



London Borough of Enfield

Report Title	Unlocking Broomfield Park for the Community
Report to:	Cllr Anyanwu - Cabinet Member for Public Spaces, Culture and Local Economy.
Date of Meeting:	<i>n/a</i>
Cabinet Member:	Cllr Anyanwu - Cabinet Member for Public Spaces, Culture and Local Economy
Directors:	Cheryl Headon – Interim Director of Parks, Leisure & Culture
Report Author:	Dorian Knight dorian.knight@enfield.gov.uk and Paul Gardner paul.gardner@enfield.gov.uk
Ward(s) affected:	Southgate and Palmers Green
Key Decision Number	5705
Implementation date, if not called in:	11 th March 2024
Classification:	Part I Public

Purpose of Report

1. Following a successful National Lottery Heritage Fund application, Enfield Council has received a grant funding offer of £532,490 for the development phase of the 'Unlocking Broomfield Park for the Community' project. This report recommends accepting the grant and commencing the Development Phase of the project, including requesting authority to undertake the procurement of the project management, heritage, and design teams.

Recommendations

The Cabinet Member for Public Spaces, Culture, and the Local Economy

- I. Authorises the Council to enter into a grant agreement with the National Lottery Heritage Fund, to commence the development phase of the project 'Unlocking Broomfield for the Community' and delegates to Cheryl Headon and Katie Smith to sign the Permission to Start form.
- II. Establish a Project Coordination Group to be chaired by the Director of Leisure, Parks and Culture.
- III. Approves that the allocation of £0.57m in the capital programme will be funded by £0.53m grant from National Lottery Heritage Fund and £35K of revenue contribution to capital.
- IV. Authorises going out to tender for: i) Technical Project Manager ii) Conservation Landscape Architect Team iii) Conservation Structural Engineers iv) Quantity Surveyor v) Heritage Consultant vi) Interpretation Designers vii) Activity Planners viii) Business Planner ix) Evaluation Consultant x) Fundraising Consultant xi) Planning Consultants and other surveys, consultants and specialist input as required to undertake this work.
- V. To delegate authority to the Director of Property to approve the appointment of consultants procured pursuant to Recommendation IV.
- VI. To note LBE to provide £35 000 of match funding spread across three financial years (2023/2024, 2024/2025 and 2025/2026) to deliver the project as approved on 1st August 2023 by the Interim Director of Property, noting that this will be charged to the Property Services revenue budget in the first instance, although in the future may be moved to a capital budget.
- VII. Approve the recruitment of a Community Engagement Officer
- VIII. To note there will be internal resourcing across the Culture, Parks, Journeys & Places, CMFM and Properties team as detailed in the report.
- IX. To note that legal advice will be sought around the restrictive covenant for Broomfield House.

Background

2. Broomfield Park is a Grade II listed park in Enfield with a significant and legible C18 Baroque landscape. Historic features include a chain of formal lakes, listed historic walls, gazebo, and stable yard. The west part is open parkland, crossed by a tree-lined avenue. Community facilities including an orchard, children's playground, and sports courts have been added in the C20. Broomfield House, a Grade II* mansion sits on the East Lawn. It has been subject to at least three significant fires since 1984, destroying at least 80% of the historic fabric. The shell is supported by scaffolding and protected by a temporary roof and hoardings.

3. Broomfield House is a council owned property in the General Fund. From the point of view of the Council as Corporate Landlord, the building represents a significant liability and needs to be addressed urgently. In recent years, and particularly since the latest major fire in 2019, the remaining structure has become more unstable. The building has no roof, and upper floors have collapsed or been removed. The remaining upright elements of walls and chimney stacks are secured by a complex mess of scaffolding, with the entire structure covered by a metal sheet roof. The building is open and is affected by ongoing rain and weather erosion, vegetation growth and animal infestation, and trespassers. A scaffolding condition report undertaken by Fourways in April 2023 identified numerous failures in the existing scaffolding including corroded timber boards, highly rusted metal poles and couplers and unsecured members. Although the report said that the whole structure was not at immediate risk of collapse, it recommended the removal of the entire scaffolding and a full re-build to a design and build that was fully compliant. Such a proposal would be higher costly and impractical because the fragile remnants of the building would not survive the work and it would not address the need for a long-term solution.
4. Multiple plans for Broomfield House have been developed over the last 40 years. All have failed. A full list of past plans can be found here [Broomfield House | Enfield Council](#). In 2020 a report was commissioned by Perfect Circle to review past work and to reinitiate consultation with Historic England and the Heritage Fund on an outcome for Broomfield Park, particularly the House. The report shows it is unrealistic in both of capital costs and long-term viability to rebuild Broomfield House.
5. Instead, an option to dismantle the remains of Broomfield House and integrate the memorialised ruins into a conserved historic park was recommended as a viable and sustainable way forward.
6. The main planks of the proposal are as follows:
 - To dismantle Broomfield House, reconnecting the site of Broomfield House to the Park. Record the process of dismantlement and find a home for the most important historic fabric.
 - Memorialise the House.
 - Install interpretation and wayfinding.
 - Landscape area around Broomfield House, the East Lawn, and open-up vistas to the double tree avenue.
 - Deliver a two-year programme of inclusive activities to engage people with the heritage.
7. The 2020 report also discussed the potential development of the Stable Yard including enabling new build development and the restoration of the listed buildings. However the report identified viability and planning challenges and clearly established that there was no remit for cross-funding of Broomfield House. Following discussions with statutory parties and prospective funders, it was agreed that a project around the

