

1. London Borough of Enfield
2. K. W. Moss
3. First Statement
4. Exhibits "KWM 1" – "KWM 4"
5. Dated this 6<sup>th</sup> day of March 2006

IN THE LANDS TRIBUNAL

CLAIM NO. LP/37/2004

BETWEEN:

THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF ENFIELD

Applicant

- and -

OBJECTORS TO MODIFICATION OF  
BROOMFIELD HOUSE COVENANT

Objector

---

**EXHIBIT**

---

This is the Exhibit marked "KWM 1" referred to in the Statement of Keith William Moss.

I believe the facts stated in this Exhibit are true.

Signed:

Dated:

KWM 1

My witness statement at para 37 refers to prospective uses.

The proposals at CD/CON4 and the milestones schedule at CD/TF/3a, concepts at CD/TF3b and solutions at CD/TF/3c, referred to in my witness statement at paras 25, 32, 34 and 35 confirm the overall Council commitment towards community based activities and educational functions supported by appropriate income generating activity. Examples are described in the attachments below :-

**Attachment A from Broomfield House Trust – Rev D James proposal 2000**

Generally all the uses are appropriate. However, the suggestion of use by a pre school group within the main house would in my view prove difficult to achieve given the reconstruction intended to present the historic status and configuration to best advantage. Pre school adaption work could conflict with the high grade potential of the House and user timetable.

Attachment A recognises the need for income generation from café, wedding and lettings.

The paper expands on uses identified in the Prometheus report prepared by BHCG in 1999 in which the need for commercial activity is recognised .

A further paper by Ann Bishop Laggett (representing both the Federation of Enfield Residents and Allied Associations as well as being a trustee of the Broomfield House Trust) is attached showing research with local schools.

**Attachment B Citizenship vision– B Ashmore–Enfield Humanities Adviser**

This paper was presented to the Taskforce in December 2001 highlighting how the building could be utilised to bring out educational themes. Periodic grant support for resourcing staff and material can be obtained from National and/or local funding bodies. Such grant programmes are usually one or three year grants only and therefore not reliable as core business income for sustaining the House. Research with Senior Education advisers confirms that schools would pay to visit appropriate venues providing curriculum based activities.

The location of Broomfield House and proximity to numerous schools could attract regular local interest if a frequently changing programme is provided. However, the prospective fee income would be low. A charge per pupil or class visit is possible. The assumptions made in the business plan assume that materials and staffing to provide an educational resource would be met by such grant or fee income from that educational activity.

**Attachment C: An example programme of events from Bruce Castle Museum.**

Themed occasional exhibitions, talks, activity sessions similar to those attached are to be encouraged as ancillary activities as those of the new Enfield Town Cultural Centre. This sort of mix of uses and those at e.g Lauderdale House in Highgate are considered desirable future functions.

**Attachment D : explores some of the other uses** considered over the last six years highlighting efforts made to devise a solution.

In 2002 as part of the Safeway and Palmers Green library display information a cost budget profile included income from café and annex functions as well as income from community lettings.

Overall the uses mix, measured against a profile of expenditure for a 7day week 94 hour operational period produced a modest surplus only. See the finance folder CD 4,CD 5 and CD 6. Further analysis is set out in KWM 2.

The combination of construction Phase I (to make the House watertight and to provide a café) –with Phase 2-( to construct the annex) would enable elements of this user programme to be introduced to generate income and fund raising focus.

## **Attachment A**

(Note this text has been retyped by the Council from a paper presented by Rev D James in 2000)

### **BROOMFIELD HOUSE TASKFORCE**

#### **Looking at how the House may be used in the future**

Looking at possible uses for Broomfield House is a rewarding exercise because it is becoming clear that as well as a researched survey carried out by Roger Lansdowne of Prometheus members of the community do have ideas and suggestions as to the future. The actual process of discussion and consultation is one which raises expectations and it is therefore important the London Borough of Enfield makes an early decision regarding the rebuild of the house and its use within the community. As discussions on the use of the house continue it is becoming clear that what is envisaged as an effective community centre which has a certain amount of flexibility within it, as well as it being underpinned by activities bringing in revenue for the continuing maintenance and management of the house itself.

Areas so far covered by Roger Lansdowne could well be amplified and they include the following:

1. There are a number of local projects which are seeking premises. There is a tremendous need in the local area for groups to meet with their own particular points of emphasis. This would include bridge clubs; organisations devoted to fund raising; groups that meet for companionship and mutual support such as those concerned with schizophrenia and Downs Syndrome; fellowship groups for retired people such as the Civic Service Retirement Societies – the list could go on to several hundreds of groups within the area that could make use of Broomfield House.
2. Roger Lansdowne also identified the arts centre and contact 84 voluntary or amateur arts organisations. At least three of these groups said they would very likely make use of Broomfield House and there were four other probable users. It would be possible to develop this way forward in consultation with "Arts in the Community" which is an Enfield Council initiative. This would include the development of art galleries, theme weeks featuring specific arts genres and the development of workshops. Clearly Broomfield House would be a good venue for hosting events and exhibitions of this kind. The house would also be a very attractive environment for a display of works from the various educational sections around Palmers Green including the primary, junior and secondary schools and would be a point of contact with the local community and encourage people to visit the house.
3. The performing arts. Broomfield House would be an excellent venue for small concerts and various dramatic performances which in the summer time could be held in the open air.
4. The use as a museum. If Broomfield House were to be reinstated as a local museum it would require a lot of space on a regular basis. It is therefore suggested that the artefacts of historical interest and exhibits of a local nature could be displayed in a certain area on a rolling basis. This again would be a means of encouraging people to use the house and also to be used in conjunction with educational purposes.
5. A key element would be the use as an educational resource and a centre for local learning. The history of the house itself could well become a subject of great interest for local school children and the position of the house would also help in environmental studies as

Broomfield Park is linked to other parks within the Borough. This would not be dependent upon the full restoration of the house because even at the partial restoration stage the interior will depict various stages of building which go back to the Tudor period. The education room which could also be used in the evenings for other purposes would be in a place at the first stage of the house's development.

