

Housing for the Future: Intergenerational Living

Open Call Ideas Competition

17th July - 28th September 2020



Metropolitan
Thames Valley



Introduction

Enfield Council, together with Metropolitan Thames Valley Housing (MTVH), are seeking exemplary architectural design ideas for intergenerational living. Across London and the UK more people are living in intergenerational households. Housing, both private and social, is typically designed to accommodate specific groups - the nuclear family, the young professional or the elderly - resulting in a disaggregation of intergenerational living in the UK.

The Covid-19 pandemic has brought many issues to the fore, from the climate emergency to societal inequalities. It has also revealed positive changes in how we interact with those around us, often across different ages and socio-economic groups. This competition presents the opportunity to help consolidate these positive changes and refocus the way we design for families and communities. Enfield Council and MTVH believe now is the right time to help make the change.

This is a two-stage competition - with limited outputs expected at Stage One (an application form, a short CV or organisation summary and one piece of work previously completed). Five teams will be shortlisted from this stage. For Stage Two, each shortlisted team will be provided an honorarium of £4,000 to develop their ideas and present their output (two A3s) to a judging panel at the end of this competition. One successful team will be selected by a judging panel of industry experts and Council and MTVH representatives and awarded a commendation award (details to follow). All shortlisted entries will be published in trade and architectural press.

Please contact designcompetitions@enfield.gov.uk or visit this [page](#) for access to the application form and relevant files.

Front Cover Image Credit: Levitt Bernstein Architects
Left Image Credit: Karakusevic Carson Architects

This competition is being held by one of the most forward-thinking local authorities and is co-sponsored by an innovative social landlord, Metropolitan Thames Valley Housing (MTVH).

Enfield Council

Enfield Council is committed to building on the strength and achievements of the people and communities of Enfield. Our Corporate Plan focuses on three key headlines to help make Enfield a better place for the people, businesses and communities:

- Good homes in well-connected neighbourhoods,
- Sustain strong and healthy communities,
- Build our local economy to create a thriving place.

As part of our corporate commitment, we as a Council wish to work with and strengthen our working relationship with local and diverse businesses and partners to help build a stronger local economy, particularly in response to COVID-19. This ideas competition aims to promote local design talent and enable cutting edge thinking. It seeks to shape the development of borough policy

and potential future projects in order to help promote sustainable, supportive and happy communities. The competition will reimburse the five shortlisted teams with an honorarium of £4,000 for each team.

Metropolitan Thames Valley Housing

MTVH provides housing at different levels of affordability for people living in London, the South East, East Midlands and East of England. They are building homes to address the national shortage of affordable housing, delivering over 1,200 new homes in 2019/20.

They also specialise in other areas including working with older people, mental health support and transitional services which provide intensive support to marginalised or vulnerable people. MTVH delivers a range of training programmes, events and activities for their residents, designed to boost employment opportunities and foster stronger communities. In Enfield, MTVH has approximately 1,900 homes. It is estimated that a quarter of all housing association properties in the borough are provided by MTVH and one of their main offices is situated in Enfield. MTVH will be supporting and sponsoring the competition.

Enfield is the most northern borough in London. It is an outer London borough, with rural beginnings followed by successive periods of urbanisation. The borough has strong edges and connections to the wider area including the Lea Valley to the East, the M25 to the North and the North Circular Road running in the southern section. The borough extends over 32 square miles with one third of its area occupied by housing and another third by Green Belt, comprising mainly farming, country parks and horticulture.

Like much of London, Enfield as a borough is undergoing rapid change. **The growth projection estimates show an increase of roughly 51,000 in population and an additional 31,000 households to Enfield's existing 333,000 and 130,000 households by 2036¹.** It is anticipated that much of the growth will be seen in the south and east of the borough where economic and social deprivation is high. The population is becoming more diverse and younger, with the draw of global and local business setting up in the borough.

Like many London boroughs, Enfield's communities are facing challenges of extreme differences between wealth and poverty within

the borough. Enfield is ranked as the 12th most deprived borough in London. **50% of the wards in Enfield are amongst the 20% most deprived in England, with some areas amongst the 10% most deprived.** Levels of deprivation and poverty are worsening relative to the rest of London, for example, salaries are 5% below the London average, whereas house prices and land values are increasing.

