabinet Member introduction, effective, proactive asset management is essential in order to maximise on the Council's investments in order to support and underpin corporate priorities, particularly in terms of our ambitions for health, wellbeing and social and economic regeneration.
- 4.3 Alternative options were also considered in relation to Circular Funded Rent. A 'do nothing' option was considered in which Circular Funded Rent (CFR) would continue to be paid to the limited number of organisations currently receiving it on an ongoing basis. This was rejected on the grounds of equity and transparency. A second option was to cease CFR with a period of notice and expect organisations to pay a market rent. This was considered to be likely to lead to significant instability in the sector given the additional financial costs to which organisations would become subject. The third and preferred option was to cease CFR in a phased way and to move towards payment of an agreed market rent over a period of 2 -3 years.

#### **5. Background information**

- 5.1 In 2012, Haringey Council agreed to review and refocus its community buildings portfolio in order to make better use of the portfolio, improve the quality of the buildings and make them more widely accessible to Haringey's diverse voluntary and community sector by aligning usage to community needs and Council priorities. This review was to include a review of Circular Funded Rent. The findings from the 2012 Cabinet report on the first phase of the Community Building Review is attached at Appendix D.
- 5.2 A detailed review has since been undertaken of each building forming the scope of the community building portfolio, using qualitative and quantitative criteria and





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involving an interdepartmental Community Building Working Group to consider a range of alternative options for each building. These options gave consideration of corporate priorities and future regeneration plans in order to determine proposals for the short to medium term and a strategy for each asset – likely to be in terms of retain, improve/invest or dispose/alternative use. Implementation of these options will be guided by the recommendations set out in Section 7 of this report.

5.3 The Council has now published its Corporate Plan, Building a Stronger Haringey Together 2015 - 18, which sets out the Council's key priorities over the next three years. Importantly, the Council has reaffirmed its commitment to working together with communities to achieve the outcomes of the Corporate Plan, which focus on:

- Increase community participation by providing opportunities to connect people to their communities
- Deliver open and customer-led services that enable residents to participate in their design and delivery
- Increase independence and self-reliance within communities
- Facilitate positive community conversations enabling residents to make socially responsible and sustainable choices
- Become an engaging, collaborative organisation that creates the culture where communities are confident to lead positive change and have a 'can do' approach to problem solving

5.4 In addition, work has been underway to develop a Community Strategy which provides emphasis and co-ordination to these principles and to the considerable activity with communities. It stresses the importance of the Council working with communities in ways which facilitate resilience, capacity and ownership.

## **6. The Community Building Review – strategic framework and principles**

6.1 This Review represents a significant opportunity to ensure that the community buildings portfolio best meets the needs of local communities in Haringey for a considerable period to come. We recognise that the portfolio has grown in response to demands and changes in the local population and we are keen that it continues to act as an enabler of community strength and capacity in light of Haringey's growth, national and local policy and the current challenging financial climate. We acknowledge that the proposals arising from the Review will lead to some uncertainty but have sought to ensure that it has operated within a set of clear strategic principles and has adopted a set of strategic recommendations which reflect wider ambitions for Haringey.

6.2 It should be recognised that there are many factors to consider when forming an overall strategy for the future use of community buildings. For example, it was found that there were potentially conflicting features where some buildings represented a strong opportunity for regeneration leading to housing, for example, but also demonstrated that they accommodated successful organisations providing good quality, needed services in the locality. In determining the final recommendations,





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consideration was given to a more holistic approach of balancing strategic portfolio utilisation and savings against the backdrop of Corporate Plan ambitions, in particular relation to Priority Two: Empower all adults to live healthy, long and fulfilling lives.

