

BIRMINGHAM CITY COUNCIL LOCAL INNOVATION FUND			
"Doing things differently in neighbourhoods to make better places to live"			
WARD PROPOSAL FORM			
WARD Harborne	INNOVATION TITLE Bringing 'The Royalty' back to life		
Innovations have to meet the LIF priorities and add value to the City wide core priorities listed below. (Tick all those that apply) <table border="0"> <tr> <td> <u>City Core Priorities</u> • Children - a Great City to Grow Up In ☒ • Jobs & Skills a great City to succeed in ☒ • Housing a great City to live in ☐ • Health a great City to lead a healthy & active life ☐ </td> <td> <u>LIF Priorities</u> • Citizens' Independence & Well Being ☐ • New approaches to investment ☒ • Active citizens & communities stepping up ☒ • Clean streets ☐ </td> </tr> </table>		<u>City Core Priorities</u> • Children - a Great City to Grow Up In ☒ • Jobs & Skills a great City to succeed in ☒ • Housing a great City to live in ☐ • Health a great City to lead a healthy & active life ☐	<u>LIF Priorities</u> • Citizens' Independence & Well Being ☐ • New approaches to investment ☒ • Active citizens & communities stepping up ☒ • Clean streets ☐
<u>City Core Priorities</u> • Children - a Great City to Grow Up In ☒ • Jobs & Skills a great City to succeed in ☒ • Housing a great City to live in ☐ • Health a great City to lead a healthy & active life ☐	<u>LIF Priorities</u> • Citizens' Independence & Well Being ☐ • New approaches to investment ☒ • Active citizens & communities stepping up ☒ • Clean streets ☐		
Improving local centres			
What is your innovative idea and how does it show collaborative, partnership working and active citizenship?			
What? Our innovation proposal is a collaborative joint venture between a commercial partner and The Harborne Royalty Trust to purchase The Royalty building from the current owner and fully renovate the site, returning it to use as a cinema and community hub. The project will see us develop our plans and conduct a viability study and valuation of the building. Following this, we wish to put forward a conditional offer to purchase the building. We would plan to fund the renovation project via the Heritage Lottery Fund (Heritage Enterprise Grant) alongside funding from our committed commercial partner. Thereafter we would seek to become a Charitable CIO. This initiative will see community and charitable objectives aligned with those of our commercial operator – bringing this historic building back to life. It will bring new jobs and employment to the local area and offers continued regeneration of the top-end of the high street. It will provide a new centre for local communities to enjoy and demonstrates the power of active citizenship as a driving force - to bring this once much loved community asset back to use.			
Who? The Harborne Royalty Trust (unincorporated community organisation) has been formed by an initial group of five experienced board members who are: Rob Sutton, Adam Fraise, Bob Boucher, Stephen Coghlan and Rachael Magson. Together they have extensive experience of			

charity management, law, the performing arts, building restoration and community projects. We will be inviting more board members to join us as the project develops. We are keen to work in partnership and to date discussions have been held with: Harborne Society, Historic England, Heritage Lottery Fund, Architectural Heritage Fund, Birmingham City Council Planning Department, 20th Century Society, Art Scoop, and The Cinema Theatre Association, amongst others. We have also been consulting with specialists on a pro-bono basis including the advice of structural engineers (Greenwoods Projects) legal advisors (Trowers Hamlin) property consultants (Jon Flowith and Partners) heritage specialists (Mark Holden) and other community charity groups (Warley Woods, Arts Scoop etc)

Why now?

The building has been vacant since 2011 and is Grade II listed. It is one of the only art-deco cinemas remaining in the whole of the UK, and boasts some impressive historical features including stained glass and art deco fittings. There are no other current proposals to develop the site and any redevelopment must be sympathetic to its historic listing and unique art-deco features. The building is currently an eyesore on the high street, open to potential damage or arson. In its current state it offers no benefit to the residents of Harborne. Indeed, in recent weeks we have been communicating with the local police following several break-ins with the property, and our concerns as to its future security and safety, as a listed building. We must act now to ensure the building does not deteriorate further, is made secure and has a future life.