In response to the local and national housing crisis, the draft new London Plan (2017) proposes a London-wide target of 66,000 new homes for London for at least twenty years. **It sets a target for Enfield of 18,760 homes between 2019 to 2029, equating to 1,876 dwellings per annum.** Through leading initiatives like Meridian Water, estate renewal and small sites programmes for example, there is the opportunity to create and explore new typologies of housing that accommodate diverse ways of living.

1. Census (2011), Office of National Statistics



The Challenges facing Enfield

ONS and GLA projections estimate that **by 2036 the population of over-65s will increase by 50%**. In Enfield, there is a shortage of elderly living accommodation, particularly mixed tenure extra-care homes with shared facilities. As seen in many boroughs in London, more families are continuing to live together in cramped conditions, due to shortage of affordable housing. This can lead to overcrowding issues and poor quality of living. The current COVID-19 pandemic has demonstrated the significant impact on quality of life as a result of unsuitable accommodation for families, overcrowding, lack of suitable communal amenities and lack of care and support for the elderly. This has resulted in many positive things such as increased use of parks and green spaces, mutual aid organisations set up to support people at risk, the vulnerable and the elderly. However, this was not always available to all, particularly those in low-income wards and areas.

While there is a shortage of precise research on intergenerational housing, data from the GLA Census Information Scheme helps us understand levels of overcrowding and an indication of the number of homes with more than one nuclear family.

2. Census (2011), Office of National Statistics

There are approximately 119,916 homes in Enfield. It is **estimated that 11% of these homes are overcrowded**, of which around 30% are Council or other social tenants².

Of the total 119,916 homes, 22% are categorised as 'other households' (more than one nuclear family or member) of which most are, but not limited to intergenerational homes. Of these, 20% of the homes are 'other households with dependent children' and 29% are 'other households including students and residents over 65'. **Within the 'other households' category, 53.3% of socially rented homes are overcrowded and 49.9% of private rented homes are overcrowded.**

In this context, **Enfield Council has identified an urgent need for high quality affordable intergenerational housing** to meet the needs of Enfield residents, which is not currently being met through private or public development.

The changing demographic of the borough and the need for intergenerational living requires the broadest and most inclusive approach to its design. Diversity and inclusivity is needed not only in the design concept, but also those who design and shape the built environment.

Intergenerational Housing: Concept and Challenges in the UK

Intergenerational homes are not a new idea, rather they have been prevalent in many societies and communities for centuries. There are two terms that relate to living arrangements of many generations together: intergenerational and multigenerational. In this competition multigenerational refers to relationships between members of the same family, while intergenerational refers to the relationship between individual persons of different generations.³ These terms are not mutually exclusive and applicants are encouraged to give consideration to both.

In the UK, intergenerational housing is on the increase. **Approximate figures by the CBRE estimate that around “1.8 million households now span two or more adult generations, up 38% since 2009”⁴.** The research contributes many factors that have driven this increase, such as:

- Providing support for older family members,
- A lack of retirement homes and accommodation for elderly residents,
- Parents needing help with childcare and the cost of childcare in the UK (UK is one of the most expensive countries for cost of childcare)⁵
- Increased cost of living,

- Lack of affordable housing,
- Significant increase of young adult (millennials) living with parents due to living costs and difficulty accessing the property market,
- Elderly residents struggling to manage and maintain upkeep of larger homes.

In the UK, the ageing population is continuing to grow as quality of life and healthcare is good. This is leading to an epidemic of loneliness and social isolation amongst elderly residents. In some studies, loneliness has been linked to higher risk of Alzheimer’s disease, higher risk of injury due to falls and accidents and increased strain on the healthcare system.⁶ In parallel, the cost of childcare and living continues to increase. **On average 40% of gross income is paid towards rent and in London parents spend on average 34% of income on childcare costs.⁶** This is causing a significant strain on families and young parents and studies suggest **that 37% of children in London live in relative poverty as a result of cost of living.⁶**

In light of these issues, we believe intergenerational housing could be a model that successfully combats social issues such as

social isolation for the elderly, lack of adequate social housing provision and housing typologies that support children, young adults and the elderly, cost of living and childcare. There are many successful example and models of intergenerational housing in the UK and Europe that create resilient communities and nurture positive relationships between different ages.