Stable Yard would form a future project, and that the current project should focus on Broomfield House and the immediately surrounding part of the historic park.

8. This workstream cumulated in two important milestones for the project in 2022. First, pre-application advice was sought from Historic England in response to proposals for the removal of the remaining fabric and the memorialisation and interpretation of the site. This advice stated the very high bar that needs to be met to justify such proposals for the listed building but also importantly concluded that a case demonstrating that the criteria set out in paragraph 201 of the NPPF is capable of being made. Second, a new Expressions of Interest was submitted to the National Lottery Heritage Fund (NLHF) for a project which, for the first time, focussed on rejuvenating the historic Broomfield Park by dismantling the derelict shell of the house.
9. A Working Group was set up with officers and councillors from Enfield Council, together with members from Friends of Broomfield Park, Broomfield House Trust, the Enfield Society and Southgate District Civic Voice to shape the project and reach consensus on a new application to the NLHF. Enfield Council led on the application. The proposal was informed by input from Conservation Structural Engineers who assessed structurally safe options for dismantlement and specialist Cost consultants, who estimated the cost range of the option concluding that different memorialisation options could be achieved within a similar cost bracket.
10. Significant consultation was done in preparation of the application for the development phase. This included, over 30 staff across the Council, 4 Councillors, 6 statutory bodies, 4 key external stakeholder groups, potential partners and 1,248 members of the public.
11. As a result of this investigation and consultation, for the first time in four decades, statutory and local stakeholders, the Council and councillors all agree on the way forward - to partially dismantle Broomfield House and work with the community to memorialise it and stitch it back into the park. There are significant additional opportunities for heritage and health and wellbeing activities, skills development, new volunteering roles, and creativity.
12. The proposal would help remove the budget pressure on the council around ongoing maintenance, scaffolding and security costs and could help support investment in other council services over the long-term by bolstering the overall attractiveness and performance of the park.
13. Enfield Council submitted the grant application to NLHF in August 2023. Authorisation to submit the application as allocated £35k of Council match funded was given by the Acting Director of Property on 1st August 2023.
14. Following the NLHF's committee meeting on 13 December, Enfield Council was notified that its application had been successful and that an offer of grant funding of £532,490 for the development phase of the project 'Unlocking Broomfield for the Community' was being made. The offer letter is attached at Appendix 1.

15. The grant will enable LBE to create a shared vision for the House and Park in consultation with the local community in addition to developing project costs, resources, and timeline in advance of delivery of works.

16. Funding for the delivery of proposed specified improvement works will be sought through a future funding application

17. Accepting the National Lottery Heritage Fund round 1 grant of £550,000 and putting forward £35,000 match funding therefore represents the only viable funding model to deliver works on the house and park. The risks for not taking forward this option include severe reputational damage within the community, with the Friends Groups, the National Lottery Heritage Fund and a range of nationally significant stakeholders including Historic England, the Society for the Protection of Ancient Buildings, and the Gardens Trust.

18. The key milestones for this project are:

Date	Milestone
December 15 th 2023	NLHF decision on Funding
January 2024	Enter into grant agreement with the National Lottery Heritage Fund
March 2024	Permission to start the development phase
March 2024 – October 2025	Delivery of development phase

19. The Round 1 grant or 'development phase' is the 2nd of 3 stages. To secure funding to implement the works necessary to deliver this vision, a third stage, or a 'Round 2' grant funding application will be made to the NLHF in 2025, and if that final stage is successful, works on site should commence in 2026.

