

(A1)

Existing housing tenure within Site Allocation 63 in Haringey's Local Plan [Note: Now SA62]

	Council secure tenancies	Council leaseholders (resident)	Council leaseholders (non-resident)	Private registered provider (Housing association) tenancies	Other private sector dwellings	Total
BWF Flats	905	68	63	13	0	1,049
BWF Willan Road street properties	24	0	0	8	3	35
Somerset Close	0	0	0	102	6	108
Lido Square	0	0	0	76	0	76
Lordship Lane	2	0	0	10	40	52
Moira Close	0	0	0	58	2	60

A2

Name: Clasford Stirling MBE

Address: Community Centre Broadwater Farm Estate, Tottenham

DOB: 12<sup>th</sup> May 1959

POB: Kingston, Jamaica

## YOUTH SPORT & COMMUNITY DEVELOPER

WC: What is your relationship with BWF estate?

CS: I'm sort of like one of the founding fathers. I grew up around here, played on here before it was built went to the local school next door ended up living with my sister who lived over here. Eventually during the troubled days I went to get a council flat, being young not knowing what they do, everybody was scared to live here. So I said well I grew up in the local area I'll take Broadwater Farm it's actually how I got on the council resident list without having a child! I got a single flat over here. It wasn't as scary as people said it was I suppose until I got involved in the community work, I started looking from a different perspective how things impact on people and their lives. I think being looked upon as one of the most level headed youngsters then I was kind of mentored by some older women who were activists within the community. I learned a lot of things, trying to deliver that to the community as well as people my age was not an easy task. When I look at where we are now and my relationship with the estate I'm part of every single development even this community centre actually starting this off as a project. The community looks me upon as such. I think I'm one of the longest lasting activists since 1979 that's still here.

WC: I was just going to ask how many years?

CS: Well we started the youth service in December 79 basically because there was an advert in the local paper about building a police station over here. A local resident called Miss Dolly Kiffin brought it to my attention. As a young man I didn't really want to get involved in all that. At the time the estate was 90% unemployed and I must have been one of the only youngsters working so she just grabbed me by the arm one day and I said okay. I was brought up respectful so I went to a meeting at her house, which was absolutely mad, I will never forget that first meeting. There was no form of control people were searing all over the place a lot of youngsters my age that technically did rule the 'frontline' of the estate. I grew up with most of them and I'm not a small guy, people know me from young I used to hate bullies. I was the oldest boy in our family my sisters looked to me if anyone bullied anyone. I got the name 'the bully-buster'. All the nerds used to hide behind me but to me they weren't nerds they were good people. I just didn't like anyone picking on people. When I got into this meeting it was like silence. At the time I didn't notice at such until people started telling me; why is that whenever you turn up in a meeting everyone is quiet? Most of the

youngsters know me and it would have to be a very serious dude to walk around with a gun or knife so most things in those days were fighting. You would end up friends or not. So after about 3 months the more I went, the more the troublemakers dropped off and eventually they asked me if I wanted to be on the committee. At that time I wasn't into the organised community work so I reluctantly said yes. Technically it started from there. In the early days what's impacted on me the most is, pointing out all the problems, they were just a normal way of life. Things could have been falling down we wouldn't have noticed. Living in a poor community, not having money and used to things being absolutely crap round here was normal. We had an outlook like nothings ever going to change. No one ain't gonna bother with us we are just poor people. I never saw here as a scary place but after going to meetings and talking to a lot of people then looking at the local press. I'm thinking are they really talking about Broadwater Farm? Yeah but looking at it 79, 80, 81 it was a very scary place. I don't think anybody really saw that and the more I got involved in community work, yeah there were one or two things that were scary. Trying to change that, because sometimes change is for the good, I got labelled as informer. If I decided to talk to the local police that weren't good and I turned from having friends, a wider community friendship, to not being so very well received by certain parts of the community. It was hard. As a young man it was confusing because what am I doing wrong here? I'm doing something to try and help the community and the community that I'm trying to help doesn't seem to want that. The other side of it was that there residents who were fighting. The more that we continued with our community organisation one by one people started to come out and voice things. I will never forget this elderly lady called Mary, very feisty old lady in a wheelchair I love her to bits, a white pensioner. In those days a white pensioner around young black males wasn't a good image you would always see white ladies clutching their handbags when black guys were going past. She was so up front she got involved and introduced me to the pensioners network over here that I didn't know existed. It was really good. We started to get some of the elderly out to the meetings and not be afraid of things that reinforced their fears. Sometimes it was confrontational. More often than not things went smoothly. After 2 years we tackled some of the problems; cockroach infestation was crazy, repairs were not being done, the estate was absolutely a sea of graffiti. Some would call it art but most of it was just bad language and sections of the community used it as front. We had no road sweepers over here so the rubbish was bad and the dog mess, at one time it was normal but when your eyes are open, pigeon droppings that used to hang over the side of the place, dirty grey walls. It was like being re-born because I never really noticed all that but now you're in the know and actually observing it. It was terrible and hearing people's problems was another thing that mounted everyday. The rent arrears,



the repairs weren't happening because some of the council workers and officers were scared to come over. Broadwater Farm was a mess then. The local authority made one big mistake, after finding out the problems and faults with the estate they used it as a dumping ground for young black and ethnic minority and unemployed people. It does matter who you are when you are idle, things happen. Things start to manifest; drugs, prostitution. It was created. It wasn't by choice. We had one of the highest rent arrears in the country here about 3 million, people didn't pay their rent over here. People were frightened to come over here and confront anybody with it. The police gave it's famous title as a 'no go area'. That was what the outside view was of Broadwater Farm then we got named as the worst estate in Europe. I don't think the so-called conscious residents really liked that. We had to live it. One thing that did stand out was the unemployment trying to do something about that was very difficult we had no amenities over here. We were shut off about 4,000 people lived here with nothing. We started to campaign for that to change to create things on the estate for ourselves. I didn't realise how hard that would be, there are so many rules with the local authority people were trying to better themselves and they were putting up barriers. Simple things like painting a stone wall for example, we were like give us the brush we'll paint it and they were giving it to contractors. They were paying security to watch over them. Eventually we chased them off and said to the council we will do it ourselves. It took a long fight with the union and the local authority and then eventually they said all right we'll give you a chance. They said we were not registered so we formed a co-op. A sympathetic contractor was willing to work with the community take on 50% of the workforce from the estate as long as they were capable to work with his team. It worked. We painted up the whole estate then negotiated for more contracts. People started to work. The estate was changing. There was an issue around the estate and the police. In those days certain police officers were just racist against the black community in Tottenham. It didn't make life any easier they would constantly grab people and beat them up creating more anger for the community and the police themselves. Again we had to tackle that. Eight years in I thought that was it I've finished with all this, I didn't realise the enormity of it. I think it's unfair that the government and local authority encourages residents associations to understand every service there is. Then one officer from each service is getting paid to come and work with the community whereas I had to know how everything ran then deliver all of that back unpaid. I couldn't believe it, the work was so much. This lady Rose Hughes and Dolly Kiffin said 'no what you have achieved is far more than we ever did you are not giving up.' We tried to educate the estate to say we have to do our bit. Then we had the riots. People use the riots for whatever political reasons but it damaged the estate and set us back a great number of years. Some people say in the inquiry a lot of things

came out which was good but can any good come out of Mrs Jarret and a police officer losing their life. I would rather have them back and a riot and no good to come out of it. That took us 3 years to get back on track everything stopped, we couldn't do any development because of raids and meetings. When we got over that we started to look at where we could improve life on the estate, we opened up a day-care nursery, enterprise workshops to encourage local businesses, the community centre. The social club was in the middle of the estate and it used to cause a lot of issues in terms of noise so we campaigned for the community centre to be near the park. The health-centre is where the old social club used to be again people questioned whether we should have it there. It worked and it became over used as it serviced the surrounding areas as well. It has continued from there. Around 91, 92 Miss Dolly Kiffin left and community activism changed a bit, one by one people left so I kept things going. I was looked upon as the Youth Community Sports Development Officer, when the community centre was built the council came in and got involved, started to pay us to keep things going up to this current day. I've never stopped trying to better things for the estate. The one thing that I've enjoyed is the mere fact that I've kept the feeling and the belief that if we can give the youngsters something to do before they become a youth then they won't inherit the road or our frontline. It started off as a pain then I fell in love with it because the amount of youngsters that have left here and gone onto better things. One mum was here before you came thanking me for helping her son, you can't beat that. I can honestly say that a lot of them wouldn't have had a nice life. I really enjoy it we have them from as young as 4 years of age. The estate is a million miles away from 79, 80. There is some worth in progress, how we progress is where the problem is; history will show we move mountains when you involve the community. I've been to many areas in 35 years now talking to people where the council have decide we want this here but nobody uses it. It's an absolute waste of money and everybody in the community agrees and the local authority because they want to be right they put all the money into staff and equipment for it to close down 5 years later. That's wrong. The first port of call has got to be the community, see what they want. When you are living in a poor area you are not going to move in 5 years you may live and die there. Whatever you choose to do in Broadwater Farm it's got to be for the community because we have learned to appreciate value for money over here and we have never wasted anything since those days. Sometimes the new broom that sweeps clean sweeps too clean. A lot of council staff have changed over the years, they put on this white collar and feel they are separate to the estate. If you don't live here and work here you have to think as if you live here because whatever decisions you make is going to affect those people.

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WC: Can you give me a run down of the sorts of things that go on here at the community centre?

CS: It's now run by Fusion Lifestyle as a leisure company/charity, are we happy with them no we are not. The council has decided that they want to progress and we are not in control of that. If they are a charity they are a very expensive charity.

WC: Isn't there a membership fee involved? How many people on the estate can afford that?

CS: Not many. The craziness of it is if they put it down they would get a steady income. It's something that needs to be looked into. I run Broadwater United Football Academy, which has always been here, for 35 years. I used to be employed by the local authority to run it separately in the evenings then I was made redundant in 2012. We agreed a business arrangement so the children pay a small fee to train and we pay the use of the hall. It's not easy we have a large group from 4yrs up to 28yrs. We have Back to Earth, which is an environmental group that does work on the grounds of the centre and around growing your own food, healthy eating etc. We have Homes for Haringey here which some people have controversy with, at the time it was a good move because the council was looking to close the building. I thought it was a good idea for them to share the cost for the rates of the building to keep it open. It's proved very successful because the council are at hand and we can moan at them very quickly to get things done. It's worked out. I would rather see the centre open because the days of councils funding community centres are gone. We are not massively business orientated and people are not going to come off the high road to use the community centre. Most of it has to be in house or the local area in order to keep the building going. We are the largest group here if you include the parents and we try to keep the community activities going get the parents involved. Friends of Lordship Rec and the Eco Hub are getting involved in the community so I don't have to go to every meeting now. These groups can keep up pressure on the local authority. The Residents Association on the estate once upon a time was looked upon as one of the most progressive and positive in the country, a lot of residents associations used to come here to have a look at what we did and mirror it. It's not that way anymore it's a shame. People who get into it now realise juggling it with your home life going to work taking all the moaning. It could be operating a bit better. The estate is still here and needs that local pressure group to keep things going.

WC: How do you feel about the community centre being included in the councils red line proposal?

CS: I think it's outrageous. The sports field has been taken out so what's the point of having the community centre still in it. No one will come to use the sports field. All the hard work that everyone has put in for so many years since 95, 96 it's

absolutely crazy and a total waste of money. If that's what the plans are. Even as a proposal if they could show how the community of BWF would benefit from taking it down well then lets see it. There must be a reason behind it. After the Gifford enquiry it seemed so apparent you need a social area where people can come and talk to each other. If you are here in the evening after 4.30pm the amount of parents you will see here from all different cultures. I love to observe and you see people talking to each other who most probably wouldn't be talking to each other everyday on the road. It's a social gathering because you will have 5 mums coming together and that's their social night. Sometimes they don't want to leave. The value of the centre is massive and if they lose that it will go back many years. It shouldn't be in the red zone.

WC: Council housing was once seen as a pride of Britain now it's more likely seen as a failure referring to Cameron's 'sink estates' comment. Do you think BWF failed as a social housing project?

CS: I don't think it failed. There isn't an easy way out of poverty. If you ask everyone if they are happy to live somewhere of course they are. If you ask them if they are happy to live without any money of course they are not. To juggle in a poor environment is not easy and we may criticise other people but in their eyes that's the way they have to survive. I think the prime minister is totally irresponsible labelling people who haven't chosen to live on a housing estate. We were put on here to live without help most of the time. At a time when 90% were unemployed I would like to see him surviving in that environment. I don't think he could. When I got made redundant I had to budget, budget and re-budget until I finally got used to it. A less disciplined family or individual is going to struggle in order to budget in that way. The world we live in has got so many trinkets that you have to have when you do start having children society calls them names if you do not have these things. Those parents have to find the money. It's sad that he wants to label areas around the country when it's circumstances. I don't know what they call his category of poverty!

WC: At the moment demolition is only being proposed do you think there's a good chance of it happening?