- 6.3 It should also be acknowledged that the portfolio will be subject to constant change as community organisations change and develop, potentially vacating properties, and where new/emerging community needs are identified and require community space for service provision. In addition, some buildings come to the natural end of their shelf life and would require such significant investment they would not prove viable for future use. Therefore, it is acknowledged that the Community Building portfolio will remain dynamic for the foreseeable future.
- 6.4 In light of the above, the Review sought to take a strategic approach which fully recognises the complex environment in which we are operating, previous decisions of Cabinet, the recent approval of the Corporate Plan and the relative prioritisation of potentially competing priorities. This led to the following strategic framework principles being recommended for adoption:
- a. Haringey will work with communities to achieve their ambitions, by making best use of the strengths of the borough and ensuring that we build capacity and foster independence and self-reliance;
  - b. Community buildings are a valuable asset for local communities, both neighbourhoods and communities of interest;
  - c. Effective, consistent and equitable use of community assets can drive greater social value and community benefits and will better meet the changing needs of Haringey. We aim for better utilisation of properties including sharing of space between organisations to ensure community assets are widely used, developed and maintained;
  - d. The Council will consider alternative forms of freehold ownership only where social value and community benefits can be demonstrated;
  - e. Regeneration and potential changes of use which meet the demand for housing, education or health are paramount. Therefore, where there is an overriding demand for education, health or housing, buildings will be freed up for regeneration, alternative use or disposal; and that
  - f. These strategic principles will apply to all buildings designated as community buildings by the Council.





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## 7. Community Buildings Review – key recommendations

7.1 Following a robust assessment process, individual strategies for each building have been recommended. These have been determined by the outcomes from a cross-Council assessment process. The proposed recommendations for each building are summarised at Appendix B. The recommendations are listed in order of:

- Retain
- Retain – improve/invest
- Dispose/alternative use

7.2 The recommendations are made in the context of the strategic framework and principles set out at Section 6. Where buildings are considered for disposal or alternative use this is where there is an overriding opportunity for greater utilisation with greater impact for Haringey residents, for example, through regeneration and change of use. Where buildings are considered for retention we recognise there is significant scope in some cases for opportunities to increase and improve utilisation by sharing assets between organisations or greater efficiency of management approaches.

7.1 During the course of the review, key recommendations have also been formulated to be applied across the community building portfolio to underpin and complement the strategic principles. These are as follows:

### **New Community Model Lease**

7.2 It is recommended that there is a proactive move towards adoption of a Community Model Lease of no more than 5 years fixed term outside the security of tenure provisions of the Landlord and Tenant Act 1954. Any exception must be supported by a robust rationale in which long term benefits to the wider community can be demonstrated.

7.3 It is recommended that the application of the Community Model Lease is as follows:

- A standard commercial market rent is payable on all the community building leases. However, a reduced rent will be considered for Tenants in community buildings under the following provisions:-
  - Upon lease expiry, any Tenant wishing to benefit from a 'Reduced Rent' would need to adopt the new Community Model Lease Terms (attached at Appendix E). Alternatively, tenants can sign up to the commercial lease terms at a commercial market rent;
  - Scheduled rent reviews (where provision has been accorded within a lease) will be undertaken as per terms of the existing lease. At this point, the commercial rate will apply. However, at this point the Tenant will be offered the opportunity to surrender their existing lease and adopt the new Community Model Lease terms;



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- If a Tenant opts to adopt the new Model Lease, the Tenant's 'Community Benefit' will be assessed by the Council at the point of granting a new lease. This will determine the amount by which the rent applicable under the new Community Model Lease will differ from the rent applicable under the standard commercial lease.

#### **Eligibility for a reduced rent subsidy**

7.4 In order to implement a fair system, it is recommended that a set of criteria will be established against which organisations in Council community buildings will be assessed for their eligibility for a reduced rent. These criteria are yet to be finalised but will be in line with the Social Value checklist (attached as Appendix F) developed for Haringey in light of the Social Value Act. They would include for example:

- Role and purpose of the organisation and nature of services delivered;
- Evidence of reach of organisation within the Haringey community;
- Demonstrable social benefit of the organisation within the Haringey community to include impact across at least one of the following domains:-
  - Equity and social inclusion;
  - Building strong communities;
  - Early help and prevention;
  - Local employment;
  - Healthy life expectancy; and
  - Sustainable environment.

7.5 It is recommended that the subsidy is a standard flat rate of 40% of the annual rent applicable under the standard commercial lease for any organisation.

#### **Cessation of Circular Funded Rent and Peppercorn Rent**

7.6 It is recommended that Circular Funded Rent and Peppercorn Rent is phased out in a managed way in light of the move to Community Model Leases.

