

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 3rd September 2019

Present: Roger Blows, D. Bone, John Cullen (Deputy Chairman, T), Ivor Evans (Secretary, T), David March (Deputy Chair, T), Keith Maxwell, Bill Yates, Colin Younger (Chairman, T)

Note: current trustees are indicated by (T).

AGM Formal Business

Apologies for Absence: Zahir Anwar, Ann Bishop-Laggett, Ron Tabor, Susan Parashar

Minutes of the AGM 6th June 2018 – The Minutes were confirmed.

Treasurer's Report for the last financial year – The Treasurer, David March, tabled his report, which had previously been circulated by email (see attachment). Key points were that the opening balance was £10,986.36 and the closing balance (31st January, 2019) was £1,033.69: the bulk of expenditure (£12,345) related to the restoration and mounting for the Dugdale exhibition of the Minerva fragments from the Lanscroun murals. The report was unanimously accepted.

In ensuing discussion it was pointed out that Arte Conservation's film of the Minerva restoration was paid for by Enfield Museum Service. BT's MyDonate free service, permitting donations to our Trust, has been discontinued, and there is no obvious replacement (Nochex was mentioned as a possibility). Being able to donate to the Trust via the Amazon Smile route was also mentioned – though the sums generated are very modest. It was felt that fundraising was not currently a high priority for the Trust, which sees itself as primarily a pressure group.

Chairman's report for 2018-19 – The report had been previously circulated by e-mail (see attachment) to all trustees and those supporter members who had confirmed their willingness to be contacted by the Trust. It has been posted on the Broomfield House and Palmers Green Community websites.

The most significant event was that Enfield Council has committed to finding a way forward for the House that does not depend on charitable funding. It is hoped that a housing development in the stable yard will generate sufficient funds for a full footprint restoration of the House's exterior (as it appeared c. 1900). The interior would not be fully restored or accessible, but there would be useable café/restaurant space for the public and scope for income-generating activities.

Planning and costing of the development is being undertaken by consultants Pick Everard, with input from Paul Latham's Regeneration Practice.

The Trust is convinced that when the House is restored as the park's centrepiece, and as a functional building, successful fundraising for further restoration (e.g. the Lanscroun murals) is much more likely.

The Dugdale Exhibition on the House and park, and the associated talks and activities, were very successful.

The further discussions arising here are reported below.

Appointment of trustees to serve for 2019-2020 – The trustees present at the meeting, John Cullen, Ivor Evans, Kim Lumley, David March and Colin Younger, all agreed to stand again, with the meeting's approval.

Bill Yates, previously a Trustee, expressed a wish to stand again, and this was unanimously supported by the meeting.

Appointment of officers to serve for 2019-2020 – the following were duly proposed and seconded: Colin Younger (Chairman); Ivor Evans (Secretary); David March (Treasurer); John Cullen (Deputy Chairman).

Other Business on the Agenda

Discussions following the Chair's report

Concern was expressed that, should the Council deem the profit from the stable yard insufficient, the housing development might go ahead anyway, and fund the House's demolition and memorialisation i.e. in effect, we would lose both House and stable yard. The views taken by Historic England (HE) will be important: the Council will shortly be having a meeting with HE – to which the Trust has not been invited. The Trust has been invited to a meeting with Council officers on October the 2nd, for feedback and discussion following on their meeting with HE – in which we presume the effect of the proposed restoration/rebuild on listing status is key issue.

The positivity from the Council regarding the new approach generated by the new Property Manager, Mark Bradbury, together with the support of Councillors Dinah Barry (who had been Chair of the Partnership Board) and Ahmet Oykenner (who had been responsible for property issues), was acknowledged. Concern was raised that changes in Council responsibilities might weaken our links with Councillors. Arranging a meeting with Claire Stewart, now the Partnership Board Chair, was suggested.

Development "creep" spilling over into the park from the proposed housing development in the stable yard was raised as a concern. There are apparently examples of this in Trent Park, and this issue was also registered as a widespread and growing problem in a recent meeting

of The London Consortium of Friends: there is the possibility of protection against this development threat with help from Fields in Trust.

An additional discussion topic was vehicular access (for cars and emergency vehicles) through the listed Powys Lane gateway to the stable yard and house. Apparently, the Council has a plan for this and it is not seen as a problem.

Colin Younger updated the meeting on his progress in pursuing repair and conservation of the shell memorial stone just inside the park entrance (Powys Lane). This stone records the names of those involved in acquiring the House and park for public benefit, on behalf of Southgate Urban District Council, in 1903. The much eroded memorial needed urgent conservation and Colin has succeeded in gaining a £6000 grant from the Heritage of London Trust for this work: final plans for the conservation procedure are being agreed.

Any other business

At this year's Palmers Green Festival, the Broomfield House Trust had a stand - for which a payment had to be made - to promote the Trust's views about the House. At other Festivals the Trust has shared a stand/gazebo with the Friends of Broomfield Park, and no payment has been required. It was agreed that in the future, the Trust would prefer the latter arrangement.

Date and venue of next meeting

Two dates have been suggested, with a choice yet to be made: Monday the 29th or Tuesday the 30th of June, 2020.