



Towards a viable community-led model for *100 Tower Gardens Road*

Progress Report February 2026
an update of what we presented to the Council

Summary of progress to date

We've been talking to you, and others

- May 2025 First consultation event outside building (125 people)
- Public engagement survey 2025 (80)
- September 2025 Community celebration and consultation event (230)
- October 2025 Open House festival: History and consultation event (30)
- December 2025 Public meeting and planning session (20)

Plus,

- Monthly meetings with council property team, and meetings with placemaking team, ward councillors, Cabinet member for Placemaking
- Informal conversations with other local groups

We've been trying to stay in touch and share news

- Website
- WhatsApp Community
- Mailing list
- Instagram
- Facebook
- Leaflets
- Posters
- MyLondon news article

What works for you? Did you notice the leaflets? What are we missing?

We've been carrying out feasibility assessments

- **Valuation** (12 Jan) by Brendan Conway, surveyor and community assets specialist
- **Condition Survey** (28 Jan) by James Walker, who knows area well and has worked for Homes for Haringey and Council
- **Schedule of Works** (WIP) - have a Quantity Surveyor ready to provide urgent costings for roof, windows and heating, etc.
- **Retrofit Assessment** (WIP) - have quotes to provide a few scenarios, from getting to net zero to simply improving EPC rating
- **Business Plan** (WIP) - Lorraine Hart, community assets specialist, is helping us review our numbers and refine our models

You've donated!



**Help create a
community centre
at 100 Tower Gard...**

**Organized by
Tower Gardens Co...**



... which unlocked the feasibility work! YAY!

We have received a few grants



£1,850



£500



£10,800

Hot off the press!

We are talking to



HERITAGE *of* LONDON TRUST



... and more.

Governance

- We have set up a not-for-profit ‘Community Interest Company’:
Tower Gardens Community Corner CIC
 - A CIC prioritizes community benefit, with legal safeguards to ensure assets are used for public good. It’s easier to set-up than a charity.
 - Directors: Kate Swade, Karen Loasby, Dayal Strub
- Regular group of 6 residents working on the project
- 40 residents have volunteered time

How should we run this longer term? Who should be making decisions?

We're also being helped by

- **David McEwen** - Architect @ Unit 38 and Tower Gardens resident
- Dave Morris - Lordship Hub
- Nick Allaway - Antwerp Arms
- Juliet Chard - Haringey Community Collaborative
- Anne Gray - Haringey over 50s
- Frances Northrop - Wards Corner, New Economics Foundation

We've also talked to David Pitcher (Broadwater Farm), Deborah Hedgecock, Julie Melrose (Bruce Castle M&A), Phil Tulba (Ubele Initiative), Juliet Can (Stour Trust), Gunther Jancke (London CLT), Shiri Shalmy (Cooperation Town, Mary Ann Johnson Co-Op), Ashley Grey (Friends of Tottenham Cemetery)

Who else should we be reaching out to?

Business planning

Manifesto and vision

We will purchase this historic asset, transform it through community action, and use operational surplus generated to invest in the health, sustainability, and resilience of Tower Gardens and the wider neighbourhood.

Vision:

- Secure and sustain our historic asset
- Create a thriving neighbourhood hub
- Reinvest in our community and environment

Our narrative business plan is [online](#)

Option A: “*Hub with office spaces*”

Our starting point, and plan we have most fully developed:

