Broadwater Farm Community Centre - Options Appraisal

About this study

The brief

Haringey Council appointed a team of consultants to explore options for the future of Broadwater Farm Community Centre as a successful community amenity.

Although the centre is a valued community hub, it is under-utilised, operating inefficiently, and losing money, putting its future at risk. The operation of the Broadwater Farm Community Centre faces significant financial challenges, with the centre making a deficit of £125-180k per year since 2023.

The Council is looking for ways to increase revenue to continue to subsidise community activities, while boosting footfall and optimising usage.



The process

- Understanding the local context and history.
- Collecting input from a range of stakeholders: council teams, local operators, partners, current users and providers, potential operators.
- Delivering workshops and engagement with users and providers.
- Incorporating the feedback from Council-run engagement activities.
- Considering design, funding, and technical factors.
- Developing a community brief that feeds into the options for the centre's future.
- Developing and appraise design options for the community centre requiring a range of levels of intervention

Who we are

Augarde & Partners advises on places, regeneration and neighbourhoods to create financial, social, and cultural impact. They have hands-on experience in building social vehicle portfolios and multi-use spaces.

Architecture 00 is a London-based studio that brings together action-led research, urban design strategy, architecture and wider place-making.

Coherent Cities combine professional development and facilitation expertise with sector intelligence and lateral thinking to support projects and relationships.

The story so far

Management timeline

1992 The centre was built and initially managed by Haringey Council.

1999 Management was transferred to a Trust.

2004 The Trust became insolvent, and management returned to Haringey Council.

2009 The council conducted a review to improve the centre's use and financial sustainability amidst the risk of closure. It chose to keep it open, with the regeneration of the Lordship Rec and the new Inclusive Learning Campus seen as opportunities to increase footfall, revenue and community benefits.

2012 The centre's management was transferred to an external Leisure Centre operator.

2024 Due to poor service and customer dissatisfaction, management was brought back in-house by Haringey Council.

2025 Haringey Council are already investing in upgrades to the building alongside this study into the future options for the community centre.

The centre has long served as a hub for the community, with longtime tenant London Elite Sports & Football Academy providing local youth with positive activities and mentorship and partners like The Moselle Group, Wheely Tots, Harmony Gardens and Active Haringey helping build the centre's community legacy.

















Area context: other providers



Any others to add?