6. A request has been received from the local community for the establishment of a pre-school group within the house. This would be a fairly major undertaking and occupy an area of the house from approximately 8am until 6pm. In the first place the establishment of such a group would attract funding from government sources and secondly there would be an income from the pre-school group for the ongoing expenses of Broomfield House. It is envisaged that this group would be run by the community for the community and therefore have a management committee but under the auspices of the parent body, whatever that may be. However there is already one prospective applicant on the scene who would be willing to share ideas for the use of a pre-school group within Broomfield House and run the pre-school group on a business basis.
7. It should be possible to use Broomfield House for special events including weekend fairs and sales of work.
8. The possibility of using Broomfield House as a place for marriages is being investigated and it would follow that catering could be offered in the house for up to about 100 people.

Items 7 and 8 would obviously bring in a certain amount of revenue.

9. The use of an area as a shop to be supervised partly by voluntary help needs to be investigated further. With school visits and an increased number of people visiting the house the shop could sell items of historical and local interest as well as the normal range one would find in a National Trust shop. This would also bring at least £5,000 per year in profit.
10. Café/Restaurant. Catering provision for park users and other people who would enjoy a meal in a pleasant surrounding is an absolute must for the future of the house. This would include particular facilities for families including a good selection of ice-creams, soft drinks, as well as traditional teas and cakes. This enterprise would also create a source of revenue for the running and maintenance of the house.

An alternative suggestion has now been received that a café/bar should be established in the restaurant area, which would include the controlled sale of alcoholic beverages. A tentative approach has already been made from an existing outlet in the Palmers Green area which has a short but good track record in creating a community-type cafe and the proprietor has indicated that he would be interested in taking over the franchise in Broomfield House.

11. The house would include living accommodation which might be tied to the job of overseer of the house or could be let on a commercial basis.
12. In consultation with a chartered architect who has already a proven track record in the restoration of graded buildings there is a strong suggestion that the house itself should have more interface with its surrounds and therefore be opened up to the green area and the lake area for various activities including an overspill of the café area.
13. Consultation with various parties has suggested that a linkage with the stable block would be extremely beneficial to the whole scheme. This could either be in a terms of

compatibility with the activity within the stable block and the house or use of the stable block which is in harmony with the concept of community and the rejuvenation of talent and local enterprise. It is suggested therefore that if the Radio Marathon proposals are not carried out then contact could be made with an organisation such as the Hertford Arts Trust with a view to creating units of mutual concern through which local skills can be encouraged and on display. These units could be let out either on a long-term or a temporary basis. For instance, artists may like a studio within the stable block, whereas others would just require a display area for a short period of time.

### BROOMFIELD HOUSE AND PARK – EDUCATION POTENTIAL

Broomfield House and Park offer very good surroundings for field visits by local schools, especially as they are within walking distance of many schools in the southern part of the Borough.

To exploit the full potential of the house and park as an education facility would need the services of an education officer who would create a programme of visits and supply the necessary backup. The education officer would need to work with the Borough's museums officer and archivist to access artefacts and documents. Schools could be offered a 'standard' package or have a 'tailor made' one specific to their requirements. One education officer and volunteer helpers run a scheme similar to this at Sutton House. A number of ex-teachers have expressed an interest in volunteering for this work at Broomfield House.

Obviously there would be a need for an administrative office and classroom to allow this activity to take place. The classroom would need to be equipped with computers for reference purposes and to allow the children to record their findings.

Broomfield offers potential for the study of a house that has evolved over centuries from a Tudor farmhouse (possibly earlier) to a gentleman's residence. It illustrates superbly the encroachment of the suburbs and the development of the urban district. The park has many features that would illustrate the geography and geological nature of the area, and superb views from the high ground give a graphic illustration of glacial erosion, etc.

For Key Stage One geography, there is a vast variety of materials used in the park for surfacing, building, etc. For example – gravel, asphalt, brick... Children could observe and record where these are used. Geographical language could be expanded and the use of maps and plans explained with trails around the park. The relationship of the park to its surroundings, e.g. is it near a road, river or some other place. What is in the immediate area – a pedestrian crossing, railway, etc?

For Key Stage One history the house could be used to give chronological understanding, especially with the use of old pictures and photographs, and the use of these would show how to investigate the past and interpret what is found out. The Lanscroun mural could demonstrate the way of telling a story using a picture. Children could be encouraged to produce their own mural.

Key Stage Two geography would expand on the work at Key Stage One, introducing measuring equipment, compasses, etc. Environmental issues could be addressed; what would we do without a park? Would it affect people's lives, the environment, etc? What brings about change – look in local newspapers and other local resources.

Key Stage Two history – the house could be a mine of information on change over the centuries. What was happening the country as a whole at the various stages in the life of the house and park? Many resources could be accessible via the Internet and from local archives. Theme days could be held on various aspects of life in Broomfield House and its surroundings.

## Attachment B

### Broomfield House – Education Opportunity

Outline of proposal as discussed at meeting at Civic Centre with Keith Moss  
(Some thoughts by Bernie Ashmore, LEA Advisor- History and geography)

## Conserving the past, Utilising in the present, Sustaining into the Future

The potential for the educational use of Broomfield House is great. Most options discussed so far involve significant outlay in the short-term for such developments as restoring historical rooms, setting up training rooms, employing development and education workers. There also needs greater clarity as to what sort of educational function is expected. Guidance is also needed as to the monies involved to: support the setting up of the education rooms, to recruit and maintain staff and the expected incomes.

The matching up of the visions of different interested parties it seems has been particularly problematic. The requirements to:

- “conserve the past” – English heritage and some local groups

- “earn income” – Council

- “be a community resource” – local groups

- “to be an educational resource”

- “to deliver on some national and local priorities”

One possible way through this is to consider what would it look like if it met all of these needs to some extent rather than seeing them as competing.

**One possible vision of this is to set it up deliberately as a resource which actually uses these dilemmas as a strength.** As an educational resource it could be used as a model of the difficult real world decisions that have to be made in situations like this. Environment and sustainable development are key issues for geography syllabus in our schools across all Key Stages, the key priorities both locally and nationally, they echo the concerns of many community interests. Pupils could be introduced to the history of the building and its importance in developments locally and nationally in the past, they could consider changes made to the building in different periods and consider the motivations for these changes in the light of period context, they could assess its current usage against different needs and undertake decision-making activities about the best use of the building in the future taking account issues of sustainable development, community, council and business needs.

Displays in various rooms could depict the various interest groups, national Heritage organisations, the Council, local groups, etc. and the dilemmas made explicit . Certain

rooms could be restored to period splendour, some might be maintained in their current (2000) state and yet others might be adapted considering the needs of the community over the next X number of years and others might be “futuristic” taking into account all manner of sustainable technologies and materials.