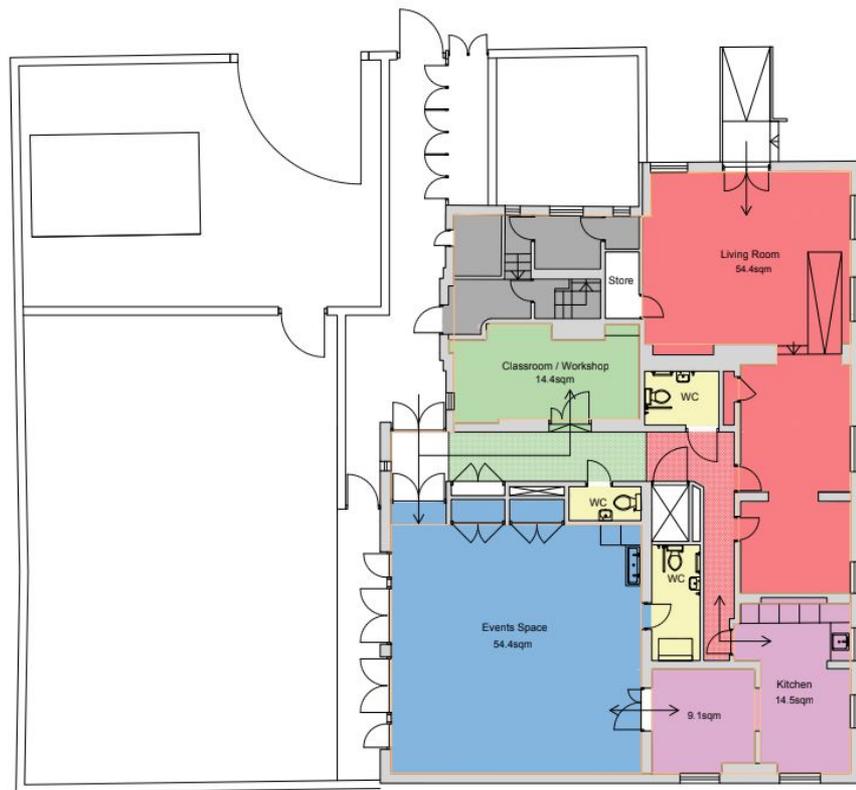
TGCC raises money to buy freehold and retrofit building, and aims to run a self-sustaining community building, with income generated from first and second floors subsidising community uses on ground floor

Option Alpha:

An initial short term lease, with a clear path to purchase, would enable us to:

- start “rehearsing” community uses of site, and really understand best options for income generation
- create stronger community governance structures, and networks
- build up strong partnerships and a track record for fundraising

Ground floor - Hub



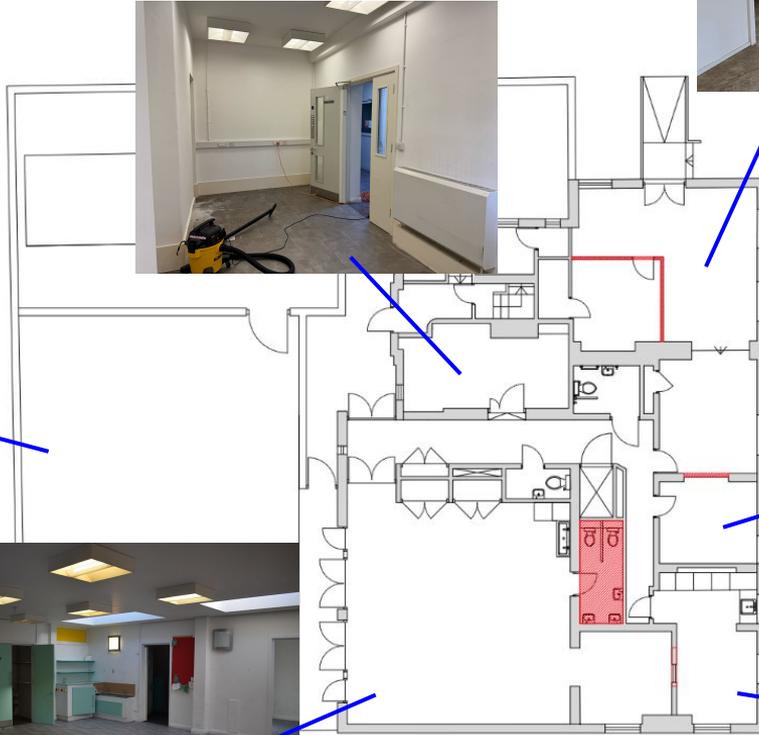
Space	Sq. m	Note
Living room	45	Can also use or rent with kitchen
Activity room	9	Could become part of Living room
Workshop	14	
Main hall	54	Can use individually, or with kitchen and yard

Kitchen (14+9 m²), Back yard (120 m²)