The Project

Several steps have already been taken to develop this project over the past 12 months. These include:

- Extensive discussions with the current building owner
- The brokerage of a partnership with commercial partner
- The establishment of an initial un-incorporated community organisation with a group of founding board members
- Development of initial architectural drawings, with commercial partner and their architects (Burrell Foley Fischer – heritage specialists)
- Consultation with statutory bodies
- Consultation with the public and the development of a website and social media accounts
- A pre-application proposal to Birmingham City Council planning department, to which they said: ***"The City Council support the retention and reuse of the existing building, such a scheme would receive the wholehearted support of the LPA."***
- Discussions with Historic England, to which they have offered a letter of support for the

project: *"Your plans are to renovate the building for a new cinema use. We welcome this proposal and we consider it an excellent approach to preserving the historic fabric and architectural forms and to finding a sustainable use for the building."*

- Discussions with potential project funders – Heritage Lottery Fund, Architectural Heritage Fund and Arts Council England.

Once restored this building will feature a 3-screen cinema, several community spaces, a full cinema and events programme and a comprehensive food and drink offer. It will have a positive impact on the High St bringing c. 50-60 new jobs and an economic boost to this end of the high street. There will be a community engagement and events programme which may include exhibitions or talks on the history and evolution of cinema, an archive project to collect oral history records and Royalty memorabilia, the opportunity to hold a broad range of talks, tours, events, quiz nights, family 'stay and play' sessions and special cinema screenings in order to reach a broad cross section of the local community.

Time Frame – is it:-

One off event/programme

Implement and complete within 6 months (2016)

Implement and complete within 12 months (2017)

		Y

How will the innovation be implemented?

We are requesting funding for the valuation and feasibility phase of the project. This will enable us to make a conditional offer to the current owner and establish the 'conservation deficit'. This is a key value in calculating the value of the building in its current state, and the value post-renovation. This will then provide us with the financial 'gap' and importantly the funding requirement we shall seek in partnership with our commercial partner from the Heritage Lottery Fund via a Heritage Enterprise Grant.

In tandem to our request to the ward, we are preparing an application for initial funding from the Heritage Lottery Fund, in the form of a Resilient Heritage Grant, to fund other aspects of our project, including the legal work necessary to support a partnership agreement between us and our commercial partner, formal public consultation, constitutional work and expenses such as hire of meeting rooms. We are likely to hear the outcome of this bid within 8 weeks. Your support would enable us to take a huge step towards the development of a sound conditional offer to the current building owner, something the owner is keen for us to propose.

Our commercial partner have already committed significant funding engaging architects - Burrell Foley Fischer - experts in the renovation of listed buildings such as the Royalty and who have discussed our plans with Birmingham City Council and the Conservation Panel.

If we are able to put forward a conditional offer for this building and it is accepted the Ward will have taken a welcome and a significant step in restoring and securing this art deco listed building for the local community along with future jobs and substantial inward investment.

What outcomes will the proposal achieve? What will success look like and how will its impact be measured? How will you ensure legacy/ continuation and what learning will the project provide?

The project will take us one step forward towards protecting the future of The Royalty. We also believe the project represents a chance to be involved in a truly innovative partnership project – involving commercial and public funding to regenerate a heritage building, bolstering the economic impact of the high street, as well as providing a new community asset. The unique mix of commercial and private funding make this a robust proposal and a firm financial basis that is not wholly dependent on public or statutory funding in order to be a successful addition to the high street.

Through this project stage we will be able to gain the legal and professional advice we need to take significant steps in progressing a building valuation, the development of a partnership agreement and developing the skills of our board members to further develop our proposals. We will have also undertaken more extensive consultation with the general public about the future project plans, helping them shape and influence its development to meet their needs.

