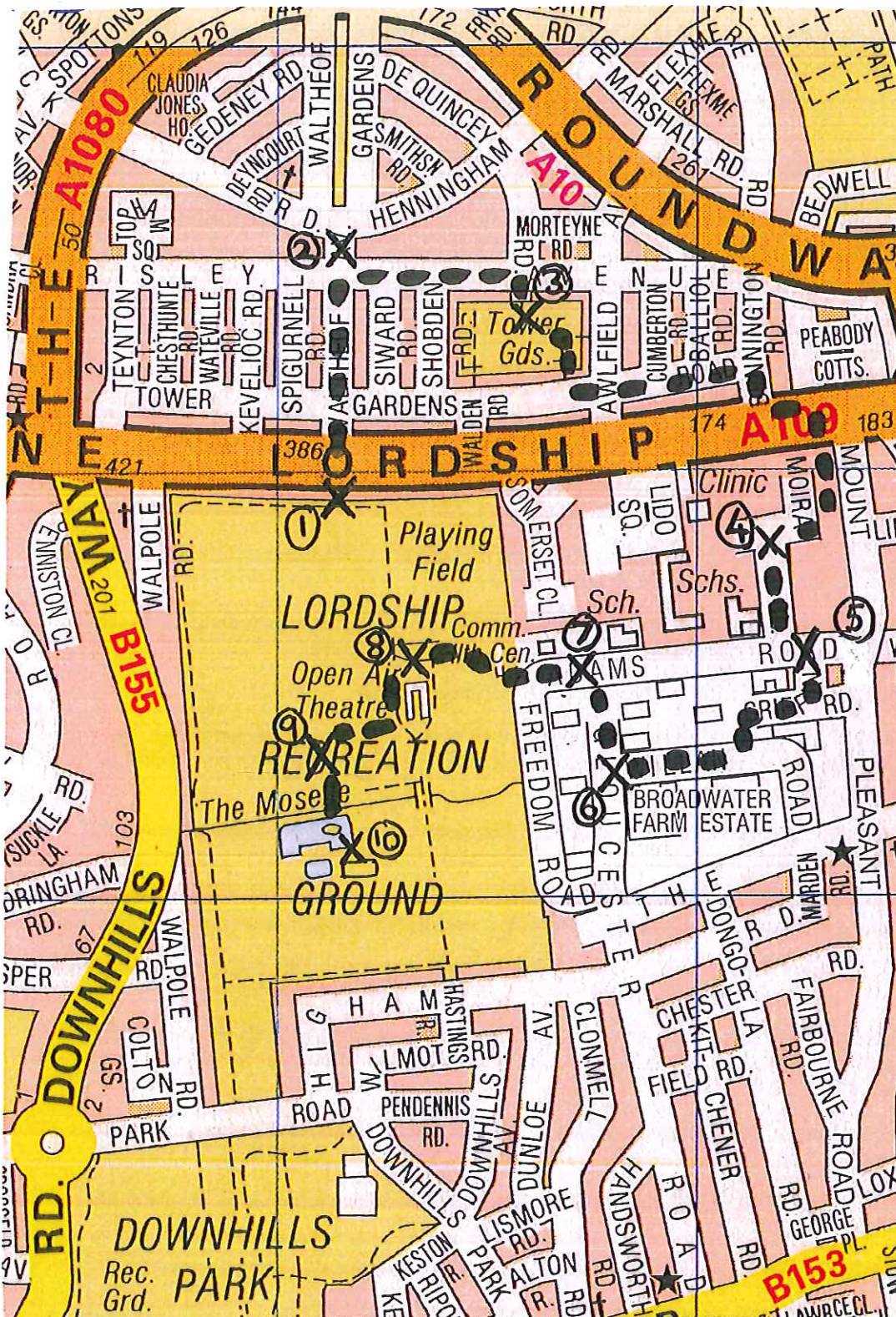


Glimpses of Community Empowerment in Central Tottenham - Then and Now

Start at the historic entrance gates of Lordship Recreation Ground, opposite Waltheof Avenue. Buses: 123 and 243.

