

Minutes of the Annual General Meeting of The Broomfield House Trust

Held at The Ruth Winston Community Centre (Edith Simpson Room), 190, Green Lanes, Palmers Green, N13 5UE on Tuesday 5th June 2018

Present: Ann Bishop-Laggett , Roger Blows, John Cullen (Deputy Chairman, T), Ivor Evans (Secretary, T), David March (Deputy Chair, T), Keith Maxwell, Gillian Yeung, Colin Younger (Chairman, T)

Note: current trustees are indicated by (T).

AGM Formal Business

Apologies for Absence: Kim Lumley (T), Ron Tabor, Bill Yates (apology from Tony Elliott received on June 6th).

Minutes of the AGM 9th May 2017 – The Minutes were confirmed.

Treasurer's Report for the last financial year – The report, by Adam Heriba, Treasurer, was noted. It will be posted on the Broomfield House website. Adam's summary follows (italicized): *The current balance in our account is £11,006. The financial year 1/2/2017 to 31/1/2018 started with a balance of £12,295 brought forward, and ended with a balance of £10,986. There has since been a donation of £20 and nothing spent. During the financial year we had £714 in donations and spent £2,022, most of which (£1608) went towards the mural restoration project. Other costs included room hire, web services, printed publicity materials, and meetings with external consultants regarding the restoration work and a potential Our Heritage bid.*

Chairman's report for 2017-18 – The report had been previously circulated by e-mail to all trustees and supporter members, and all present at the meeting had read it (except Gillian Yeung, who was given a paper copy). It will be posted on the Broomfield House and Palmers Green Community websites.

In ensuing discussion:

Keith Maxwell asked about the status of the Our Heritage bid, and the situation was explained by Colin Younger and Ivor Evans: in brief, heritage consultants had told the Trustees that our envisaged bid to the HLF was very unlikely to succeed. We therefore decided to focus on a less costly project, not involving the HLF - an exhibition on the history of the House and park, with a restored section of the Lanscroon murals as its centrepiece (see Other Business, below). The costs are being met by the Trust, the Enfield Society, and Enfield Council).

Appointment of trustees to serve for 2018-2019 – Of the trustees present at the meeting, John Cullen, Ivor Evans, David March and Colin Younger, all agreed to stand again (as had Kim Lumley), with the meeting’s approval.

Adam Heriba had said before the meeting he would need to step down both as Trustee and Treasurer, as was moving to Paris, but he wished to retain a connection with the Trust, through supporter member status.

Appointment of officers to serve for 2017-2018 – the following were duly proposed and seconded: Colin Younger (Chairman); Ivor Evans (Secretary); David March (Treasurer); John Cullen (Deputy Chairman).

David March was obliged to leave the meeting after the formal business.

Other Business on the Agenda

Discussion of various issues

1. There was a discussion about how to improve communication, reaching out to the community, and recruiting new supporter members and trustees. Regarding local interest in the House issue, Ann Bishop-Laggett reminded the meeting that a large number of people had signed up to express their support for restoration when the house was “opened up” as part of the London Open House scheme. Better use of the Palmers Green Community website was proposed, including use of a bulletin board. The Broomfield House – Lanscroom murals Facebook page was mentioned, but it was acknowledged that the page didn’t seem to be much used by the community.
2. There was a question about work done in the stable yard, after the fire: the Council has installed CCTV and anti-vandal devices, though the latter are not thought very effective, and it seems people are still climbing over walls into the yard. There are two layers of hoarding around the cottages. Re-roofing was awaiting drying-out of the relevant timbers.
3. Regarding the question of who in the Council has responsibility for the future of the House, CY said our main route is through Christine White, one of the senior officers. It was also pointed out that the Council now has a new leader, but though we don’t know her views on the house, she was an effective member of the Conservation Advisory Group.

Broomfield House Restoration Update and Emerging Proposals

1. The meeting was told that the Trust, and the Broomfield House Partnership Board are having to follow the Council’s/Board’s current policy, which is to invite expressions of interest from commercial entities in a development of the House and stable yard which will be in line with a brief from the Council, covering heritage, community access, and other considerations. The stable yard would most probably host “enabling” residential

development, but the profit from this alone would apparently be insufficient to fund significant restoration of the house. The Trust in all its dealings with the Council has always pressed for maximum community access and use of a restored house (in whatever form), while accepting that serious income generation will be an important element in a commercial partner's business plan.

2. It seems that the HLF – even via its Enterprise Grant scheme – is currently an unlikely source of funding: there is less money now available, they are reviewing their grant-awarding system, and they do not support the kind of “staged” reconstruction that might be the most credible solution for Broomfield House.
3. As mentioned in the minutes of the last AGM, the Trust believes a flexible-use lower-cost “shell” reconstruction is a realistic possibility, and in Board meetings pressed for this to be one of the development options to be offered to a commercial partner.
4. Delays in tendering for expressions of interest have been caused by the local elections and the covenant issue. The Council is aware that the existing covenants covering the park and the house may discourage commercial parties from bidding, and so officers are investigating how this covenant issue can be resolved: we have been told in the past that dealing with the covenants is not now legally a problem, but we are not aware of progress in the matter. CY has had conversations with a successful “heritage developer” and the Spitalfields Trust: certainly in the case of the former, the existence of the covenants and possible hostility from local interests, as well as the amount of capital required, were all negative factors regarding involvement.
5. CY said that the Council is frustrated, concerned about safety issues regarding the current “hoarded/scaffolded” ruin, and wants a solution, even if this is demolition, leaving a “preserved/managed ruin”. Perhaps to this end, they commissioned an aerial survey by drone, to show the casual observer the apparently dreadful state of the site. However, the recent Conisbee report confirmed its earlier survey – that there still no structural grounds for demolition. Furthermore, the Council would have to demonstrate to Historic England that all other avenues regarding the house have been thoroughly explored, before permission to demolish could be issued.

Mural Restoration and Dugdale Exhibition

1. The meeting was updated on the state of preparation for the forthcoming exhibition on Broomfield House and Park, featuring a restored section of the Lanscroun murals, and to be held at The Dugdale Centre. Trustees have been working closely with Stacey Bagdi, Enfield Museums Officer, and the preparations are on track: objects to be exhibited have been sourced, banner texts have been written, and the mural fragments to be restored have been safely transferred from storage to Tom Organ and his team (Arte Conservation Ltd.). A programme of events to run alongside the exhibition has also been devised.
2. An unresolved issue related to the making of a filmed record of the conservation work, including an interview with Tom Organ/fellow conservators. Historic England liked the

idea, and the Council agreed a budget for it, but Tom's preferred film-maker thought the budget would only fund a very limited film.

Any other business

None.

Date and venue of next meeting

To be decided.