Typologies and arrangements that promote intergenerational interactions include the German concept of Mehrgenerationenhaus⁷, multi-storey housing blocks shared by many generations of the same family typically seen in South Asian countries or students living in subsidised housing with elderly residents. **These schemes have shown very positive results such as helping elderly residents with dementia, reducing the burden of cost of living for students, providing high quality childcare and relieving overworked parents.**

The Cambridge Centre for Housing and Planning in the final report titled ‘Multigenerational Living: an opportunity for house builders?’ shows that the **“percentage of multi-generational households grew from 5% in 2009-2010 to 6.8% in 2013-2014.** This may not seem like much, but by extrapolating

this trend to **2040 the report would imply a figure of around 17%, meaning 1 in 6 households are multigenerational homes.⁸** Present day, it is estimated in the **UK around 125,000 homes are converted or adapted every year rather than being purpose-built homes.⁹**

In response to these challenges, Enfield Council would like to invite exciting and innovative ideas that explore, critique and propose a typology for intergenerational living that fosters positive relationships between different age groups and supports many ways of family living, whilst also addressing issues surrounding health, sustainability and diversity for both residents and wider communities.

3. Molly Davis (2007) “Are the Terms Intergenerational and Multigenerational Synonymous?”, Journal of Intergenerational Relationships

4. www.cbre.co.uk/research-and-reports/our-cities/multi-generational-housing

5. Lucy Warwick-Ching (2019) “Childcare costs rise steadily across the UK” Financial Times

6. www.matterarchitecture.uk/intergen

7. www.theguardian.com/world/2014/may/02/germany-multigeneration-house-solve-problems-britain

8. Dr Gemma Burgess, Dr Charlotte Hamilton, Michael Jones, Kathryn Muir (2017) “Multigenerational Living: an opportunity for house builders?” Cambridge Centre for Housing & Planning Research

9. www.cbre.co.uk/research-and-reports/our-cities/multi-generational-housing

Objectives and Outcomes

Enfield Council Aims and Objectives

1. Together with MTVH, and design-led organisations, tackling issues of social isolation, affordable housing and the care of children and elderly.
2. Encourage innovative thinking and diversity of perspectives
3. Promoting and raising the profile of BAME-led, small and local organisations.

Desired Outcomes

Following Stage One, five applicants will be shortlisted to develop design proposals in response to the brief. Each shortlisted team will receive an honorarium of £4,000. This is to recompense resources and time spent to develop their ideas and proposals. One successful team will be selected by a judging panel of industry experts and Council and MTVH representatives and awarded a commendation award (details to follow).

Subject to the availability of land and development viability, Enfield Council & MTVH are committed to bringing forward a pilot study in the London Borough of Enfield that

will seek to implement the most innovative and deliverable features of competition submissions, together with the relevant teams. Whilst the shortlisted teams are not guaranteed a role (design or other), should a suitable opportunity be found for a pilot study, Enfield Council will consider all shortlisted teams and their design with the aim of further developing team's ideas.

Furthermore, Enfield Council will put forward the CVs of all teams in the honorarium for consideration to be part of the Design and Review Panel at Enfield Council. Shortlisted teams and their proposals will be published on Enfield Council social media and website, as well as announced via our affiliated channels and publications.

Right Image Credit: Marmalade Lane by Mole Architects (photograph by David Butler)



The Brief

Following stage one, five teams will be shortlisted and receive an honorarium of £4,000 to develop their ideas in response to the brief set out below. Enfield Council together with MTVH has launched this ideas competition to radically and innovatively explore the typology of high-quality and affordable intergenerational housing.

The site for this project is illustrative only to give context to the project, therefore, the brief is focused on the project ideas, rather than a strategic response to the site or wider connections.