20. The development phase includes the following aims:

- Involve the community in the memorialisation of Broomfield House
- Restore the relationship of Broomfield House to the historic park and improve the condition and understanding of the archaeological and horticultural heritage of the Baroque water gardens
- Improve the legibility of the historic landscape.
- Use cutting edge heritage interpretation tools to tell the story of the historic house, park and garden.
- Co-curate a programme of inclusive activities that celebrate the historic landscape, built and natural heritage assets for Enfield's communities
- Provide a range of work experience and placement opportunities for the community.
- Encourage volunteering, participation, and ownership of the park.

The legacy of the project will be a more resilient park, enjoyed by more and a wider range of residents, and supported by more volunteers.

Alongside the restoration works, the project will deliver a two-year programme of heritage engagement activities.

Permission to Start and Procurement

21. Before work can start on the Development Phase, the Council need to acquire what the Lottery calls “Permission to Start”, this entail reaffirming the objective and costs set out at application stage and confirming provision of match funding and relevance governance to enter into the grant agreement – i.e. the authority as set out in this report.
22. A joint press release will be prepared to publicise the grant award. Throughout the Development Phase the Council will need to fully acknowledge the grant through use of the logo and in line with National Lottery guidance on any publicity or public-facing material related to the project.
23. The first task to be undertaken once Permission to Start has been received is assembling the team.
24. As laid out in detail in the application and the procurement strategy, LBE will procure all the consultants required in the first six months following the award. All roles will be procured within the National Lottery Heritage Fund and Enfield Council guidelines. All procurements with a value of £50,000 or more have to be competitively tendered, in other words openly advertised. The Council will procure on the London Tenders Portal and advertise in relevant trade press including Museum Insider, Leicester Museums Desk and IHBC. For ease of procurement, it is proposed that the consultants are procured in three *packages*: a Project Management package; a Heritage package and a Design Team package.
25. The schedule for going out to procure is detailed below.

Role	Pre Qual stage	ITT sent out	Tender due back	Appointm ent date
Project Management Package	n/a	Feb 2024	March 2024	April 2024
Technical Project Manager*				
Business Planner (including Management & Maintenance Plan)				
Heritage Engagement Package	n/a	May 2024	June 2024	July 2024
Collections Heritage Consultant				
Activity Planner (lead)				
Design Team Package	March 2024	May 2024	June 2024	July 2024
Multi-Disciplinary Team led by Conservation Landscape Architect*				
Conservation Structural Engineers				
Planning Consultant				
Heritage Consultant *				
Interpretation Planners and Designers				

Separately Procured				
Quantity Surveyor		May 2024	June 2024	July 2024
Evaluation Consultant		August 2024	Sept 2024	Oct 2024
Fundraiser Consultant		August 2024	Sept 2024	Oct 2024

26. All consultant packages will be procured based on the full value of both Development Phase and Delivery Phase work. This will ensure consistency and continuity between the phases should the Council be successful at its Delivery Phase application to the NLHF. The consultancy contracts will have a break clause meaning that retention for the Delivery Phase will be subject to successfully securing the funding for the Delivery Phase, and on satisfactory performance during the Development Phase. The Council will always have the option to reprocure the full package or individual disciplines at the break.
27. The Council team will procure the Design Team package to be led by either a Conservation Architect or a Landscape Architect for both Development and Delivery phases. This will be done through a two-stage procurement process in accordance with Public Procurement Procedure, with the those invited to tender restricted to the qualifying bidders.
28. The Council will also procure the Project Manager (PM) and sub-disciplines for both phases with a break clause.
29. The Project Manager will then lead on the procurement of the Heritage Package and any other necessary appointments.
30. A community engagement project officer will be recruited to the project at 0.5ft for an 18-month period.
31. As detailed in the application to the National Lottery Heritage Fund, in kind cost will be given to the project from teams across the council.

Alternative Options Considered and Rejected

Option A – reject National Lottery Heritage Fund funding award

32. This option represents a considerable reputational, cost and liability risk.
33. In terms of the physical condition of the site, recent scaffold condition reports (2022 & 2023) have indicated internal scaffolds are no longer providing support. Floors have failed and props are freestanding. The original and new timber sole boards from 2016

are rotting and base plates corroding so they now sit on the ground. New uprights, installed to transfer load are showing signs of corrosion. Scaffolding and couplers have rusted and need to be cut off. Vegetation is taking hold of the scaffolding and it is covered in guano. The roof structing lacing and bracing no longer meets current codes of practice or guidelines and safe access requirements are not in place. Structural integrity can no longer be guaranteed. This option would leave the site dilapidated and covered in scaffolding requiring wholesale replacement.

