



c/o 54 Ramsden Close
Birmingham B29 4JX

Chairman
Trusts and Charities Committee
Birmingham City Council
Victoria Square
Birmingham
B1 1BB

6 September 2017

Dear Councillor Rehman

The Cadbury Barn, Manor Farm Park, Northfield

You will have learnt about the destruction of the Cadbury Barn by arsonists on 31 July 2017. This was devastating news for local residents and employees of the City who valued the building and what it represented. Your Committee has been supportive of the restoration of the Barn and wider development of Manor Farm Park and I would like to let you know of the latest developments.

The Stakeholder Group, comprising members from Birmingham City Council, Friends of Manor Farm Park, Birmingham Conservation Trust, Bournville Village Trust, Birmingham and the Black Country Wildlife Trust, The Society of Friends, and others, met shortly after the fire to discuss the way forward. There was unanimous agreement to pursue the development of the site, but that in the circumstances a slightly different approach was needed, as there is now little prospect of restoring the Barn. However, we consider it is important to recognise and preserve in some way the legacy of the Cadbury Barn and the work of the Cadbury family to improve the lives of working people in the City.

We plan to consult on potential uses for the site and park with a view to creating a sustainable development for the benefit of the community. We have not had time to put together a detailed plan; however, we have been talking with Officers of the City Council and other stakeholders, including Birmingham Conservation Trust and there is broad agreement on the way forward. I attach a briefing note for you and members of the Committee for consideration at the Trusts and Charities Committee on 20 September 2017.

Representatives of Friends of Manor Farm Park will be at the meeting and will be happy to answer any questions Members have about the revised approach. I hope that we can obtain the continuing support of the Trustees for the revised approach that the Barn Stakeholder Group plans to take.

Yours sincerely

A handwritten signature in black ink that reads 'Lesley Patterson'.

Lesley Patterson
Chair of the Cadbury Barn Stakeholder Group

barn.chair@friendsofmanorfarmpark.org.uk

Update on the Cadbury Barn in Manor Farm Park, Northfield – September 2017

For the Trusts and Charities Committee 20th September 2017 (10.30am Council House Committee Room 3 and 4)

Outline

Previously, Trustees of the [George Cadbury for Park Trust] have supported the restoration of the Cadbury Barn and associated outbuildings for their incorporation into a whole park approach; the work would have been carried out by some form of charitable organisation. Recent events, principally the destruction of the Barn by arsonists, have resulted in the plans being fundamentally revised but the members of the Stakeholder Group are committed to continuing with the project. This paper is to brief Trustees on the revised plans, to seek support for some matters and provide information on the revised approach.

The Trustees are invited to

1. Support the Stakeholders Group's declared intention to continue with the project, albeit with revisions which are yet to be determined;
2. Recommend that Birmingham City Council (BCC) removes and stores key historic elements of the Barn's structure for conservation in some form before they deteriorate and also takes steps to document and photograph it professionally;
3. Agrees in principle to the use of surplus insurance monies after site clearance, for funding elements of a feasibility study with matched funds from other grant aid funders and charities;
4. Note that the Stakeholder Group aims to create some form of charitable organisation, probably a Charitable Incorporated Organisation (CIO). In which case the Trustees will be invited to nominate members to its governing body;
5. Note the importance to establish a community need for and potential uses of a recreated site before committing to a development. The project will produce a sustainable business plan to ensure the site is operated in a viable manner once the project is completed and
6. Note that in the future the arrangement may require some form of transfer of assets from the BCC to the CIO, perhaps with a long-term lease as a viable option.

Recent development of the Cadbury Barn Project

Built in 1895, the Cadbury Barn was used to host parties for families from the inner city. The site comprised the timber framed Cadbury Barn, another two storey Victorian barn, some outbuildings, a three bed-roomed detached house, a garden and car parking. A stakeholder group intended to develop the whole site, including the park, to celebrate its historic, cultural and natural heritages by creating a large hall for community use, a café, workspaces and an exhibition area. The site would have been sustainable both from an environmental and financial point of view. The Trustees have previously supported this approach.

However, arsonists destroyed the Barn on 31 July 2017; some parts of the building could be preserved to conserve and illustrate its architecture and construction, but otherwise the building is beyond restoration. Despite this tragedy the stakeholders wish to continue with the development of some form of a community building at this location to continue the legacy of the Cadbury Barn. This will mean repeating consultations similar to those done in 2015; revising the Options Appraisal and carrying out a feasibility study to develop new plans to include the whole park. It would be appreciated if the Trustees give their on-going support for this revised approach.

Proposed revised approach

The stakeholders plan to preserve some physical elements of the Barn and continue the legacy of the Cadbury Barn by developing the park and the buildings in a style sympathetic to the original. Birmingham Conservation Trust (BCT) has asked the BCC to remove and store elements of the Barn as a matter of urgency to prevent their further deterioration.

We still plan to establish some form of charitable organisation, perhaps a Charitable Incorporated Organisation (CIO) with representatives from the stakeholders, (Bournville Village Trust (BVT), Friends of Manor Farm Park, Birmingham Conservation Trust, Birmingham and the Black Country Wildlife Trust, The Society of Friends and Birmingham City Council (the George Cadbury for Park Trust) and others as appropriate.

This new organisation will carry out further consultation to establish a community need for the development as part of a feasibility study, building on the existing Options Appraisal done in 2015, to establish potential and preferred uses for the site. A revised approach, rather than a straightforward replacement of the Barn, may give more other options than were previously available but which may create a superior development and outcome for the trust, for example one that is a greener more sustainable and achievable development.