If it is seen from this point of view the twelve years of deliberation are seen as a strength. The actual difficulties are real difficulties which need to be made explicit and all parts of the community given the opportunity to consider them. The records of the last twelve years deliberations are a valuable resource and should become part of both the school and community education materials.

It is a building which epitomises the difficulty of decisions common to many other developments and asks all the important questions of “What and why should we be interested in conserving the old?”, “For whom should such a resource be adapted?”, “Are commercial or social interests paramount?” and many others.

As an educational resource such an approach could be used to as a resource for many ages and many aspects of education: history – how is the past represented?, geography- how do people maintain and improve their environment? And exploring a topical issue. Citizenship – how are decisions about local facilities made?

As a community resource it could become a centre for involvement in sustainability issues.

In this respect the building is perfect. Located in the past, a dilemma in the present, an opportunity for the future.

Or, of course, it could just be another café in just another park.

## Dates for your diary

### FREE EVENING TALKS

Every last Wednesday of the month  
These are supported by *The Friends of Bruce Castle*.

**Wed 25 January 7.30pm: Vanity or Vision?**  
*Architecture in Haringey* by Steve Amor, Architectural Artist

**Wed 22 February 7.30pm: The River Lee Navigation:**  
*My View from the Towpath through Greater London*  
by John Higgs, Local Historian

**Wed 29 March 7.30pm: Community Archaeology**  
by Faye Simpson, Museum of London

**Wed 26 April 7.30pm - Middlesex Tales of Mystery & Murder** by Mike Hall, Author

Please get in touch with the museum if you are interested in doing a talk yourself or if you would like to find out more about local history. Doors open at 7pm. Refreshments are available, car parking on site. Talks start at 7.30pm and are **subject to change**.

### FREE Family Art and Craft Activities

Every Sunday & Half Term Holiday  
Drop in between 2 & 4pm

Lots of things to make, do & investigate together

- 15 Jan Jumping Jacks
- 22 Jan Paper Dolls
- 29 Jan Cup and Ball
- 05 Feb Puppet Theatres
- 12 Feb Stories and Legends

**Half Term: Stories & Legends!**

15 Wed, 16 Thurs, 17 Fri & 19 Sun February

- 26 Feb Marvellous Mosaics
- 05 March Cogs & Wheels
- 12 March Women at War
- 19 March Picturing Portraits
- 26 March Fabulous Falconry
- 02 April Easter Holiday activities

**Easter Holidays: Costume Creations**

05 Wed, 06 Thurs, 07 Fri, 09 Sun, 12 Wed, 13 Thurs of April

**(Good Friday Closed & 16 Sun no activities)**

Children of all ages are welcome. Under 18s must be with an adult, and only accompanying adults are welcome to join.

### MUNCH & LISTEN TALKS at 12:15

Come along to our monthly day-time talks. Whether you are at work or at home, bring your lunch and listen to a local history talk. Free tea and coffee.

**Mon 30 January** *Sharing recollections of WW2*; an opportunity to join in at this talk with reminiscence librarian Hazel Whitehouse

**Mon 27 February** *Bounds Green; a forgotten corner of Haringey?* by Albert Pinching, Local Historian

**Mon 27 March** *Picturing Women* by Gigi Guizzo, from Bruce Castle Museum

**Tuesday 18 April** *The Men Who made Millions – The South Tottenham* by Ken Barker, Local Historian

Please get in touch with the museum if you are interested in giving a talk yourself.

Haringey Local History Forum - **Special Sunday Talk 22<sup>nd</sup> January, 3.15pm** *St Mary's Church, Hornsey* by Bridget Cherry, editor of *Pevsner's Guide*.

### Well Done! Green Flag Award 2006

**Bruce Castle Park**

For the third consecutive year Bruce Castle Park has won the Green Flag Award. The scheme recognises the value of green spaces in communities, and rewards excellent standards of park management. Well done everyone!

**Bruce Castle Museum**  
Lordslip Lane, London N17 8NU  
Tel: 020 8808 8772 Fax: 020 8808 4118  
museum.services@haringey.gov.uk  
www.haringey.gov.uk

**HARINGEY COUNCIL**  
Libraries, Archives & Museum Service

### Archive Search Room - Opening Hours:

Wednesdays & Saturdays 1.00-5.00pm, and Thursdays & Fridays 09.30am-5.00pm. Archive material can be produced until 4.30pm. Space is limited, so please make an appointment, 020 8808 8772.

Bruce Castle Museum is free and open to the public Wed to Sun 1-5pm. Buses 123 & 243 stop near the museum. School and Community groups may book visits at other times please call to arrange in advance.

# What's On

In Our Centenary Year  
1906 - 2006

### Holocaust Memorial Day 2006

**Tuesday 24th January, 6.30 - 8.00pm**  
*One Person can Make a Difference*

With speeches and music.  
Stained-glass windows by Moshe Gallil.  
*'...and I never saw another butterfly'* paintings by children from the Terezin Ghetto during WW2.

---

### Haringey Local History Fair

**Saturday 11<sup>th</sup> February, 11 - 4.00pm**

Want to find out more about Haringey's history but just don't know where to start? Well, this is the fair for you. There will be stalls with experts on hand to help. Also talks by **guest speakers** (talks last 30 minutes):

- 11.30 *Introduction to Family History*, by Audrey Collins from the Family Records Centre
- 12.15 *Summerhill Road, Tottenham* Find out about the project and web site, talk by local historian Mr Swan
- 1.00 Lunch break
- 1.45 *Beating the Bounds 'boundary markers in Haringey'*, by Malcolm Stokes, Hornsey Historical Society
- 2.30 *24 Truro Road, N22: '...a dwelling of no significance'* Local artist Annie Taylor will talk about her research and the exhibition, currently on show.

Stall Holders from local history societies & organisations will be available all afternoon to answer your questions and give advice. **PLUS: The Search Room will be open from 1.00-4.00pm.** Ask our staff about researching local history and family history. Please note: this is an introduction to the service and a chance to ask questions, not time for research. If you run a group and would like to contribute to the Fair please contact **Jeff** at the museum.

Are you interested in preserving **Tottenham's Heritage?** Would you like to help create a **Tottenham Civic Society!** If so, Janet Harris would like to hear from you. Please write to her at PO Box 25687, London N17 6FW, or leave your details at the museum and we will pass them on.

We are delighted to announce that **Bruce Castle Museum** has received a **Sandford Award** from the prestigious Heritage Education Trust for excellent education services in an historic environment. Congratulations to the entire team!

