

## Restoring Bruce Grove Public Conveniences

The restoration of the Bruce Grove Public Conveniences is an innovative example of how Haringey Council is employing a new approach to asset management by bringing a historic building back into use for public benefit. The project provides an opportunity to deliver on its community wealth building approach by letting the refurbished property on a 'community wealth building lease'.

Haringey is our home, and we are proud of it. **We are ambitious for Haringey's future and have great ambitions for the people who live here.**

**The Council's** five-year Borough Plan sets out our vision for the area and our local residents. It focuses on our five key priorities and embeds our determination that we will create a fairer borough, whilst ensuring we are building and retaining wealth within our community.

In Haringey, Regeneration must be more than shiny new buildings.

We are committed to ensuring that any investment or improvements to the local area will be for the benefit of the whole community; bringing new homes including council homes, new jobs and new opportunities, creating inviting public spaces alongside thriving high streets and a robust economy to improve the lives of the existing residents as our priority.

Part of this is reviewing our existing assets and land ownership to consider how this could better serve our local people. Derelict or underused Council owned land and buildings provide us with opportunities to repurpose assets providing better outcomes for local people.

One such asset includes a derelict public convenience block. The Grade II listed building is positioned in the centre of bustling Tottenham High Road, in the area of Bruce Grove. Closed in the 1970s the building laid lifeless amongst the bustle of everyday life for almost four decades and is currently on the Heritage at Risk Register.

Affectionately regarded amongst local people, a campaign to champion the rehabilitation **of the community asset began in earnest in 2015.** 'The Last Elm' who provide a forum for neighborhood improvements began conversation with the Council's regeneration team to bring the building back to life.

The Council's regeneration programme focuses primarily on Tottenham and Wood Green. Several improvement projects were delivered to enhance the High Road between 2015 and 2018 as part of 'Improvements to the High Road'. Funding from the GLA and Haringey Council supported collaborative projects with local businesses to improve shopfronts, community led 'pop up' gardens and work with traders to significantly improve Holcombe Road market.

In 2018, the Council commissioned Tibbalds to evaluate the delivered work, compiling local feedback to inform the next stage of improvements. Responses to the consultation directly fed into the Council's 'Strategy for Tottenham High Road 2019-29' which

promotes enhancements that improve the economic health of the town centre and meet local needs along the High Road. It is made up of an extensive programme of project ideas, focussing on **a number of ‘major’ projects for the next three years.** Included was the restoration and extension of the Bruce Grove Public Conveniences to provide an opportunity for a socially conscious operator to establish the site as a community hub, encouraging optimum local usage of the heritage asset.

The project will be funded by the Mayor’s Good Growth Fund as part of the wider programme **‘Enterprising Tottenham High Road’** which commits to improving **Tottenham’s town centres.**

Working closely with local group The Last Elm and architects DK-CM, the Council began engagement with local people. They created a short film where people shared their memories of the area, promoting the project to bring the public conveniences building back to life.

The film premiered at Bruce Castle museum in July 2019 along with a ‘Potty’ history connected to Bruce Grove.

The Council worked with a group of young residents to create their own film, providing experience in film making and the chance to explore their local area and the people that live there. **There was also an opportunity to ‘peek inside’ when the building was featured as part London’s Open House events in 2019.**

The public conveniences have become a focal point for community clear up activities. A community notice board has been installed and a poem by a young local resident is framed on the hoardings.

*da clouds gon bye*

*buss a right, den  
i’ve left da high road.  
mumblin 2 myself now,  
hope n prayin 4 a moment  
of peace but neva pleadin*

*cah i been about my business,  
been about havin 2  
handle mine, from we been born  
where da sun don’t shine*

*but still find our feet tappin  
ave our hands skankin 2 da skies,  
memorisin each season  
by countin da clouds gon bye  
one to nine*

*by abondance matanda*

The Council have been working with DK-CM architects to ensure that any proposed designs maintain and preserve and enhance the heritage value of the building within the Bruce Grove Conservation Area - construction work is due to commence in winter 2020.

The restoration of the public conveniences and the Good Growth grant funding offers a unique opportunity for Haringey Council to pilot a Community Wealth Building Lease as part of the project. The GLA also recognise that the approach is innovative, and the **Council's experience may help embed such practices elsewhere across London.**

This pilot Community Wealth Building Lease will ascribe a monetary value to Social Value outcomes. It seeks to incentivise performance and manage the resource required to monitor and enforce performance by offering discounts for performing tenants based on the monetary value of what is delivered (rather than penalising non performance).

Proposed social value indicators could include:

1. Number of people from Tottenham Full Time Employee (FTE) employed on contract for at least six months
2. Number of employees (FTE) taken on who are long-term unemployed
3. Number of employees (FTE) taken on who are Not in Education, Employment, or Training (NEET)
4. Number of employees (FTE) taken on who are rehabilitating young offenders (18-24 year olds)
5. Number of jobs (FTE) created for people with disabilities, especially those with learning difficulties or suffering from mental health issues
6. Number of weeks spent on meaningful work placements or pre-employment course; 1-6 weeks student placements (unpaid)
7. Meaningful work placements that pay Minimum or National Living wage according to eligibility – 6 weeks or more (internships or apprenticeship)
8. Total amount (£) spent in Haringey supply chain/annum or with local SMEs

**From the Council's perspective, the concept of social value is very** closely aligned with the emerging priorities of our Borough Plan, most notably that of building and retaining wealth within the local community. Lessons learned from this pilot lessons will help inform future Council policy and operations regarding how it uses its property portfolio. The tender process is now closed and a new proprietor will be announced once legal contracts are signed.