34. This option risks very severe reputational damage both with the funders (National Lottery Heritage Fund), National Statutory Bodies (Historic England, the Society for the Protection of Ancient Buildings, the Gardens Trust, and London Archaeological Advisory Service), local Friends groups (The Friends of Broomfield Park, Broomfield House Trust, The Enfield Society, Southgate District Civic Voice etc..) and the community in Palmers Green, Southgate, and the wider borough. This option would leave Broomfield House as a remaining blight on the landscape and Broomfield Park on the Historic England 'At Risk Register.'

Option B – reject match funding the proposal

35. The National Lottery Heritage Fund will not administer funding if there is no financial commitment from the council to match fund the project. This option therefore will have the same result as option A (see above).

Option C - LBE fund the proposal

36. Not possible due to the Council's existing spending commitments and very strong controls on further borrowing. This option will therefore have the same result as option A (see above). Additionally, there is no available budget within LBE to fund the proposal.

Preferred Option and Reasons for Preferred Option

37. **Option D – Accept funding and match fund the project.**

The preferred option – Option D - is to accept the National Lottery Heritage Fund round 1 award of £532,490 and for LBE to provide £35,000 of match funding to deliver the development phase of the project 'Unlocking Broomfield for the Community.'

This option is recommended because it will have positive heritage, cultural, environmental and wellbeing outcomes as set out below. It would also remove a substantial liability on the property portfolio. Furthermore, this is seemingly the first time since the original catastrophe of the fire that all the major stakeholders are aligned in support of a proposal. Therefore, it represents the best (and possibly the last) opportunity to secure significant grant funding to address the historic house and to invest in improving and enhancing the historic park.

Relevance to Council Plans and Strategies

Priority 1 – Clean and Green Places

38. Engagement activities will be developed in consultation with the community to:

- Increase understanding of the importance of caring for and conserving Broomfield Park and connecting people to nature, including the trees, shrubs, plants, wildlife, and water features.
- Increase awareness of climate change and what individuals can do to combat it.

39. We will improve the condition and understanding of Broomfield's Baroque water garden.

40. Throughout the project we will co-curating a programme of inclusive activities that celebrate the historic landscape, built and natural heritage assets for Enfield's communities.

41. We will provide a range of work experience and placement opportunities for the community.

42. We will encourage volunteering, participation, and 'ownership' of Broomfield Park for local communities.

43. We will share information about how the project is contributing to climate change, improving the ecology in the park and recycling materials.

44. We will Enable young people to obtain John Muir awards and environmental badges awarded by uniform groups.

Priority 2 – Strong, Healthy and Safe Communities

45. Project delivery will have huge impact on creating strong, safe, and healthy communities.:

46. We will involve young people, aged 14 to 25 by commissioning an artist to work with them to co-create murals that reflect their vision for the park. This will temporarily improve the Park and provide them with a creative opportunity and a space to hear their voices.

47. We will develop and pilot a series of wellbeing activities designed to cater to a diverse range of participants. These activities, ranging from walks to creative sessions, will be accessible and promote both physical and mental well-being. Our plan is to work with residents, and group, as well as promote the sessions to the wider community. Their purpose is to test demand for these types of activities, the best way of delivering them, how to promote them and to use them as a way of consulting with older people who we have already heard, do not feel they are contributing to the future vision of the Borough.

48. Our Community Archaeology project will provide hands-on experiences for residents, including families to find out more about the park's rich history, fostering a deeper connection and sense of ownership. The purpose is to find out more about the

archaeology of the park, and use engagement to find out what other activities people want for the future.

Priority 3 – Thriving Children and Young People

49. We will fund a community archaeology project in the park. This community archaeology project will provide opportunities for participants to acquire hands-on experiences and a foundational understanding of archaeological practices, from excavation to the analysis of artefacts.
50. We will create a mural on the hoardings that currently surround Broomfield Park. Local young people will have the opportunity to work alongside an experienced artist(s). They will develop skills in artistic expression, design, and mural creation, while also learning about co-curation, how these types of projects can involve the local community and ensure young peoples' voices and visions can be heard.