Visit Tower Gardens Estate, Broadwater Farm Estate and Lordship Recreation Ground to see some of the fruits of decades of organised community initiative, mutual aid, solidarity and campaigning to improve the local area. The walk aims to recognise some of the inspiring history of community empowerment in this area, and the need for more of it across Tottenham and beyond!



1 Lordship Rec Gate
Start of walk.
Welcome, intro and overview.

2 Risley Avenue Junction
Tower Gardens Estate - residents' organising and improvements

3 Tower Gardens Pk
The park's importance

4 Moira Close
A historic estate

5 Griffin Road
Entrance into Broadwater Farm. The 1985 police/youth confrontation.

6 Willan Road
Broadwater Farm organising and improvements

7 Adams Road
Great community facilities

8 Shell Theatre
Youth facilities and activities

9 Moselle River
The restoration of the river and the Rec

10 Lordship Hub
Future plans
End of walk.
Café/toilets.

POTTED HISTORY OF THE AREA

Until the opening of Bruce Grove railway station 1872 the area was still rural. Aside from a small group of buildings clustered around neighbouring Bruce Castle, the only buildings in the area were the farmhouse and outbuildings of Broadwater Farm - a working farm.



Broadwater Farm, 1892

Following the construction of the railways to Tottenham and Wood Green, development in the surrounding area took place rapidly. However, due to waterlogging and flooding caused by the River Moselle, Broadwater Farm was considered unsuitable for development and remained as farmland. By 1920, the Tower Gardens Estate had been built and Broadwater Farm was the last remaining agricultural land on Lordship Lane, surrounded by housing on all sides. In 1932 Tottenham Urban District Council purchased Broadwater Farm. The western half was drained and converted for recreational use as Lordship Recreation Ground, while the eastern half was kept vacant for prospective development and used as allotments.

HISTORY OF SOCIAL ACTIVITIES AND EVENTS ON THE TOWER GARDENS ESTATE

1903: First house built on the estate (despite opposition from the local press and Councillors) - quality housing and gardens run by the London County Council (LCC) for working class people originally from overcrowded homes in Tower Hamlets. Hence 'Tower Gardens Estate' (aka 'White Hart Lane Estate').

1914: Residents send delegation to the LCC to demand a public hall be built on the estate, as originally agreed in 1911. Residents continue to campaign unsuccessfully for this for decades, and to be able to meet in the council-run estate office. .

1919: White Hart Lane Estate Welfare Association [WHLEWA], based on the Tower Gardens Estate, is formed and organises a wide range of well-supported activities, events, sub-committees etc over the next 20-30 years, including whist drives, dances, sports clubs (including cricket, bowls, netball, tennis, football, cycling and swimming), annual sports days, 'mums and dads' days in August, flower competitions/garden club and a savings/loan club. Monthly Newsletter (delivered by street reps to all homes) is produced up to 1950s.

1920s: Nov 5th fireworks and bonfires are organised annually in many streets at least until 1945 when the LCC set up 'anti-bonfire patrols'. Another long-running tradition (which may have continued up till the '80s) is by neighbours commemorating a local death by making financial collections, and laying wreaths on the pavement outside the home of the deceased.

1930s: The WHLEWA lobbies the LCC for improvements for domestic electric lighting, baths, hot water, rent reductions. Refused.

1936: 10,000 people attend the public opening of Lordship Recreation Ground, opposite the estate.

1938: The Estate's 'Loan Club' has 800 members - it removes £18,000 from their bank for a xmas payout. Street parties held throughout the estate on the date of the royal 'silver jubilee' and also the 1937 coronation

1945: Street parties held throughout the estate at the end of the war to celebrate peace.

1940s: Residents take over the Walthef Club (which had been a private building) to create a community centre.

1952/3: Large and lively sports days organised in the Tower Gardens by the WHLE Residents Association (note name change). The Garden Club and Loan club continue to be very active.

1959: The Morris House surgery opens on Walthef Avenue green - one of the first purpose built community health clinics in the UK.

