

From: LDF
Subject: FW: Selby Trust Response to Area Action Plan and Site Allocation Document
Attachments: Welcome_Retrofitting_at_Selby_Centre_(3).pdf;
Retrofitting_the_selby_centre_plan_2013.09.05 (1).pdf

From: Selby Trust [mailto:selbytrust@aol.com]
Sent: 07 March 2014 18:36
To: LDF
Subject: Selby Trust Response to Area Action Plan and Site Allocation Document

Dear LDF

Please find attached 2 supporting documents in addition to this written submission:

1. A 10 year retrofitting plan for the Selby Centre
2. An outline of our current work

Whilst Selby Trust recognises the need for additional affordable housing in London and therefore Haringey, we also want to ensure that the case is heard for the importance of preserving the Selby Centre as it is a well-used, dynamic and innovative community hub.

By supporting these particular community facilities in the future to become physically welcoming, modernised effective buildings, local neighbourhoods will avoid becoming further concentrated with disadvantage, unemployment and a low skills base, that are also atomised, soulless places that breed loneliness and ill-health. In effect this could be a platform for prevention and early action in neighbourhoods - something we are seeking to raise long-term resources for to bring to Tottenham (see attached).

If the Selby Centre site was to be the target of additional housing in the future, now is the time to begin discussions about the appropriate vehicle to manage that housing alongside community facilities that provide enterprise, learning and leisure space in an integrated way, that is equipped to support older people, intergenerational relationships and promote well-being forever or at least the next 125 years.

The Selby Trust has been working in its current location on Selby Road for the last 21 years. We have managed to get this far, being used by 100+ diverse, resident led small grassroots groups and enterprises without any major capital investment after conversion from a disused school in mid-1980s. We have continued to survive in a dilapidated environment that sends a mixed message to communities – we are enterprising, we are here to help but are disadvantaged ourselves. Environment matters in Tottenham too. Yet it has been incredibly well-supported by communities, sustaining 90-100% occupancy for over 2 decades whilst offering affordable rates. We have employed locally, purchased locally and obtain investment from local businesses to revamp our Main Hall as well as benefited from corporate volunteering from a wide range of banks and businesses. We have crowd-funded for a "Global Garden", set up Wood Works Wonders to recycle wood for social good and established the Community Energy Lab to promote energy efficiency in hard-to-heat homes. These projects co-locate with those organisations reaching Somali, Kurdish, Turkish, African Caribbean, Congolese, Ugandan, Eritrean, Ethiopian, Indian, Latin American and Eastern European communities. As a registered charity, it generates 75% of its own income from lettings and hire amongst the poorest communities in Tottenham.

We have built up a strong understanding of the needs of local residents in the neighbourhood, with the help of surveying by community organisers across the borough and providing services that make it a flagship.

In the future, flagship status could arise from:

***Energy:** Producing more energy at a community level than is used to offer to local educational and residential settings

***A health campus** that encourages healthy living, regular sports and fitness, and 'experience experts' in management of chronic long-term conditions across diverse communities

***A social enterprise zone** that delivers high quality, co-produced public services, generates jobs, reduces offending and widens skills from birth to 6th form, and meets employer needs across generations

An outline of one option in a 10 year retrofitting plan is attached to ensure the viability and sustainability of the centre for years to come, alongside a summary of our current work.

Through our daily work we have come to understand the value of empowering local people as a goal in itself and as a way of reducing the cost of inequality. Recent examples reveal the transformation from unemployed into employable, offenders into ex-offenders taking responsibility and positive steps to transform the environment. There are hundreds of other good practice examples onsite.

We would therefore welcome restarting discussions with the Council to investigate the possibility to develop the Selby Centre for the long-term benefit of the local community, which may include health, housing, school improvements, but must include an improvement in sizeable valued community facilities for it to be something we could support and participate in. Inevitably, any plan would be subject to robust and substantial

consultation with the local community, promoting an understanding of the design process and fostering active citizenship.

Yours faithfully

Sona Mahtani
Chief Executive

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