Financial Implications

Summary

51. This report requests approval to add £0.57m to the capital programme, funded by £0.53m of grant from the National Lottery Heritage Fund and £35k from Enfield Council as a revenue contribution to capital.
52. In addition, the report is requesting approval to enter into a grant agreement with the National Lottery Heritage fund for the development phase of the "Unlocking Broomfield for the community" project. Entering into the grant agreement will allow Enfield Council to access £532,490 of grant funding to pay for the development phase of the project.
53. A condition of the grant agreement is Enfield Council provide match funding of £35k. In addition, the Council will provide legal and tax advice, and asbestos surveys to a value of up to £23k. These are revenue contributions therefore work undertaken by other teams, there will not be any recharges to the property budget for this work. However, the nature and value of these contributions will need to be recorded and reported back to the National Lottery. The total value of Enfield Councils match funding is £35k and will be funded through a revenue contribution to capital from the property services budget.
54. The project is split into the development phase and the delivery phase. Entering into this grant agreement is for the development phase only and a separate application for the delivery phase will be submitted. The total value of the development phase is £605,490, with £23k the value of advice provided from Enfield Council in-house services and £15k coming from community fundraising and volunteers which will be added to the capital programme once secured.
55. To complete the vision for Broomfield Park another application for funding will be made to the National Lottery Heritage Fund for the delivery stage in 2025. Based on current estimates the delivery stage is expected to cost a further £4.2m. The application for funding will be for £3.7m with the Council providing £295k of match funding and the

remaining £205k from community fundraising and volunteers.

56. How the Council match funding for the delivery stage is funded has not been confirmed yet. Should the Council borrow the full amount of £295k this will incur an annual MRP cost of £11.8k and interest charge of £15.6k, a total annual financing cost of £27.4k

57. Table below summarises the total costs:

Stage	Development	Delivery	Total
Grant Status	Approved	Application Required	
Year of Grant Application	2023	2025	
<i>Funding:</i>			
Grant Amount	£0.53m	£3.67m	£4.20m
LBE Match Funding	£0.03m	£0.30m	£0.33m
Community/Volunteer	£0.02m	£0.15m	£0.17m
Total Funding	£0.59m	£4.12m	£4.71m

Revenue Budget Impact

58. The Council match funding will be funded from the property services revenue budget. The funding will come from the Broomfield House budget (revenue code CS0331), which is currently incurring costs of £35k a year for annual maintenance and security.

59. The budget will fund up to £11.7k a year for 3 years from 2024/25 to 2026/27. This totals £35k over the 3 years and once the project is complete there will be a saving of £35k on maintenance and security on the Broomfield House budget.

Broomfield House	2024 to 2027	2027/28 onwards	Savings
Current annual costs	£35k	£0k	£35k
Project costs	£12k	£0k	£0k
Total	£47k	£0k	£35k

60. Any maintenance requirements following the completion of the works will be managed from the existing parks maintenance budget.

Capital Budget Impact

61. There will be an addition to the capital programme of £0.57m, funded by £0.53m of external grant from the National Lottery Heritage Fund and £35k as a revenue contribution to capital from the property services budget.

62. The addition to the capital programme will be added as reflected in the table below:

	2024/25	2025/26	2026/27	Total
Capital Expenditure	£189k	£189k	£189k	£567k
<i>Funded by:</i>				
NLHF Grant	£177k	£177k	£177k	£532k
LBE Rev contribution to Capital	£12k	£12k	£11k	£35k

Total Funding	£189k	£189k	£188k	£567k
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63. The budget amounts detailed in the table above have been included in the capital programme report (KD5502) for 2024-25, approved by Council in Feb-2024.

Borrowing Impact

64. There is no impact on borrowing at the development stage. Should the project continue as expected and secure grant for the delivery phase, the Council will need to contribute approx. £295k to the project. How this will be funded has not been confirmed but should it be funded by borrowing this will result in £11.8k a year in MRP and £15.6k a year in interest. Total annual financing cost of £27.4k a year based on an interest rate of 5.3% over 25 years.

Taxation

65. VAT on costs will be reclaimed through the Councils regular HMRC returns. It is expected the Council will be able to reclaim all VAT on costs incurred for this project.

66. Within the grant letter there is an allowance of £20k for VAT. This will be used should the Council not be able to claim all the VAT back through its usual HMRC VAT returns.

67. No other known tax implications.

Accounting Treatment

68. Cost will be accounted for in compliance with the Councils capitalisation policy. Any costs that cannot be capitalised will be charged to the revenue budget.

69. All costs identified will contribute towards the enhancement of Broomfield House and Broomfield park, assets that are currently on the councils Asset register.

70. Costs incurred at the development stage are necessary to ensure all the necessary planning, designs and engagement allow for the construction works to be delivered meeting the desired objectives within budget and on time.