CS: I suppose as I'm in the know and I've spoken to the community as well as the council we all know as history will show you the council and government have a way of pulling the wool over your eyes. When you can't see what's happening suddenly it's done. It's very hard to change that. My answer to that is if there is nothing to hide why don't you involve the community in the first place. Going back to what I said before we are the ones who have to live here. Involve the community as people might have a few good ideas that may change it or advance it. There are things in the area that we surely need to upgrade the community has worked since 1979 to improve the estate, the environment we live in, a lot of hard work and investment has gone into doing that. Not even giving it

100 years before knocking it down. Somehow I don't see the sense in it. There are a lot of families over here as the council has told me there is no guarantee of getting a house so the family may end up in a worse area than where they left. It's a crazy proposal. I would say that at least 80% of it is not wanted there are things that can improve but lets do that along with the people who live here. We don't want someone who sits in a council office who doesn't even have the decency to come down here to decide these proposals. If we went and built something the council would want to know why didn't you tell us? This argument should not be happening now we have to wait for the council to respond what a waste of time when we could have done it together.



Name: Desmond McLeod  
Address: Kenley, Broadwater Farm, Tottenham  
DOB: 1953  
POB: Jamaica

## TENANT

WC: When did you first move to BWF estate?

DM: 1992

WC: Do you remember the day you arrived?

DM: Not really

WC: Do you live with anyone else?

DM: No it's just me

WC: What were you doing for a living the time you moved in?

DM: I was doing voluntary work because I wasn't working.

WC: What kind of volunteering?

DM: Helping people with painting and whatever they needed doing.

WC: So you have lived here during many changes have your feelings towards the estate changed at all?

DM: At first it was good with like the concierge and everything. They used to be until 3am but now they finish about 12pm. Maybe they are running down the place. Like I say to you in my own flat the floor has been taken up tiles are coming off the wall, they came to put lino down and I say to them you need to put lining underneath. A housing officer came to look when they were meant to come and plaster the bathroom but they haven't done it. The front door has not been fixed properly so all the heating goes out. How come the people upstairs can put new floorboards down? Now I can hear the little boy bouncing his ball. Why can't he play outside? I've reported it to the council and the Ombudsman you've got to go through all them stages before it goes to the next level. I can't sleep because they are making noise all the time. It's constant, like torture. I said the housing officer that you are the one person who can do something. I think the neighbour is prejudice towards me because I made a complaint about their loud music and banging the ball. Since they received a letter from the council it's made it worse.

WC: That's quite a lot of stuff there about what isn't right with the estate what are the qualities?

DM: The view. I can look out and see the park.

WC: What about your community can you tell me about that?

DM: Some people are all right they look after the place and others come in see it's clean and make mess. Sometimes I get annoyed and I tell them 'listen don't leave that here'.

WC: What would you prefer demolition or more refurbishment to the estate?

DM: Redevelop it to be better because we live here. There are some nice things here like the school there are some good people here.

WC: How do you feel about the council's proposal to sell the site to developers?

DM: That's not good they shouldn't be doing that. What's going to happen to us? No I'm not for that, I'm for develop. They want to take us away and bring new people here. I don't think that is good. If people want to come here that's all right but they shouldn't remove people who want to live here and put them somewhere else.

WC: If you could stay on the estate in a new development would you?

DM: Yes if they knock down and redevelop the place if they say we can live in a new flat here that's all right. Like I said I would rather they redevelop not knock it down and take us away from here. We've been here so long and know everyone, got family here, struggled here.

WC: How would you say living on the estate has benefitted you or helped shaped your life?

DM: I wouldn't say benefitted me but the benefits are the community centre, and the school. The people who come here and give it a bad name are not people who live here.

WC: What do you think about the political context that has lead to the destruction of social housing?

DM: That's a very good question. I think what they are doing is wrong. The council wants to make money and that's why they are doing it. Selling off and not wanting to refurbish, allowing the place to run down.

WC: Do you use any of the facilities?

WC: Yes I use the shops health centre. A certain part of BWF is presentable and a certain part doesn't look too well if they fix those things then over here would be nice. I go over to the Rec; mostly I walk through there.

WC: How do you feel about the council removing the Rec from the original proposal?

DM: I want them to leave it as it is. We need somewhere for our kids to play, keep them off the streets.

WC: At the moment demolition has only been proposed do you think there is a good chance of it happening?

DM: People will try and prevent it. I hope it does not happen.

WC: The proposal to demolish would be a 10 year programme what do you think will happen to people?

DM: Some people are saying they don't want to go out of London and I want to stay in Tottenham.

Name: Hasibe Guler  
Address: Somerset Close, Tottenham  
DOB: 27 May 1970  
POB: Turkey

## TENANT

WC: When did you first move to Somerset Close?

HG: 18<sup>th</sup> November 1993

WC: Do you remember the day you arrived?

HG: Not exactly but I remember the people working around.

WC: Do you live here with your family?

HG: Yes I do.

WC: Would you briefly describe your home so people can picture it?

HG: My house is kind of community centre in a sense because there are many Turkish speaking families I help them to make appointments, agree to take them and read for them.

WC: You are translating and providing support for people?

HG: Yes that makes me Hasibe and being part of living around here.

WC: How else would you describe your home visually?

HG: Wherever I go around my house and when I enter my estate I feel relaxed. When I have been outside and arrive home I feel peace.

WC: Is this a busy house with lots of family around?

HG: Quite busy, I have family meetings I invite friends round I go to her house she comes to my house and if I go to visit a neighbour she comes with me. We all arrange meeting here (Hasibe's friends are also in the room with us).

WC: Do you think you represent the Turkish community?

HG: Yes I do.

WC: Just on Somerset Close or anywhere else?

HG: No just Somerset Close.

WC: Do you have a favourite part of your home?

HG: (Laughs) Because I love cooking for instance I cook for Hatije and she will cook for me. I take pictures of my cooking and upload to the social network. It's kind of really nice. People nowadays don't give that kind of support to each other. We have witnessed all our children grow up. Our lives were quite different before we knew each other, lack of confidence meeting other people. I don't need to call her to go into her house and she has got my keys because she has some health related issues. If her daughter is unable to stay with her mum she comes to me and if my daughter comes home and I am not here she can go to my opposite neighbour or to her or her (points to friends). The neighbourhood is kind of family.

WC: You have described quite a lot about the people you know on the estate what about other people on the estate, what are they like?

HG: I know a neighbour she is Somalian we both studied on the same degree course and I know my other neighbour she is Afro-Caribbean. My son's and daughters friend's all grew up here they went to school together and now they call me mum. For example one of the Somalian boys was smoking during Ramadam and I told him not to be smoking during this time even if you are not fasting.

WC: What impact do you think the council's proposal to redevelop the estate is having on the people who live here?

HG: All our community would be ruined. I am able to make an appointment for my neighbours, take them to the GP for instance or if they need to go somewhere. I wouldn't be able to take them. If I needed my daughter to be collected from school how can I ask other people to take care of my child? All the support would disappear.

WC: Are you in favour of the estate being demolished or would you prefer more refurbishments?

HG: Refurbishment.

WC: If you could stay on the estate in a new development would you?

HG: I don't think so because they would be flats not houses and not only would they be demolishing houses but our hearts because all our children grow up here. The relationship we have would disappear.

WC: Is there anything you would like to say to the council?

HG: Leave our estate as it is because these houses are not old and we have parking spaces. Before I live here I was afraid of Afro-Caribbean person then when we moved here my son help me get to know Afro-Caribbean people when he went to school at Broadwater Farm and the football club. Once I was walking in street and someone put there arm around me I noticed he was big and Afro-Caribbean and I thought oh my god who is this and then I saw it was Clasford. I used to have fear now I don't have any fear we go to Broadwater Farm to visit friend we were there at 10pm. When I make pastries I also take some for Clasford.

WC: Do you use any of the other facilities within the red line area such as community centre, health centre?

HG: We use the community centre, schools, children's centre; health centre and the harmony gardens I help to grow crops and my children are going there. I believe there are many families from here that use the children's centre and after-school clubs. We use the health centre instead of going to local hospital they have many facilities there such as foot clinic and dietician even minor operations can be carried out instead of going and waiting in queue at hospital. Also when you go to hospital I don't know if you have noticed how much you have to pay for parking. The health centre is important for people on low income



and benefits, if I take my neighbour to the hospital she has to pay for charges. When I go to the health centre for myself the doctors ask are you here for yourself or someone else and I said no I am here for myself and they say good you must look after yourself.

WC: Do you think there is a good chance of demolition actually happening?

HG: I think so. If we don't make them hear our voices it will happen.

WC: It would be a 10 year programme what do you think will happen to people as they move out?

HG: The community will be destroyed. She said (refers to friend speaking) if she wins the lottery or was offered the queen's palace she wouldn't go. It's not just a house. If we could all go together then we would accept it.

Name: Inga Bystram

Address: Hawkinge, Broadwater Farm Estate, Tottenham

DOB: 20<sup>th</sup> November 1950

POB: London

## TENANT

WC: When did you first move to Braodwater Farm estate?

IB: Well I became a tenant when I married my late husband in May 2005.

WC: Do you remember the day you arrived?

IB: I'd been sort of staying here half and half with my late husband for a year or two before that. Terry and I were best friends for decades before we got married so I knew the estate quite well before I actually moved in. Terry knew quite a few people on the estate and any friend of Terry's was a friend of mine.

WC: Now you live alone?

IB: Yes I do.

WC: What were you doing for a living at the time, after you moved in?

IB: I was trained as an artist but I did lots of different jobs really because I wanted to get some experience of how ordinary people live. I felt my education had been quite elitist so it was jobs like washing up then later on I was doing office work before computers to save up money to go abroad. I would go and work abroad for the summer for a few years and then in the last few years I was full-time carer for Terry. I've got mental health problems so to be honest I was 'excused' from work for several years before I retired.

WC: You have lived here during the many changes that have taken place in the area. Have your feelings towards the estate changed at all?

IB: The estate and the area has just got better and better since I've been here. When Terry my husband was alive he was disabled quite badly from about 2008 onwards and so we went from rushing all over the place on our freedom passes and hardly being on the estate to being here 24 hours 24/7 apart from trips out with dial-a-ride. It was like one door had closed as so far as we were limited geographically what we could do, we couldn't even get as far as Wood Green without dial-a-ride or taxi. Then another door opened we just found out about the wonderful community there was here and it was a totally new life for us, something I had never experienced before and it's what really made me put my roots down.

WC: Do you know your neighbours? How would you describe them?

IB: Yes I do. My neighbours downstairs they are Turkish, I don't speak Turkish and they don't speak very good English but we get on very well. They got me a lovely top with a flower brooch on it the other day. Opposite I've got a young man

who's full-time carer for his little girl he's a fantastic musician and interesting guy. He's been living here since before I moved in.

WC: How might a visitor to Broadwater Farm describe the estate?

IB: A lot of greenery, not many people around that's one thing that surprised me because when people say 'sink' estates you've got this vision of lots of people with bad intentions lurking round the corners. I mean like the lights have gone in the car park area downstairs below the block. The only thing I'm worried about coming through there being a bit elderly and unsteady on my feet is that I might fall over. The youngsters I love them when you get off the bus especially at this time of year in the dark they are all outside the units and they all say hi. I make a point of crossing over the road to their side to say hello to them because they are such nice guys and they keep an eye on you make sure you get home alright. It's a comfortable mix, the Turks, the Caribbean's, all different sorts of Africans, Poles, Italians and Portuguese. There's a little Portuguese community they all go to a café near here and when Terry was ill that was my little bolt-hole. I could leave Terry in the morning for about an hour and I would go and get the paper and an espresso.

WC: Do you have a favourite part of the estate?

IB: There's a little memorial bench for Terry outside Hawkinge near a flowerbed where I've done some guerrilla gardening there, planting bulbs and seeds. I like sitting there because Terry and I would try and get out every day in the afternoon sometimes he couldn't get further than the bench so that's a special place for me. I like the walk from here down to Lordship Lane that's got lots of happy memories. I've got so many happy memories of this estate if a hedge disappeared I would write a letter saying I hope you are going to replace it as that was one of our only few ways of seeing nature. If they pulled down the whole estate that would be everything that my life is made of would just disappear.

WC: Would you briefly describe your flat so that people can picture it?

IB: I'm not what you call house-proud the place is full of bookshelves full of books they've all been handled and loved. It would be a hell of a job to move the bookshelves so the wallpaper hasn't been changed and the carpets. The walls are covered in pictures because I like keeping things the fridge is covered in magnets on almost every side with photographs and things. Terry liked putting pictures on the doors as well so the kitchen door is permanently open. Our best friend Celia painted the cat pictures on cards she did hundreds of them and we've got 20 or 30 of them blue tacked to the wall.

WC: Which is your favourite room? Where do you spend most of your time?

IB: The living room because the computer and TV are in there but I like the kitchen as well. Terry and I spent most of our time in the kitchen. I like the light in here I love natural daylight. Whenever the community centre was closed we would

come up here with our friends to sit round the table and eat Turkish bread and garlic sausage.