Haringey Council is proud and excited to be delivering much-needed regeneration to our borough and enhance local places. This council led project funded by the GLA and has only been achievable by working in collaboration with local people and partners who share our values. We look forward to bringing this culturally and locally valued asset back to life and to see this deliver proven benefits to communities.

Appendix

Children's film – <https://we.tl/t-aQWNJLJuyd>

Bruce Grove Stories - <https://we.tl/t-Olmd3bLOS8>

Children's film workshop

# MAKE A FILM IN A DAY

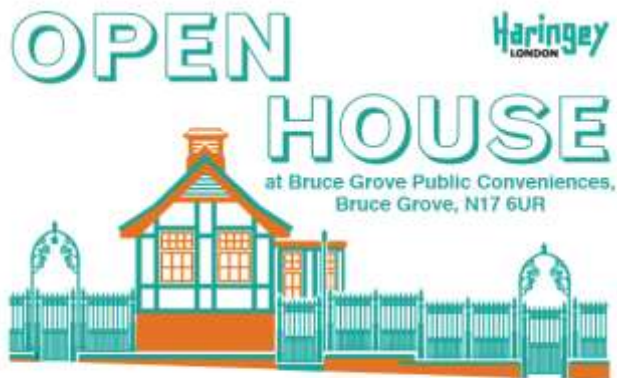


Three free sessions this Half Term  
20, 21 & 22 February 2019

Register for your free place at [bgpcfilmday.eventbrite.co.uk](http://bgpcfilmday.eventbrite.co.uk)  
Places are limited, registration opens 1 February 2019



Open House poster



### BRUCE GROVE STORIES

Open and book both days  
Share your stories of Bruce  
Grove with documentary  
filmmaker Alex Jones

### A PEEK INSIDE

Seats available to  
prebook both days  
Join a guide to peek inside  
the Grove's back before the  
restoration begins

### A NEW LEASE OF LIFE

Exhibition open both days  
Find out more about the plans to  
bring the house back into use and  
meet the team!

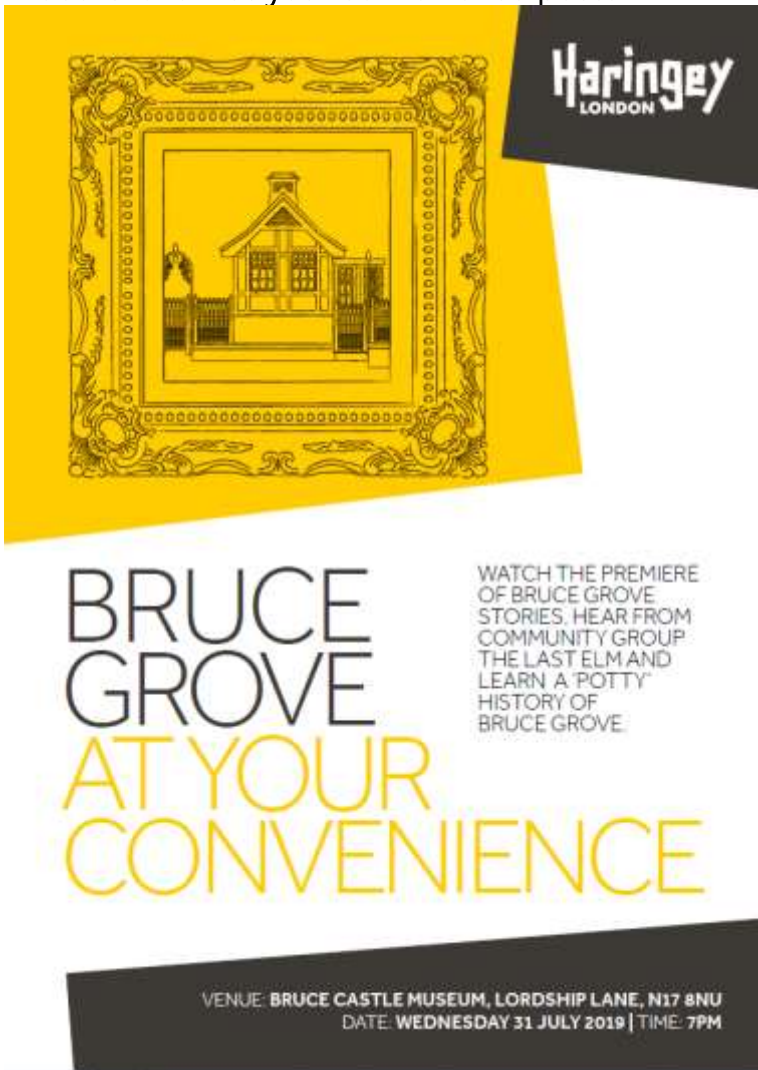
### TOURS & TRAILS

Explore Bruce Grove's  
massive and heritage  
and take a tour of Bruce Grove led by local  
Heritage Champions and community  
groups from the Local History Trust  
and the Public Conveniences

**15 & 16 February**  
**Join us between 1-4pm**  
REGISTER NOW at [www.bgpcopenhouse.eventbrite.co.uk](http://www.bgpcopenhouse.eventbrite.co.uk)

Stay up to date at [www.tottenham.kidzsin/BGPC](http://www.tottenham.kidzsin/BGPC)

Bruce Grove – at your convenience poster



Members of the Last Elm





## Hoardings



## Architect's drawings