Your ideas and proposals should address the following:

Building Resilience in Communities

Residents and communities in Enfield are facing unprecedented challenges. Your proposals should explore how housing in Enfield can accommodate diverse community and individual needs. Your proposals should consider how intergenerational housing can support and accommodate a multitude of intergenerational living arrangements (e.g. connecting doors, tethered units).

Your proposals should innovatively consider how mixed age communities can live together or in proximity to share living costs, resources and skills whilst enjoying dignity and independence of their own space (e.g. non-dependent children living with parents or students living with over-65 residents).

The proposal should consider the accessibility needs of various groups throughout their lifetime and give consideration for accommodating mobility-impaired residents. Applicants should critically examine existing policy, guidelines and statutory requirements to assess whether lifetime needs are being met and explore design-led ideas that could provide genuine and wide-ranging improvements to the quality of people's everyday lives.

Density

The proposal should be high-density genuinely affordable housing for intergenerational living with a target of 200u/ha min density. While this is an ideas competition focused on high quality living, considerations should be given to optimising site potential.

Health and Wellbeing

A driving force for this competition is the current deteriorating mental health and wellbeing of communities due to social isolation, loneliness and lack of support.

How can intergenerational housing provide a welcoming, safe, healthy and comfortable living environment for all? Your proposal should promote positive intergenerational social interaction to help address loneliness and social isolation particularly amongst the elderly residents, supporting vulnerable groups and improving the mental health and wellbeing of young and older residents.

We will be looking for proposals that give consideration to the experience of all members of the family and residents – the child, the elderly, those with disabilities and a young parent. A high-quality submission will carefully consider and explore these narratives and experiences. Ensuring all viewpoints, eye-level views and activities are considered in the design will result in a much richer proposal – with high-quality play spaces, well designed communal and circulation spaces, spaces to relax and ensure comfort and access for all.

Response to the Environment

Enfield Council has declared a Climate Emergency. We are facing an urgent need for meaningful and effective responses to climate change. Your ideas should consider how a housing development can address the crisis and take into account the impact on the environment. The best proposals will consider sustainable placemaking principles such as sustainable methods of construction, sustainable modes of transport, the lifecycle of the building and propose innovative mitigation measures.

Who can apply?

We are welcoming emerging, SME, local and BAME-led architects, designers, community groups and artists to propose innovative ideas for intergenerational living. This is in order to grow the talent in the borough as well as to nurture and promote small practices and organisations that champion diversity and inclusivity.

While we will not be setting any ARB/RIBA, PI insurance and turnover requirements, we will be assessing Equality, Diversity and Inclusion and Social Value at Stage One. The aim is to provide opportunities to smaller, emerging and diverse practices and organisations as set out above. Each application will be considered on a case by case basis. Applicants from varied and diverse backgrounds are welcome to apply, including and not limited to:

- Architectural practices, sole practitioners, collectives and designers,
- Design-led creative practices, organisations and collectives,
- Artists,
- Multidisciplinary practices,
- Graphic designers and illustrators,
- Community land trusts,
- Community groups and not-for-profits.

Applicants are welcome and encouraged to form partnerships and collaborate with other organisations and individuals to enter as a team. We will be measuring design quality, innovative thinking and merit of ideas rather than governance or built work experience of the organisation/individual.

Right Image Credit: <https://www.guidelondon.org.uk/blog/around-london/open-house-london-2014/>. Dalston Eastern Curve garden in a community garden in Dalston, and part of a series of wider public realm improvements as part of a project called 'Making Space in Dalston'. The success and high-quality outputs came about a result of rich collaboration between landscape architects, architects, council officers, youth groups, local residents and community groups, artists and graphic designers.