7.7 It is recommended that the application of a phased out process is as follows:

- Tenants are notified that the Council will reduce its Circular Funded Rent (CFR) subsidy over a period of two years, starting from April 2017, so that by April 2019 the CFR subsidy no longer applies;
- The CFR subsidy will reduce to 60% of the agreed rent in 2017/2018, 40% of the agreed rent in 2018/2019 and nil subsidy thereafter;
- Tenants on a Peppercorn rent will be notified that the Council will no longer continue with peppercorn arrangements upon the expiry of their existing lease;





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- During the period of transition to the new rent arrangements, organisations affected work with the Council through Corporate Property Services and Commissioning to agree a move to the new Community Model Lease. If a Tenant opts to adopt the new Model Lease, the Tenant's 'Community Benefit' will be assessed at the point of granting a new lease. This will determine the amount by which the rent applicable under the new Community Model Lease will differ from the rent applicable under the standard commercial lease;
- Where organisations agree to move to a Community Model Lease, the timing and process for transition to the new arrangements will be agreed with the Council.

7.8 The following recommendations will also guide future decisions and management of the Community Building Portfolio:

**Community Asset Transfer**

7.9 It is recommended that criteria are developed for circumstances where community buildings will be available for asset transfer and entrusted to organisations to lead and develop;

**Monitoring and evaluation**

7.10 It is recommended that Community Building tenancies are periodically monitored and reviewed to ensure that appropriate building use occurs in line with lease provisions, that usage remains relevant to existing/changing community needs and to prevent any commercialisation or profit making gains from subletting.

7.11 These recommendations are made in the context of the strategic framework set out above at Section 6. Where buildings are considered for disposal or alternative use this is where there is an overriding opportunity for greater utilisation with greater impact for Haringey residents, for example, through regeneration and change of use. Where buildings are considered for retention we recognise there is significant scope in some cases for opportunities to increase and improve utilisation by sharing assets between organisations or greater efficiency of management approaches.

**8. Comments of the Chief Finance Officer and financial implications**

8.1 The total economic cost of the Council's current voluntary sector commissioning programme includes the direct costs of commissions, project funding and innovation funding, plus the subsidies provided to those groups occupying commercial and other building assets at less than market rents. The total cost therefore breaks down as follows:

8.2 The Council has approved a budget which requires cashable savings of £1.4m to be made from the voluntary sector commissioning team. The proposals in this report will make savings from ending the current system of circular rents, but will also incur new costs by making limited subsidies available to a wider group of





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applicants based on a new assessment under the Community Model Lease proposals. The net effect of these proposals will be a saving of £200k.

8.3 In terms of future administration and transparency in setting out future costs, it is recommended that full commercial rent is charged as part of the Community Model Lease, and a separate agreement for subsidy is agreed as part of the 5 year term, and reviewed every 5 years in future.

**9. Comments of the Assistant Director of Corporate Governance and legal implications**

9.1 Under Section 123 of the Local Government Act 1972 the Council may dispose of land held in any manner it wishes provided that the consideration received is the best that can be reasonably obtained. The requirement for best consideration does not apply to the grant of short term leases i.e. leases not exceeding 7 years and therefore would not apply to the proposed Community Model Lease for a 5 year term

9.2 The Community Building review in each case will need to consider whether the lease is within the Landlord and Tenant Act 1954 as those tenants will have security of tenure and the right to a new lease on similar terms unless the Council can oppose the renewal on statutory grounds. It is noted that the Community Model Lease will be outside of security of tenure provisions.

9.3 Where redevelopment is possible it should be noted that compensation may be payable to the tenant for disturbance if the tenancy is determined.

9.4 There are no further comments on this report at this stage.

**10. Equalities and Community Cohesion Comments**

10.1 The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:

- tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- advance equality of opportunity between people who share those protected characteristics and people who do not; and to
- foster good relations between people who share those characteristics and people who do not.

10.2 An Equality Impact Assessment accompanies this report. Appendix A lists the known current usage of Community Buildings in Haringey. It shows that many of





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the buildings are currently being used by groups with protected characteristics under the Equalities Act 2010, including race and ethnicity, sex, religion, disability and age.