WC: Going onto the councils proposals for the estate what would you prefer demolition or more refurbishments?

IB: Well they could leave it as it is as far as I'm concerned I don't insist on refurbishments. I've got the original kitchen cabinets here which are stronger I was told by the surveyor a few years ago. He told me I would get a new one. I could do with a new kitchen but it would be such an upheaval. No don't demolish it leave it as it is. The only thing we need in this block is an intercom parts are breaking down and they can't replace it they haven't got the budget. For that reason before Terry died we were going to move to sheltered accommodation. He couldn't open the door to let people in never mind go all the way down the stairs.

WC: How do you feel about the council's proposal to sell the site to developers?

IB: It would be the end of my life, as I know it I can't even imagine what it would be like. It would be the end of the world. When Terry died I looked forward to spending the rest of my life here. It never occurred to me that the bricks and mortar around me just disappear that it was possible this could happen. It just doesn't make any sense it's perfectly ok it's a brilliant community here and if the place were just pulled down because of the reputation of the estate it would be such a shame. A real shame.

WC: If you could stay on the estate in a new development would you?

IB: If I could pay the rent but they are talking about an affordable rent. I went to the Defend Council Housing meeting last week, which I don't usually go to because I get so upset. They were talking about an average affordable rent it was a difference of between £400 and £1000, which would be double the rent I pay now. I couldn't afford that.

WC: How would you say that living on the estate has benefited or helped shape your life?

IB: It's changed it completely. I lived in a council place in Crouch End before moving here it was a village atmosphere such a novelty after living in a bedsit for 10 years not knowing anybody not having any kind of community at all. It's impossible to get fed up here as all you have to do is go outside it might be a man with a pile of paint cans you say can I let you in and you've got a conversation started. I've never known a place like it Tottenham is such a well kept secret and Broadwater Farm couldn't have made a better job of hiding the fact. The reputation is totally unfounded.

WC: Can you tell me more about that reputation?

IB: A friend once asked us would their dog be safe and Terry joked they will probably eat it. I couldn't believe people thought it was like that. If you talk to



Clasford he'll tell you all about the community. The community got the park the way it is now and got things done on the estate.

WC: What do you think about the political context of the destruction of social housing?

IB: Big question. I think the generation after the Second World War and the early labour party right back to the peasants revolt have been fighting to give working ordinary people a better life. They must be turning in their graves I'm surprised the earth isn't rippling with the effect of it. Walk round Oxford and Cambridge they are beautiful cities you go there and get a sense of all the learning they were probably educated at Eton it's a different world. There used to be a mural on the estate of an owl reading a book with the writing knowledge is power I had the same feeling around here as I got being in Oxford and Cambridge that there were people who had something to say who need a place to live at a reasonable rent.

WC: Weren't there some murals near the enterprise centre on the estate?

IB: Yes I couldn't believe it when they removed they were uplifting, punchy, artistic and excellent.

WC: Do you use any of the other facilities on the estate?

IB: Yes the health centre. Dr. Jones was wonderful if Terry got taken bad I could ring him and he would be over in 5 minutes to check him.

WC: Do you use Lordship Rec at all?

IB: Yes I go for walks all the time and Downhills.

WC: How do you feel about the council removing the Rec from the proposal?

IB: They didn't stand a chance there were glaring legal reasons. I wish I felt the same about the rest of the area. No they didn't have a leg to stand on. They've got this consultation on the legal aspects I doubt there are even half a dozen people on the council who understand the legal ins and outs of it.

WC: Do you think enough is being done to inform people on the plans?

IB: I think the council has got it's own agenda. There was a consultation about the North Middlesex becoming a trust and 95% of people voted against it still went through. There are posters in the lift on the estate about a consultation we are going to have people telling you how to fill in this form. The form is so misleading with questions such as 'Are you frightened going into the areas under the estate?' They wouldn't say that about Crouch End high street and I was mugged twice there.

WC: Do you think there is a hidden agenda?

IB: I think the council are putting down the groundwork for Cameron's 'sink estates'.

WC: What sorts of impact do you think any demolition will have on the newly built primary school The Brook and Willow?

IB: A lot of kids from the estate go there they would be disrupted; the schools are across the pavement from the estate. It would be a nightmare.

WC: At the moment demolition has only been proposed do you think there is a good chance of it actually happening?

IB: I have mental health problems I can't afford to think that it's going to happen but the last place I felt the same it was just a small block in Crouch End they wanted to kick us all out of, we won. I'll just leave it to the activists of the area to do all the work. I have to look after my mental health.

WC: It would be a 10 year programme what do you think will happen to people who move out?

IB: Well I might go off my head or might get rehoused somewhere nice. You hear rumours all the time someone from the council had been going round talking to Turkish people saying they were going to get houses with gardens.

WC: What do you think that is about?

IB: I think it's pandering to people to get them onside so they put a tick in the box in favour for demolition. Giving people the idea they will be living somewhere idyllic paying the same rent. They are in cloud cuckoo land. You can be sure there will be nobody from Broadwater Farm living here if it's demolished.

WC: Is there anything else you want to say?

IB: It's been really nice to be able to talk about this I can't do much but I can speak up for people who are happy here, who love it here who have made their lives here. If this community was destroyed it would be sheer vandalism.

Name: Martin Burrows

Address: Harmony Gardens Project, Broadwater Farm Estate, Tottenham

DOB: 1948

POB: Redhill, Surrey

## PROJECT LEADER

WC: What is your relationship to the Broadwater Farm Estate?

MB: I'm a local person, I live just by Bruce Castle Park and I've been here for about 35 years. I first got involved with BWF estate because I ran a project at Hackney City Farm called Back to Earth which I had invented there to help the farm become more sustainable by turning it into an environmental project as well as a city farm. Haringey were embarking in regenerating Lordship Rec and they asked us to come and do something similar here. We are based at the community centre and did the business plan with Haringey for the park but at the same time we saw that the community centre wasn't really being used very much and there was a café that was empty and not in use so we started up a community café there. That must have been about 8 years ago. Then we started up a co-op which is an environmental project concentrating on food growing and healthy eating. After we set up the café and had done all the work on the park people wanted us to look at doing something around the community centre on this wasteland. I think the council wanted to turn it into a car park but a lot of people wanted it turned into gardens so we did a lot of consultation with local people around here and asked them what they wanted. They wanted 3 things, a leisure garden, allotments (which we can't do as we are a charity and it's only a small space) and a children's garden. We got about £50,000 from People's Millions. And raised the rest to start building these gardens.

WC: Harmony Gardens has been going for 6 years?

MB: Yes. It's developed as it went along. The council gave the building over to Fusion Leisure they won't let us redevelop the café so it's not half what it should be and they complain a bit when we bring compost through and mud. Otherwise they pretty much leave us to get on with it.

WC: Tell me about the Harmony Gardens Project. Who is it for and how does it benefit people?

MB: It's community gardens for local people but it's also more than that. It's a training project showing people how to grow food. The original plan for Back to Earth coming here was to start this one and then move into other pieces of wasteland around Haringey. We had a dream of turning Tottenham into a great big garden but it looks like it's going to be a great big housing estate instead now. Our main thing is that people should be allowed to grow as much of their own food as possible, make use of local food and have a much healthier diet.



~~own food as possible, make use of local food and have a much healthier diet.~~  
The café is a healthy eating café it's all specially cooked with fresh food much of it comes from the garden. The idea is to get people of the chicken and chips, fast food and take-away and into cooking their own food. A lot of people come from the estate come to get stuff from the gardens.

WC: There's a group here at the moment, who are they?

MB: Well we've got a group of people from the Government's work experience programme. A lot of people say we shouldn't do but we feel it keeps us alive. We are teaching and training people and if they've got to do it they couldn't do it in a better place. They get free lunches, equipment and fares. Nowhere else does this. Everywhere else this has to be done at their own expense. It seems very popular, as a lot of people want to come here rather than go anywhere else.

WC: Are there any particular sorts of challenges that you have had to deal with along the way?

MB: What with the gardens? Staying alive. Surviving. Not personally, the project, because the funding for these sort of projects is very few and far between. We got some funding from the lottery for the café that runs out this year and we are going to have to find something to replace that. We are working on a new business plan at the moment to try and bring things forward. It's been a struggle the last couple of years.

WC: How do you feel about the Harmony Gardens being included in the councils red line proposal?

MB: Well I think the whole red line proposal is ridiculous to be honest. It's no way to go, drawing lines around areas of the country, people's homes and just say we are thinking of allocating this site for redevelopment. The plan seems to be making these low-rise developments into something they can get much more money out of like the ghastly Hale Village at Tottenham Hale. Same as Woodberry Down it's got nothing to do with making a plan with the local people. It seems that's what Haringey are trying to do here now. They are not really consulting local people at all and this is not the way to regenerate areas. I've been involved in the Spitalfields redevelopment with huge numbers of artist's studios down there. The regeneration of the Toxteth estate in Liverpool, which I think is what the Government would call sink estates. Their way of doing it is totally different is to make use of what you've got that can be re-used and all the other bits in-between to make something better. To recycle everything as much as possible, problems with waste space, which is what we've been doing here.

WC: The idea of council housing provision was once seen as a pride of Britain, today it's often seen as a failure- referring to Cameron's sink estates comment - do you think BWF estate has failed as a social housing project?

MB: No. The council can't actually do social housing anymore and if they do they have to sell it off.



WC: How do you feel about the majority of homes that would be built won't be for social housing?

MB: We are part of the campaign to try and get this stopped and to have a new approach as that is the wrong approach to dealing with communities. It's high-handed. It's the corporate state coming in and saying 'you can't afford to be here so we are going to take that and give it to somebody else. BWF estate needs repairs - I don't think anybody would argue with that. Tangmere could possibly be knocked down and started again but the rest of it is perfect for refurbishment they could be really nice properties. What a view. It's just another example of our divided society and you wonder what the country and what our lives are for. Just to service property development and the rich so that they can make a lot of money out of us.

Is that all we are here for?

WC: How do you feel about the council removing the rec from the proposal due to local opposition?

MB: What they did was brought in a lot of planners from out of town who know nothing about the area and they thought the rec was a good place to put everybody while they were re-doing the estate. It's just bad planning. I'm hoping a lot of people are going to write in and have their say in the consultation, that's still open until March.

WC: Do you think it's possible for the same to happen to Harmony Gardens and the Community Centre?

MB: We've not been told the plans other than this red line, which is wrong as metropolitan land goes right through the middle of the building so officially this part of Harmony Gardens and the community centre is in that. I don't know about the other half. The whole thing is ridiculous marking things off with a pencil and deciding you are going to sell to a developer. I live very close to the Spurs ground so I've been involved in all of that what's going on there is pretty dreadful. Spurs have been allowed to getaway with murder. Haringey is just so limp. A man comes along in a suit and money and they just roll over. Spurs did that little gambit of pretended they weren't going to stay and go off to the Olympic stadium. They weren't going to do it anyway as they hadn't even been given permission. All of the Section 106 money coming into Tottenham suddenly dropped. The Love Lane estate is the first example of gentrification that we will see and presumably it's the same model that they will follow for other estates.

WC: So at the moment demolition is being proposed do you think there is a good chance of it actually happening?

MB: I think there has to be some regeneration but it's the form regeneration takes which I take issue with. There are rumours that one of those blocks has high asbestos and concrete rot I think that's Tangmere that should maybe be pulled down. Like they did in Toxteth buildings that couldn't be saved came down and

replaced with something good. Why are we replacing these buildings with ghastly tower blocks? Eco-friendly estates are the future they are doing it on the continent a lot, Germany and Holland. I shouldn't think those Tottenham Hale buildings have got a life more than 20-25 years.

WC: The BWF programme would be 10 years what do you think will happen to the people that live there?

MB: I've no idea, presumably a phased building programme. I don't know why they would take down these little houses anyway they've only been built for a short while. BWF has got some areas that need to be renewed and regenerated but it's certainly not a terrible estate. It's quite pleasant to look at and a lot of it could be regenerated, refurbished. It could be done in a phased way that could involve people in the process there's a need for people to be involved in their own regeneration. I really believe very strongly in that. It's a democratic approach. We live in a democracy we don't practice it.

WC: What do you think the impact would be on the newly built primary school The Brook and Willow?

MB: Presumably they would stay there but would be in the middle of a building site. The Conservative government have got their eye on all of the estates where there have been problems. They want to have their revenge well that's what people say. Seems very silly to me. I think regenerate the area, which is what we've been doing and carry on in the same spirit like they've built that amazing building in the park The Hub. Back to Earth designed that with the architects as the council said none of their contractors knew how to do it.

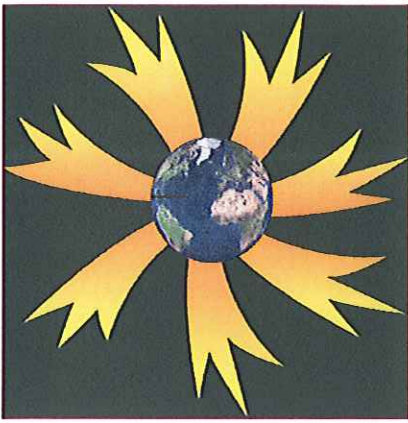
WC: As part of a vision for the future do you see yourselves working more cohesively with other organisations?