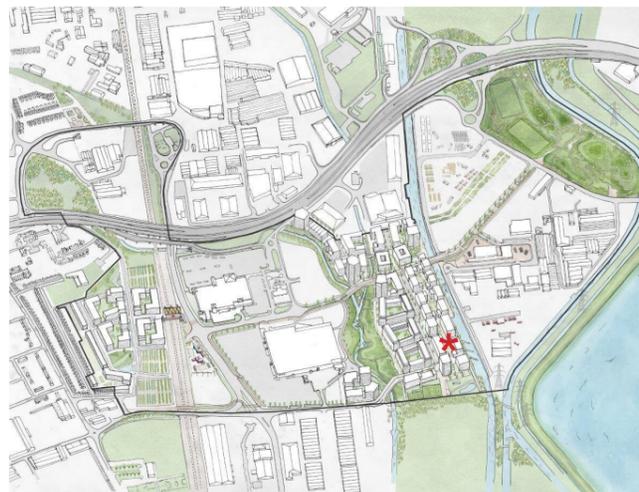


The Site

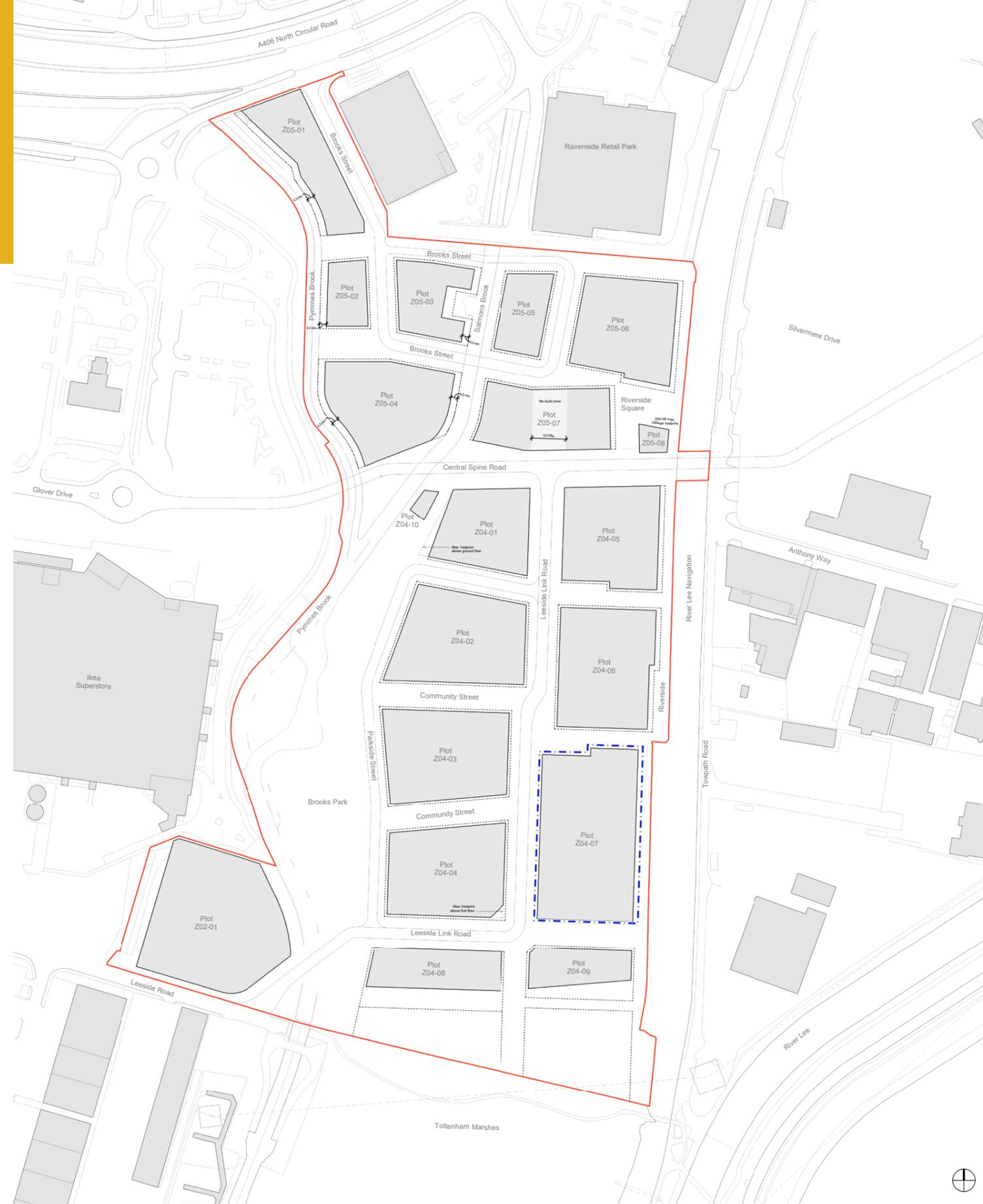
The illustrative site is Plot Z04-07 (outlined in blue on the opposite page) situated in Meridian Water Phase II development and masterplan. **It should be noted that the site for this project is illustrative only to give context to the project.** We would advise the applicant to avoid focusing on context and wider masterplan, beyond a reference point for height, density and to give parameters to the project.