Note: For comparison, houses on estate are about 55 to 90 sq. m

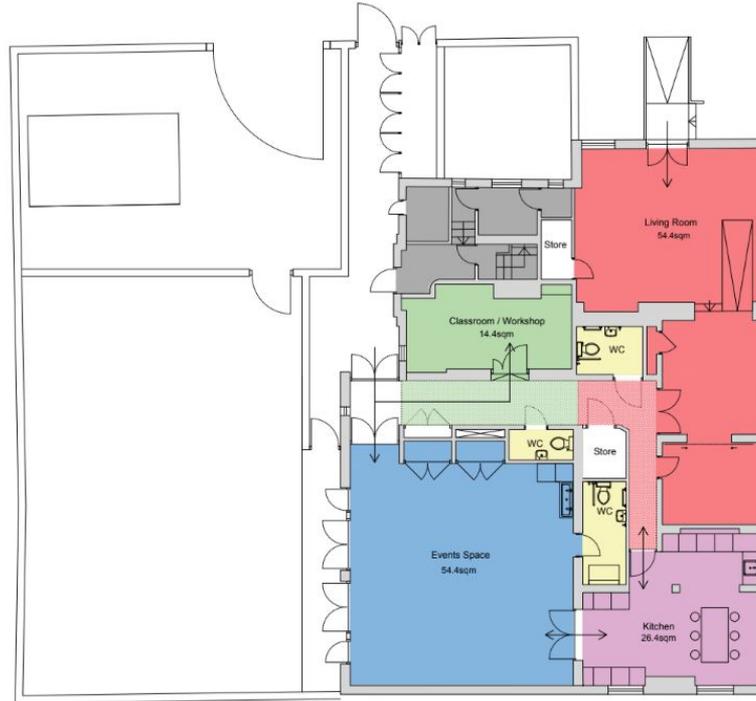
Ground floor - Hub

Only minor work needed to activate the space



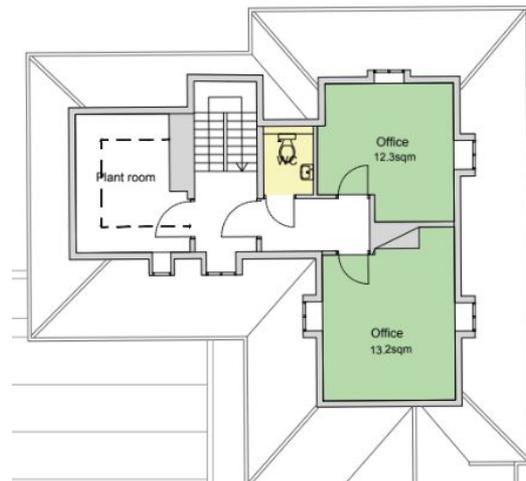
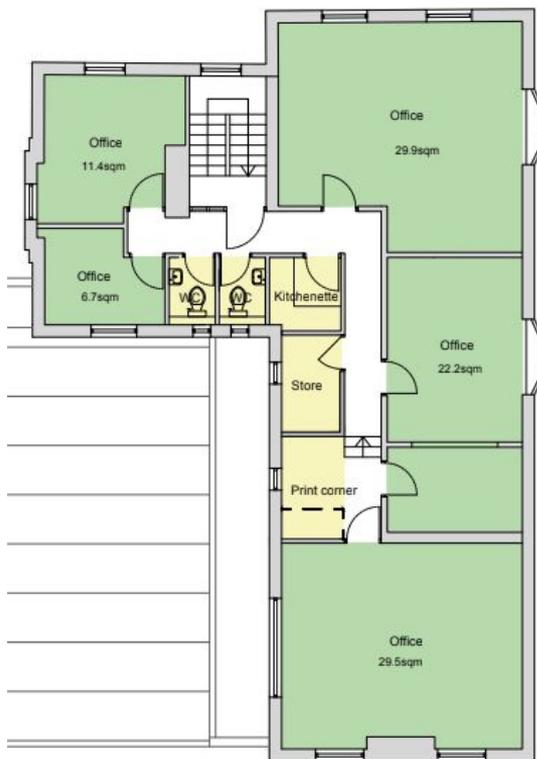
Ground floor - Hub

With a little more work, we could make kitchen even better for community meals and events, and improve the flow