Legal Implications

71. The Council has the power under section 1(1) Localism Act 2011 to do anything individuals generally may do providing it is not prohibited by legislation and subject to Public Law principles. In addition, the Council has powers and duties under the Planning (Listed Building and Conservation Areas) Act 1990. Officers must seek advice as to the planning implications of implementing the proposals within this Report,

considering the above-mentioned Act and the National Procurement Policy Framework 2023.

72. The Council must ensure that the terms attached to the grant funding are complied with. Officers must read the grant offer letter, standard terms of grant and associated guidance, and understand in particular the obligations on the Council and the circumstances in which the grant can be withdrawn or repayment required.
73. The offer letter states that the NLHF needs to be satisfied that the Council has considered whether the funding is a subsidy – and asks for copies of advice the Council has taken. This aspect needs to be looked at and advice duly taken. The Council must also ensure that compliance with subsidy control legislation is maintained throughout the project. If there is an unlawful subsidy, it will constitute a breach of the grant conditions and the Council may be required to repay the entire grant without delay together with compound interest.
74. As stated elsewhere in this Report, it is a condition that all services, supplies and works commissioned in connection with the Project are procured in accordance with the Council's procurement rules and the NLHF guidelines (which specify that all procurements with a value of £50,000 or more have to be competitively tendered). The procurement requirements are detailed in the Procurement Strategy at Appendix 1. The offer letter also requires that any building contracts contain a clause which allows the Council to retain part of the contractor's fees on practical completion of the works. If officers intend that any contracts are on different terms, they must get the NLHF's approval beforehand. The resultant contracts must be in a form approved by Legal Services on behalf of the Director of Law and Governance.
75. As flagged at the start of this Report, there is a restrictive covenant in connection with Broomfield House. Legal Services will need to be instructed to carry out a detailed review and provide advice on the options available.

Equalities Implications

76. This project is expected to have a positive impact on all residents who will benefit from this initial work to develop a vision for Broomfield Park, benefit from the opportunities to learn about Broomfield Park and Broomfield house, and the health and wellbeing activities created. In particular, the project is expected to have a particular positive impact on:
 - older adults and adults with dementia, as a programme of heritage and nature themed health and wellbeing activities will be piloted aimed at adults living with dementia in the borough.
 - People who are disadvantaged due to socio-economic factors as all project activities will be free and learning material will be provided in a variety of formats to assist learning.
77. The community engagement officer recruited for this project will actively engage with all communities and work with all interested organisations during the consultation to ensure activities are tailored to a broad range of people across the community, for example care homes and dementia care providers across the borough and engagement with local schools. An independent evaluation consultant will be procured as part of this project and will monitor and review all project activities against outcomes.

78. A full EQIA has been completed by Dorian Knight on 8/1/2024.

Cultural Implications

79. It is anticipated this project will have a positive impact on all residents that use the park, and the project aligns with priorities within Enfield's Culture Strategy. Particularly

- Facilitating more cultural and creative activity within opportunities in parks and open spaces
- Supporting access to culture and pathways into creative employment.
- Increasing borough-wide access to heritage and diversity of local culture.
- Improving cultural promotion and strengthening Enfield's cultural narrative.
- Nurture local skills and capacity to deliver diverse creative activity.

80. The Culture Service will seek opportunity to use Enfield's priority borough status for the NLHF and ACE to maximise impact for this project.

Environmental and Climate Change Implications

81. The project is expected to comply with the Sustainable and Ethical Procurement Policy for all contracts.

82. The project should also prioritise the use of sustainable and local sourced materials and best practice technologies to reduce the embodied carbon of the project.

Property Implications

83. The property implications are contained within the body of the report.

84. Property Services including CMFM and Operational Property will need to support on the release of the restrictive covenant and procurement of specialists to manage the project.

HR and Workforce Implications

85. The recruitment required in relation to this project must be undertaken in accordance with the Heritage Fund's guidelines and Enfield Council's recruitment procedures.

Procurement Implications

86. The procurement required in relation to this project must be undertaken in accordance with the Heritage Fund's procurement guidelines, the Councils Contract Procedure Rules (CPR's) and the Public Contracts Regulations (2015), this includes the use of the London Tenders Portal as necessary.

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Appendices

Appendix 1. Procurement Strategy

Appendix 2. Offer Letter

Appendix 3. Job Description for Community Engagement Officer.

Background Papers

N/A

Departmental reference number, if relevant:

N/A