MB: We do already. We do workshops with The Hub and Friends of Lordship Rec. I can't see us working with the council until they start including everybody in the planning. I don't think they are very bright. Councillor Strickland is too high and mighty to come here and deal with everyday people. This is our land this is our money and we are paying them to mess us all about. I'm hoping we can keep Harmony Gardens we will make a big fuss if they try not to, we've won national awards for this. The more we do the more valued it becomes. Like any gardens it's an on going project.

I've quite a lot of looking into the history of Tottenham as part of a horticulture project and we have a big history of farms, gardens and gardening. The first heated greenhouses were on the land where Spurs is. All of the Northumberland Park area was market gardens, small farms, holdings and amazing nurseries. Garman Road estate was a national nursery. If you go into the museum you see those amazing pictures done by the artist John Bonny and you see what this was actually like. There's a picture of Lordship Rec and Broadwater Farm was a farmyard. We are ignoring our history to build masses of housing for people who

don't even live here and for property developers to make money. What we would like is to get back to earth. I know people have got to be housed but I don't think that is the way to do it. There are plenty of brownfield sites that are not being used that could be made better use of. There's been a lot of regeneration in this area this is a very pleasant area. Broadwater Farm estate is one of the best estates that I've come across in my time and I've done a lot of work interviewing and working in estates. When the 2011 riots were on we were quietly working away in the gardens you wouldn't have known anything was happening in Tottenham. We get quite a lot of community service volunteers coming up here from corporate companies when they hear it's at Broadwater Farm they say 'is it safe'. It's actually safer round here than most other areas of North London. Where all these gangs are I don't know.





# BACK 2 EARTH PROJECTS

**Broadwater Farm Community Centre,**

Adams Road, Tottenham,

London N17 6HE [www.back2earth.org.uk](http://www.back2earth.org.uk)

## HARMONY GARDENS BACKGROUND

**Back To Earth Projects** environmental charity was officially set up in Tottenham in 2007. B2E's aims are to bring healthy, local, fresh food and community regeneration projects to promote a sustainable environment, especially for the Broadwater Farm and Tower Gardens area of Tottenham.

Two Back To Earth Projects developing as social enterprise at the Broadwater Farm Community Centre are the **Harmony Café** and the **Harmony Gardens**, which are trying to do the maximum good for local surrounding communities, while also becoming sustainable by being financially self-sufficient.

1]. The **B2E HARMONY CAFE** developed from a one day a week Friday community café, which opened in 2008 in the unused kitchen and Jazz café of the Broadwater Farm Community Centre. It was operated by volunteers from many different local communities who would cook their culture's dishes.

With support from BIG's Reaching Communities we are now developing the **Harmony Community Café** as a professional catering operation employing local people. In Spring 2013 we reopened as a social enterprise. The Café, runs full time 8-30 to 5-30, Monday to Friday, serving freshly cooked, healthy food and makes use of produce we grow ourselves in our gardens.

2]. B2E started our **HARMONY GARDENS** in 2009, on waste land surrounding the Community Centre. We made a People's Millions Lottery bid on behalf of the community to develop the land as an organic food growing project and community gardens. From consultation it was decided that the Gardens should be in 3 main areas: a leisure garden, a food growing area and a Children's Garden. We applied to BIG Lottery's People's Millions and won a £50k award in late 2011 in a TV face-off with a Chelsea project and set about building the Harmony Gardens. You can now see how far we have got.

We built as much of the Gardens as we could using recycled materials and this year propagated nearly all of the new planting you see in the gardens ourselves. In 2013 we got an award from the Veolia Environmental Trust to continue developing the Gardens and the Harmony Gardens also won a National Gardening against the Odds Award from the Sunday Telegraph. A BBC Inside Out film was shown on October 21<sup>st</sup> 2013 that celebrated these Back2Earth projects. This film also featured our annual Tottenham Flower & Produce Show held in the Harmony Gardens and in the adjacent Lordship Recreation Ground, which last year was held on **September 19<sup>th</sup>**.

### **Back 2 Earth Projects – Tottenham**

**Back To Earth Projects Ltd. TEL: 020 8801 4983 Mobile: 07831 219032**

**Regd. Charity No: 1120344**

**Regd Company No: 05933906**



Name: Seray and Yusuf Mertdjan  
Address: Lordship Lane, Tottenham  
DOB: 27 Dec 1966 and 1<sup>st</sup> Jan 1963  
POB: Cyprus

## HOME OWNER

WC: When did you first move to Lordship Lane?

S&YM: 1988. We got married and moved straight into the house.

WC: Do you remember the day you arrived?

YM: We purchased the house 6 months before by the time we finished the work we moved in on 3<sup>rd</sup> April. Then we went on honeymoon and came back a week later so officially the 11<sup>th</sup>.

WC: How many years is that?

SM: 28 years

WC: Do you live there with your family?

Y&SM: Yes we have 2 daughters they are grown up now and that's the only house they've seen and know. The second child was born and we brought her home, I remember the day like yesterday, put her in the crib. Same with the first one but I was in hospital for 4 days. So that's the only home they know.

WC: Would you briefly describe your house so that readers can picture it?

YM: The reason why we remain here is the neighbourhood, the location is OK Its so close to everywhere and because of the size we have it done to our own needs. We looked many times to move to another house of similar quality and you are looking at £3- 400,000 more in the current market. That's something we are not prepared to take on, the extra burden, we are comfortable and the houses are fairly big round there.

WC: Can you describe the layout?

SM: We've got 3 bedrooms smallest one being a generous box size then downstairs its open plan, an extension at the back for the kitchen. Recently Yusuf has done a gazebo outside as a barbecue area. There's a garage at the back, parking at the front. It's extremely convenient when I come home from shopping the girls are now both driving so they park off the road by the house. With all these specifications you can't find a house like it. Across the road they have all these new signs for when it's a match day, they hide the sign so you are not aware. After 25 years my sister had her car clamped, she had to pay £450 to release it.

WC: What are your neighbours like?

Y&SM: A lot of people have purchased their house and other property, as rental is very good there due to access to all the local amenities and transport. We used to have a very good Greek gentleman next door who sold his house and then we

had another neighbour from Cyprus. The new neighbours we don't know much about. They seem to keep to themselves. On the other side it's been a rental property for a long time. A few further down we are friends with another Turkish family. A Greek gentleman invited us to the meetings at Broadwater Farm Community Centre regarding the demolition proposal he's now died and his wife is now living by herself. He was very passionate about what was happening, asking questions and wanting to know the future of the area. Now he's gone. It's sad. I have memories of walking with him to the meetings.

WC: Can you describe your community?

YM: Friendly. We look after each other we are not too much in each other's houses as such. With something like this we do join forces and attack as one. A few neighbours who go and look after the lady on her own she's been there for 35 years.

WC: What do you think about the council's proposal to include Lordship Lane in it's re-development plans?

YM: Do you want me too say it in bold language or be as polite as possible? My real gut feeling is it's all commercial gain they've seen an opportunity where there is a large area and they are trying to capitalise. We are in a capitalist society and they think if they sell to a private developer they can make so much money out of it and get rid of the problems as well. The so-called 'Broadwater' problems.

SM: It could be easily dealt with they don't have to demolish the whole area they own a small row of properties on this road which they could take to bring a bus route in. They are not putting the money where it's supposed to go. I should be making my money on my house not them.

YM: The questionnaires had a hidden agenda behind them it's to trap people so they can say these people have said yes. It's not been honestly conducted and why should they have the right, OK they own properties so some rights, but those tenants have been there many years. Even squatters have certain rights after so many years. The law in this country somehow lets down people. My private property they should have no right, I purchased it. How can they have a right to buy my property without me saying yes? Law is on their side when it comes to some things.

WC: Has the proposal encouraged you to 'act' in any way to oppose it?

YM: Yes, with the small community we have joined forces we have our own petition with 350 signatures instead of applying to their civic questionnaire we devised our own ones. We then sent it through to the council.

WC: Have you had any response?

YM: No

WC: How long have you been waiting?

YM: We sent it way before the deadline.

SM: Our neighbours went to their offices the council has to respond within 48 hours.

YM: That's if you ask a question.

SM: OK but we haven't even had an acknowledgement.

YM: I think they have until June to respond. We can only wait. We have joined the meetings at Broadwater Farm and other neighbouring committees.

WC: Do you think you have become a stronger force by joining with other people on this?

YM: Yes if you are an individual they can grind you down easily as a collective unit it takes a lot more.

WC: Do you think there is a good chance of re-development actually happening?

SM: I am frightened that it will go ahead because they word things in such ways to confused. I think the greed will take over because the only reason our road is in the plan is so they can get into the area.

YM: I feel it won't because it's too huge a project. There are too many private homes to be dealt with and people who've purchased their flats from the council. There's Lido Square where most people have purchased their home and Moira Close where disabled people live. It's a wild thing. There are so many other buildings in that area that can be utilised. It doesn't make sense. Repair and make better I understand not demolish.

WC: If a re-development plan went ahead for BWF estate went ahead how do you think that would impact on your home?

YM: It depends on what they are referring to as re-development to me means making something better. If that's the case that could only bring value to the area and people will want to go there which will improve the community. BWF has an image created by people but when you speak to the residents it's as bad as it's made out to be. They are living in total harmony without the problems pointed out by the council.

SM: Exactly. The minor problems that they have so does Wood Green High Road, Tottenham High Road and in Southgate. It's picking at people's feelings of security and in a way black mailing people.

WC: Do you use Lordship Rec or the Community Centre?

SM: Not really. The girls are both at university. Our job is to organise weddings so we are busy. I do appreciate the green. Apparently they have dropped the part of the plan to take some of the park.

WC: How do you feel about the council removing the Rec from the proposal due to local opposition?

YM: Is it about playing games again? If you remove the Rec and you have good heart and intentions then why not remove the sports centre? You've got the



pitches there if you haven't got sports facilities then how will the pitches be used?  
It's a removal of nothing really.

WC: Do you think there's a chance the same could happen to Lordship Lane?

YM: I feel it could be because we have so much opposition. Average house price here now is £550,000, to purchase all those houses where are the funds going to come from?

SM: I believe they will find it.

YM: The council only has our money the people's money they have to be accountable. How would they justify paying 100 houses that price? I can't see how having Lordship Lane will benefit them. It's changing the whole look of the whole road. You can't just knock houses and build flats. A long time ago Haringey was very particular on looks like shop fronts had to fit in with the area. These houses have been here since 1920's 30's and have formed a historic point. It goes against their policies as well.

WC: Is there anything else you would like to say about the issue?

YM: I think the council should come to the level of the people and see the areas. I think councillors and MP's have been invited to come but they never turn up. How can you make constructive decisions?

SM: Which means they are not interested in what you have to say. Which means they will go ahead and do exactly what they want to do. The procedure is always in their favour.

YM: Well it's not because there are people in this country who will fight for people's rights so if need be then we will have to get bigger and bigger.

A3

1

From: **BUSAFA Sec\_Nigel Norie** <busafa@hotmail.co.uk>  
Date: Wed, Mar 25, 2015  
Subject: Broadwater Redevelopment Plans  
To: "ldf@haringey.gov.uk" <ldf@haringey.gov.uk>

Dear Councillors and Planning Officers of the LB Haringey,

**Re: Broadwater Redevelopment Plans**

Please note that we (Broadwater United Sports & Football Association) are registering our strong objection to the redevelopment plans for the Broadwater Farm estate and Lordship Recreation Ground, including our only community football pitch and home ground.

We are an established and founder organisation for the Broadwater Farm Estate and have been instrumental in the development and consequent cohesion of this community since 1981.

One of our central aims from the beginning, has been the strong desire to give voice to young people, the vulnerable and elderly and the many others who make up our home community.

The estate has seen many phases of redevelopment and improvements over the years and much of this was motivated by the desire to create a peaceful and safe community and in recent years, this dream has been recognised.

Although ever changing in its cultural composition, Broadwater Farm has successfully integrated all peoples who have adopted our estate for their home. It is this diversity that has given strength and creativity in all of its endeavours and we wish to see this model of community development continuing.

Our organisation is the leading provider of sports and youth activity within the borough and we have a proud record of gaining milestones of achievement for all of our young participants.

Central to our ongoing success in local youth football for both boys and girls, has been the great benefit of having our own home football pitch at the back of the Community Centre, that has given us the opportunity to host many matches over the years, including with teams from all over the world.

We see our pitch as an integrated element of the whole of Lordship Recreation ground, which itself is under severe threat by these plans, against the protection of a covenant that protects it for the people of this community for all time and cannot be undermined.

We will work in strong partnership with all other local community groups to fight for and defend our 'green and pleasant land' against the wanton greed of any property developers who only want to grab short term profits by displacing residents in order for them to build their 'little boxes' of rubbish design and poor quality.