- 10.3 The report identifies 8 community buildings to be freed for alternative development options because of an overriding demand for education, health or housing in the area. Before any alternative option proceeds, we will undertake further individual EqIAs on how the alternative use of that specific community building site would affect those with protected characteristics under the Equality Act 2010.
- 10.4 Where community organisations need to relocate for regeneration reasons, the Council will provide assistance with identifying alternative accommodation. The Council is committed to working with organisations through an agreed process to ensure that any alternative buildings identified will adequately meet their needs.

## 11. Head of Procurement Comments

- 11.1 As there is currently no procurement exercise, the Central Procurement Unit (CPU) notes the recommendations in this report. However CPU will need to be consulted if any procurements or further initiatives arise.

## 12. Policy Implication

- 12.1 **Corporate Plan, *Building a Stronger Haringey Together 2015-18***:- The proposals set out in the report confirm a new approach to the management of the community buildings portfolio by the Council and addressing corporate ambitions in particular relation to Priority Two: *Empower all adults to live healthy, long and fulfilling lives*.
- 12.2 **Community Strategy, *Working Together with Communities***:- The proposals set out in the report are in line with the strategic objectives of the Community Strategy.
- 12.3 **Corporate Asset Management Plan**:- The proposed approach is also consistent with the principles of the Corporate Asset Management Plan (AMP) currently being refreshed. The refreshed AMP will focus on delivering better services for the people of Haringey by demonstrating good use of resources for the Council.
- 12.4 **Localism Act 2011 – Community Rights to Bid and Challenge**:- The proposals set out in the report could be affected by The Localism Bill which came into force in September 2012. The Bill aims to shift power from central government into the hands of individuals, communities and councils. The Bill includes new rights for local communities, including the Community Right to Bid and the Community Right to Challenge. Important local amenities and buildings such as community halls can be nominated for listing by the local authority as assets of value. If listed assets come up for sale, communities will have extra time to prepare a bid to take them over. The Community Right to Bid could have a fundamental impact on any proposals that identify buildings/sites for disposal or redevelopment.



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- 12.5 **Community Asset Transfer:-** The proposed approach in the report would support Community Asset Transfer, which is related to, but not part of, the Localism Act 2011. Community Asset Transfer is the change in management and/or ownership of land or buildings from public bodies to communities (community and voluntary sector groups, community enterprises and social enterprises etc)

**13. Reasons for Decision**

- 13.1 The proposed individual recommendations for each building in Section 7 Table 1 follow a rigorous and comprehensive assessment process and provide the Council with the best considered option in each case.
- 13.2 The recommendation for the adoption of the proposed strategic framework and guiding principles will ensure that the Council opts for the best considered option with regard to the use of the community buildings currently defined and those for the use of the community in the future.
- 13.3 The recommendation to cease Circular Funded Rent, moving proactively to the implementation of a Community Model Lease with the availability of a limited subsidy for a wider group of applicants contributes to the Commissioning Team budgetary target of £1.4m cashable savings.