1960s: The Residents Association successfully lobbies Tottenham Council for safety barriers in Tower Gardens park, repairs to local roads and improvements to school toilets and playgrounds.

1970s: The pre-1915 parts of the estate (the southern areas ie most of the homes) are designated a Conservation Area. Haringey Council take over the management of the estate from the GLC.

1980s: Tower Gardens Estate Conservation Committee very active. Tower Gardens Residents Association and other residents campaign for the regeneration of the Tower Gardens park, and for a new Playcentre. Residents blockade prevents traveller caravans illegally occupying Walthef green space.

1988-90: 30-40 local residents in 'short-life' accommodation campaign, with some success, for full tenancies. They hold local protests - some evictions are resisted. Well-supported residents petition calls for all local empty properties to be brought into use for homeless.

1990s: Walthef Club members campaign for safer Roundway crossing. Playcentre parents group organise summit meeting over safety in the Tower Gardens park.

1998: Tower Gardens Residents Network [TGRN] formed. Meets at least monthly throughout the next 5 yrs. Organises a wide range of activities, public meetings & campaigns. Regularly leaflets the estate. Members receive monthly bulletins. The Tower Gardeners gardening club formed. Organises trips, new planting on verges around the estate, and campaigns for improvements to the TGs park.

2000: TGRN residents survey shows mass support for traffic calming and better facilities (especially for youth). Following campaigning, estate officially designated as a 'Home Zone'. £1m major traffic calming and environmental improvements made to streets.

2001: The association actively helps to launch the Haringey Federation of Residents Associations, and supports the setting up of the Friends of Lordship Rec. Regeneration works are done in the Tower Gardens park following a series of public planning meetings involving the Tower Gardeners, TGRN and Haringey Council. TGRN continued to be active until 2004. A new Tower Gardens Residents Group is formed a couple of years later.

2010s The Tower Gardens Residents Group continues to lobby for improvements, conservation and good management of the estate.

This is a pleasant, nationally recognised, historic, wheelchair-accessible, low-rise housing association estate with a strong community. It was opened in 1973 by Prime Minister Edward Heath as the UK's first inclusive and accessible housing scheme. In 2015 almost every home on the estate signed a petition opposing the Council's proposed 'red-zone' [see below] which would promote potential future demolition and private redevelopment in the area.

SOME SOCIAL HISTORY OF THE BROADWATER FARM ESTATE

1967-1973: Public estate of 1063 homes constructed **1976-1980:** Some poor design features, and lack of maintenance, repairs and amenities leads to growing complaints and tenants seeking transfers. **Early 1980s:** Highly active and influential Broadwater Farm Youth Association set up, and establishes its own youth club, advice centre, estate watchdog and local lobbying group, delivers meals to older residents, sets up Co-op to get local work contracts. Calls for improvements by the Tenants Association and the Youth Association lead to creation of local Neighbourhood Office with on-site housing staff to deal with estate matters. A later Council consultation seeking tenants priorities leads to a wide range of demands, almost all of which are eventually implemented [see below]. Residents reps sit on interviewing panels for hiring of local staff.

1985: Tensions between the youth and the police give rise to civil disturbances. Broadwater Farm Defence Campaign launched. The 'Gifford' Public Inquiry into the disturbances echoes residents' calls for improvements to the estate (and Lordship Rec). **1987:** Broadwater Farm Residents Association formed and campaigns for the agreed improvements.



The estate, showing 'waterfall' community mural.

1988: Garden of Remembrance opened in memory of Cynthia Jarrett and PC Keith Blakelock. **1990:** Ecumenical Group is formed, following monthly prayer meetings since 1985 at Moselle School and then at the estate's social club. **1992:** The Broadwater Farm Community Centre and the Broadwater Farm Enterprise Centre open. **1993:** Urban regeneration funds amounting to £33 million are allocated to start an 8-year Estate Action Programme to renovate the estate. **1996:** New Broadwater Farm Community Health Centre open. **1997:** Better Life for Women and Families formed. **1999:** New Residents Association office opens. **2000:** Opportunities Centre opens. **2001:** Broadwater Farm is identified as a priority neighbourhood for improvement Neighbourhood Management strategy. **2002:** Broadwater Farm Tenant Management Organisation (TMO) holds first AGM, planning to take over the running of the estate. The TMO is never achieved.