### Exhibitions

**I Remember, I Remember: Working for a Living**  
The 3<sup>rd</sup> exhibition of Haringey's reminiscence project, by Reminiscence Librarian Hazel Whitehouse. *Unit Easter Family Faces* Clay sculptures by local families. A joint project of Haringey Education Services, the National Portrait Gallery, Bruce Castle Museum and the Heritage Lottery Fund. *Until end of January.*

**24 Truro Road, N22: '...a dwelling of no significance'**  
Critical art exhibition with photographs and objects about a derelict building, by contemporary local artist Annie Taylor. *14<sup>th</sup> January to 2<sup>nd</sup> April.*

*'...and I never saw another butterfly'* paintings by children from the Terezin Ghetto in the former Czechoslovakia, during WW2. *25<sup>th</sup> January - 5<sup>th</sup> February.*

**Magpie's Nest** Find out about Archives across London and the A2A archives project. *From the beginning of February* (for more details on A2A see [www.a2a.org.uk](http://www.a2a.org.uk))

**Paul Trevillion: From Love Lane and Back Again** The life and work of Europe's best ever sports illustrator, born in Tottenham. *22<sup>nd</sup> February until end of July.*

**Picturing Women** An exhibition of photographs and paintings of and by women to celebrate International Women's Week. *Continues for all of March 2006.*

---

### Bruce Castle Museum 1906 - 2006

This year marks the 100<sup>th</sup> anniversary since Bruce Castle opened as a Museum. Our centenary celebrations begin during Museums & Galleries Month in May with a special exhibition **Bruce Castle Museum Collecting For A Century: Our 100<sup>th</sup> Anniversary**. Look out for more events!

---

### In Celebration of International Women's Day, 8<sup>th</sup> March 2006

**Sun 12<sup>th</sup> March 1.30pm: Women in Tottenham**  
A walk with Deborah Hedgecock (Curator, Bruce Castle Museum), Starts from Bruce Castle (11.5-2hrs.)

**Sat 18<sup>th</sup> March 10.30am: Women's Art Morning** at Bruce Castle Museum. Be inspired by images and paintings of and by local women, from our *Picturing Women* exhibition. Create your own artwork. Two hour free art session, led by a local artist. NB: Spaces limited. To book your free space call Gigi on: 020 8808 8772

**Sun 12<sup>th</sup> & Sun 19<sup>th</sup> March 2.00-4.00pm. Free Family Activities** at Bruce Castle Museum. Lots of things to make, do and investigate together.

Entrance to the Museum and Events listed are Free Donations are welcome

**HARINGEY COUNCIL**  
Libraries, Archives & Museum Service

## **Attachment D**

### **Since 1999 unsolicited interest has been expressed for :-**

#### **The House:**

Hospice use,  
Hotel and conferencing,  
Charity headquarters  
and most recently for residential use.

None has responded further after viewing and /or understanding the desire for publicly acceptable community access.

#### **The Stables Block: –**

Children's play centre  
Health and Fitness club  
Local Museum Trust  
Task Force support for e.g. art workshops.

Apart from the Health and Fitness use the other proposals would require funding support. None would generate a capital contribution towards the house restoration.

An option to adapt the stable block for use as an alternative smaller function room has been rejected as an insufficient space for the income generation needs of the House. It also loses the operating benefits of having all the functions located at the House and removes the potential capital receipt contribution towards the project from its disposal.

Interest has been regularly expressed for the establishment of a Park café.

### **The Council has also reviewed uses of municipal nature**

- 1) Library, this location would not fit the Enfield Libraries Strategy 2003 .
- 2) Development and training uses of the Council and partner bodies like the PCT has been explored with the Council Human Resources service. Venues are currently hired for training purposes. The location, number of rooms and the annex as a larger versatile feature would be of interest.
- 3) The Business case assumes some council bookings of rooms.
- 4) Council day centre functions have not expressed interest in locating at the stable block site.

### **Throughout the period other options have been considered:-**

- a) Demolition has regularly been disregarded
- b) Do nothing will ultimately cause absolute deterioration
- c) Mothballing as a shell is not considered effective. Progress towards a weather-tight non scaffold structure with interim use pending full restoration is being perused.

1. London Borough of Enfield
2. K. W. Moss
3. First Statement
4. Exhibits "KWM 1" – "KWM 4"
5. Dated this 6<sup>th</sup> day of March 2006

IN THE LANDS TRIBUNAL

CLAIM NO. LP/37/2004

BETWEEN:

THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF ENFIELD

Applicant

- and -

OBJECTORS TO MODIFICATION OF  
BROOMFIELD HOUSE COVENANT

Objector

---

**EXHIBIT**

---

This is the Exhibit marked "KWM 2" referred to in the Statement of Keith William Moss.

I believe the facts stated in this Exhibit are true.

Signed:

Dated:

KWM 2

Paras 36 and 39 of the witness statement refer to the financial viability.

Commercial activity is key to provide the core service need of a park café provision but also an income stream to support the community and educational activities. The Council and Task Force has sought to progress this aim.

Sue Hendrie of English Heritage on 30 April 1999 ( see CD/F3) considered the full restoration scheme solution available from Bass as preferable to the Broomfield House Community Group Scheme contained in the Prometheus report of 1999.

The Prometheus report considered both partial restoration and full restoration options. In the partial restoration scenario an assumption was made for visitors to pay £1.50 to explore the house. I consider this to be achievable for a first visit but unlikely as a recurring income stream for family visits. The evaluation team in 1999, including Council Finance Officers, English Heritage and Consultant commercial surveyors also considered this to be unrealistic.

The Prometheus report noted the requirement for commercial activity in support of the revenue plan and in both the partial restoration and full restoration options the desired café function was proposed.

In para 7.3.2 the report states

*“in any successful mixed use community scheme there must be a balance between revenue earning and cost absorbing ones....commercial lettings and events must provide the bulk of the income, the more so if it is to be self supporting” .*

This remains the position and the Turpin Smale report in 2001 builds on this scenario to map the likely sources of income generation. The most income generation would be generated from the annex building – after the initial pay back period for meeting the construction cost.

In the Prometheus full restoration proposal extracts from the report at Appendix D enclosed at Folder 2 TF/F3 report the following:-

Para 4 – “ *flexibility in the room use so that meetings for commercial, public sector, commercial and community markets* “

Para 5 - recognises “ *a desire for larger meetings* “

Para 6 - “ *we do not think at this time that the community and arts demand is secure enough for business planning* “

The above extracts demonstrate that by default the community solution recognised that the 1903 covenant impacted upon the business case and the need was apparent to generate income from more uses other than community based activities.