The masterplan for Meridian Water envisages a vibrant, mixed-use community that will deliver 10,000 homes of mixed tenures, and 6,000 new jobs. In June 2019, the Council applied for outline planning permission for Phase II. The site is approx. 11.8 hectares of former industrial land and is envisaged as a new residential-led mixed-use neighbourhood. It is expected to deliver up to 2,300 new homes, of which 40 per cent shall be affordable. Average densities for the proposed development are 193 units per hectare.

Please contact designcompetitions@enfield.gov.uk or visit this [page](#) for access to the site plan.



Top Images Credit: Karakusevic Carson Architects (site indicated with red*)
 Right Image Credit: Karakusevic Carson Architects (site indicated in dotted blue line).



LBE Intergenerational Competition illustrative site drawing
 Base Drawing from Meridian Water Phase 2 Planning Application June 2019, MWP2 - APP2 - 02



- KEY**
- LBE Intergenerational Competition illustrative site boundary
 - MW Phase 2 application boundary

Stage One

Stage One

For Stage One, you will need to fill out an application form and return it to us by email, along with a concise CV or organisation profile/summary and one example of your best and/or most relevant project to illustrate your organisation's ethos and approach. Please contact designcompetitions@enfield.gov.uk or visit this [page](#) for access to the application form.

Please note, **we recommend that you submit a short one-two page CV or a short organisation profile/summary** (whichever of the two is most relevant to your organisation) and **an example of your best or most relevant project or completed piece of work**. You are welcome to submit images of one piece of work or project, which may include photos, renders/CGIs, collages, drawings, scanned sketches and working drawings. The example work does not have to be a built project (no preference will be given to either built or unbuilt), rather work that illustrates spatial ideas. We advise that you submit between one to eight pages max. All submissions should be sent to designcompetitions@enfield.gov.uk (must be 20MB max or less).

Criteria

Stage One submissions will be used to select five applicants to be shortlisted and to progress to Stage Two. The selection criteria we will assess the submissions against are as follows:

1. Innovative Approach – how you and your team propose to explore intergenerational housing design and ideas (50%)
2. Equality, Diversity & Inclusion, and Social Value (40%)
3. Enfield based organisation (10%)

We assess this criteria through your responses to a series of questions in the application form, assessing your organisation's approach to intergenerational living and your ethos, capacity, the skills and experience you bring and how you champion equality, diversity, inclusivity and social value.

Your Approach

We will assess how your organisation proposes to address and meet the needs of diverse and board spectrum communities through innovative ideas and thinking.

Commitment to Equality, Diversity and Inclusion

We will assess how each organisation supports diversity in the workplace and through their work, such as and not limited to working with diverse communities and supporting an inclusive range of staff within their organisation and in senior/leadership roles including;

- People from different races, religions, ages, backgrounds,
- Carers and young parents,
- Those in financial hardships or different socio-economic circumstances,
- Young people and apprenticeships,
- People with disabilities and mobility impairments,
- BAME,
- LGBTQIA+,

Commitment to Social Value

We will assess the delivery of social value and social impact of your approach, work and activities on the environment, communities and economy. This may include but is not limited to:

- Working with stakeholders,

- Post occupancy or use evaluation and/or involvement,
- Collaborative work and partnerships with other organisations,
- Co-design processes,
- Community engagement,
- Mentoring, teaching and/or lecturing,
- Forming or partaking with networks and support groups,
- Advocacy,
- Commitment to best practice.

