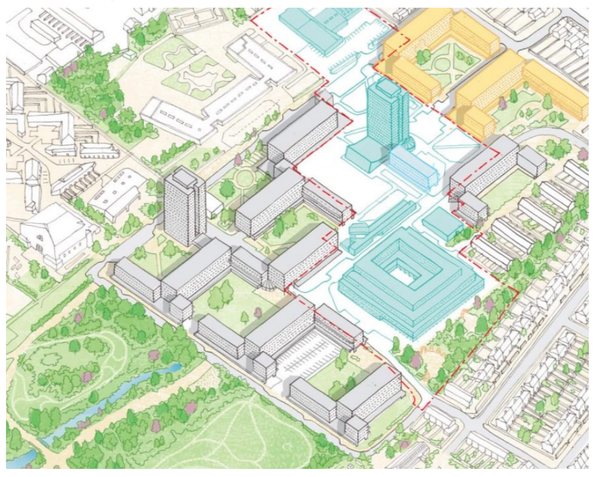
What the community have said: previous engagement

Regeneration of the estate

In 2021, Haringey Council and residents developed an Urban Design Framework for Broadwater Farm Estate. The most important themes for residents were:

- Re-activation of the ground floor with community spaces and new/ re-provided uses
- Addressing safety and security issues, especially anti-social behaviour, providing activities for young people, and safe movements through the estate and beyond.
- Better green spaces and public realm - safe, high quality and well maintained
- New uses that attract people from the wider community
- Broadwater Farm as a resource and asset for everyone
- More amenities for children and safe for families
- Optimising layouts - ensuring buildings and spaces are modern, clean and safe



Council officers

In 2024, Haringey Council brought together staff whose work is linked to the community centre, to consider what should be achieved at Broadwater Farm Community Centre. Their priorities were to:

- Create a high-quality, flexible, and sustainable space.
- Keep operations community-driven— but deepen understanding of local needs.
- Boost participation with diverse programming.
- Ensure the centre feels inviting and accessible.
- Balance financial sustainability between community and commercial use.



Users and Providers Group

Also in 2024, the council convened a group representing Broadwater Farm Community Centre's activity providers and users. The group established a shared mission focused on collaboration, inclusivity, sustainability, and improved access. In January 2025, they joined a workshop with the consultants, leading to these key suggestions:

- Better resident engagement.
- Balance commercial and community use.
- Use spaces differently, re-organising storage, improving wayfinding and upgrading or repurposing facilities (e.g. entrance, café, gym).
- Better links between the centre's outdoor spaces and the Lordship Hub.
- Enhancing security and activating outdoor spaces for schools and community activities.
- Aspiration for a holistic, inclusive, and sustainable community hub.



Users survey

In early 2025, 71 people responded to a survey on how they used the community centre.

- 71 people responded, 34% of those were young people, 5% were over 75 yr old.
- Of those surveyed 52.8% had used the centre in the last six months while 47.2% had not.
- More than half of the respondents (54%) said they felt very or quite welcome at the centre while 17% felt unwelcome.
- Popular reasons for visiting were: classes, gym membership, events, food bank access, and space hire for personal occasions.
- While reasons for not visiting were: cleanliness and hygiene concerns, not feeling safe or welcome, high costs, lack of child-friendly activities, and inconvenient opening hours.



Key survey findings

Strengths

- Welcoming environment for regular visitors.
- Popular activities include football classes, gym membership, classes, events, and support sessions.
- Long-standing users appreciate its multifunctional use for weddings, funerals, sports, etc.
- Friendly and engaging staff (though experiences vary).

"It's a really welcoming space. I have been coming for 7 years and it's the first place I came to when I moved to Tottenham."

Weaknesses

- Cleanliness and hygiene issues.
- Some residents do not feel safe or welcome.
- Gym membership and space rental costs are seen as too high.
- Poor advertising, lack of awareness of available activities.
- Reception service is inconsistent – sometimes unwelcoming or inattentive.
- Noise complaints from estate residents due to late-night events.
- Limited parking – inconvenience to local residents.

"We live here so we don't like when people organise parties at night. They take up all the parking spaces and leave very loudly pushing horn at midnight."

Aspirations

- Upgraded toilets, improved hygiene, better gym equipment, clearer signage, and a general renovation.
- Better programming: more cultural and arts events, expanded sports options (e.g., netball, boxing, yoga), female-only and senior-focused classes.
- Homework club and after- school programmes, gaming room, youth centre, soft play area, financial literacy and entrepreneurship classes.
- More affordable activities, including space hire and free family events.
- Job club, employment advice, housing support services.
- Better security measures, a safer environment, extended opening hours.
- Social spaces: a cafe that opens regularly, and communal study / work areas.

Overall, residents emphasised they don't want to lose the community centre or its popular activities but recognised that financial accessibility is important, some suggested a sliding scale pricing system for activities.

"Information about facilities needs to be clearer and readily available online."

"Children's activities and classes would be welcome especially if it means parents can use the gym onsite at the same time."

"The fields and pitches are unused. We need more girls' sports, not just football."

"Make sure the football stays."

Existing site analysis

Opportunities

+ The Broadwater Farm Community Centre is a well-known asset and part of local history in the area.
+ Strong local community ties and an established network of partners.
+ A gateway between the estate and Lordship Recreation Ground.
+ Has a variety of spaces including a full-size sports hall, pitches, catering kitchen, terraces and gardens.
+ Has a programme of activity.
+ Accessible to estate residents and the wider local community at low/ subsidised cost.
+ Proximity to a Children's Centre, schools, the Lordship Recreation Ground and is also a destination as workspace for 70 council staff.
+ New homes being built nearby: the Broadwater Farm estate regeneration programme will build 294 homes, and enterprise spaces and new retail units.

Constraints

- Cost of operation and management.
- Not everyone thinks it's a nice place to visit: look & feel.
- Under-utilisation.
- Irregular leases.
- The offer lacks variety and could be more inclusive.
- Poor transport links and connectivity for wider reach.
- Limited access / visibility from Lordship Rec and north side Somerset Close.
- The centre is not realising its potential for revenue generation and community reach.
- Activation - poor street presence and visibility of activities within.
- Long term maintenance investment for upkeep.
- The football pitch is only usable in summer and is disconnected from the park.