We urge you to repeal these plans in favour of continuing the ongoing refurbishment of this estate and maintaining the great facilities on Lordship Recreation Ground that are the envy of all and serve as a model for community redevelopment throughout the country.

Claesford Stirling MBE and Nigel Norie - Founders and current co-ordinators:

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A4

# Celebration of Lordship Rec Sports and of our new 'QE2' status

## Tuesday April 2<sup>nd</sup> 2013

Lordship Rec Sports Field: 10am - 3pm

Community Centre Sports Hall: At various times

1.30pm Special 'Ceremony' in the sports field

- including speeches and the unveiling of a special plaque

*The event is organised by Broadwater United Sports and Football Academy, supported by the Lordship Rec Users Forum. It will celebrate the new Fields In Trust 'QE2' status which will protect the whole of Lordship Rec as a public open space 'in perpetuity'. There will be other sports activities on the day in the sports field and in the Broadwater Farm Community Centre. These are for people, especially young people, to watch or join in. The events of April 2nd will launch an easter holiday daily programme of sports and activities in Lordship Rec, April 2nd-12th, co-ordinated by a Community/Council partnership.*

### Background history of the sports field

The Lordship Rec sports field is the enclosed area in the north east corner of the Rec. Up to the 1980s it was the playing field of Somerset School (formerly Rowland Hill School). When the old school was demolished to build the Somerset Close housing estate, the Broadwater Farm Youth Association led a successful campaign to protect the field for community use. The community then cleared the field of rubble and adopted it for the youth of Tottenham. Broadwater United Sports and Football Academy (BUSAFA) was set up in 1981 and its teams have used the pitches ever since. Volunteers from BUSAFA, along with staff from the Broadwater Farm Community Centre and the Lordship Rec gardeners, have managed and maintained the field and its pitches.

Over the years many thousands of local youth have played regular football on the field, and over 200 have gone on to semi-professional and professional status. For a few years in the 1980s there were also regular cricket matches organised by the Tottenham Cricket Project.

In 2002, members of Broadwater United and the newly-created Friends of Lordship Rec got together to set up the Lordship Rec Users Forum. The aim was to bring together all the key community groups and partners to work with the Haringey Council Parks Service to develop a community vision and plan for the regeneration and co-management of the whole park. The LRUF has also organised annual community festivals in the Rec. Last September 8,000 residents attended the Lordship Rec 're-launch' festival to celebrate the completion of £4m of lottery-funded improvements throughout the park. This included drainage, re-seeding and border improvements to the sports field itself.

Last summer in recognition of the importance of the playing field and of all the efforts to regenerate the whole park, Lordship Rec was granted national 'QE2' status, giving it protection for all time as a public green space for sports and activities. In fact in December Lordship Rec received a Runner Up award for the 'Most Improved' of the 1,500 QE2 spaces in the country.

Let's ensure that the sports field and the park as a whole continue to have a great future serving the people of Tottenham.

**COMMITTEE:** TECHNICAL AND ENVIRONMENTAL  
**DATE:** 10 FEBRUARY 1998

**REPORT OF:** CHAIR OF TECHNICAL AND ENVIRONMENTAL SERVICES

**CONTACT OFFICER:** Nacho Galvez TEL: 0181 801 4115  
**DESIGNATION:** Centre Manager

**REPORT TITLE:** BROADWATER FARM CENTRE

**1. PURPOSE**

To outline proposals regarding the development and funding of the Broadwater Farm Centre.

**2. SUMMARY**

The report outlines the background to the Centre and review the activities and development for 1997-98. The future development of the centre is discussed and options for the way forward outlined for Member consideration.

**3. RECOMMENDATIONS**

- 3.1. That Members agree that the Broadwater Farm Centre be managed in partnership with the local community in a Charitable Trust.
- 3.2. That the members agree to grant the Centre funding of £162,000 for 1998 - 1999.

Report Authorised by.....

(Name)

(Signature).....

.....(Designation)

**4. ACCESS TO INFORMATION PROVISIONS:**

**4.1 Background Papers**

The following background papers were used in preparation of this report:  
Broadwater Farm Estate Strategy - 3 October 1996.  
Majority Group Report - 30 January 1997.

The background papers are located at: Civic Centre, High Road, N22  
and at the Broadwater Centre, Adams Road, London N17.

To inspect them or discuss this report further, please contact Members Support on 0181 975 9700.

important community resource, supporting and complementing Council provisions and thus making a meaningful contribution to the Area:

1. As part of Broadwater Farm Estate Strategy;
2. Providing affordable and accessible facilities for a large area in the East of the borough which experiences a high level of deprivation and need;
3. Meeting strategic needs for sports, leisure and community facilities within the terms of the Council Corporate Plan.

12.4 It has been agreed that in the first year the Centre Manager should review the feasibility of the building and look for radical proposals to maximise its potential. This radical rethink should look at the different options for the building, sports field and activities and services provided for the area. A proper feasibility study will achieve this objective and will tell us whether the redevelopment would be a viable proposition for a lottery application.

**12.5 It is unrealistic to expect the Centre to develop without readdressing a poor design which limits the income generating activities and therefore the viability of the project.**

The building has great potential to become a first class leisure facility in the heart of one of the most multiethnic and deprived communities in the country.

### **13 THE BUSINESS PLAN**

#### **13.1 CENTRE OBJECTIVES**

a) To promote the benefit of the inhabitants of the Broadwater Farm Estate and surrounding areas, Tottenham, London N17, hereinafter called "the area of benefit", without distinction of sex or of political, religious or other opinions by associating the local authorities, voluntary organisations and inhabitants in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants;

b) To establish or to secure the establishment of a Community and Leisure Centre, Hereinafter called "the Centre", and to maintain and manage, or to co-operate with the Council of the London Borough of Haringey and to the Broadwater Farm Residents Association and any local statutory authority in the maintenance and management of such a Centre for activities promoted by the Association and its constituent bodies in furtherance of the above objects. See The Broadwater Centre Trust Constitution.

#### **13.2 PRODUCTS / SERVICES**

The Centre is currently providing the following services:

Leisure and sports activities, including targeted provision for women and young people.

After School Club Activities;





**BERNIE GRANT, M.P.**  
**CHAIR of TRUSTEES**

I am delighted to present the Broadwater Community Centre's very first Annual Report.

The Broadwater Farm Estate is rich in skills and is home to people of many cultures and backgrounds. It is not without its problems, and it is the aim of the Centre to "think positive" and to turn the building into a resource for residents, to help to overcome some of the real difficulties they face.

So far we have been able to provide activities and facilities for the youth on the estate, for pensioners who might otherwise feel isolated, for those who cannot speak or write English, and for women who want their own space - and much more.

We are also playing a big part in trying to regenerate the area, to tackle unemployment and economic marginalisation. As one of the most deprived parts of the UK, we need to look to the future for the families on the estate, and that's just what we're doing at the Centre.

This year we will become an Independent Trust, free from the local authority. That has benefits and risks. We shall have more freedom to do what we wish, but on the other hand we shall have greater responsibility for our own affairs and fundraising.

Independence must not, however, mean that the local authority washes its hands of the Centre. We hope, and in fact we insist, that the Council maintains a high level of interest in the Centre, and that it will continue to support us financially.

In the coming year the Centre's Board will work in partnership with the community, the Council, and with other agencies to develop more services and facilities for residents. We believe that residents deserve the best and we aim to go from strength to strength into the new Millennium!

Finally, I want to thank all residents for their support in a year of change for the Centre. My appreciation also goes to my colleagues on the Board and to the staff at the Centre, for their dedication and hard work.

A handwritten signature in cursive script that reads "Bernie Grant".

**Bernie Grant, MP**

**ANNUAL REPORT**

1997  
**98**

**bwcc**

**Broadwater Community Centre**  
The Centre of All Nations

# Sport's report

football basketball badminton  
 football basketball badminton  
 football basketball badminton  
 football basketball badminton  
 football basketball badminton



**CLAFORD STIRLING**  
 SPORTS & YOUTH  
 DEVELOPMENT OFFICER

**Brief Description of Main Duties**  
 To provide physical (sports) educational, recreational and leisure activities for youth at the Broadwater Centre and to liaise with the local community and surrounding areas (Haringey and others) in order to create links with services and agencies to give and receive information to maximise full use of the Centre.

**The Aims of the Centre**

To provide an environment where the youth of Broadwater Farm and surrounding areas in Haringey, irrespective of race and religion, can participate safely in physical, recreational, educational and leisure activities. We aim to coach, train, teach and develop youth/young people to become skilled in the above mentioned and to build a culture of discipline and excellence amongst all youth members. We also aim to get our youth/young members involved in many different Centre activities where they can continue to learn and encourage other youth/young people in becoming members.

**Educational**

The Centre gives advice in not just Maths and English, but in employment, business and management studies, computers and local government policies that affect young people/youth lives daily.

**Physical/Recreational**

The Centre provides physical recreation for young members. They have the opportunity to visit the Centre after a hard day at school or work and relax and enjoy the Centre's activities that are on offer. The Centre also helps them to socialise and meet new people and gives young people who are sports minded the opportunity to increase their sporting talents.

The Centre has a weekly programme which consists of weight training, football training, basketball training, table tennis, badminton and other associated activities. The Centre's funds for sporting activities; hall space and time are very limited. If there are any sport activities that we are unable to provide because of the lack of hall space, time or funding, we always aim to provide the youths with the necessary information where they can contact relevant people or Centres in order to receive the best possible training or tuition.

**Leisure**

Leisure activities are mainly run on an annual basis. What we mean by annual basis is the Centre's annual presentations, outings summer and mid-term schemes, Christmas parties, disco's etc. We also arrange competitions against other Centres and youth groups.

We all aim to help one another in all departments at the Centre to ensure our young members have a Centre that they can respect and also seek help and guidance.

**How Successful Has Sports & Youth Development Been**

In my opinion, we have been extremely successful. The way we measure the Centre's success is by monitoring the increasing number of young people who are attending the Centre and by assessing responses we receive from the local community and borough wide.

Over the past 18 years the Estate has had a lot of sporting success with regard to youth development activities/programmes. The arrival of the new Centre Manager Nacho Galvez, in 1997 has made an immense impact on

youth development. There has been an increase in equipment, transport, coaching staff clothing, funds available for entry fees into leagues and competitions; education and employment. We are now the envy of most Centres, borough and London wide, in producing such exemplary young talent.

I would like to thank all the sporting staff/teachers for all their hard work they have dedicated to young people. Consistency and dedication has enabled the Centre to continue and strive. Thank you.

**How Could it Better Develop**

In anything you do, the more you achieve the further you will go. In order for this to happen at the Centre, funding is paramount. It would be excellent if the Centre had a national team. This would be beneficial to the young people and to the local community as a whole.

**Links with Statutory Bodies**

The Centre has links with a number of Local Council Authorities, in particular, Haringey Youth Services - a part of Haringey Council. In addition, we have links with Law Centres, Job Centres, Sports Centres etc in order to promote youth involvement.

At the Annual General Meeting (AGM) the Trustees, Centre Manager and Advisory Committee continue to give maximum support to Youth and Development because they are the future. Who is to say there might even be potential Committee members amongst them.

