Broadwater Farm Community Centre
Adams Road
London N17 6HE
Tel: 020 8489 1778
www.haringey.gov.uk

Name: Broadwater Farm Project team
Email: bwf@haringey.gov.uk

Thursday 6 February 2025

Dear resident

Update on the proposed development of a Wellbeing Hub

I am writing to inform you about some proposed changes to the redevelopment plans for the Broadwater Farm Medical Centre, which are part of the wider improvement programme on the estate.

As part of the estate improvement works, the council proposed building a wellbeing hub within the new block replacing Tangmere. The hub would provide additional offices, a community space, and a consulting room for the existing GP who works from the medical centre on the estate. This proposal was part of the demolition of the old medical centre and the construction of new homes on the estate.

Since the initial plans were developed, several factors have led the council to consider other options for this phase of the improvement programme alongside NHS North Central London (NCL) Integrated Care Board (ICB) considering the best way to deliver GP services for residents who are patients at Broadwater Farm Medical Practice.

As a result, we are now considering an alternative proposal to replace the wellbeing hub with three additional family homes. We recognise this is a change from the original proposal and if this does go ahead, we will work with community partners to support wellbeing services on the estate.

Reasons for this new proposal

The proposal to replace the wellbeing hub with family homes is based on the following factors:

- **Urgent need for family housing:** The need for new family housing is now more urgent than ever before, with almost 3000 families in temporary accommodation in the borough.
- **Updated office accommodation plans:** A further review of our community centre improvement plan has determined that additional office space is no longer required separately from the centre.
- **In-house management of leisure facilities:** The council has taken back the management of the community centre, allowing us to offer more services and spaces directly from the centre.
- **GP service delivery:** The NCL ICB and the Lawrence House Surgery have identified there would have been challenges to operating from a small clinic space at the centre separated from the additional facilities and services available at the main GP surgeries at Lawrence House.
- **Increased construction costs:** Rising construction costs have led us to consider more cost-effective options for the new Tangmere building.

What happens next

Residents registered with the Lawrence House surgery will receive a letter from the NCL ICB in early February about their proposals for the future of GP services for Broadwater Farm residents.

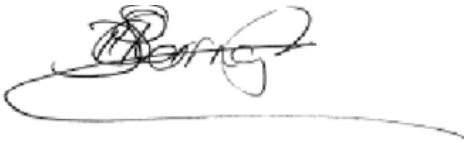
After the NCL ICB has completed its engagement process, Haringey Council will follow up with more details on the proposed plans for this phase of the improvement works programme.

How to find out more

Colleagues from the Broadwater Farm Project team will be out talking to residents to ask for your views. Please visit the Broadwater Farm Engagement Hub at www.broadwaterfarmestate.commonplace.is (or use the QR code below) to learn more about upcoming meetings, estate pop up or drop in sessions happening throughout February.

If you have any questions ahead of this, please contact your Community Engagement Officers, Numan Hussain or Dionne Johnson on the details provided below.

Yours sincerely,



David Sherrington
Broadwater Farm Programme Director

Get in touch

Numan Hussain: 07976 070667 numan.hussain@haringey.gov.uk

Dionne Johnson: 07805 918698 dionne.johnson@haringey.gov.uk

bwf@haringey.gov.uk

Scan the QR code to visit the Broadwater Farm Engagement Hub