**14. Use of Appendices**

Appendix A – Community Building Review list of organisations in scope

Appendix B – Table of Final Recommendations

Appendix C – EqIA

Appendix D – Community Building Review Cabinet Report 2012 which can be found at

<http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=6015&Ver=4>

Appendix E – Community Model Lease example

Appendix F – Social Value Checklist

**15. Local Government (Access to Information) Act 1985**

N/A



## Appendix A

Organisation	Address	Description	Ward
Kurdish Advice Centre	St Mary's Community Centre, Birbeck Road N8 7PF	The organisation works for the advancement of the Kurdish community. Service provision includes education, training, recreational facilities, leisure activities, cultural events. Specialist service provision for advice on housing, employment, immigration, and health and welfare.	Hornsey
Hornsey Vale Community Centre	Stationers Community Centre, Mayfield Road N8 9LP	Community Centre hosting activities such as football, martial arts, yoga, complementary therapy services, a regular playgroup and after school club during term time, with frequent holiday activities. Also operates private hall hire.	Stroud Green
JAN Trust	8 – 10 Bedford Road N22 7AU	JAN Trust is primarily but not exclusively a BME support service provider. The organisation aims to empower women giving them the opportunity to tackle and overcome the barriers to inclusion.  Service provision includes social; educational; training; employment; health; women's rights and support measures.	Alexandra
UK Islamic Cultural Centre	6 Caxton Road N22 6TB	Place of worship, training, counselling and consultancy.	Noel Park
Council of Asian People	8 Caxton Road N22 6TB	The Council of Asian People (CAP) provides a range of services in social welfare, education and training to Asian Community in the Borough of Haringey.	Noel Park
UK Islamic Cultural Centre	10 Caxton Road N22 6TB	Place of worship, training, counselling and consultancy.	Noel Park
Kurdish Community Centre	Fairfax Hall, 11 Portland Gardens N4 1HU	A refugee charity providing social welfare services and activities for the Kurdish refugee community Haringey.	St Ann's
Turkish Cypriot Community Association	628 - 630 Green Lanes N8 0SD	The Turkish Cypriot Community Association provides social and welfare support services to the Turkish speaking community.	Harringay
I Can Care Ltd	Woodside Park 294 High Road N22 8YX	Provision of community services for predominantly elderly Asian women.	Woodside
Haringey Irish Cultural and Community Centre	Pretoria Road N17 8DX	Primarily serves a predominantly Irish community. Services provided include an Advice and Support Service and a social club. Offers regular room hire to a variety of BME and voluntary/charitable organisations. Community space is also for hire.	Northumberland Park
Bangladeshi Women's Association in Haringey	Mitalee Centre Stanley Road N15 3HB	Services for the advancement of predominantly Bangladeshi women in Haringey.	St Ann's
Ilse Amlot Centre for Women and	Northumberland Park Women and Children's	A community centre for women and children providing related services. Also community space for hire.	Northumberland Park

Organisation	Address	Description	Ward
Children	Centre, Sommerford Grove N17 0PT		
Tottenham Community Sports Centre Ltd	Tottenham Community Sports Centre 701 – 703 High Road N17 8AD	As a sports centre with an ancillary social club and for other activities. Operates hall hire for local community.	Northumberland Park
Chestnuts Community Centre	280 St Ann's Road N15 5BN	Interim management by the Bridge Renewal Trust.  Community centre providing space for short or long term hire.	St Ann's
Association of Cypriot Organisations	Cypriot Community Centre, Earlham Grove N22 5HJ	Predominantly provides support for all Cypriots, both Greek and Turkish, living in Haringey. Service provision includes a luncheon club, meals on wheels, training and advice services. The centre also runs the Cypriot Elderly & Disabled Group, providing day care. Also operates hall hire.	Woodside
Jacksons Lane Community Association	Jacksons Lane Community Centre, 269a Archway Road N6 5AA	Arts venue and community centre. Operates hall hire.	Highgate
Markfield Project	Markfield Road N15 4RB	Markfield is a community centre promoting the dignity, choice, independence and community inclusion of Disabled people and their families.	Seven Sisters
KORI	Milton Road Community Centre, Milton Road N15 3DS	Provision of holistic activities for the advancement of children and young people through a programme of arts, sports, academic support, mentoring, cultural and environmental education, which aims to strengthen self achievement and support the wider community.	West Green
Hornsey Historical Society	The Old School House, 136 Tottenham Lane N8 7EL	Provision of local history and facts of Hornsey. Provision of educational tours. Archiving service. Bookshop available.	Hornsey
Grace Organisation	Whitehall and Tenterden Community Centre Whitehall Street N17 8BP	Provision of counselling services to families and day care services for the elderly	Northumberland Park
Greek Parents Association	Winkfield Road Community Centre 39 Winkfield Road N22 5RP	Community Centre predominantly for Greek parents. Provision of support services.	Woodside



Organisation	Address	Description	Ward
Afro International Theatre Productions	Lord Morrison Hall, Scales Road N17 9EZ	No information available.	Tottenham Hale
Trustees of the Cherubim and Seraphim Church	Park Lane Community Centre, 46 Park Lane N17 0JS	Predominantly used as a place of worship.	Northumberland Park
Haringey Phoenix Group	Portacabins r/o 33 Winkfield Road, N22 5RP	Provision of support and social activities for the blind and partially sighted.	Woodside
The Selby Trust	Selby Centre Selby Road N17 8JL	Community Centre hiring space to organisations for social, cultural, training, educational and recreational purposes.	White Hart Lane
African Caribbean Leadership Council	West Indian Cultural Centre 9 Clarendon Road N8 0DD	Community centre predominantly for the African Caribbean community, although not exclusively. Operates hall hire.	Noel Park
Greek Cypriot Women's Association,	Haringey Grove Community Centre, Denmark Road N8 0DZ	Community centre providing training and education for the advancement of Greek Cypriot Women predominantly. Also community space for hire.	Harringay
N/A (building demolished. Site only)	Welbourne Community Centre, Chestnut Road N17 9EU	N/a. Site only	Tottenham Hale