Each organisation must pay staff London Living Wage (including not accepting Unpaid Internships and employing any unpaid resource on this competition).

Stage Two

Shortlist

Enfield Council and MTVH will announce the successful five shortlisted teams (details to follow). Each team will receive an honorarium of £4,000 to develop design proposals in response to the brief and selection criteria (listed below).

Stage Two

Following the announcement of the Stage Two shortlist, applicants will be given four weeks to develop an idea and design response to the brief.

During this period, Enfield Council will hold a multidisciplinary stakeholder workshop to develop ideas and give applicants an opportunity to explore ideas with and ask questions to various stakeholders. MTVH and Enfield Council officers will also be present for any technical, deliverability and competition related queries.

The outputs expected for Stage Two submission are limited to two A3 pages. We have summarised the themes for each page:

- **Page 1: The Thesis:** what is the design concept and your approach (this can include precedents, previous examples of your work, diagrams, sketches and work in progress drawings exploring key principles and concept ideas).
- **Page 2: The Proposal:** What is the design proposal and how does it address the brief (this can include plans, sections, axonometric drawings, diagrammatic or sketch views of a typical house or room exploring thresholds, views, quality of space).

We have intentionally limited the number of pages as we wish to encourage applicants to explore ideas rather than produce a high volume of work. We recommended applicants limit drawings to one main drawing per page with two-three supporting drawings and text. We advise applicants to limit written text to 750 words to summarise the design proposal. This should give details of the design, the rationale behind the proposals and how it addresses the brief. We will be looking for highly creative, inspiring and innovative ideas.

Stage Two Criteria – The Proposal

At Stage Two, the selection criteria we will assess the design submissions against are as follows:

Technical (innovation, ideas and quality) (50%)

Deliverability, liveability and accessibility (25%)

Environmental (20%)

Clarity and Legibility of Design and Ideas (5%)

We encourage applicants to explore spatial ideas through a combination of clear drawings, diagrams sketches, collages and views. The ambition of this competition is to explore ideas and propose alternative thinking about how people live together, how spaces can encourage positive interaction, the feeling of rooms and spaces for children, adults and elderly residents.

Precedents may be used; however, we encourage applicants to be critical of the chosen precedent/s and encourage use of precedents across the globe, as well as, more locally.

We encourage applicants to critically examine existing policies, guidelines and requirements and propose how policy can be adapted or changed to better address the outlined aims and objectives of this brief. As a Council, we would like to promote high quality, spatial innovation and critical thinking to lead policy and brief development for council-led projects.

We discourage applicants to submit text heavy submissions. **We are not assessing nor assigning scores for detailed or construction drawings.** We discourage material specifications, resolved elevations, detailed façade drawings or bay/elevation drawings.

Only submissions that meet the basic criteria will be considered. Additional information or supplementary material will not be considered.

Each team will present their ideas to a judging panel of industry experts and Council and MTVH representatives. A winning team will be selected on merit of ideas and design.

How to Enter & Key Application Deadlines

Applicants can access the relevant files such as the Site Plan and application form via this [page](#) or emailing designcompetitions@enfield.gov.uk.

All Stage One submissions must be submitted by email (a total of 20MB or less to designcompetitions@enfield.gov.uk) by **16.00 GMT on 07 August 2020**.

If you have been selected to proceed to Stage Two, all submissions must be submitted by email (a total of 20MB or less to designcompetitions@enfield.gov.uk) by **16:00 GMT on 14 September 2020** and you must be prepared and ready to present on 18 September, 2020 (specific timing to be confirmed).

Please contact designcompetitions@enfield.gov.uk for assistance, questions or if you need assistance in accessing relevant files.