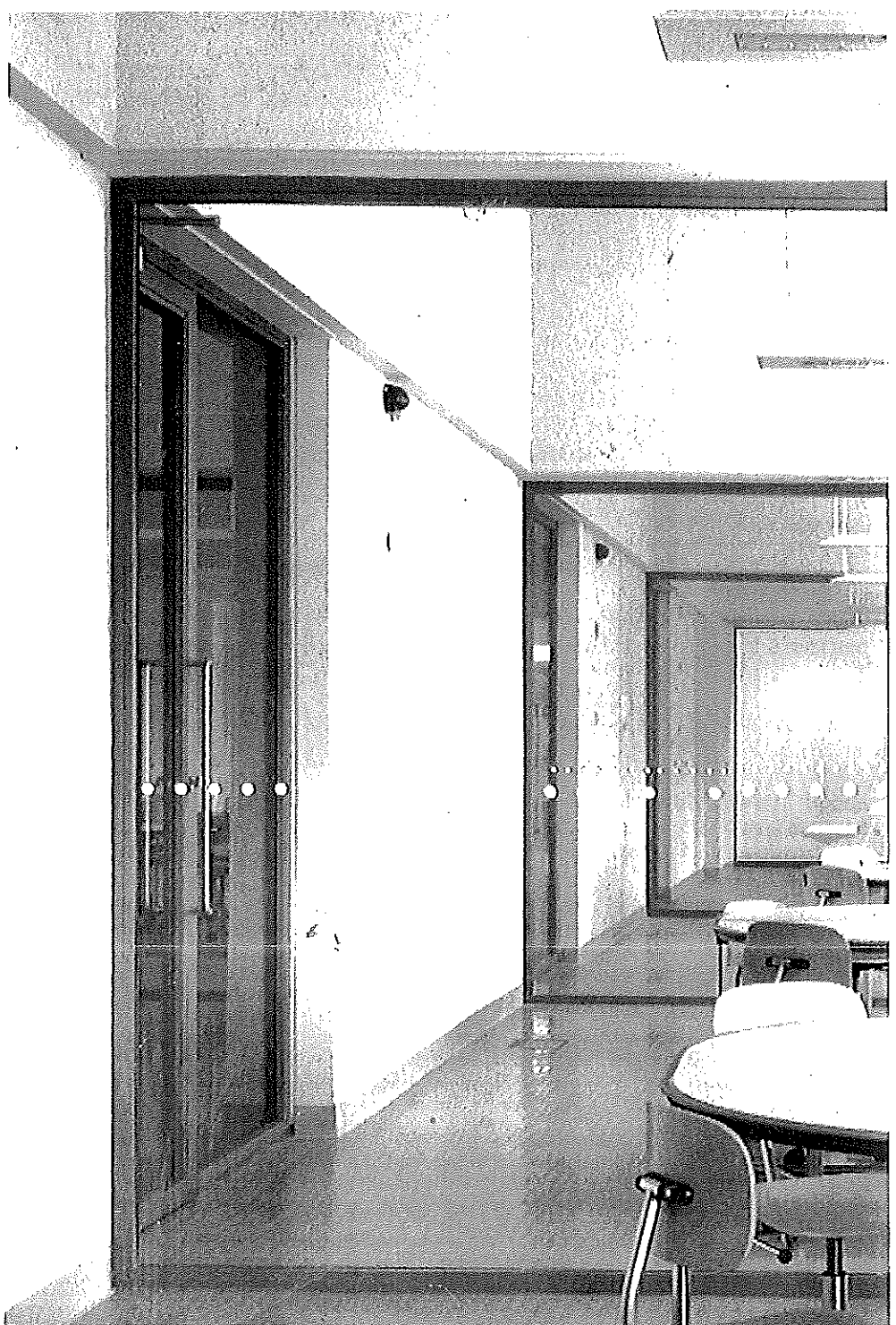
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# bc

The Centre of all Nations

**broadwater  
centre trust**



2001 - 2002  
**ANNUAL REPORT**

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## CHAIR'S REPORT



**NICKY GAVRON**  
**DEPUTY MAYOR of LONDON**  
**CHAIR of TRUSTEES**

I am delighted to have been asked to Chair Broadwater Centre Trust and to present the Centre's Annual Report.

I have been involved with Broadwater Farm as a councillor throughout the 1990s. Firstly as Director of the Enterprise Workshops. Then, as Chair of the Environmental Services Committee, I was instrumental in setting up the management structure and funding for the trust and chaired the panel that appointed Nacho.

The Broadwater Centre Trust is playing a major role in regenerating the area, tackling exclusion and bringing education to youngsters, lone parents, refugees and ethnic minorities - the most deprived sector of our community.

Broadwater Centre is providing activities and support for a large number of Senior Citizens who otherwise would be isolated. Sports activities for youngsters who are not only playing football but also learning social skills and who otherwise would be on the streets exposed to abuse and crime. Education provision to help improve local residents self confidence and basic skills to find jobs. Creche provision to a large number of lone parents who otherwise would not have access to education.

In the coming year the Centre will be making a big step forward in increasing the education provision with the opening of three computer suites providing UK Online and Learn Direct, giving access to over four thousand courses online to the local community for free. Increasing the Esol provision and basic skill courses in a newly refurbished environment, encouraging lone parents to join the education programme by providing them with a creche facility.

The Centre working in partnership with Haringey Council, the College of North East London, Haringey Adult Learning Services and other agencies are transforming Broadwater Farm, improving the quality of life of local residents and making it a place where people want to live.

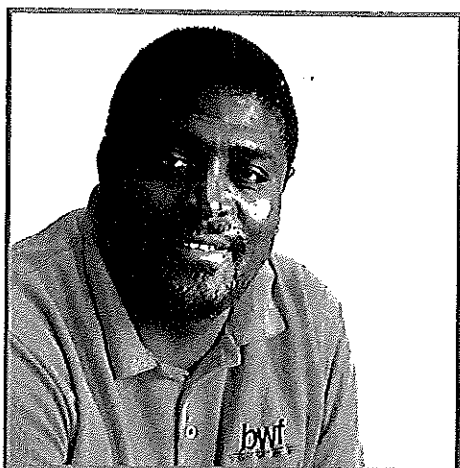
A lot has been done but a lot more needs to be done. We need the investment in infrastructure and services to meet the demands of a very deprived population,

I would like to thank the people from Broadwater Farm Estate and the surrounding areas for their support, to all the members of the Board for inviting me to chair this challenging project and to the staff of the centre for their dedication and commitment.

Nicky Gavron

Deputy Mayor of London  
Chair of Trustees





**CLASFORD STERLING**  
SPORTS & DEVELOPMENT YOUTH OFFICER

**Youth Community & Sports**

Hello and welcome to everyone who is attending our Annual General meeting tonight.

This past year (like most years) has been very stressful, keeping up with the ever increasing numbers of young people using the Centre & keeping up with the increasing daily help the community require, but even with all these pressures the staff at the Centre are committed to the Centre's policy and programme of youth development in providing Educational, Recreational, Physical and Leisure activities.

**Youth**

At the present the Centre is looking at different ways of promoting youth involvement not just within our

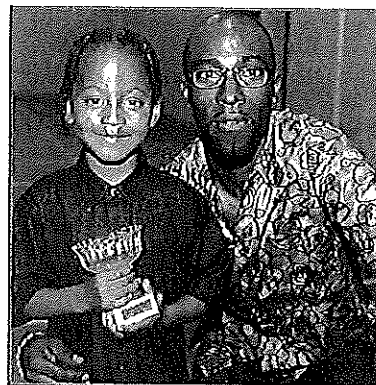
community or across the Borough but London or even Nation wide.

We recognise the fact that our communities are growing multi-culturally at a rate where delivering a service for young people becomes very difficult, but we believe the service we are providing at the centre is addressing these problems. We also believe that the cultural mix creates a safe environment for everyone with better communication and understanding amongst our young people.

**Community**

As we further into the Millennium the Centre is correcting old ways and bringing in new ideas to give our Community the best possible service but this cannot be achieved alone. We need the constant involvement and support of our local people in the community so you can be a part of the decision making process, so please do not leave the A.G.M without thinking about the possibilities of joining on to one of our committees.

There are three key areas of concern the centre is currently addressing Education Employment and promoting Excellence we believe that one compliments the other in order to progress, these are obviously not the only issues but the start of a new beginning for the Centre.



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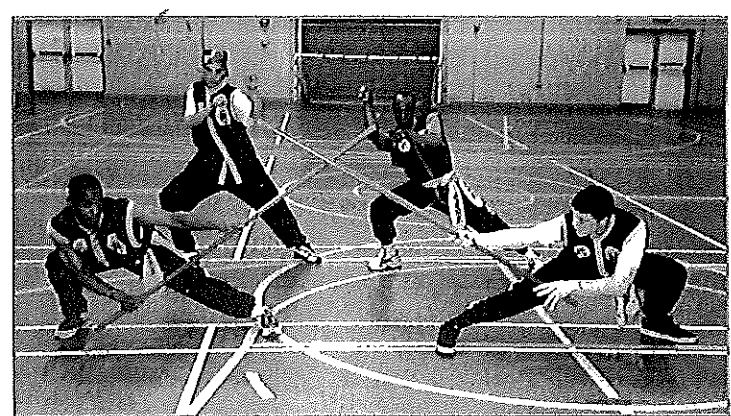
... sport  
 ... the year's it has been a mixed but fruitful season with  
 ... the football teams performing extremely well. The  
 ... basketball teams had their first bad year and the inclusion  
 ... of two new groups, the Girls Dance group and the  
 ... Martial Arts.

The development of the Centre has never stopped in  
 the last six years and as well as creating new activities  
 for our local young people, we are embarking on an

even bigger better schemes which will involve education.  
 These schemes, hopefully will link an activity with an  
 education programme so our young people will be  
 learning as well as enjoying themselves. I believe this  
 will maximise their chances of getting employment when  
 they come of age (it certainly will not do them any  
 harm!). So don't just look at the Centre as an  
 overgrown youth club, but as an academy of excellence  
 promoting youth development in sports, education and  
 social awareness for some of our young people .



Pictured;  
 Page 11; Coach Terry Rowe  
 with a girl winner.  
 Left; the Under 10 team  
 Bottom left; The Girls Dance  
 Group  
 Bottom right; Kung-Fu Class



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A6

## History of Broadwater Farm

Key dates in Broadwater Farms history from its construction to the present day - Time line:

1967 Construction of the estate, to provide 1063 properties, begins, and will be fully occupied by 1973. A key feature is a system of walkways linking all blocks at first floor (deck) level. No habitable rooms are provided at ground level due to the high water table.

1976 Design faults and lack of amenities become apparent. Fifty three per cent of tenants refuse offers of accommodation at Broadwater Farm and there is a long queue of existing tenants waiting to be transferred from it.

1981 The process of re-generation begins and it is spearheaded by residents.

1983 Neighbourhood Office opens. Housing services staff are based on the estate to deal with day-to-day housing issues.

1985 Tensions between the youth and the police give rise to civil disturbances. Broadwater Farms notorious image of a violent and troubled estate begins to form.

1987 Broadwater Farm Residents Association formed.

1990 Ecumenical Group is formed, following monthly prayer meetings since 1985 at Moselle School and then at the estates social club.

1992 The Broadwater Community Centre and the Broadwater Farm Enterprise Centre open.

1993 Urban regeneration funds amounting to 33 million are allocated to start an 8-year Estate Action Programme to renovate the estate.

1996 Mr. Motivator opens Broadwater Farm Community Health Centre.  
Ghana Union formed.

1997 Better Life for Women and Families formed.

2000 Opportunities Centre opens.

2001 Haringey Council moves towards neighbourhood management in response to the Governments National Strategy for Neighbourhood Renewal. The Council undergoes a major restructuring, establishing a new division for Neighbourhood Management. Broadwater Farm is identified as a priority neighbourhood.

2002 Estate Action Programme (EAP) ends.

A community development worker for Broadwater Farm is appointed and is based at the Neighbourhood Office.  
First Annual General Meeting of Broadwater Farm Tenant Management Organisation (TMO) takes place. The TMO is in its development stage and not yet operational.  
Ghanaian Cultural Community Group is formed.

2003 Newlon Housing Trust build 12 houses on land purchased from Haringey Council. Work begins on a 104 place nursery / childrens centre.

The Enterprise Centre submits a bid in partnership with the local community and the council, under the Community Economic Development programme, to refurbish and extend its premises and to offer support and opportunities for job seekers and the self employed.

Better Life for Women and Families submits a bid under the same programme to provide childcare training.

Broadwater Womens Forum is formed on 8th March - International Womens Day.

Following consultation with local residents, a road on the new site is named Grant Close, in memory of the late Bernie Grant MP.

African Cultural Group and United Support of People in Need Association are formed.

2004 Work begins on a 104 place nursery / childrens centre.

The Enterprise Centre submits a bid in partnership with the local community and the council, under the Community

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Economic Development programme, to refurbish and extend its premises and to offer support and opportunities for job seekers and the self employed.

Better Life for Women and Families submits a bid under the same programme to provide childcare training.

2007 A funding application by Haringey Council to the Heritage Lottery fund is accepted for capital investment towards funding the transformation and redevelopment of Lordship Rec park which is located next to the estate. The regeneration plans for the park include the following improvement projects:

- Restoration of the River Moselle
- A new City Farm
- A new Eco-centre with public toilet facilities
- Significant re-landscaping works including new pathways, restored entrances, new litter and dog bins and improved seating
- New BMX track
- Restoration of the Model Traffic Area
- Restoration of the Shell Theatre
- Restoration of old toilet block into information point/farm shop

2009 The Council announces that work will begin on creating an Inclusive Learning Campus. Broadwater Farm Primary School, William C Harvey School, The Moselle School and Broadwater Farm Children's Centre will all be part of the campus. The Campus will bring children together who have different educational needs.

