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Our Ref: LRS/3373/BH
Contact: Sue Hendrie
Direct Dial: 0171-973-3739
20 April 1999

Dear Bernard,

Following on my attendance at your evaluation panel meetings and thorough assessment of the facts and figures made available to us by Bass Leisure Retail and the Broomfield House Community Group it is the recommendation of English Heritage to the members of Enfield Council that the bid proposed by Bass Leisure Retail be accepted.

The scheme by Bass is for the restoration of the entire building by private sector funding providing a Vintage Inn on the ground floor and separately accessed rooms for community use to the first floor. The scheme would rebuild the historic main stairwell to an approved standard for the reinstatement of the Lanscroon mural at a later date.

The scheme by Broomfield House Community Group is for partial restoration of the house providing an interpretative and educational resource centre, a meeting room for community use and a cafe for park users. Funding sources being looked to are the Heritage Lottery Fund, Enfield Council, English Heritage and general fundraising. The scheme also includes the restoration of the stables complex by Radio Marathon, a charity for children with special needs. It is proposed to use funds raised by this charity to provide substantial match funding for an application to the Heritage Lottery Fund for restoration of Broomfield House. Full restoration of the house and rebuilding of the stairwell to for reinstatement of the mural is considered by the Group to be a long-term possibility, to carried out incrementally as funding would permit.

English Heritage are of the opinion that the Bass Leisure Retail bid, in historic building terms, is the most viable and that full restoration of the Grade II* listed building in one campaign, starting in the immediate future, is the best means of securing not only the future of this important building but providing an opportunity for the reinstatement of the exceptional Lanscroon mural. Full restoration of the house will also provide, once again, the essential focus for the Grade II registered garden and park. We are confident that Bass Leisure Retail have sufficient funding in place to undertake this project in a satisfactory manner and provide for the long term maintenance of the building. It is also believed that their experience in listed building project work is such that a satisfactory result will be obtained.

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With regard to grant aid from English Heritage, I can confirm that no grant would be available from English Heritage to Bass Leisure Retail for the restoration of Broomfield House. The possibility of considering grant aid to the Broomfield House Community Group for their proposed scheme would be dependant on the Group being able to give a very clear indication of a positively funded programme of work resulting finally in the full restoration of the house. They would also need to be able to demonstrate adequate positive sources of income for long term maintenance.

Several aspects of the Broomfield House Community Group bid are of concern to us.

- The current figures for match-funding seem uncertain as confirmation and conditions from all the sources have not been obtained.
- The £650k proposed by Radio Marathon would, by their own admission, be tied to the stable block which they wish to restore for their own use and they have no interest in the house. I understand that each organisation will retain its separate identity.
- It is not currently clear who will be the lead organisation to apply for Lottery Funding or manage the project.
- We are also concerned about responsibility for long-term management and maintenance and how it will be funded in perpetuity because the scheme does not appear to positively generate funds from the heritage asset.

These concerns, and other information given to us, lead me to believe that this bid is unlikely to achieve the full repair and re-use of Broomfield House. English Heritage would also have to say that there is a viable offer of private sector funding for complete restoration of the house which we would support as being in the best interests of the building and public funding. In the light of these difficulties, I think it unlikely that the Heritage Lottery Fund would support an application.

With regard to the stable block, English Heritage would welcome the opportunity to consider for listed building consent, and possibly grant aid, a suitable and sympathetic scheme for the restoration of this Grade II* listed Building at Risk. As I pointed out to you, the grade II* listing of the stable building is by virtue of the fact that it is included in the address and description of the Grade II* wall. Whilst obviously of special architectural and historic interest, the stables themselves are not of outstanding interest. Grants are usually made at the standard rate of 40% of eligible works, however, this is dependent on the overall cost of the scheme and available funding. Money would only be given for structural repairs to an agreed and appropriate standard of materials and workmanship; it is not given to fund routine maintenance, or for works of alteration, conversion, improvement or demolition. Any applicant would need to demonstrate a need for financial help and give English Heritage confidence that they would be capable of carrying out the proposed scheme. Any money

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given by English Heritage for the stable block would be tied to specific works on that building and only payable after a satisfactory inspection on completion of that part of the project.

Please do not hesitate to contact me if I can be of any further help over any of this. I can confirm that either myself or Paddy Pugh will be attending the Policy and Social Services Panel meeting on 5 May 1999.

Yours sincerely,

A handwritten signature in cursive script that reads "Sue Hendrie".

Sue Hendrie
Historic Buildings Inspector
N & E London Region