2003-4: Residents Association starts holding annual multi-cultural festivals for the next 10 years. Work begins on a 104 place nursery / children's centre. The Enterprise Centre submits a bid in partnership with the local community and the council to refurbish and extend its premises and to offer support and opportunities for job seekers and the self employed. Broadwater Womens Forum is formed. African Cultural Group and United Support of People in Need Association are formed. **2009:** Plans agreed for new Inclusive Learning Campus for all the schools and Children's Centre.

Investment: The huge public investment into this high profile Council estate shows what can be done where there's a will. It has been attracted and achieved by genuine community consultation, engagement and empowerment; by highly articulate and motivated community organisations; and by real community/Council partnership-working. This investment includes not just the building of the estate itself for local people in housing need, but also £33m+ regeneration works (eg concierges / foyers, redesign of walkways and street-level shops and areas, plus recent extra investment in decent homes works) and its grounds (eg landscaping and play areas), on-site facilities (eg Community Centre, Opportunity Centre, Enterprise Centre and workshop spaces), the Health Centre, an award-winning Children's Centre, a new bus route through... and so on... The most recent major investment, in 2014, has been the magnificent and exemplary £14m 560-place Broadwater Farm Inclusive Learning Campus primary school, incorporating and integrating children with disabilities.

BROADWATER FARM COMMUNITY CENTRE, THE HARMONY GARDENS AND SPORTS FIELD

The Broadwater Farm Community Centre was campaigned for by the local community, funded by public investment, and for much of its life over the last 20 years was run as a Trust by the local community (chaired variously by Bernie Grant MP, David Lammy MP and London's former Deputy Mayor Nicky Gavron). In particular it was designed to include a large sports hall for local youth activities, and for a wide range of community and social events. **The grounds of the Centre have been turned, over the last 10 years, into the award-winning Harmony Gardens food growing and training project, managed by the local community-run environmental charity 'Back 2 Earth'.**

Adjacent to the Centre, and part of Lordship Rec, are the **Broadwater United sports pitches, managed by the local club for their youth sports teams** (currently 11 teams). The site was previously the Somerset school sports field – when the school was demolished and plans were made to build Somerset Close estate, the Broadwater Farm Youth Association campaigned for the field to be saved and turned into a community facility. The community took direct action, cleared the field of rubble, and adopted it for sports (mainly football) for the youth of Tottenham. The exemplary Broadwater United academy has had a huge influence among local youth, won many awards and cups, and acted as launch pad for many professional footballers.

THE COMMUNITY-LED TRANSFORMATION OF LORDSHIP REC

Lordship Rec is Tottenham's largest public park at 26 hectares. In 2001, when the Friends of Lordship Rec set up, it was a poorly-maintained and virtually abandoned park with no on-site staffing, no flower beds, semi-derelict buildings, poor quality and decaying infrastructure, and few organised user groups or activities apart from a mother & toddler group running an old hut, and Broadwater United) managing the enclosed sports pitch. Inspired by the successful and community-led improvements to Broadwater Farm throughout the 1990s, the Friends conducted an initial park users' survey on what needed to be done. The Friends also started to organise public events, lobby for park maintenance and repairs, take over the management of the noticeboards, and to improve the neglected lake and woodland areas. They teamed up with Broadwater United to launch the Lordship Rec Users Forum (LRUF) aiming to get all the park User Groups, Council, Residents Associations, Schools etc to work together, to promote and encourage a range of new user groups, to develop a community-led vision to regenerate the site, to lobby for the resources needed to achieve that vision, and to move towards joint community/Council management of the site. All of that has been achieved, coordinated through monthly Friends meetings, paralleled by monthly LRUF group/Council reps' meetings.