The Turpin Smale report in 2001, enclosed in Folder 2 at CD/TF 4 and 4a, 4b, 4c, and 4d as augmented by their further studies as reported in June 2002 and May 2003 made various assumptions as to trading capabilities for the premises assuming a split between income from a café use, community lettings, more business activities and wedding/event income to support the case.

The Turpin Smale reports formed the basis of display information in Palmers Green library in September 2002 see CD/F/6 where income generation assumed from café income and annex income matched the likely take up of community room lettings to generate sufficient revenue to provide a small surplus after core overheads were deducted. Attachment A describes operational financial assumptions at 2002.

Assuming a 7 day / 94 hours a week operation the largest challenge to the overheads is the assumed staffing budget. Whilst volunteer support for certain elements of the House Management Trust operations may be achievable the core health and safety and supervision of the premises must remain with salaried staff over the extended operating period particularly for emergency incident cover. It is not considered acceptable to rely on volunteer staff for e.g the evacuation of disabled visitors to the building. Attachment A page 3 indicates calculations for typical staffing on-costs for the extended operating period and management supervision required.

Research with the Head of Facilities Management responsible for other community premises and comparing other Council out turn costs support the general level of assumed costs. Budgets for Millfield House, Edmonton, Ware Priory, Ware and Forty Hall, Enfield have been studied and managers consulted at other venues including Avenue House, East Finchley, Eastbury Manor, Barking; Sutton House, Hackney and others both for costings and letting hire rates.

Evidence of typical hire rates are attached. Further hire rate cards both for commercial lettings and charity /community lettings and evidence was obtained from

Avenue House , East Finchley  
Burgh House, Hampstead,  
Lauderdale House ,Highgate  
Millfield House, Edmonton  
Forty Hall, Enfield  
Community House, Edmonton  
Eastbury Manor, Barking

Attachment B includes letters dated 23 January 2001 and 24 February 2001 from Jane Stancliffe, Senior grants officer at Heritage Lottery Fund confirming the need for unencumbered long leasehold or freehold title to the premises for the uses proposed. In the second letter HLF advise that the project raises value for money issues for a large award given the extent of new build required. HLF also reported a need for several funding sources together with evidence of the continuing involvement and support of the local authority.

In respect of capital contribution and the prospective release of depot cottages and stable building for residential use a soft marketing exercise with developers confirms that a receipt of £ 1 M approx net could be achievable from disposal subject to planning and covenant.

## Attachment A page 1 of 5

### BROOMFIELD HOUSE - ASSUMPTIONS IN BUDGETS Assumptions - Income and Expenditure Projections in 2002/2003

#### 1. Cost Basis

Initial budget to be prepared for first fully operational year (probably Year 2) but at current year prices (2002/03.) Costs to be adjusted subsequently to take account of time needed to build up to full time operation, and projected opening date 2004/05.

#### 2. Opening Hours

The House and its facilities should be open and staffed adequately for the following hours:

Mon - Fri.	9.00am	-	10.30pm
Sat	9.00am	-	11.30pm
Sun.	10.00am	-	10.00pm

Total-	Weekdays - 13hrs 30mins x 5	=	67hrs 30mins
	Sat	=	14hrs 30mins
	Sun	=	<u>12hrs</u>
	Total		94hrs

#### 3. Café Income

Concession fee of £20,000 p.a. rising to £40,00 p.a. within 18-24 months if fully fitted-out café provided forecast by Turpin Smale (2001/02 prices)

Approx:-	Year 1	£20,000p.a.	Year 3	£40,000
	Year 2	£30,000		

Working assumption £35K p.a. at start of yr 3.

#### 4. Weddings and Social Functions Income

**Weddings** - Marriage Room is Rm. 5 on second floor, receptions in Annexe. Where only marriage being done, Wedding Room can be hired for 1hr only for just a ceremony, or for 2 hours with drinks served in room after the ceremony

Wedding Season (May-Sept inc. - 5 mnths) - 2 weddings and receptions p.w. - Friday afternoon and Saturday = £1,000 each x 48 / 2 marriage only p.w. on Sat. = 1 ceremony only, 1hr @ £200 x 24

and 1 ceremony + drinks (2hrs) x 24 at £350.

Out-of-Season (Oct-April inc. - 7 months) - 3 weddings and receptions per month (Sat) £1K each x 21 /

3 marriage only per month; 1 ceremony only (1hr) £200 x 7/ 2 ceremony + drinks (2hrs) £350 each x 14

Wedding + reception	48 + 21 = 69 x £1,000	=	69,000
Wedding + drinks	24 + 14 = 38 x £ 350	=	13,300
Wedding only	24 + 7 = 31 x £ 200	=	<u>6,200</u>
Total p.a.			<u>£88,500</u>

NB - when weddings / receptions going on other parts of House will not be able to be used

Appendix A page 2 of 5

Income is contribution to house costs - i.e. not wholly profit, but is net of food and drink costs

**Social Functions** - e.g. silver wedding parties, Christmas parties, Barmitzvahs

Assume 1 per fortnight during wedding season - mid-week or Sunday = 12

1 p.w. out-of-season (weekends when no weddings / midweek) = 30

Assume produce contribution of £500 for House (?)

= 12 + 30 = 42 x £500 = £21,200 p.a.

Assume take place in Annexe

## 5. Education & Training Room

Community Room 6 is a dedicated education and training room

Assume 1 school part a week during term = 28 pupils x £4 p.h.x30 weeks=£3,360 p.a.

Assume 2 other training events p.w. e.20 people x 2 x 46 weeks = 1,840 people sessions x nominal payment of £4 per session = £7,360 p.a.

Total annual income = £10,720 (assumed costs of providing this will substantially outweigh income)

## 6. Room Hire

**Will not mix community and business use -each use-type to have own days**

**Community Group Hire** - hire rooms on Monday, Thursday & Friday (half day only on Fri. when wedding on) Also, Saturday and Sunday

**Educational / Community-based training** - take place on Mondays/Tuesdays and Fridays only, also Saturday & Sunday

**Business Hire** - hire rooms on Tuesday and Wednesday

**Different rates for community and business - see draft tariff, attached**

**Investigate expressing private sector hire charges as rate per head, like Regis serviced offices do, but for 1st budget use hourly rates**

Room 5 and annexe unavailable for general hire as taken for weddings, social events, cultural events, etc. on basis described above

Also - when weddings taking place, remainder of upstairs cannot be let

Assume achieve lets for 55% of potential hire-hours available, taking into account pre-emption for weddings etc. + implications of incompatible uses.

