

THE PROBLEM WITH T. CHANCES

UP AND DOWN THE TOTTENHAM HIGH ROAD, LOCAL PEOPLE WHO ONCE MADE REGULAR USE OF T. CHANCES ASK US: "IS IT OPEN?"

THE ANSWER, OVERWHELMINGLY, IS **NO**. OUR COMMUNITY CENTRE IS **NOT OPEN** THROUGHOUT THE WEEK, FOR THE LOCAL RESIDENTS WHO NEED IT THE MOST.

WE ARE TIRED OF BEING EXCLUDED FROM A BUILDING THAT WE KNOW BELONGS TO US.

5 WAYS COMMUNITY CONTROL IS PREVENTED

1— AN UNACCOUNTABLE MANAGEMENT CLIQUE COMPRISED OF TRUSTEES OF THE TOTTENHAM WAR SERVICES INSTITUTE AND THEIR ASSOCIATES IS COLLUDING WITH PROPERTY DEVELOPERS TO TURN THE COMMUNITY CENTRE INTO REAL ESTATE CAPITAL.

2— TO MAKE IT EASIER FOR THE BUILDING TO BE SOLD OFF, THEY HAVE BEEN **EVICTING** DOMESTIC AND COMMERCIAL TENANTS WHO HAVE BEEN USING THE SPACE TO PROVIDE VITAL COMMUNITY EDUCATION AND SERVICES.

3— MANAGEMENT HAVE BEEN SYSTEMATICALLY INTIMIDATING, **FIRING**, AND DRIVING AWAY STAFF AND SERVICE USERS WHO ARE AN ESSENTIAL PART OF THE LOCAL COMMUNITY, INCLUDING VOLUNTEERS WHO WERE SHARING PRACTICAL KNOWLEDGE IN HOW TO RESIST BENEFITS CUTS, EVICTIONS, AND DEPORTATIONS. IT HAS BECOME STANDARD PRACTICE FOR THE MANAGEMENT TO CALL THE **POLICE** ON UNWANTED VOLUNTEERS AND SERVICE USERS FOR NON-EXISTENT CRIMES.

4— FUNDS ARE **EMBEZZLED** THAT OUGHT TO BE PUT TOWARDS THE DEVELOPMENT OF COMMUNITY RESOURCES.

5— WITHIN THIS CONTEXT, A CULTURE WITH **NO ACCOUNTABILITY** HAS ALLOWED VARIOUS KINDS OF **ABUSE** (VERBAL, SEXUAL, RACIAL) TO TAKE PLACE, LEAVING THE PEOPLE WHO WERE VICTIMISED WITH NO MEANS OF RESPONSE.

Numerous people and organisations refuse to use the building because they feel it is unsafe, and we support their decisions. But as local residents are increasingly unable to access services or put on events at the building, the situation is becoming untenable. With this pamphlet, we encourage the protection of our community centre before it is no longer there to protect.

REAL ESTATE VULTURES: KEEP YOUR CLAWS OFF OUR COMMUNITY CENTRE!

WHAT IS T. CHANCES?

T. Chances is the popular name of the community centre at 399-401 Tottenham High Road (N17 6QN). The legal owners of this property are the trustees of the Tottenham War Services Institute (TWSI, reg. charity 217176), a charitable trust formed after the First World War. The TWSI was entrusted to use the building as an Institute providing various social amenities for its members.

Property held in trust has a two-part ownership structure. The LEGAL OWNERS of trust property are its trustees, who act as stewards, with no rights to derive advantages from the property. Advantages derived from trust property must be directed towards the BENEFICIAL OWNERS, who in this case are the inhabitants of Tottenham. Indeed, 399 High Road was originally obtained for the TWSI via “moneys publicly subscribed by the inhabitants of Tottenham and others with the object of establishing a memorial to commemorate the sacrifices made and the services rendered by the men of Tottenham in the late War” (Deed of Trust, 1920).

The building was not purchased by the people of Tottenham so that it could be used as a weekend money-maker for a small group of individuals. And despite its managerial failings, T. Chances has been an important community asset for years. But now, with real estate vultures having already infiltrated the building management, and because the prospect of money influences people’s behaviour, T. Chances is unable to provide the services that it once provided.

WHAT HAPPENED?

What happened to the Tutenkhamun Modelling Academy? What happened to the Basstrap open mic? What happened to the Green Light Market on Saturdays? What happened to the Wednesday night community jams? What happened to the Note By Note Music Academy? What happened to Herman? What happened to Reverend Gavin, with his free food for the homeless? What happened to North London Food Not Bombs? What happened to Captain Rizz? The list of lost names and projects could go on. And where are the services for mental health? For youth? For people who have lost their ESA? For people being evicted by the council?

Though T. Chances is home to a lot of great bands, it should be home to a lot of other things too. There’s definitely a vibrant music scene at the venue, as well as other important projects that use the space, like the pupil referral unit renting the building’s top floor. But the TWSI’s building should be home to lots of other artists and vulnerable people. Why is it that they’re instead being pushed out? Why are there multiple shows booked in for 2018 at T. Chances’ newly-opened second venue in Swansea, while at T. Chances there is practically nothing booked in after November 2017?

