Future of Broadwater Farm Community Centre

User & Providers Workshop, 2nd September 2024

A Introduction

A1 Following a workshop in July, another workshop was set up to support stakeholders involved with the Community Centre at Broadwater Farm to flesh out the process of next steps. (A list of attendees is at the back of this note.)

A2 The workshop again had an independent facilitator, Radojka Miljevic (Rad).

B Council update

B1 Ione Braddick from the Council gave an update regarding various maintenance works being carried out over the next few months after the handover of the Community Centre takes place from Fusion to the Council on 1st October. The Centre will close to the public from 1st to 6th October, reopening again on Monday 7th October, allowing for staff training, some minor maintenance work and a deep clean.

B2 Larger scale maintenance work will take place from November to January, and this comprises:

- Making the building safe and watertight, including roofing repairs
- Jetwashing and repairs of external drainage
- External wall and timber window repairs
- External paving repairs where the drainage has led to the paving swelling up
- Floor tile repairs in the internal lobby
- Investigation into the quality of fire stopping and compartmentalisation
- Floor and tile repairs in the changing rooms

B3 A second phase, aiming to start in March 2025, will incorporate:

- The remaining urgent maintenance and compliance work
- Mechanical and electrical maintenance
- Above ground drainage (gutters and toilets)
- Damp-proofing
- Removing the glazed screen in the lobby to open up the entrance lobby, providing DDA compliant ramp
- Office improvement works on the first floor to corporate standard

B4 Discussion is still under way within the Council regarding how much of the work is to be funded from the Council's Housing Revenue Account (the HRA) and how much from the Council's General Fund.

B5 On the subject of insourcing of the leisure centres, Daniel Hall from the Council explained that the Leisure and Active Communities Team will become the Active Wellbeing Team. There will be Active Wellbeing Officers who are looking to increase physical activity in the borough as part of tackling

health inequalities, especially in the east of the Borough. There is a desire to take physical activity out into the communities rather than just seeing it as centre-based. This work prompted some wider discussion among attendees about the ability of this work to be pivotal to a broader vision of how the Council approaches its work and investment in the borough, including links to the Council's cultural and social value strategies.

B6 It was agreed that it would be helpful for Daniel to come back to the group to present some of the wider thinking and set out the Council's plans and aspirations for active wellbeing in more detail.

C How the user and providers group operates

C1 There is a strong desire to ensure that the work of any group is open and that the information is made public, with a singular web-space to which people can go to find information of past discussions and how to get involved in any future ones – it was suggested that the space should not only reference Broadwater Farm, but indicate that this is a project also for streets surrounding the area. It was noted that the Leisure team is setting up a Frequently Asked Questions web-page for the wider leisure insourcing (Leisure centre changes | Haringey Council) and that Broadwater Farm will be creating a Broadwater Farm Community Centre Improvements project web-page (Broadwater Farm Community Centre Improvements - Broadwater Farm Estate) on the BWF Commonplace Engagement Hub (Have Your Say Today - Broadwater Farm Estate - Commonplace).

C2 There were different views about what co-production must mean in practice for this group. In order to secure the validation of the community, there was agreement that plans need to be made together with the wider community. The group arrived at a position whereby it was accepted that there may be a smaller, core and stable group (not necessarily in and of itself entirely representative) but it would need to be informed by key engagement events (perhaps around a theme) with the wider community, noting that not everyone would want to commit to a cadence of meetings. It was said that the group needs to evolve into a broader management group.

C3 A rhythm of every two months seemed to have support from the group as the right tempo for it to come together.

C4 It was agreed that it would be helpful for the Council to draw up a structured framework for engagement (involving a range of methods of engagement), and consider a Terms of Reference (ToR) for this group.

C5 Regarding the one-page statement capturing the group's previous work, attendees were generally happy with its content but made the following points:

- The group should operate in line with best practice (hence the desire for ToR)
- The work of the group should be informed by national models and the group will want to be educated about what is possible
- Accountability should be referenced as one of the elements in relation to how the group works – people should take responsibility for getting involved
- It may be helpful to have a broader vision or aspiration articulated, for example around social value

- Sustainability could be better articulated in the statement e.g. whether as social, economic and environmental or as people, planet and profits

D Securing consultancy support for an options appraisal

D1 The Council will fund the services of an independent consultant/consultancy to scope the different options for use of the BFCC and its configuration. The expectation is that the duration of such a piece of work will be about six months.

D2 The group recognised that while there may be a spectrum of planned maintenance at one extreme as an option and demolition and rebuild at the other, with refurbishment in the middle, in reality there are many sub-options that any scoping exercise will need to uncover and flesh out. Within these options are also a range of management options, so it is not just about what happens to the space but how it is run.

D3 The group supported the idea that one member had experienced elsewhere (in relation to the selection of an architectural practice) of consultancies 'setting out their market stall' and members of the community being able to 'pick' the approach and ideas that most appealed to them. The Council agreed to take this away and see how whether it might be made to work in practice as part of a procurement process, but there was a lot of enthusiasm about the idea.

D4 The brief will need to set out the group's expectations about community engagement.

D5 It was recognised that it may be 2026 before any future vision for the Centre is enacted. It was agreed that it would be helpful for the Council to set out exactly how interim management arrangements are intended to operate.

E What comes next

E1 A finalised one-page statement, notes of the second workshop, and draft engagement plan will be circulated.

E2 A brief for a consultant will be prepared by Ione Braddick and the procurement process started. Where possible will include a community vote element.

E3 It has been suggested that a wider community meetingor drop in event should be held at the Community Centre w/c 7th or 14th Oct to mark the handover and for the Council to be available to answer any questions. This is being discussed with the Active Wellbeing team.

E4 The next meeting of this UPG, which may be part of the community vote/ consultant procurement process, will likely be held towards the end of October.

This note was authored by Radojka Miljevic.

Stakeholders in attendance

Daniel Ball, LBOH (Leisure/ Active Wellbeing Services)

Ione Braddick, LBoH (Broadwater Farm Estate)

Joan Curtis, Friends of Lordship Rec.

Radojka Miljevic, Campbell Tickell (Independent Facilitator)

Christina Omideyi, OK Foundation

David Pitcher, Active Change Haringey

Chris Setz, Haringey Fixers

Sandra Sutherland, Harmony Gardens

Augustine Yeboah, Fusion Lifestyle