The CIO will also be a vehicle for seeking funds for that study with the aim of submitting a bid for development grants from funding bodies, including the Big Lottery, Heritage Lottery Fund and other charities. Different funds will apply to elements of the development, for example the park, building premises and preservation of aspects of the heritage in Manor Farm Park and the former Cadbury Barn. Some funds from the insurance monies payable to the Council as a result of the destruction of the Barn could be used to fund some elements of the feasibility study on a matched funding basis.

The study will include drawing up designs for the site and provide a basis to carry out detailed plans required in the building phase. Work on the project could be split into phases; the park, buildings and the legacy; each with different funding and time scales. Again, this will be considered in the feasibility study.

Operation and running of the project, once completed, will depend on its final use and physical layout. Seeking expressions of interest from parties to take part in running of the site will be a key element of the Feasibility Study; without a strong and suitable business plan the project will not be sustainable. We envisage that the CIO could be the leaseholder of the site and may engage third parties to run some of its elements. Ideally, these third parties will be social enterprises of some form, overseen by the CIO.

We consider that all parties, including BCC should take part in the development and running of the project. The exact nature of this arrangement remains to be determined but we are aware of the responsibilities of the (George Cadbury for Park Trust) Trustees and the need to incorporate these into the arrangements from the outset.

To this end the BCC and the Trustees will likely retain ownership of the site but for purposes of obtaining funding and running the site some form of legal arrangement such as a Community Asset Transfer from the GCT to the CIO, perhaps with a long-term lease as a viable option may be required. This will have to be examined in more detail as part of the Feasibility study.

Next steps

At this stage the stakeholders are working out how best to organise the project. BCT has, this week, written to BCC to express its support in principle for our approach (letter

attached). We anticipate that other stakeholders will also be seeking formal approval of the approach.

We will carry out a preliminary consultation with users and the community, which we hope to have completed by the end of 2017. Similarly, we plan to speak with other community organisations about uses of the park and begin to talk with potential partners for project. We are working to establish the charitable organisation and appoint members to its governing board as soon as possible.

We will start to seek funding for the feasibility study and carry out preliminary work on design elements for the buildings and the site. We hope to finish the study during 2018 with a view to submitting a stage 1 application for development funds at that time.

John Stewart
Friends of Manor Farm Park
5 September 2017

From: John Copping <copping.jl@gmail.com>

Date: 5 September 2017 at 17:28

Subject: Fwd: Cadbury Barn meeting urgent action

To: Susan Amey BCC <sue.amey@birmingham.gov.uk>, "Nigel Oliver, BCC"

<Nigel.G.Oliver@birmingham.gov.uk>, Richard Garside <r.garside@broadwaymalyan.com>

Dear Sue and Nigel

Following the destruction of the Barn last month, John Stewart (Friends of Manor Farm Park/ FOMFP) recently hosted a strategic rethink session. At that meeting, I agreed to write to you (BCC) as Birmingham Conservation Trust (BCT), but reflecting the views of the wider partnership.

Firstly, there is a pressing need which requires some early action. The remains of the Barn need to be secured and protected from the weather preferably on site as soon as possible. All substantially undamaged parts of the barn should be retained and stored for some form of constructive use to preserve its heritage, probably as part of the interpretation of the original building, or supporting the story of the arson attack. In addition we encourage that the remains are documented and photographed professionally so that such details as the steelwork, fittings and wooden moulding sections are known. Richard Garside (Birmingham Conservation Trust Heritage Architect) advises that this approach would be expected by Heritage England had the building been listed. If BCC feels the need for a professional, we will find one. Let us know if we can help further.

The move to applying under Parks for People, the barn fire and resulting insurance claim, and the new option of creating facilities specifically planned to support wider use of the park, all emphasize the role of BCC as 'proprietor' of the project. They also increase the value of Birmingham and the Black Country Wildlife Trust (BBCWT) to the partnership. BCT will continue to provide its credentials with funders, heritage know-how and the ability to resource expertise as needed - each less easy for FOMFP. We agreed the need to formulate an outline project plan.

The route may now be different, but the overall objective needs still to have formed a viable and sustainable business downstream of the sums invested in the project. It is accepted that the proprietor cannot be BCT, nor is it realistic to consider BBCWT, FOMFP, Bournville Village Trust (BVT) or, at least at this stage, some yet unidentified local enterprise. The body likely to become the residual operator would appear the most attractive applicant from the viewpoint of any grant provider, providing it is not disqualified by its status. BCC itself is probably less than ideal for the last reason, and maybe others.

Consequently we need to create an appropriate governance structure which shows that BCC has a strong role and commitment in the project. We considered therefore a social enterprise should be established, in whatever suitable form, on which the formal partners BCC, FOMFP, BCT, BBCWT - maybe BVT and others as appropriate, e.g. a local body or two - are each represented by one or more nominees. This could helpfully map on to the City's trusteeship arrangements. It could also ease the processes for later approvals involving BCC. If there were absolute need, means could no doubt be found for giving BCC effective control. Otherwise its involvement as an equal partner would permit BCT to exercise a role as interface with funders and other authorities as the project progresses.

I should appreciate your thoughts to share with my colleagues at our BCT trustees' meeting on Monday 18th September and would be happy to refine these suggestions if you so wish. I propose to share this message with the wider team.

Kind regards

John Copping and Richard Garside, for Birmingham Conservation Trust