HOW DID THE DEVELOPERS MUSCLE IN?

Why is the property developer AVI DODI interested in this building now? Because Tottenham is next in line to be ripped apart and transformed into real estate capital. Dodi is already notorious for gaming the right-to-buy system. Who invited his employee Angelique Glata onto the TWSI board of trustees? What was the price of Dodi getting his name onto the property title in 2016? We understand that he has

made payments to the TWSI that he did not consider to be charitable donations. Why are these payments not recorded in the public record of the TWSI's financial accounts? How much money has exchanged hands?

This is representative of how capital works against working-class communities in London. Because of the big private developments that are happening in Haringey at the moment, people like Avi Dodi are taking advantage of small fish. The result is statements like this from the Chair of the TWSI at a trustees meeting held on 23 April 2017: "At the end of the day, [Angelique] could have shut the building down on a Monday. She had the right to come in here, and shut this building down on a Monday, and just keep, chucking everyone out. You would have to wait the 28 days for an eviction order, but, the building was shut."

The people who run T. Chances are not accountable to anyone except themselves. They're clearly trying to profit from what in their view is a real estate asset. To that end, they are causing havoc in the user base.

EVICION OF MUSIC SCHOOL

The following conversation about how to evict the Note By Note Music Academy took place at the April trustees meeting, held hours before the TWSI evicted the children's music school without notice, breaking into their basement premises in the middle of the night. The eviction took place eight days after the school's headmistress reported a gas leak next to her classrooms. Can Say (a legal expert, ex-serviceman and local resident) was removed from the board of trustees a month and a half after reporting the same gas leak. Say was replaced by Mark Windows, an apparently anti-Semitic media broadcaster with links to the far right, who has filmed his shows upstairs at T. Chances for a couple of years. Gentrification works like this:

ANGELIQUE GLATA—OK. Can I actually suggest, and this is a bit cynical, um, that the people who present this [eviction notice] that they're not white and Caucasian. **PENNY POTTER**—Oh yeah yeah yeah. **SEDLEIGH ADAMS**—Well that's it, yeah. Take that excuse away as well. **GLATA**—Exactly. **MARK WINDOWS**—Can you put a notice of temporary closure on the door? **KAREEN GORDON**—Yeah. **WINDOWS**—Well, do it then. **GLATA**—Yeah. **WINDOWS**—That's all you need to do. **ADAMS**—Well, there's a . . . **GORDON**—Ideally, it would be good to do something tonight, because the West Indians are coming in upstairs. **POTTER**—The old people, the old people tonight. **GLATA**—Yeah. **GORDON**—So we can talk to them. **GLATA**—Yeah. **POTTER**—If we talk to them, it will get into the community exactly what's happened. Because they will defend this building. But the thing is that, she's taking the building, this is their safe haven. **GLATA**—Yeah. **POTTER**—And you didn't want to cause aggression. But if they know, that we're actually protecting the children. **GLATA**—Yeah. **POTTER**—It's not about beating her up or anything. **GLATA**—Yeah. **POTTER**—It's just going and saying, this is why we're shutting the building down, it's that she's not, the, the health and safety issues . . . [no] children down there no more, until they're addressed, and then we can send a separate letter afterwards or whatever. **GLATA**—Yeah . . . And we're not saying you can't come back in. We're taking that away. We're not gonna let her back in, and if that gets back Can, we'll know where it's come from. So basically we're not letting her back in, OK?

WE DEMAND

- **NO DEALS** WITH REAL ESTATE CAPITALISTS.
- THE **RESIGNATION** OF ALL TWSI TRUSTEES.
- THE BUILDING TO BE REGULARLY **ACCESSIBLE** TO THE INHABITANTS OF TOTTENHAM.
- WEEKLY OPEN COMMUNITY **MEETINGS**.
- A **TRANSPARENT** COMMUNITY PROCESS FOR ADMINISTERING THE SPACE, SO THAT NO INDIVIDUAL CAN BE **BRIBED OR BULLIED** INTO GIVING OVER CONTROL OF THAT RESOURCE TO SOMEONE WHO IS GOING TO TURN IT INTO **LUXURY FLATS**.

ACTIONS

- **SIGN THE PETITION** PROTESTING THE SALE OF THE BUILDING.
- IF YOU **BOOK AN EVENT** AT T. CHANCES, DEMAND THAT ALL PROCEEDS GO TOWARDS THE **COMMUNITY CENTRE**.
- CONTACT THE **CHARITY COMMISSION**:
<http://forms.charitycommission.gov.uk/raising-concerns/>
- CONTACT THE **TWSI TRUSTEES**.

CONTACT THE TWSI TRUSTEES

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OCTOBER 2017. The authors of this pamphlet support the work of the TWSI Steering Committee, a community group committed to ensuring that the TWSI's property benefits the inhabitants of Tottenham. For more information visit: **SAVE399.ORG**