**HOUSE AND ANNEX FUNCTION ROOM**  
**STAFF COSTS - £129,792 per annum (2002/03 prices)**

**Breakdown of Staffing Costs Budget:**

Post	Annual Salary	Employers National Insurance Contribution (10%)	Employers 6% Pension Contribution	TOTAL
<b>HOUSE MANAGER</b>	<b>30,000</b>	<b>3,000</b>	<b>1,800</b>	<b>34,800</b>
<b>DEPUTY MANAGER</b>	<b>23,000</b>	<b>2,300</b>	<b>1,380</b>	<b>26,680</b>
<b>HOUSE STAFF (2)</b>	<b>21,000</b>	<b>2,100</b>	<b>1,260 (X2)</b>	<b>48,720</b>
<b>RECEPTION/ BOOKINGS (half time - £16K p.a. f/t)</b>	<b>8,000</b>	<b>800</b>	<b>480</b>	<b>9,280</b>
<b>CASUAL STAFF - (at 10% of Annex income)</b>				<b>10,312</b>
<b>TOTAL</b>				<b>129,792</b>

**HOUSE ONLY**

**STAFF COSTS - £105,270 per annum (2002/03 prices)**

**Breakdown of Staffing Costs Budget:**

Post	Annual Salary	Employers National Insurance Contribution (10%)	Employers 6% Pension Contribution	TOTAL
<b>HOUSE MANAGER</b>	<b>29,000</b>	<b>2,900</b>	<b>1,740</b>	<b>33,640</b>
<b>DEPUTY MANAGER</b>	<b>21,750</b>	<b>2,175</b>	<b>1,305</b>	<b>25,230</b>
<b>HOUSE STAFF (2)</b>	<b>20,000</b>	<b>2,000</b>	<b>1,200 (x2)</b>	<b>46,400</b>
<b>TOTAL</b>				<b>105,270</b>

Room	Capacity	Monday - Friday inc.				Saturday & Sunday	
		9 am - 6 p.m.		6 pm - 10 p.m.		Community* £ p.h.	Business** £ p.h.
		Community* £ p.h.	Business** £ p.h.	Community* £ p.h.	Business** £ p.h.		
Upstairs: Room 3	8 seated	10	22	10	18	10	16
Room 4	8 seated	10	18	10	16	10	14
Room 5	70 seated lecture	30	48	28	40	28	40
Room 6	Education Room	n/a	n/a				
Downstairs: Room 1	30 seated	16	25	16	24	16	25
Room 2	30 seated	16	25	16	24	16	25
Room 1 & 2 Together		28	45	30	43	30	45
Annexe	150 seated	25	55	30	55	30	55
Per half day - i.e. all morn / aft/ or eve		50	100	60	120	70	110

### PROPOSED ROOM HIRE CHARGES

\* hire of equipment not inc.- needs calculating  
tea and

\*\* rates to include equipment as standard / look at increasing rates through inc.  
coffee, etc

AN example of hire rates

*Ware*  
**PRIORY**

**MEETING ROOM Hire Charges from 1st April 2002 to 31st March 2003**

	<b>SESSION RATES</b> Monday to Friday Session 1 9.00 am-1.00 pm Session 2 1.00 pm-6.30 pm Session 3 6.30 pm-10.30 pm	<b>WEEKEND RATES</b> (Minimum hire 4 hours)
<b>PRIORY HALL</b> (Max 100 people)	<b>Per Session</b> <b>£135.00</b>	<b>Per Hour</b> <b>£60.00</b>
	<b>£49.00</b>	<b>£17.50</b>
<b>GARDEN ROOM</b> (Max 30 people)		
	<b>£165.00</b>	<b>£69.50</b>
<b>CONSERVATORY</b> (Max 100 people)		
	<b>£57.00</b>	<b>£17.50</b>
<b>COUNCIL CHAMBER</b> (Max 20 people Boardroom style only)		
	<b>£85.00</b>	<b>£24.00</b>
<b>CLARE &amp; HADSLEY ROOMS</b> (Max 40 people 30 if Boardroom Style)		
<b>PAGE-CROFT ROOM</b> (Max 25 people) (14 Boardroom style) - (16 Horseshoe)	<b>£51.50</b>	<b>£17.50</b>

**Ware Priory's designated caterer has sole catering rights and therefore no professional, commercial or other caterer may be used.**

Please note the following additional information:

1. All charges are inclusive of VAT.
2. Priory parking is available and there is an additional car park adjacent to the grounds.
3. Invoices will be sent to the appropriate person named overleaf.
4. Discounts are available to bona fide non-commercial local organisations or registered charities.
5. **Ware Town Council reserve the right to refuse any booking.**

## Heritage Lottery Fund

23 January 2001

Anne Leonidou,  
Broomfield House Trust,  
3 Elmwood Avenue,  
Palmer's Green,  
London N13 4HG

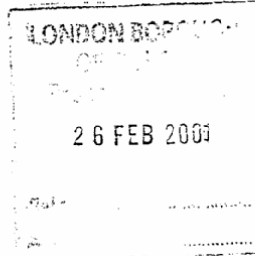
### Pre-application advice: Broomfield House

Thank you for your letter of 9 January. I have had a similar response from Chryso Christidou at LB of Enfield. In response, the onus is on you to take appropriate legal advice to ensure that the proposals for the project do not constitute a breach of the covenants. In our published Guidance to Applicants we make clear our ownership requirements including the need for ownership of properties to be unencumbered (99 year lease or freehold).

Should you have further queries on this matter please let me know.

**Jane Stancliffe**  
Senior Grants Officer, London Team  
Direct Line 0207 591 6132

Heritage Lottery Fund



24 February 2001

Stephen Twigg M.P.,  
House of Commons,  
Westminster,  
London SW1

Visit to Broomfield House

As agreed, I am writing following our site visit to Broomfield yesterday. Firstly, thank you so much for finding the time to be there along with all the other key players involved with the project. It was very interesting to see the site – the house, stable block and park and I enjoyed very much my tour. However, while I had appreciated the significance of the house and its surroundings, it was quite an eye-opener for me to see first hand the nature and extent of the substantial devastation caused by the fires.