Upper floors - Office space

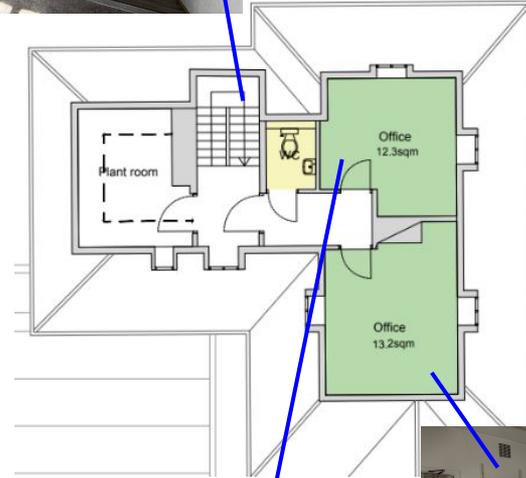
Note: floor plans showing potential improvements, not current



Space	Sq. m	Note
Primary office	30	Potential for co-working
Secondary office	22	
Training room	30	
Total space	126	Net - without loos, corridors

- Could rent rooms individually, monthly, or have bigger rooms reserved for co-working
- First floor is accessible with lift, and has kitchenette
- Only minor work needed to activate space
- EPC: D. Minimum energy efficiency standard: E; Going up to C in 2027?