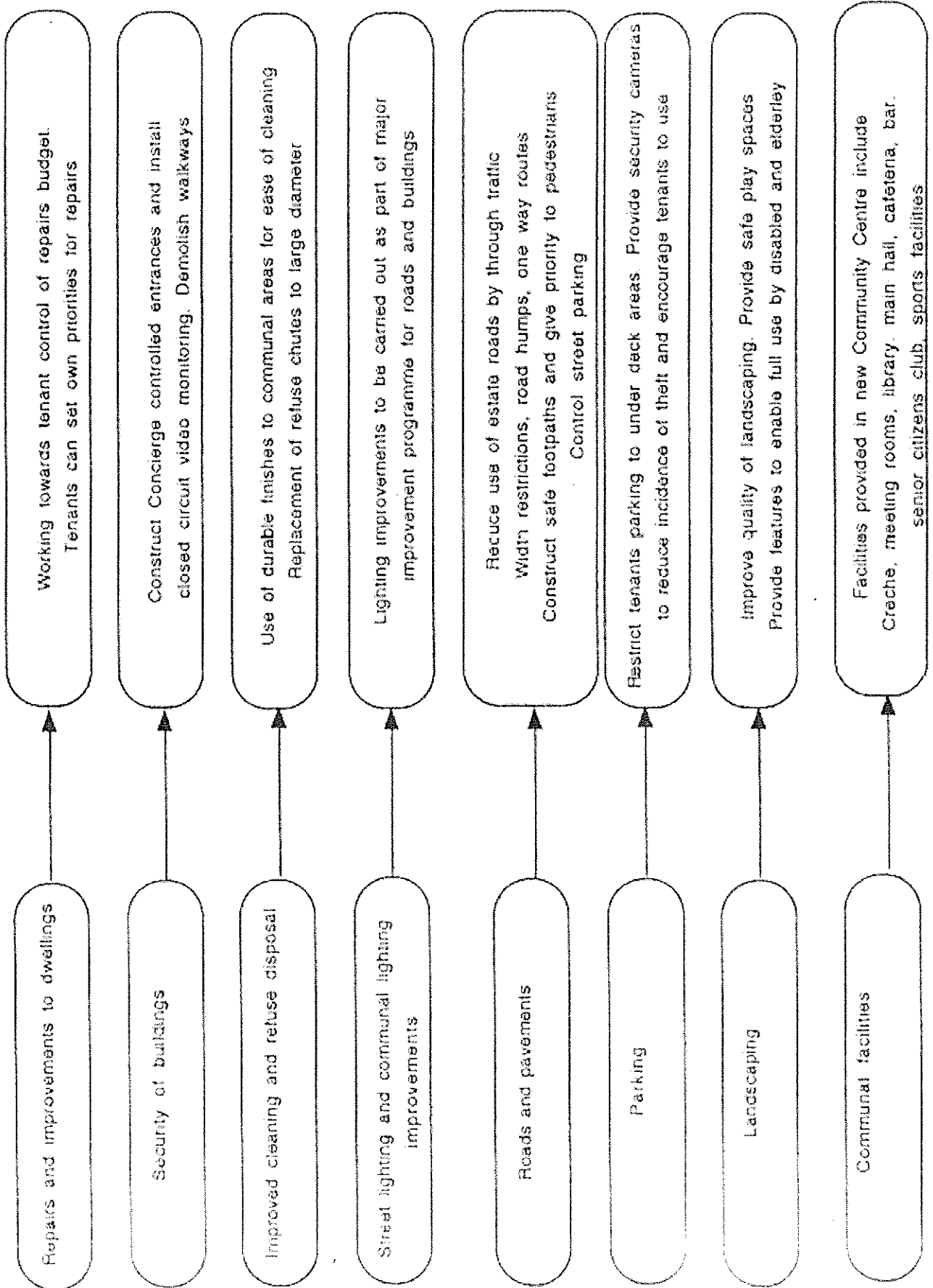
It is intended that this new facility, along with other local services, will also benefit the whole community by providing activities and services for local people of all ages. This might include breakfast clubs, homework clubs, all year-round childcare for children from 0 to 11, parenting support, employment, housing and benefit advice and new sports facilities.

# ESTATE IMPROVEMENTS

# TENANT PRIORITIES

## PRIORITY

## SOLUTION



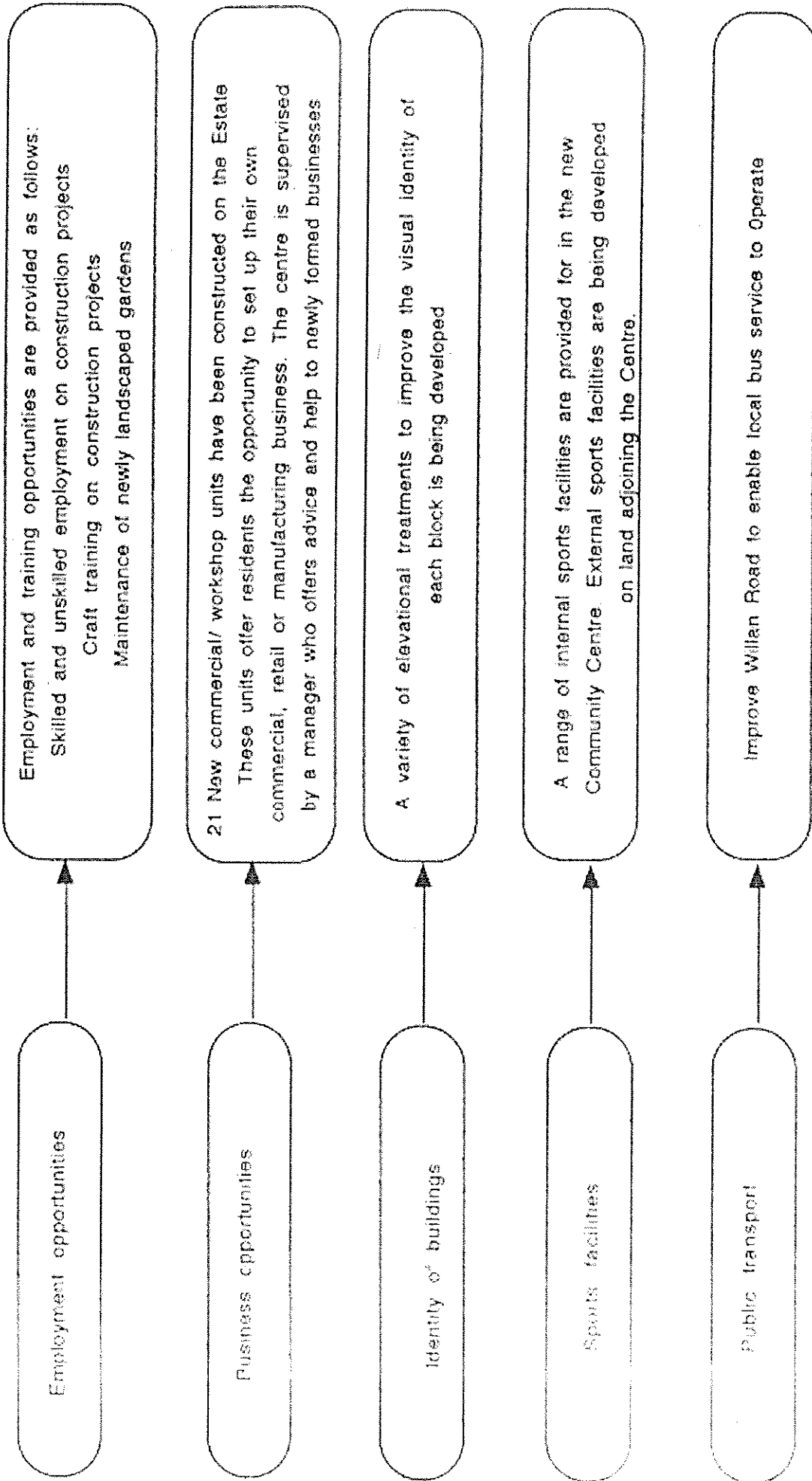


# ESTATE IMPROVEMENTS

# TENANT PRIORITIES

PRIORITY

SOLUTION



# BROADWATER FARM REGENERATION + HISTORY

## 9. Rebuilding

The process of rebuilding began almost immediately after the riot with close consultation between community leaders and the council.

One major step forward in the process of reconciliation was the group project involving young people on the estate to build a Garden of Remembrance for both Cynthia Jarrett and PC Keith Blakelock. It was opened in 1988 by Bernie Grant, Lord Gifford and many eminent politicians and community leaders attended the ceremony.

"In the first 10 years, each year on the anniversary we had a small service in the memorial garden as we call it, where there's a plaque to all that suffered... We had a big event at 10 years, we thought that's it, we will stop having the annual service, the estate and people here have moved on..."

Sean Gardiner,

Team Leader Broadwater Farm  
Neighbourhood Office

In the years that followed a co-operative formed by the Youth Association managed to win valuable contracts. This provided essential employment and training to members of the community. The Community Centre and the 21 enterprise units were all built this way. While a raft of new facilities were being provided, a £33 million grant was spent improving the estate.

The bleak concrete blocks were painted different colours and the notorious walkways were demolished creating a brighter lighter atmosphere. A sophisticated concierge system linked to CCTV cameras now provides security and has contributed to the exceptionally low levels of crime on the estate.



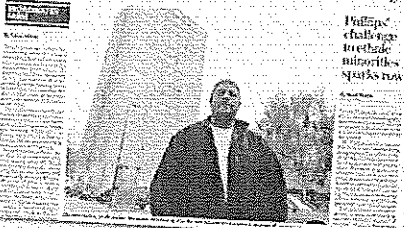
### Timeline

- 1986 Estate action funding given to Broadwater Farm to improve the appearance of the estate, the waterfall mural, gardens and painting of the walkways are funded.
- 1987 The council green lights a community centre to be built on the estate. The Youth Association secure the contract for gardening, landscaping and painting.
- 1988 Financial crisis creates huge budget cuts for the nation.
- 1989 The Youth Association is forced to shut after losing its grant but several churches become active on the estate.
- 1992 The community centre is opened. Construction of 21 Enterprise workshops by tenants are completed to help unemployed residents set up their own businesses, winning the Prince's Trust's 'Community Enterprise Business Award. Walkways are removed and manned entrances to the blocks with security cameras are installed.
- 1993 Annual multi-cultural carnival is held for the first time.
- 1995 Broadwater Farm health centre opens.
- 1998 Visit of Bill Clinton's community development advisor.
- 1999 Opening of Broadwater Farm new neighbourhood office. New local repairs service and new Resident's Association office.
- 2005 Awarding winning Childrens centre is opened.
- 2010 Schools on the site to be demolished and a new learning campus built in its place. Lordship recreation ground wins 3.8 million pound lottery grant.



P.C. of Paul Derridy, David Singh and Bishop Frampton-Manson outside the final block to receive a concierge.

### Estate was without hope in 1985 - now it's a beacon for racial harmony





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## Moira Close a UK first

### UKs first accessible and inclusive housing scheme



Moira Close in North London is Habinteg's first housing scheme, built in 1973. The scheme was the first accessible and inclusive housing scheme of its kind in the UK. Its significance was recognised right at the top of government as then Prime Minister, Edward Heath, officially opened it on 27 June 1973.

Moira Close set a new standard for housing design that has been influential ever since.

Unlike many social housing developments of the era, Moira Close has stood the test

of time and still supports a vibrant community. There are many original tenants still living there now.

Its enduring success shows that an accessible standard can cater for a wide variety of housing needs. Moira Close influenced housing design forever, leading eventually to the Lifetime Homes Standard and Wheelchair Housing Standard, adopted by the London Plan in 2004.

The 58 homes here are set in an open-plan layout arranged around a series of level access pedestrian courtyards. The scheme is designed as a barrier-free environment enabling disabled and non-disabled people to share and enjoy their homes and neighbourhood.

On Friday 21 June 2014, tenants, staff and special guests celebrated the scheme's 40th anniversary. Tottenham MP David Lammy, Mayor of Haringey Councillor Sheila Peacock, former Chair of the Disability Rights Commission Sir Bert Massie CBE (also a former tenant at Moira Close) and GLA Principal Access Adviser, Julie Fleck were a few of the guests present on the day.

Alice Moira, daughter of Moira Close architect and Habinteg founder Alex

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Moira, was the original inspiration to design a place where she could live freely and independently as a wheelchair user. To date, Alice still lives on the scheme and was also present to celebrate its 40<sup>th</sup> anniversary.



Alice said, "The importance of accessible housing cannot be understated. My home has given me the freedom, independence, choice and privacy that was simply not available to wheelchair users prior to Habinteg's creation."

You can find out more about the anniversary celebrations in [media and news](#).



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# THE COMMUNITY-LED TRANSFORMATION OF LORDSHIP REC

By the Friends of Lordship Rec [www.lordshiprec.org.uk](http://www.lordshiprec.org.uk) [www.haringey.gov.uk/lordshiprec](http://www.haringey.gov.uk/lordshiprec) 1.2016

Lordship Rec, Tottenham's largest public park at 26ha, is bordered by 2 large Council estates (Broadwater Farm and Tower Gardens) and streets of terraced housing of all tenures. **In 2001, when the Friends of Lordship Rec set up, it was a poorly-maintained and virtually abandoned park with no on-site staffing, no flower beds, semi-derelict buildings, poor quality and decaying infrastructure, and few organised user groups or activities apart from a mother & toddler group running an old hut, and a local youth football club (Broadwater United) managing the enclosed sports pitch.**

**Inspired by the successful and comprehensive community-led improvements to Broadwater Farm throughout the 1990s, the Friends conducted an initial park users' survey, and then teamed up with Broadwater United FC to launch the Lordship Rec Users Forum (LRUF). The aims of the Forum were to get all the stakeholders' organisations (User Groups, Council, Residents Associations, Schools etc) to work together, to promote and encourage a range of new user groups, to develop a community-led vision to regenerate the site, to lobby for the resources needed to achieve that vision, and to move towards joint community/Council management of the site.**

**The Friends & the Users Forum have ever since continued to meet monthly and to consult the public widely to achieve the above. Indeed our achievements have multiplied beyond even our own wildest expectations!**

\* The number, breadth and membership of dedicated autonomous **user groups** has mushroomed, and now includes the Friends (who have 1,300 members), Broadwater United FC (11 youth teams), Women's Association, Wildlife Group, Rockstone bikeability, Parent & Toddler Group, Walking Group, Sports & Arts Consortium, Hub Co-op, Back 2 Earth environmental charity, Tottenham Bike Club, Rec Rippers (BMXers), Brakethru mobility cycling club, Shell Performing Arts Collective, and a River Moselle Management Group..