I have since thought carefully about the project and spoken to a few colleagues at HLF. The project has potential as a possible recipient of Heritage Lottery Fund grant monies: it is a building and site of historic interest and heritage value; as a restored and fully-fitted out building it would be an important focal point in the area – indeed, hopefully the subject of revived civic pride; there is a clear need for the project in that it is in a heavily-populated area with limited leisure facilities; its proximity to the baroque lakes and park increases its attractiveness and potential for community use.

The 'downside' (if I may put it as such) is that, given the scale of damage and the likely cost of restoration, costs are likely to be very high - possibly far higher than the £3m estimated. This will raise value for money questions for HLF during assessment: in terms of cost versus the conservation and public access benefits that will accrue from the project. Arguably the project itself raises policy issues for HLF because much of the work, due to the devastation of the fire, will be to do with re-creation of heritage. The other critical issue is the Business Plan and whether, without an endowment, the building and its associated activities can be self-supporting in the long term future. It will not be easy to raise the necessary partnership funding and you should be aware that funding will have to be in place prior to the project starting. Moreover, we are not convinced that it is appropriate for the Stable Block scheme and the house to be rolled into one as a grant eligible scheme.

In short, I believe that you and your colleagues have a major challenge ahead of you, and you must proceed with caution and be realistic about what needs to be done simply to get on the starting blocks for this project. It is vital that the local authority

cont'd/2


7 Holbein Place London SW1W 8NR Telephone 020 7591 6000 Fax 020 7591 6001

Textphone 020 7591 6255 www.hlf.org.uk

Administered by the Trustees of the National Heritage Memorial Fund

remain involved (financially and probably operationally). I would also strongly recommend that you set out to attract not just one major funder but two of three. This will give funders confidence - and also provide you with confidence as well as options.

We are sorry that this is not an altogether encouraging letter and, while we are not 'closing the door', we feel that it is important for you to be aware of the key issues from our perspective and at this early stage. I came away with a strong sense of the commitment of the team which is an important early ingredient for success. I wish you all well with the project and if you or the project team wish to discuss matters further with me please do not hesitate to contact me.



Jane Stancliffe  
Senior Grants Officer, London Team  
Direct Line 0207 591 6132

Cc Keith Moss, LB of Enfield  
Paddy Pugh, English Heritage  
Audrey Kirby

1. London Borough of Enfield
2. K. W. Moss
3. First Statement
4. Exhibits "KWM 1" – "KWM 4"
5. Dated this 6<sup>th</sup> day of March 2006

IN THE LANDS TRIBUNAL

CLAIM NO. LP/37/2004

BETWEEN:

THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF ENFIELD

Applicant

- and -

OBJECTORS TO MODIFICATION OF  
BROOMFIELD HOUSE COVENANT

Objector

---

**EXHIBIT**

---

This is the Exhibit marked "KWM 3" referred to in the Statement of Keith William Moss.

I believe the facts stated in this Exhibit are true.

Signed:

Dated:

### **KWM 3                    Impact of Covenant Modification**

My witness statement para 21 refers to the marginal impact of House uses.

My witness statement para 22 refers to the marginal impact of residential use.

The statement by Graham Murdoch outlines comments on the planning application and Listed building consent.

The Planning and Listed Building conditions have recognised concerns expressed by residents. I address particular issues that residents have identified to me:-

**Scale of new extension** -The extension has been accepted by EH as an acceptable proportion to the House and remainder of rear lawns. The marginal loss of open space to facilitate the building and its physical impact upon the lawns has been duly regarded in the consent.

The likely concerns of those using the park was recognised at the Task Force. A design option for a larger extension on the rear lawn was not presented to the Task Force as I considered this to be too intrusive. This has necessitated a compromise whereby a tool-shed in the depot yard is to be converted in to a functional utility kitchen to enable hirers of the extension room to have exclusive catering facilities available without imposing on the park cafe preparation area.

It is my view that the extension will provide a valuable local amenity for beneficiaries of the covenant and Park users and wider community apart from its value as an income generating support.

**Linked to this is concern of over commerciality/over intensification of development** -The Task Force Terms of Reference emphasise the community /educational priorities for the restored facility and the intention for the building to be self sustaining, long term. The Turpin Smale report in 2001 explored various commercial options. The Task Force resolved not to progress those other than the park café element and potential for wedding/event income.

The Task Force deliberately limited the use and consequently the covenant modification to facilitate those more community based activities. The prospective wedding reception/concerts/fairs options steered consideration to constructing a permanent annex rather than rely on temporary marquee style options or a narrow conservatory to the rear elevation.

The whole building and car park arrangements are to be controlled by the House Management Trust in accordance with lease provisions from the Council, the park management rules and the new park community policing systems if required.

The emphasis upon the use provisions by the Task Force proposal is to avoid over-commercialisation and ensure community activity and educational uses as noted in condition 20 of the planning decision..

A sub group of the Task Force considered the modification provisions as to uses and also agreed the depot yard red line limit and therefore prospective scale of development for the depot buildings. Council officers have facilitated that debate and the respective chairmen of the Task Force endorsed the approach.

**Concern regarding licensing** - Local assertions have been made that undesirable alcohol related activity will occur in the park. Appropriate management arrangements will be set in place under the control of the House Management Trust for seeking a licence for all entertainment and alcohol controls. Recent research with the Police confirmed that no alcohol related incidents have occurred in Enfield parks including those where licensed premises exist.

**Hours of Operation. Concern about late night disturbance** - Condition 21 03/0013- The planning condition will be administered by the House Management Trust in supervising use and numbers attending and staffing needs to ensure activities cease when required to.

Currently the park gates are opened at 7.30 a.m. and close at dusk (5pm or so in the winter months and 9.30 approx in the summer months).

The House Management Trust will be confined to operating at these times or such later times within the planning condition hours stipulated as may be authorised by agreement.

The previous (Whitbread and Bass) proposals included solutions for later opening of the house, car park and immediate environs. The proposals endorsed by the Council and reported to the Task Force in November 2000 included appropriate landscape barriers around the House environs, together with footpath gates that would close at dusk to ensure all access/ egress after dusk was via the arch opening in Broomfield Lane. Similar provisions if introduced would enable later hours use of Broomfield house, particularly in the winter evenings - subject to remaining within the planning operational hours restrictions, park management controls and park byelaw acceptability. Managers of comparable venues have used a variety of methods to ensure sensible use including inflated hire charges e.g double rate hire charge after 10pm and extra stewards etc

An application for adopting the national Modern Model Byelaws for all of the Enfield parks is being advertised currently. If successfully adopted each park would have a schedule of operating hours.