Upper floors - Office space

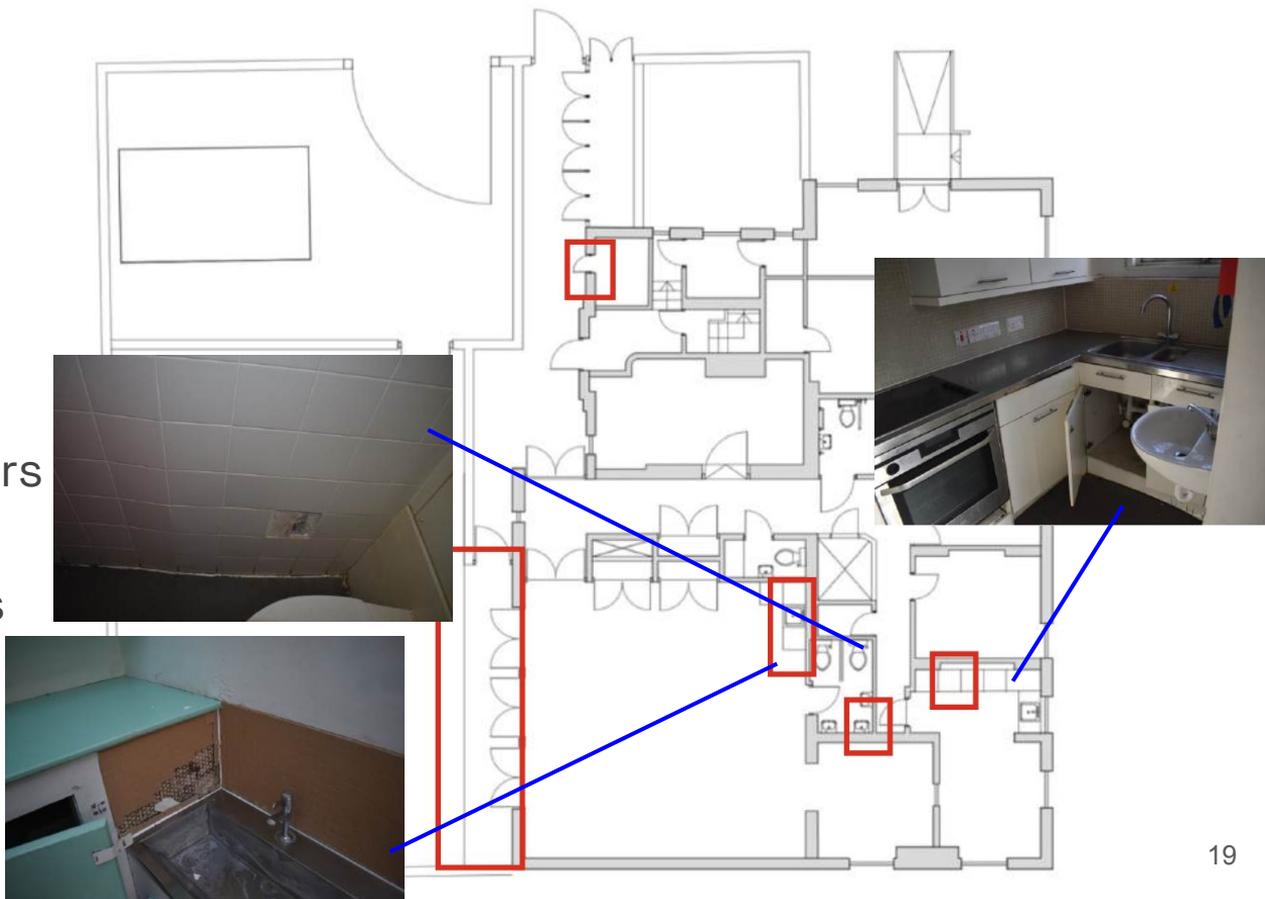


Building condition from Survey

Building overall OK,
considering its age

But has some expensive
concerns:

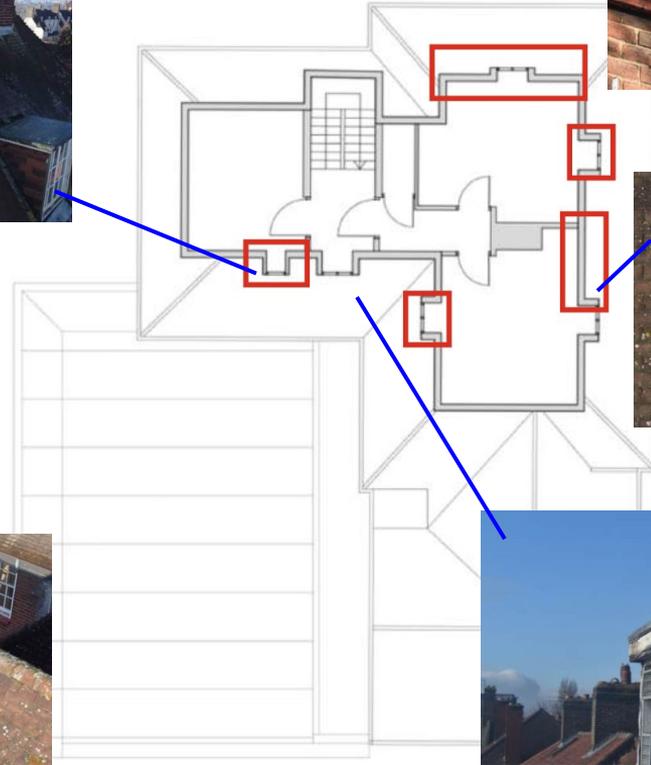
- Roof
- Windows and dormers
- Heating system
- Mechanical systems
- Leaks, loos and kitchen



Building condition



Building condition



Building condition

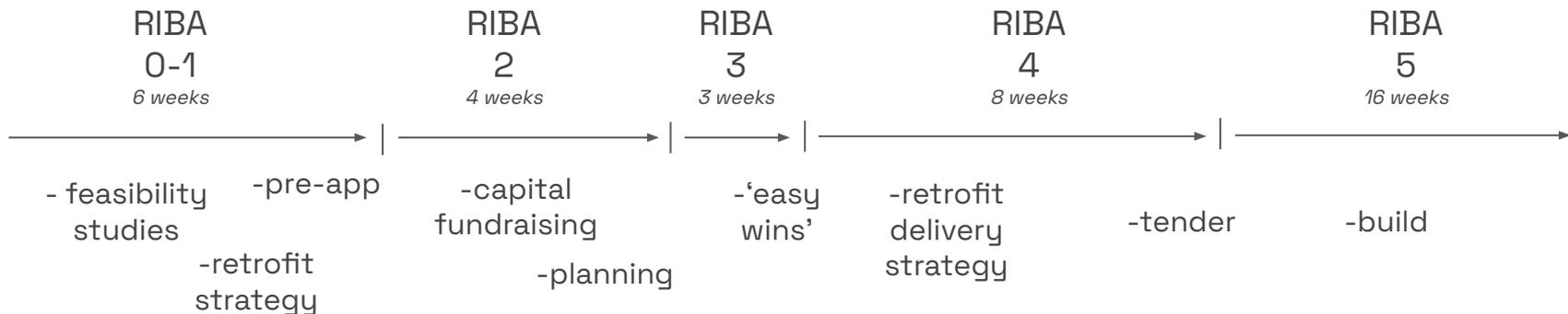
Approximate numbers based on sq. m averages and similar projects for a 5 year maintenance plan.