Honorarium & Judging Panel

Honorarium

The five successful entrants chosen for Stage Two will receive an honorarium of £4,000 to develop their design ideas and proposals. **These proposals will then be judged by a panel, as below.**

Judging Panel

The judging panel of leading industry experts, Enfield Council and MTVH representatives will be announced alongside publishing of the Stage Two shortlist. The panel will be charged with assessing the shortlisted proposals against Stage Two criteria. Through scoring and discussion, they will rank each shortlisted proposal and one successful team will be announced for a commendation award (more details to follow).

The judging panel will assess the work through review of a digital submission due to the current pandemic crisis. A panel discussion will be organised with the judges and applicants to give the teams an opportunity to discuss their design and work with judges and wider industry experts (details to follow).

Can I apply if my practice is not an architectural practice or ARB/RIBA chartered or registered?

Yes, we welcome and are actively encouraging architectural and non-architectural teams, practices and organisations to apply.

Can I apply as a medium to large well-established organisation?

We are actively encouraging SME, local and BAME-led architects, designers, community groups and artists to apply. We wish to promote and nurture local, diverse and emerging talent. We are not restricting who can apply in terms of turnover and such like, but rather each application will be assessed on a case-by-case basis at Stage One in terms of commitment to Social Value and Equality, Diversity & Inclusion.

Our practice is not based in Enfield, should I apply?

Yes, you can. We are both actively seeking to build working relationships with local, as well as emerging, SME and BAME-led practices and organisations.

Could this become a built project?

Subject to the availability of land and development viability, Enfield Council & MTVH are committed to bringing forward a pilot study in the London Borough of Enfield that will seek to implement the most innovative and deliverable features of competition submissions, together with the relevant teams. Whilst the shortlisted teams are not guaranteed a role (design or other), should a suitable opportunity be found for a pilot study, Enfield Council will consider all shortlisted teams and their design and ideas to further develop with the appropriate teams.

I do not have experience of building residential projects or intergenerational schemes?

We are welcoming varied and diverse organisations who may or may not have built project experience. You are welcome to put forth relevant experience from previous organisations. Previous experience is always valuable to inform a well-considered approach; however, we will be assessing merit, innovation and quality of ideas rather than your built project portfolio and experience.

Will there be a mechanism for requesting feedback for unsuccessful proposals?

Yes, unsuccessful applicants are welcome to ask for feedback from designcompetitions@enfield.gov.uk. We will endeavour to get back to you as soon as possible.

Will shortlisted entries be published?

All shortlisted entries will be published and the winning team's submission will be published in detail (more details to follow).

Who can I partner with and do I have to collaborate with other practices?

You can apply as a sole practitioner, an organisation or partner and collaborate with other architects, artists, designers, community groups and not-for-profits. Please apply as one team (refer to the Application Form for more information on how to do this).

Who do I contact if I have questions?

Please contact us on designcompetitions@enfield.gov.uk.

Terms and Conditions

Copyright and Intellectual Property Rights protection

In accordance with the Copyright, Designs & Patent Act 1988, the ownership of Copyright rests with the author of the submitted design. Enfield Council reserve the right to publish and publicise works submitted for any purposes they see fit related to the competition without cost. It may include works submitted by the honouree and the winner. Any works resulting from the competition submissions publicised by Enfield Council will always credit the author of the works.

Conflict of Interest

The Council requires all actual or potential conflicts of interest to be declared and resolved to the Council's satisfaction prior to submitting an entry to the competition. Failure to declare and/or address such conflicts to the reasonable satisfaction of the Council could result in disqualification.

Post-Competition Commitment

Five shortlisted teams will be awarded an honourarium of £4,000 to develop their ideas.

This competition is designed to generate new and innovative approaches and ideas for intergenerational living. Subject to the availability of land and development viability, Enfield Council & MTVH are committed to bringing forward a pilot study in the London Borough of Enfield that will seek to implement the most innovative and deliverable features of competition submissions with the winning team.

The Council does not make any commitment that ideas will be taken forward into detailed design phase or that any teams will be awarded contracts at the end of the process. Any expenditure, work or effort undertaken is a matter solely for the commercial judgement of the entrants.

Right Image Credit: Marmalade Lane by Mole Architects (photograph by David Butler)