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APPENDIX B

Key:

Definition	Explanation
Timeframes	
Short term	0 – 2 years
Medium term	2 – 5 years
Long term	5 – 10 years

Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
21	Kurdish Advice Centre	St Mary's Community Centre, Birbeck Road N8 7PF	The organisation works for the advancement of the Kurdish community. Service provision includes education, training, recreational facilities, leisure activities, cultural events. Specialist service provision for advice on housing, employment, immigration, and health and welfare.	10yrs Expired 2009	Hornsey	Retain in current use in the short term.  Whilst the site is not within a regeneration zone, it presents a housing opportunity.  The preferred option is for conversion to residential units.  To consider service relocation options for the medium term.	Medium

Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
22	Homsey Vale Community Centre	Stationers Community Centre, Mayfield Road N8 9LP	Community Centre hosting activities such as football, martial arts, yoga, complementary therapy services, a regular playgroup and after school club during term time, with frequent holiday activities. Also operates private hall hire.	20yrs Expires 2016	Stroud Green	Retain in current use in the short term.  The site presents a commercial/economic/regeneration opportunity. It is not within a regeneration zone.	Medium term
1	JAN Trust	8 – 10 Bedford Road N22 7AU	JAN Trust is primarily but not exclusively a BME support service provider. The organisation aims to empower women giving them the opportunity to tackle and overcome the barriers to inclusion.  Service provision includes social; educational; training; employment; health; women's rights and support measures.	10yrs Expired 2012	Alexandra	Retain in current use in the medium term.  The site presents a limited commercial opportunity as situated underneath residential premises. However the site itself falls within a regeneration zone and presents a medium term economic/regeneration opportunity.	Medium term
2	UK Islamic Cultural Centre	6 Caxton Road N22 6TB	Place of worship, training, counselling and consultancy.	New model lease	Noel Park	Retain in current use in the medium term.  The site presents a high	Medium/Long term



Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
3	Council of Asian People	8 Caxton Road N22 6TB	The Council of Asian People (CAP) provides a range of services in social welfare, education and training to Asian Community in the Borough of Haringey.	20yrs Expired 2010	Noel Park	Retain in current use in the medium term.  The site presents a high commercial/economic/regeneration opportunity and falls within a regeneration zone.	Medium/Long term
4	UK Islamic Cultural Centre	10 Caxton Road N22 6TB	Place of worship, training, counselling and consultancy.	99yrs Expires 2077	Noel Park	Retain in current use in the medium term.  The site presents a high commercial/economic/regeneration opportunity and falls within a regeneration zone.	Medium/Long term

Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
7	Kurdish Community Centre	Fairfax Hall, 11 Portland Gardens N4 1HU	A refugee charity providing social welfare services and activities for the Kurdish refugee community Haringey.	25yrs Expires 2026	St Ann's	Retain in current use in the medium term. The site presents a limited commercial opportunity but reasonable economic/regeneration opportunity. It does not fall within a regeneration zone.	Medium term
8	Turkish Cypriot Community Association	628 - 630 Green Lanes N8 0SD	The Turkish Cypriot Community Association provides social and welfare support services to the Turkish speaking community.	20yrs Expires 2022	Haringay	Retain in current use in the medium term. The site presents a limited commercial/economic/regeneration opportunity. It does not fall within a regeneration zone.	Medium/Long term
10	I Can Care Ltd	Woodside Park 294 High Road	Provision of community services for predominantly elderly Asian women.	20yrs Expires 2021	Woodside	Retain in current use in the medium term. The site presents a limited	No action



Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
		N22 8YX				commercial/economic/regeneration opportunity. Not within a regeneration zone. Situated within a park.	
11	Haringey Irish Cultural and Community Centre	Pretoria Road N17 8DX	Serves a predominantly Irish community. Services provided include an Advice and Support Service and a social club. Offers regular room hire to a variety of BME and voluntary/charitable organisations. Community space is also for hire.	20yrs Expires 2027	Northumberland Park	Retain in current use in the medium term.  The site presents a high commercial/economic/regeneration opportunity and falls within a regeneration zone.	Short/Medium term
16	Bangladeshi Women's Association in Haringey	Mitalee Centre Stanley Road N15 3HB	Services for the advancement of predominantly Bangladeshi women in Haringey.	50yrs Expires 2040	St Ann's	Retain in current use in the medium term.  The site presents limited economic/regeneration opportunity. Not within a regeneration zone. However, presents a possible future commercial opportunity	Short term

Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
17	Ilse Amlot Centre for Women and Children	Northumberland Park Women and Children's Centre, Somerford Grove N17 0PT	A community centre for women and children providing related services. Also community space for hire.	19yrs Expires 2017	Northumberland Park	Retain in current use in the medium term. The site presents a high commercial/economic/regeneration opportunity and falls within a regeneration zone.	Medium term
24	Tottenham Community Sports Centre Ltd	Tottenham Community Sports Centre 701 – 703 High Road N17 8AD	As a sports centre with an ancillary social club and for other activities. Operates hall hire for local community.	60yrs Expires 2052	Northumberland Park	Retain in current use in the medium term. The site presents a high commercial/economic/regeneration opportunity and falls within a regeneration zone.	Medium term
5	Chestnuts Community Centre	280 St Ann's Road N15 5BN	Interim management by the Bridge Renewal Trust. Community centre providing space for short or long term hire.	1yr Expires 2015	St Ann's	Retain and invest in current use in the long term. The site presents a limited commercial/economic/regeneration opportunity as the premises sits within a park. It falls within a regeneration zone.	Medium term



Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
6	Association of Cypriot Organisations	Cypriot Community Centre, Earlam Grove N22 5HJ	Predominantly provides support for all Cypriots, both Greek and Turkish, living in Haringey. Service provision includes a luncheon club, meals on wheels, training and advice services. The centre also runs the Cypriot Elderly & Disabled Group, providing day care. Also operates hall hire.	21yrs Expires 2033	Woodside	Retain in current use in the long term. The site presents a high commercial opportunity and reasonable economic/regeneration opportunity. It does not fall within a regeneration zone.	Medium term
12	Jacksons Lane Community Association	Jacksons Lane Community Centre, 269a Archway Road N6 5AA	Arts venue and community centre. Operates hall hire.	28yrs Expired 2013	Highgate	Retain in current use in the long term. The site presents a low commercial opportunity and limited economic/regeneration opportunity as the premises is a Grade II listed building. It does not fall within a regeneration zone.	Medium term
14	Markfield Project	Markfield Road N15 4RB	Markfield is a community centre promoting the dignity, choice, independence and community inclusion of Disabled people and	25yrs Expired 2009	Seven Sisters	Retain in current use in the long term. The premise is situated in a park,	Short term

Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
15	KORI	Milton Road Community Centre, Milton Road N15 3DS	Provision of holistic activities for the advancement of children and young people through a programme of arts, sports, academic support, mentoring, cultural and environmental education, which aims to strengthen self achievement and support the wider community.	1yr Expired 2012	West Green	Retain in current use in the long term. The site presents a limited commercial/economic/regeneration opportunity. Not within in a regeneration zone. Situated adjacent to a play area on a housing estate.	Short term
23	Hornsey Historical Society	The Old School House, 136 Tottenham Lane N8 7EL	Provision of local history and facts of Hornsey. Provision of educational tours. Archiving service. Bookshop available.	10yrs Expired 2009	Hornsey	Retain in current use in the long term. The site presents a limited commercial/economic/regeneration opportunity. It is not within in a regeneration zone. Situated on a small green.	Short term



Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
9	Greek Cypriot Women's Association,	Haringey Grove Community Centre, Denmark Road N8 0DZ	Community centre providing training and education for the advancement of Greek Cypriot Women predominantly. Also community space for hire.	20yrs Expired 2012	Haringay	Alternative use in the short term. The lease was surrendered to the Council in 2013. The site presents a relatively limited commercial opportunity. However it does present a high economic/regeneration opportunity. It is not within in a regeneration zone.	Short term
27	Grace Organisation	Whitehall and Tenderden Community Centre Whitehall Street N17 8BP	Provision of counselling services to families and day care services for the elderly	10yrs Expired 2006	Northumberland Park	Alternative use in the short term. The site presents a high commercial/economic/regeneration opportunity and falls within a regeneration zone.	Short/Medium term
28	Greek Parents Association	Winkfield Road Community Centre 39	Community Centre predominantly for Greek parents. Provision of support services.	20yrs Expired 2012	Woodside	Alternative use in the short/medium term. The site presents a high commercial/economic/regeneration	Short/Medium

Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
		Winkfield Road N22 5RP				an opportunity. It does not fall within a regeneration zone.	
13	Afro International Theatre Productions	Lord Morrison Hall, Scales Road N17 9EZ	No information available.	20yrs Expired 2012	Tottenham Hale	Alternative use in the medium term. The site presents a high commercial/economic/regeneration opportunity and falls within a regeneration zone.	Medium term
18	Trustees of the Cherubim and Seraphim Church	Park Lane Community Centre, 46 Park Lane N17 0JS	Predominantly used as a place of worship.	20yrs Expired 2012	Northumberland Park	Alternative use in the medium term. The site presents a high commercial/economic/regeneration opportunity and falls within a regeneration zone.	Medium term
19	Haringey Phoenix Group	Portacabin s r/o 33 Winkfield Road, N22 5RP	Provision of support and social activities for the blind and partially sighted.	Tenancy at Will	Woodside	Alternative use in the medium term. The portacabins present a limited commercial/economic/regeneration opportunity.	Short/Medium term



Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
20	The Selby Trust	Selby Centre Selby Road N17 8JL	Community Centre hiring space to organisations for social, cultural, training, educational and recreational purposes.	25yrs Expired 2022	White Hart Lane	Alternative use in the medium term. The site presents a high commercial/economic/regeneration opportunity and falls within a regeneration zone.	Medium term
26	African Caribbean Leadership Council	West Indian Cultural Centre 9 Clarendon Road N8 0DD	Community centre predominantly for the African Caribbean community, although not exclusively. Operates hall hire.	125yrs Expires 2115	Noel Park	Alternative use in the medium term. The site presents a limited commercial opportunity but a high economic/regeneration opportunity and falls within a regeneration zone.	Medium term
25	N/A (building demolished. Site only)	Welbourne Community Centre,	N/a. Site only	N/A	Tottenham Hale	N/A. Site only. Now forms part of the Housing Zone.	N/A

Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
		Chestnut Road N17 9EU					



Map no	Organisation	Address	Description	Lease length and lease expiry (yrs)	Ward	Final recommendation and rationale	Timeframe for action
20	The Selby Trust <i>This corrected description was approved at the Cabinet meeting.</i>	Selby Centre Selby Road N17 8JL	Selby Centre has been recognised as an Asset of Community Value until 2019. Over 20 years since its inception, The Selby Centre continues to be a multi-cultural and inclusive space for local people in an area of high deprivation. Its motto is "Many Cultures, One Community." The Selby Centre attracts large numbers of all types of volunteers, is well-used by over 500 visitors daily accessing programmes either run by the Trust, its 39 onsite organisations or delivered by the 100+ social enterprises, environmental projects, charities, not-for-profits, sports groups, employability support organisations and faith groups in its network. The Centre generates over 75% of its income from hiring a wide range of affordable spaces such as rooms and halls for meeting, conferences and sporting activities and in small measure, its earnings from environmental social enterprises.	25yrs Expires 2022	White Hart Lane	<b>Explore and agree use of the site in the medium term,</b> including any options required for re-providing existing community uses, through a feasibility study to be developed collaboratively by the Trust and the Council  The site presents a high commercial/economic/regeneration opportunity and falls within a regeneration zone.	Medium term
26	African Caribbean Leadership Council	West Indian Cultural Centre 9 Clarendon Road N8 0DD	Community centre predominantly for the African Caribbean community, although not exclusively. Operates hall hire.	125yrs Expires 2115	Noel Park	<b>Alternative use in the medium term.</b>  The site presents a limited commercial opportunity but a high economic/regeneration	Medium term

