

CHAMBERLAIN HIGHBURY TRUST

Report to Trusts and Charities Committee 13 March 2023

1.The purpose of this report is to:

(a)Give a brief update on progress on the Development Phase of the Restoration Project, pending a more detailed report to a future meeting

(b)Report the likely outturn for 2022/23 compared to the budget and funding approved by the Committee

(c)Seek funding support for CHT activity in 2023/24 not covered by Development Phase funding

Progress on Development Phase

2.We have now recruited a full compliment of professional support (architect, quantity surveyor, arboricultural specialists, project managers etc.) and good progress is being made with the intention of submitting a Round 2 bid to the National Lottery Heritage Fund (NLHF)in August 2023. The work is being overseen by a Project Board which includes representation from senior City Council Officers and there is regular dialogue with other City Officers on issues where City Council input is required, including various approvals from the Charity Commission on land and building transfers and sales, the long term lease to CHT, urgent repairs to the mansion roof and the demolition of the former caretakers house. There are also regular monitoring meetings with NLHF, which are attended by City Council officers. Formal approvals from this Committee and the City Council, as Trustee of the Highbury Trust, will need to be in place before the Round 2 submission to NLHF.

3.At a previous meeting the Committee approved a contribution of £40,000 from the Highbury Trust as match funding for the Development Phase and that was paid (together with £60,000 from the City Council) to CHT in January this year to assist with cash flow management. We have also received grants from the Architectural Heritage Fund and the Grimmitt Trust and on account payments from NLHF.

4.The Committee will not be surprised to hear that the latest projections of Delivery Phase costs are exceeding the original estimates included in the Round 1 bid to NLHF (as a result of inflation, some changes in specifications and more detailed plans) and a formal review is planned for later in March. It is inevitable, however, that additional funding will be required.

5.The final costs for the Development Phase are also likely to exceed the budget and it may be necessary for CHT to seek further support from the Highbury Trust.

Approved Budget and Likely Outturn for 2022/23.

6.The Committee approved a budget for 2022/23 (for expenditure not covered by the Development Phase) of £26840, of which £25000 has been received. The outturn is likely to be just under £24600 and details are included in the table below.

Budget 2023/24

7. Again this is for expenditure not covered by either the Development Phase Budget or, subject to NLHF approval, the Delivery Phase which could start in the fourth quarter of 2023/24 i.e. some time between January and March 2024. The 2023/24 financial year would then effectively be split into three parts: the Development Phase April to August 2023, September 2023 to say February 2024 awaiting NLHF approval to start the Delivery Phase, and February/ March 2024 start of the Delivery Phase.

8. Details of the Budget for 2023/24, compared to the approved budget and likely outturn for 2022/23 are set out in the following table:

	2022/23 Approved Budget £	2022/23 Likely Outturn £	2023/24 Budget £
Trust Administrator	6000	4004	4800
Insurance & Audit	2500	2554	3000
Volunteer Coordinator Activity Planner & Related Costs	8100	8382	2000 13500
Rhododendron Project	4240	4420	2000
Fruit Tree Pergola	4000	2137	2500
Other Costs	2000	3075	3500
Contingency			2000
TOTAL	26840	24572	33300

9. The following paragraphs provide a brief commentary on the main areas of the budget;

Volunteer Coordinator- Following the successful conclusion of the initial Gardens Project, CHT has retained a loyal and committed gardens volunteer workforce, which is managed by a Volunteer Coordinator and Health and Safety Advisor, the cost of which can be met from the Development Phase Budget between April and August, and potentially the Delivery Phase budget from February/March 2024. This provision is to cover the period awaiting NLHF approval to start the Delivery Phase.

Activity Planner and Activity Related Costs-CHT's freelance Activity Planner has developed a wide range of activities in the hall and gardens, part of the cost of which was charged to the Development Phase Budget in 2022/23. The remaining Development Phase Budget for the Activity Planner will be used to produce an Activity Plan, which has to be submitted to NLHF as part of the Round 2 submission. Providing and encouraging public access to the estate through a vibrant and popular activities programme is important, both to satisfy the charitable objectives of both the CHT and Highbury Trust and to develop and trial activities for when the estate is fully operational. This budget provides for the continuation and development of the activities programme.

Rhododendron Project and Fruit Tree Pergola- Both programmes, which have been running for the last four to five years (delayed somewhat by covid) are about preserving and protecting two important aspects of Chamberlain's original gardens. The Rhododendron Project involves expert propagation of horticulturally important and rare species of rhododendrons which will be part of the restored pleasure gardens and the Fruit Tree Project preserves varieties of fruit trees originally planted by Chamberlain in a pergola formation. Both projects have been supported by this Committee previously and by external charitable trusts. This provision allows both projects to continue.

Proposals

10. The Committee is asked to;

(a) Note the progress on the Development Phase, pending a more detailed report to a future meeting when various approvals will be required prior to making the Round 2 submission to NLHF

(b) Note the likely outturn for the financial year 2022/23

(c) Approve a grant of £33,300 from the Highbury Trust to CHT for the financial year 2023/24

David Kidney

Mike Williams

Chair

Trustee

Chamberlain Highbury Trust

Chamberlain Highbury Trust