

Haringey Community Centres Network

General Meeting, 9th July 2025 @ Wolves Lane Centre

Present: Debra Mendes (Hornsey Vale CC), Kate Glinsman (Eat Wood Green), Daron Osbourne (Wolves Lane Centre / Ubele), Dave Morris (Lordship Hub), Herman Irish (Wards Corner) **Apologies:** Russell King (Chesnuds Centre, and Tiverton Hut), Andrew (Engine Room), Conall Ó Brolcháin (Mind in Haringey), Keith Fair (Markfield Project), Carmel Cadden (Community Spaces Campaign) [NOTE: Chair: Daron Minutes taken by: Dave]

Minutes of last meeting (May 2025) Agreed as accurate.

Updates from Centres present:

Wolves Lane Horticulture Centre: Primarily a food growing site. 7-8 greenhouses. Have a palm-house. Café 2 days per week. 3 new passiv-haus eco-buildings recently completed and launched, and available for hire – some ‘snagging’ works needed. Leased from the Council by a consortium including Organiclea and Ubele. Do lots of educational work and activities, and sell produce to restaurants etc. Have a number of groups based on site. Many volunteers. Also manage Pasteur Gardens food growing open space.

Wards Corner / Seven Sisters Market: 20 years campaigning to save the site and its unique buildings and indoor Latin American market. They have seen off a developer who had had a secret deal with the Council to demolish the site and rebuild as a corporate mall and gated luxury flats. A Community Benefit Society was set up and finally got a short term lease and now have opened a community space for use and hire. Market traders likely to be returning soon. Planning a re-launch. Seeking long term lease and refurbishment.

Lordship Hub: In middle of Lordship Rec. £120,000 worth of complex repairs currently being carried out by Council. Awaiting installation of new Changing Places unit (for people with severe mobility challenges) – held up by LBH Legal Dept. Full time café. Lots of activities and volunteering opportunities. Helping to host the annual Tottenham Flower and Produce Festival in September.

Hornsey Vale Community Centre: Currently negotiating with the Council (Property Services) for a proper lease, including over the criteria for assessing the huge amount of social value they generate. A previous LBH audit of their services estimated it was equivalent to £4m social value per year. Proposed rent charges would be unaffordable. [See below].

Also noted: **Markfield Project:** Currently negotiating with the Council for a proper lease. **Living Under One Sun community hub:** Council building in Down Lane Park. Previously vibrant centre, café and outdoor space run by LUOS. Due to be replaced by a new purpose-built Centre, to be run by LUOS, as part of the park’s regeneration. However, LUOS decided that the Council have reneged on promises made about the new Centre and have now pulled out. Currently the existing building is vacant. [Summer update: A group of parents occupied the vacant building for 3 weeks and ran a very successful playscheme and range of activities. 2 other groups had been, and still are, negotiating with the Council to take over the lease on a temporary basis] **Selby Trust** Negotiating lease details for the new building. **West Indian Cultural Centre:** Still lobbying for closed site in Clarendon Rd to be repaired and reopened. There is also a Friends group campaigning for this. <https://www.friendsofthewestindianculturalcentre.com/> **Bernie Grant Arts Centre:** Had a pause for a year to re-evaluate and refresh. Update - <https://haringeycommunitypress.co.uk/2025/09/26/public-meeting-hears-plans-to-secure-future-of-bernie-grant-arts-centre/> **Community Spaces Campaign:** Continue to lobby the Council for extra spaces for existing food related projects which currently have no base (foodbanks, free food kitchens etc). Supporting one of the groups negotiating with the Council for a lease for the Down Lane Hub.

Leases/rents/repairs etc

Following our long negotiations with the Council, and representations to the Cabinet earlier in the year, there is now a review period for a year for Centres (especially Hornsey Vale and Markfield ‘pilots’) to consider and negotiate over the new model lease terms and qualification criteria for their social value generated to offset their rent charges. HCCN stated that the qualification criteria points system was harsh and therefore unachievable for most centres, but in any case the key sticking point is that there should be 100% rent offset (not just 80%, which would lead to unaffordable charges) to acknowledge that Centres are providing vital services to the community at no cost to the Council. All the Council need to do is keep their buildings in good order.

Borough of Culture

Community centres are a crucial part of the Haringey Year of Culture / Rebel Haringey / 2027 - most things that happen, and happen regularly, in our Centres add greatly to the borough’s daily cultural life.

Next Meeting: Wed 8th Oct, 15.30-17.30 At Wards Corner / Seven Sisters Market, N15