The number, breadth and membership of dedicated autonomous user groups has mushroomed, and now includes: The Friends (with 1,400 members & various sub-groups), Broadwater United FC (11 youth teams), Women's Association, Wildlife Group, Rockstone bikes, Parent & Toddler Group, Walking Group, Sports & Arts Consortium, Hub Co-op, Back 2 Earth environmental charity, Tottenham Bike Club, Rec Rippers (BMXers), Brakethru mobility cycling club, and Shell Performing Arts Collective..

Guided by the results of public surveys and consultation efforts, and after 5 years of discussions, preparations, planning and design, and lobbying of funding bodies, the LRUF and Council succeeded in obtaining £5m, mainly from the Heritage Lottery Fund, for much-needed regeneration works. Weekly LRUF/Council coordination meetings oversaw the successful completion of these works, including a new flower-lined channel for the River Moselle, a new Loop bike dirt track, an Environmental Hub building with cafe and classroom, refurbishment of the Shell Theatre along with a new park staff team depot, renovation of the enclosed sports pitch, restoration of the historic and nationally-unique Model Traffic Area, new meadows, flower-beds and tree planting, and general improvements to drainage, paths and entrances



From 2003 The Friends organised an annual community festival, which was taken over and expanded by the LRUF as 'Restore Our Rec' festivals [see photo]. The 'Lordship re-launch' festival in September 2012 introduced the renovated park, attracting 8,000 local residents, double the previous highest turnout! Since then, instead of one major annual event, a wide range of public activities and events in the park are organised by the various user groups throughout the year.

The Friends, LRUF and Council are committed to the ongoing co-management of the park as a whole, and the micro-management of each of its facilities and features, eg Lordship Woodland and Lake / Friends; Bike track / Bike Club; Spinney / Lordship Wildlife Group; Eco-Hub / Hub Co-op; Football Field / Broadwater United; Harmony Gardens / Back 2 Earth; Shell Theatre / Performing Arts Collective; BikeShop / Rockstone Foundation.

The key partners continue to meet at least monthly for regular Lordship Practical and General Coordination meetings to monitor any ongoing works, plan further improvements (including the recent Outdoor Gym) and the fundraising necessary to achieve them, and to encourage and coordinate a wide range of events and activities by user groups.

THE LORDSHIP REC HUB

The community-run Hub and its café and rooms for hire is open daily in the centre of the park. It is an environmentally special building which park user groups helped design and then provided some volunteers to help build the walls (with straw-bale insulation) during the 2010-12 regeneration works. When the Council decided to lease it to a commercial operator who was not prepared to work with the Friends as an equal partner, the Friends said this was unacceptable. They helped set up a dedicated Co-operative which is now successfully running the Hub on behalf of park users.

THE CAMPAIGN TO DEFEND THE AREA FROM POSSIBLE DEMOLITIONS & REDEVELOPMENT



In early 2015 the Council produced a Haringey Draft Local Plan with proposals covering up to 100 sites around the borough - including a 'red-zone' threat to promote potential future demolitions and 'redevelopment' for parts or all of Broadwater Farm, the northern part of Lordship Rec (including the Broadwater United sports pitches), Moira Close, Lido Square, Somerset Close and the private houses along the south side of Lordship Lane. Facilities and improvements in the area were also put under threat.

Community organisations in the area got together to form a united campaign - to inform residents about the proposals and to encourage them to defend the interests of local residents. Over 200 residents and park users attended a public campaign meeting in the Community Centre. A third of all objections to the Haringey Plan were about this single site! Over 1600 signed a petition calling for the 'red-zone' to be withdrawn.

The Council withdrew Lordship Rec from the proposal 'due to the strength of feeling', but have so far not cancelled the threat to the rest of the controversial 'red-zone'. In early 2016, over 65 local residents attended a second public meeting to hear about the revised

proposal. As a result of discussions at each of these meetings, and a drop-in/consultation event organised by the Broadwater Farm Residents Association specifically for Broadwater Farm residents, the campaign produced a specific list of improvements *actually* being sought by residents - mainly getting the Council to fulfil its duties as a landlord to do maintenance and repairs promptly and properly. The Campaign continues.