Note :- the park service seeks to ensure that all reasonable steps have been taken to secure the park against unauthorised entry after park closing hours. .

I consider that any later hours of operation, particularly in the summer months, are unlikely to cause any greater nuisance to residents than e.g household barbeques etc.

**Noise** Condition 18 03/0013, - The proposal for the House and its extension will provide relevant protection for acoustic sound transference as stipulated in the planning conditions.

Activity of visitors travelling to and from the premises may cause localised noise disturbance.

**Highway Traffic calming and parking** Condition 5,6,7 and 9 03/0013 -

A traffic management scheme allowing controlled slow access into the new depot car park from Broomfield Lane through the existing arched opening on the bend in Broomfield Lane is proposed in order to protect pedestrian routes, enhance a safe crossing point and reduce the potential vehicle conflicts for pedestrians accessing the park and playground area. A statement agreed by the Task Force and a condition of the planning consent is that the House management systems will respect the capacity of the building and the use of the remainder of the Park and to co-ordinate an events management calendar to reduce impact on local households and parking demand. This approach has been made clear in literature of the Task Force and on the House web site since 2002. (see also condition 12, 23 and 24)

The impact upon Broomfield Lane and adjacent streets will be controlled by appropriate calming measures. Consultant traffic engineers JMP report (02) and (03) conclude that that there is sufficient parking capacity within local streets to cope with Park use and peak House demands. Nevertheless again like comparable venues the managers will encourage those organising events to promote the use of mini-bus/taxi transport and public transport.

**Deliveries and conflicts to pedestrians in the Avenue** - visitors already experience an occasional conflict with park vehicle movements in the Avenue and before the fire staff used to park at the house. Planning Condition 2 ensures that loading /unloading arrangements for service vehicles be submitted for approval prior to operation. Construction traffic will also be governed by prior condition. It is recognised that the management of the site needs to be co-ordinated with the parks service to ensure that Service vehicles e.g deliveries and refuse collection etc and construction contractor vehicles are managed to operate at off peak times to avoid conflict with pedestrians around the environs of the House and the entrance arch. Once the House is operational it is the

responsibility of the House management trust to ensure these arrangements will be adhered to and to keep the environs litter free etc.

Additional highway and parking studies and some additional design work is being undertaken. The nature of the narrow road, double bend highway and parking demands plus the proposed traffic calming scheme requires only modest physical highway works to be undertaken.

Apart from some localised parking inconvenience at peak times and late evening vehicle movements the impact is not considered significant.

I consider there is no justification for highway compensation payments.

Overall the impact of the House uses are not expected to materially alter the enjoyment of the principle areas of the Park as existing and appropriate house management rules in conjunction with the park service should ensure enjoyment by all.

1. London Borough of Enfield
2. K. W. Moss
3. First Statement
4. Exhibits "KWM 1" – "KWM 4"
5. Dated this 6<sup>th</sup> day of March 2006

IN THE LANDS TRIBUNAL

CLAIM NO. LP/37/2004

BETWEEN:

THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF ENFIELD

Applicant

- and -

OBJECTORS TO MODIFICATION OF  
BROOMFIELD HOUSE COVENANT

Objector

---

**EXHIBIT**

---

This is the Exhibit marked "KWM 4" referred to in the Statement of Keith William Moss.

I believe the facts stated in this Exhibit are true.

Signed:

Dated:

## **KWM 4                      House Management Trust Body**

To demonstrate the intended obligations of the trust and the council to ensure the continued use of the restored house as a community and educational resource the following principal terms and management obligations, subject to council cabinet approval and Secretary of State consent.

Term – minimum 50 year lease from date of occupation (assuming phases 1 and 2 of restoration complete)

Fee – peppercorn rental exclusive of rates and other outgoings

### The management trust to

- 1 - show its contribution to council strategic aims and cultural objectives
  - Aim 1 : A cleaner greener Enfield
  - Aim 2 : High quality education and lifelong learning
  - Aim 3 : A safer Enfield to live, work, study and do business
  - Aim 4 : Quality health and care services for vulnerable people in Enfield
  - Aim 5 : Supporting the delivery of excellent services
  - Aim 6 : Economically successful and socially inclusive

and to use the premises in accordance with the community/educational priorities as defined in the covenant provisions

- 2 - A park café is to be a core service provided by the Trust or a franchisee in accordance with a tariff level, food quality and menu variety that is of a standard acceptable to the park management body to be inclusive and affordable to park users .
- 3 - agree a reasonable level of use by the council or nominated charities for subsidised bookings
- 4 - Trust to meet service charge contributions to:-
  - Maintain, repair, clean the House, environs and access drive and car park
  - Maintain repair gates and landscape barriers by parks service
  - Maintain and repair walls
  - Comply with listed building, health and safety and statutory notification to the landlord (and English Heritage).
  - Maintain and repair signage
- 5 - Trust to be responsible for :-
  - House repair and maintenance
  - To keep all sewers, drains, water, electricity, gas, air-conditioning, plant

hedges, fences, etc in good condition and pass back to the landlord on determination in good order.

To be responsible for cleaning painting etc as directed by the Landlord and English Heritage.

No additions /alterations without London Borough of Enfield consent to House, environs, car park.

Surrender premises on determination in good tenable condition.

To comply with all statutes and indemnify the landlord against any omissions, negligence proceedings, claims.

To insure the premises and undertake all 3<sup>rd</sup> party risk cover.

To comply with park management rules for use of the grounds and car park.

Use of access road as delivery access only

To ensure no obstructions to access road/car park

All deliveries, collections etc to be made during off peak hours agreed with park management subject to compliance with planning conditions if different

The terms will additionally include provisions for:-

Agreeing with the landlord a token or similar car parking control arrangement for those attending the House to have priority car parking in the depot yard area

The installation of CCTV /external lighting to the House, environs and car park areas as necessary

Allowing assignment only of the whole of the House to a body with similar aims and objectives as the House management board. Sub letting would only be authorised for a franchise for ancillary activities as approved by the Council in accordance with the covenant .

Restricting nuisance, annoyance, disturbance

The lessee providing a guarantor

The right of the Landlord to install and thereafter repair and maintain and clean the Lanscroon mural.