Not all required (immediately).

How much can we do ourselves, learn about retrofit, and save money?

Planned Works/ Repairs/ Replacement	Cost
Replacement of pitched roof coverings and associated repairs at high level	£100,000
Removal of asbestos soffit and fascia boards as a consequential improvement due to disturbance of roof area in close proximity	£ TBC
Structural investigations into cracking of flank wall over ground floor windows	£ 1,500
Replacement of single glazed timber windows with upgrade to double glazed timber frame window as a consequential improvement.	£ 75,000
Structural investigations into the internal alterations of the first-floor office wall opening	£ 1,500
Replacement and modernisation of kitchen and WC facilities, including identifying and making good to noted leaks to plumbing systems	£ 35,000
Replacement of cascade boiler arrangement and consequential upgrades to existing system	£ 100,000
Electrical upgrades to building, assumed to be needed as no documentation in place	£ 75,000
Replacement of Fire Alarm system	£ 25,000
Replacement of lift facility, assumed to be needed as no documentation in place	£ 90,000
Replacement of timber decking	£ 17,500
Refurbishment of play area	£ 30,000

Rough stages



- Extended RIBA Stages 0-1 to explore feasibility and seek early pre-application to identify viability of options
- Planning (if required) submitted following RIBA Stage 2 or early Stage 3
- Retrofit strategy considered as early as Stage 0-1 and to develop in further stages to anticipate ‘easy wins’ that can be delivered according to budget
- Stages 4 and 5 designed to allow for discrete packages to be delivered as funding is available and to identify opportunities for build with the community

Cash flow model: *Scenario 1*

Assumptions:

- Conservative rental downstairs, mixed (community-commercial) rental upstairs, increasing usage over time, charity business rates, possible staff, etc.
- *Possible rent, start date, and separation of responsibilities need discussion.*

		1	2	3	4	5	6	
		25	50	75	100	100	100	Percentage rented
		50	50	50	50	50	50	Upstairs community-commercial split
		0	100	100	100	100	100	Variable expenses, mainly salary (%)
		0	0	100	100	100	0	Rent (%)
Income	Ground floor	£14,820	£29,640	£44,460	£59,280	£59,280	£59,280	
	First & Second floor	£6,765	£13,530	£20,296	£27,061	£27,061	£27,061	
Expenses	Ground floor	-£29,884	-£25,681	-£21,103	-£21,952	-£22,832	-£23,745	Includes fixtures and fittings
	First & Second floor	-£1,862	-£1,936	-£2,014	-£2,094	-£2,178	-£2,265	
	Variable	£0	-£19,882	-£20,476	-£21,088	-£21,719	-£22,369	Mainly staff (20hrs/wk LLW), and related costs
	Rent	£0	£0	-£35,000	-£35,000	-£35,000	£0	Estimate discussed with council
Total		-£10,161	-£4,328	-£13,837	£6,207	£4,612	£37,962	
Unsecured grants	Garfield Weston	£4,762	£7,125	£11,789	£12,020	£12,259	£7,257	10-20% of running costs. Modelling at 15%
	Reaching Communities							max £20,00-£500,000
	others							

Assessment

Cash flow model shows that it could be viable, with some grants necessary in the first years

Building can be used immediately, with a phased, community-led retrofit over time. Funds for retrofit more easily available than to purchase freehold

We are aware that this is an ambitious project, ... but we have the skills, the network and the community support!

Council officer's response:

You can have 6 more months, and should (also) put together a proposal for 5 year rent-to-buy with break clause and no rent in first few year.

Next steps

- Continue grant applications, and general capital funding work
- Engagement:
 - Community meeting(s)
 - Lunch and learn at Alexandra House with Properties, Placemaking et al.
 - TGCC presentation to MP, Councillors, Cabinet members, local candidates, et al.
- Put together a “rent-to-buy” proposal
- Finalise surveys and architectural feasibility; and business planning
- Have pre-planning consultation to discuss ideas
- Progress discussions with potential partners
- *Talk to all of you, and get more people involved!*