



Haringey Council

Agenda item:

[No.]

Cabinet

On 21 July 2009

Report Title. **Broadwater Farm Community Centre**

Report of **Wayne Longshaw, Interim Assistant Chief Executive (Policy, Performance, Partnerships & Communications), London Borough of Haringey**

Signed :

Contact Officer : **Wayne Longshaw, Interim Assistant Chief Executive (Policy, Performance, Partnerships & Communications)**

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Wards(s) affected: **West Green, Bruce Grove, White Hart Lane**

Report for: **[Key / Non-Key Decision]**
Key Decision

1. Purpose of the report

- 1.1. To consider options for Broadwater Farm community centre and evaluate which option would deliver a sustainable solution for the locality that maximises use, provides equality of access, delivers community benefits and offers better value for money.

2. Introduction by Cabinet Member

- 2.1. A sustainable and viable way forward for the centre is vital to the continued delivery of community facilities and benefits for the locality.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1. The development of community facilities are consistent with key priorities in the Council Plan, specifically supports the following themes: 'A Better Haringey' and 'A Thriving Haringey'.

4. Recommendations

- 4.1. Cabinet is asked to consider all the options and endorse option 3 as the most practical way forward.

5. Reason for recommendation(s)

- 5.1. Consultation with the community and key stakeholders revealed that the community centre was an important asset for the locality and that services and activities should be developed inline with the developments taking place with the regeneration of Lordship Recreation Ground and the Integrated Learning Campus.

6. Summary

- 6.1 The Broadwater Farm Community Centre has been subject to a number of reviews and options appraisals to determine its future.
- 6.2 This report draws together all of the previous work, develops the most viable options and factors in the outcomes of a consultation and engagement exercise undertaken with the local community and key stakeholders. The consultation and engagement took place between January and April 2009. Local households within the Broadwater Farm and surrounding neighbourhoods were surveyed with a questionnaire, key stakeholders were interviewed and drop-in sessions were made available for people to share their views.
- 6.3 A total of 145 responses were received from the survey. Although a majority of respondents hardly ever used the community centre, there was a feeling that it was important to keep this community asset and that services and promotional activities needed to be developed.
- 6.4 Respondents were asked to consider two options for the future of the community centre:
- a) Close the community centre and relocate services to the ILC and elsewhere in the locality, or
 - b) Reduce services and increase income from the Community Centre to make it affordable to run

Eighty two respondents (57%) did not select either option.

		Count	Col %
Option	Close and relocate	23	16%
	Reduce services	40	28%
	Neither option selected	82	57%
	Total	145	100%

6.5 The engagement with a wide number of stakeholders echoed the messages from the survey; that the community centre was an important asset and should be seen in the context of the wider developments taking place. Similar messages were received from an exercise undertaken by Ward Councillors. The conclusions drawn from the consultation and engagement programme have been influential in the development of the final recommend option.

6.6 Three options have been under consideration:

1. Transform to a predominantly leisure centre.
2. Close the centre and re-provide community facilities within the inclusive learning centre.
3. Keeping the centre open - Reviewing current policies and practice at the centre to improve the offer, increase usage and deliver better value for money by creating a campus approach integrating with the development of Lordship Recreation Ground, and the opportunities arising from the building of the Integrated Learning Centre.

6.7 The consultation points towards developing a detailed plan to implement option 3. This would require a full project for the remodelling of services based at the community centre. The project would form part of an overall programme to implement the regeneration of Lordship Recreation Ground and encompassing a bid for an all weather football pitch and changing facilities.

6.8 The issue of which directorate the community centre should be located in the longer term is also considered. The report raises the question of whether this community facility would be better placed within a service directorate rather than within the Chief Executive's Department.

6.9 It should also be noted that developments are taking place, a community kitchen has been established on site and a three year commitment has been given. It is envisaged that this service will enhance the offer being created with the development of the Lordship Recreation Ground. However, notice has recently been received from CONEL advising that they will be withdrawing the current learning provision and closing the crèche. Their rationale is that the level of activity compared with the cost of delivery has rendered it uneconomic to continue.

7. Service Financial Comments

7.1 The financial considerations are developed in section 4.4 – Cost Benefit Analysis.

7.2 The annual subsidy required by all three options will be between £300,000 and £400,000 per annum. There is an opportunity to improve income in the short term by reviewing the pricing structure and marketing the offer, reducing costs by revising the opening hours and reducing the over reliance on agency staff.

7.3 The report has been able to baseline its costs and its activity which provides a starting point for improvement. The current subsidy levels of around £13 per user visit is unsustainable and work is underway to develop ways to improve value for money. In the medium term the development of the Lordship Recreation Ground will draw more people to the area, the Football Foundation bid (if successful) will secure an all weather pitch and improved changing facilities. There will also be opportunities from the development of the Integrated Learning Centre. The pursuit of new tenants providing new services (such as the community kitchen) will all help to reduce the subsidy per user.

7.4 Developed in a coordinated way the community centre could become central to a revitalised Broadwater Farm Community Campus strategically positioned between Lordship Recreational Ground and the ILC.

8. Chief Financial Officer Comments

8.1 The Head of Legal Services has been consulted on the content of this report. The Council has statutory powers to promote the range of facilities or purposes contemplated in the report. These powers are generally those covered by Part 1 of the Local Government Act 2000 concerning the promotion or improvement of the social well being of residents living in the whole or part of a local authority's area and include the specific power to incur expenditure for such purposes. Once more detailed proposals are prepared, early legal advice should be sought to facilitate project delivery.

9. Head of Legal Services Comments

9.1 The Council has statutory powers to promote the range of facilities or purposes contemplated in the report. Once more detailed proposals are prepared, early legal advice should be sought to facilitate project delivery.

10. Head of Procurement Comments –[Required for Procurement Committee]

10.1 N/A

11. Equalities & Community Cohesion Comments

11.1 Equality of access is a key consideration when assessing the options and recommending a way forward

12. Consultation

12.1	The outcome from the consultation and engagement exercise was a key factor in shaping the preferred option. The consultation took the form of a survey to 3000 households, drop in sessions at the centre and interviews with key stakeholders. Local ward councillors supplemented this exercise by seeking views from residents of Broadwater Farm.
13. Use of appendices /Tables and photographs	
13.1	Appendix 1 Options Appraisal – Broadwater Farm Community Centre
14. Local Government (Access to Information) Act 1985	
14.1	N/A