\* Guided by the results of public surveys and consultation efforts, and after 5 years of discussions, preparations, planning and design, and lobbying of funding bodies, the LRUF and Council succeeded in obtaining £5m, mainly from the Heritage Lottery Fund, for much-needed **regeneration works**. Weekly LRUF/Council coordination meetings oversaw the successful completion of these works, including a brand-new flower-lined channel for the River Moselle, a new Loop bike dirt track, an Environmental Hub building with cafe and classroom, refurbishment of the Shell Theatre along with a new park staff team depot, renovation of the enclosed sports pitch, restoration of the historic and nationally-unique Model Traffic Area, new meadows, flower-beds and tree planting, and general improvements to drainage, paths and entrances

\* There are now a wide range of **public activities and events** in the park organised by local groups. The LRUF-organised community 're-launch' festival in September 2012 introduced the new facilities, attracting 8,000 local residents, double our previous highest turnout! Since then there have been a range of events throughout the year. The community-run Hub and its café and rooms for hire is open 7 days a week in the centre of the park.

\* Building upon the growing **partnerships and co-management** philosophy developed in the last few years at every level of decision-making, the Friends, LRUF and Council are committed to the ongoing co-management of the park as a whole, and the micro-management of each of its facilities and features, eg Lordship Woodland and Lake / Friends; Bike track / Bike Club; Spinney / Lordship Wildlife Group; Eco-Hub / Hub Co-op; Football Field / Broadwater United; Harmony Gardens / Back 2 Earth; Shell Theatre / Performing Arts Collective; InfoShop / Rockstone Foundation - and other potential similar micro-partnership arrangements.

\* Inspired by the improvements achieved so far the key partners continue to meet at least monthly for **regular Lordship Practical and General Coordination meetings** to monitor any ongoing works, discuss and plan further improvements and the fundraising necessary to achieve them, and to encourage and coordinate a wide range of events and activities by user groups.

**It can be truly said that an inspiring and path-breaking community-led total transformation of this vital but neglected space is being achieved by exemplary community/Council partnership-working - and LOTS of hard work!**



JJ-4453

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Leader and Cabinet Office

Councillor Alan Strickland Cabinet Member for Regeneration and Housing

Jenny Jones  
City Hall  
Queen's Walk  
London SE1 2AA

Date: 25 November 2015

RECEIVED  
27 NOV 2015

Dear Jenny,

Thank you for your letter of 17 August, and the interesting and informative London Assembly Report on regeneration, which I was happy to support with a tour of Haringey for the panel earlier this year.

You specifically refer to the council's proposals for Broadwater Farm. I want to make clear that at present the council does not have any detailed proposals for the estate. Following formal consultation on the Site Allocations DPD, the council has removed the Lordship Recreation Ground or any Metropolitan Open Land from any proposed development area.

Haringey is committed to improving the quality of its housing stock as well as increasing the number of affordable homes in the borough for the benefit of its residents and is exploring all possible options to help achieve this.

We want to find the best option for the Broadwater Farm estate, to bring long-term improvement to both the homes on the estate and the lives of the people who live in them. The council will shortly commence a major community engagement exercise to find out what residents would like to see improved on the estate both now and in the future. The results of this engagement will help the council develop proposals for the estate - not only for better housing, but also improved job and training opportunities, public facilities and tackling crime and anti-social behaviour. This builds upon a recent consultation exercise with the residents of Tangmere House (one of the estate's tower blocks) where 80 per cent of residents said they thought the best way to improve the block was to structurally refurbish it or demolish and rebuild it.

We're determined to provide high-quality, modern, affordable housing for all our residents as part of our regeneration plans, and to face up to the stubborn social and economic challenges which our residents still face. In contrast to some of the regeneration schemes across the capital, at our High Road West project in north Tottenham every single secure council tenant will be offered a new home at the same rent level in the new development, so it's simply not true to suggest our regeneration plans are getting rid of social housing. Haringey wants to offer a range of council, affordable, shared ownership and private homes that offer every family the chance to live in a modern home regardless of income.

Yours sincerely

Councillor Alan Strickland  
Cabinet Member for Regeneration and Housing

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## **Analysis by Dave Morris of the letter of 25.11.2015 from Cllr Strickland (Haringey Council Leaders Office) to Baroness Jenny Jones AM of the GLA..**

1. It's not true that they have removed *'any Metropolitan Open Land from any proposed development area'...* in fact they have deliberately re-drawn the map to include the Community Centre in the proposed zone despite 50% of it being on MOL..

2. The sentence mentioning Tangmere is inaccurate and deliberately misleading, and partly non-sensical when it claims the Council is building *'on a recent consultation exercise with the residents of Tangmere House..where 80% of residents said they thought the best way to improve the block was to structurally refurbish it or demolish and rebuild it'*. According to the documents released under Jacob Secker's recent FOI request, Q9 was *'How can your block be improved?'*. Its not clear how many answered this (and I doubt very many did as it was a comment box not a tick box), but in the March 2015 *'Broadwater Farm Update'* bulletin from the Council, the Council claim that *'37% of you commented that the building could only be improved by demolition and rebuilding a new block.'* They add that 48% in fact replied: *'improving security and safety systems'* (25%) or *'general building maintenance including cleaning, update kitchen, toilets and bathroom.'* (23%).

72% had also agreed with a different but a leading and ambiguous question: *'The structure/design of the block contributes to housing repair problems'*. [I would have expected 100% on any estate to agree with this if major repairs are outstanding, as they have been in Tangmere house for years]

49% had also agreed that *'I feel safe and secure in my home'*, and *'My home is maintained to a good standard'*.

And in any case the survey was not about the estate, but about Tangmere, so Cllr Strickland should not be referring to this survey at all when alluding to the whole SA62 area.

The final paragraph is also highly misleading about what happens to those who live on estates threatened with demolition and redevelopment. He fails to mention the private tenants made homeless, the leaseholders who are bought out and unable to afford to buy a replacement in the area, and the shopkeepers and small local businesses (and historic buildings) facing closure and demolition. He refers to Love Lane secure tenants being offered a right of return at the same rent levels, neglecting to say that it almost certainly won't be Council housing, and in any case the Council's current strategy is to not guarantee any right of return on any other estates (including Broadwater Farm).

Dave Morris, June 2016

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**Extract from the Regulation 22(1)(c) Consultation Statement (October 2015) for Haringey Local Plan Preferred Option consultation Site Allocations DPD Feb-Mar 2015**

**SA63 (Broadwater Farm)**

293 respondents: 1421 comments

- 2.1 Respondents were generally concerned that the text of the allocation did not match what they were being told might happen, which included building on the park and potential demolition of buildings on Broadwater Farm. The allocation reflects comments by residents about the need for improvements to the site, therefore it allows for improvements to the estate. However a delivery model for this has not been consulted on. The policy highlights the need for further work and engagement to determine the appropriate way forward.
- 2.2 As a result of numerous respondents to SA63 the allocation was amended to remove the part of Lordship Recreation Ground which was in the allocation. Multiple objections were received to building on the park including: the loss of the football pitch which is an essential facility for young people in Tottenham; the park being vital for health and well being; the park being award winning and protected by a covenant; that there would be less space for events and that the park is linked with the history of the area. Respondents were also concerned that the loss of the park would be detrimental to the people of Tottenham as it is already a very built-up area with a deficiency of open space and that the loss of park space would set a dangerous precedent. There were concerns that development would mean more people with less green space. There were also concerns about implementation including the increased risk of flooding, poor drainage, the reduction of water quality in the Moselle and the potential impact on biodiversity. Therefore the allocation has been amended to remove the park.
- 2.3 Respondents were also concerned about the idea of estate renewal for Broadwater Farm, suggesting that it would destroy the vibrant, cohesive and inclusive communities they have worked hard to create. They also suggested that the community hasn't been consulted properly on proposals for the area and that the council should work with the community to improve the area and facilities. Any proposal for improvements to the area would involve masterplanning which would be undertaken in full consultation with the community and would intend to ensure there were opportunities to enhance the community cohesion and vibrancy already present within the estate.
- 2.4 They have suggested there are no structural problems and therefore no reason to suggest demolishing houses. Respondents suggested that it would be better to continue with Decent Homes programme rather than demolition as the estate is only 30 years old and generally in good condition. There was also the suggestion that the council shouldn't use the problems with Tangmere block to justify renewal of the entire estate. There was support for demolition of Tangmere block as repairs are ongoing and don't seem to make a difference.
- 2.5 Other concerns with the estate renewal included the potential loss of affordable housing and the suggestions that new affordable housing would not be affordable to many in the community. There should be no net loss of social housing. They were

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concerned that poorer people would be displaced because they wouldn't be able to afford to live in the new buildings. It was also suggested that housing associations generally meant an increase in rents and a reduction in tenancy rights. They argued that the Council is displacing poorer people from the borough with wealthier ones from outside the borough. There is concern about where the people of Broadwater Farm will go. They are concerned that development will follow the example set by Woodberry Down where it is suggested existing residents are given substandard care and attention compared to newcomers. Affordable housing would be reprovided in any development on the estate to ensure no net loss of affordable housing by habitable room. In the event of any development, tenure split would be determined by housing need, viability and development management policies informed by the adopted housing strategy.

- 2.6 Respondents were also concerned about the inclusion of freeholds on Lordship Lane and the culs-de-sac surrounding the estate including Moira Close. Moira Close residents provide support networks for each other and there is concern that separation of residents could lead to mental illness. Any master planning for this area would seek to address this. The allocation includes these properties as all properties that may have a role to play in the delivery of the objectives of the site allocation were identified. They also suggested that private owners should be offered a sufficient amount of money to find a similar house nearby and that private tenants may end up homeless if they don't fit one of councils priority need categories. While these are not strictly planning issues they will be addressed through Council's rehousing strategy.
- 2.7 There are also other concerns with potential development on site including traffic congestion, pollution associated with development, pressure on local facilities and the potential loss of community facilities. These issues would be addressed through the development management policies and the update to the infrastructure delivery plan.
- 2.8 There were suggestions that redevelopment could include phasing of development using empty properties to decant people into while blocks were redeveloped one by one. These particular issues are beyond the scope of the site allocation but have been noted.
- 2.9 Tall buildings were also a concern, with respondents suggesting they were not in line with SP11 of the Local Plan: Strategic Policies. One respondent also suggests that as two dwellings are usually built and sold for every social unit any new development would be the size of the barbican to re-house council tenants. However, there was some support for tall buildings with one person suggesting a increasing the heights in some areas could accommodate more units. In line with other allocations, specific heights have been removed from the document as any proposed development will be assessed against development management policies.
- 2.10 Respondents also expressed concern that development seems to be unbalanced in favour of the west of the borough. They suggested there are numerous brownfield sites which could be used for development instead. The site allocations follow the spatial strategy outlined in the Local Plan: Strategic Policies. The Council has explored sites across the borough for development and where appropriate these have been included in the site allocation for development.

# Improvements actually wanted to Broadwater Farm

Over the last 30 years local residents have led the regeneration of the whole estate. It now has some of the best facilities in the country! In that time we've successfully lobbied for, among other things...

- Our Concierges and security systems
- The Lanscaping and greenery throughout the estate
- The Enterprise Centre and workspace units
- Our Health Centre
- The Community Centre
- A Bus route through the estate

All

The Council say they are now keen to find out what further improvements Broadwater Farm residents would like to see to our estate.

Homes for Haringey must do their job as landlord and not neglect or run down the estate. Residents have already identified a range of important, much-needed basic maintenance & improvements, including:

- Complete the planned Decent Homes Works program
- Ensure effective regular cleaning and maintenance
- Do the repairs needed in the flats and blocks (including fixing leaking pipes)
- Install effective entry/security systems to all blocks
- Redecorate the estate
- Protect and improve the existing facilities and services, and the estate's environment
- Rehouse overcrowded families entitled to a bigger home if they wish.
- Address residents' concerns over anti-social behaviour

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# Broadwater Farm Residents Association

## Service of BFRA Local Plan SA62 documents

1. BFRA Formal Response (10pp) hard copy – already also sent by email
2. Formal Responses from 49 individual residents (all one page each)
3. Online petition 'screen grab' (1 page) – 956 supporters
4. Hard copy petition - 101 sheets, totaling 684 supporters

Receipt required from LBH Planning Policy Team

Chris Hutton and Jacob Secker

BFRA Committee Members

4<sup>th</sup> March 2016