The building owner is keen for us to now provide a conditional offer in order to give them the confidence in the project proposal between The Harborne Royalty Trust and our commercial partner, and its likelihood to develop into a firm proposal to purchase the building. In order to do this, we need to ascertain a valuation of the building and undertake an initial building appraisal, then work closely with our heritage specialists, legal advisors and architects to formulate a conditional offer. The building owner is aware that we are seeking lottery funding in order to begin this process, and has been engaged in conversations with us during the past 12 months. They are also aware of our intention to formulate a Heritage Enterprise Grant in due course, and that a successful result would be critical in part-funding the overarching renovation, and the ultimate purchase of the building from its current owner, who are seeking to re-coup some of their original purchase price. Our current estimation is that the total renovation project would cost in excess of £5-6million. This is based on an initial financial projection made by our architect, project management company and our commercial partner, based on similar projects and data and plans available at this stage. Following the next steps we will need to produce a full feasibility study, which will be fully funded by our commercial partner.

Combined, these two project stages will enable us to quantify the actual sale price of the heritage asset, the conservation deficit, total project costs, project scope and therefore likely approach to the HLF for a Stage 1 Heritage Enterprise Grant in due course. At this stage, our

commercial partner envisage contributing a significant sum of the total project renovation costs, as a partner investor in the Heritage Enterprise Process at Stage 1. They have already paid for architectural drawings and initial project planning and have been an active partner in the project over the past 12 months.

We also aim to hold at least two consultation meetings during the project period and where possible hold stalls at local community events such as the local farmers market and events organised through the local Harborne Business Association.

In November, there was a press article in the Birmingham Post about our progress so far (not generated by us, leaked by a third party) Despite our initial nervousness about the project being in the public domain in its infancy, it generated significant interest in the project, which was 100% positive. We saw a boost in our social media followers and lots of positive comments about the initial proposals. Local communities have already fed in some thoughts through our social media platforms, demonstrating a demand for the project, including:

"This could be so cool! An eclectic arts space like cafe ort, old print works and central with the potential to become part of the big film festivals like flat pack and behind the curtain as well as its own program of cinema! If I had ten thumbs I'd put them all up! Go Harborne"

"A cinema would be nice rather than having to travel into town. There are lots of places to eat on the high St. What better than to come out of the cinema and pop in for something to eat after. Also it would be nice to have a dancehall like the Tower Ballroom that covers an age groups with various entertainment."

We also see this project phase as a crucial period of time to further bolster the board with additional board members. Skills we are particularly seeking including: finance, structural engineering and capital project management. We have been in discussion with a range of potential candidates and are confident we can find members with the right skills who wish to commit to the project. We will use our own networks to explore potential candidates, drawing on the experience and networks of the current trustees. We aim to double the number of trustees within the next few months, to ensure our skills base is robust and diverse.

Key success markers at the end this stage of the project would be:

- local communities engaged and supportive of the project
- further board members will have joined The Harborne Royalty Trust and current board members will have developed their skills and experience as local citizens
- full valuation and initial feasibility study are both complete – enabling us to quantify the true cost of the heritage asset, and the conservation deficit
- the development of a partnership agreement between us and our commercial partner
- ability to progress to a conditional offer of purchase to the current building owner
- a clear pathway for the next project steps

This grant would enable us to be one step closer to bringing The Royalty back to life, forming an innovative community/commercial partnership. Long term markers of success will see the creation of jobs, and a new centre for the local community.

Have you considered other sources of funding and whether the project can be used to leverage further funding from elsewhere (please specify funding sources)?

Yes – we are approaching the HLF for a resilient heritage grant.

What resources will be required?

Legal Fees –£5,625 production of partnership agreement and conditional offer letter
Professional fees - £2,875 – for professional advice and further legal work as required.
Valuation Fee - £4,800 for a full valuation of the property. The valuation will also be a valuable tool in leveraging other funding such as grants and loans.
Community Consultation – £500 to cover room hire and basis refreshments
Travel budget for volunteers – £250 – for ‘go and see’ opportunities to look at other similar redevelopments
Publicity - £750 for marketing budget for a postcard to promote the project

Quotes have been obtained for professional services outlined above, and we would seek to ensure good value for money through such services.

- Capital
- Running costs
- People power volunteers

£14,800	

Amount required from LIF **£5,000**

Have you got any match funding – in cash or in kind?

-£9,800 application submitted to HLF

Plus Support in Kind of £3,750 from trustees (10 days of Chair’s time at equivalent cost of £150 a day, 5 days of other trustees time (3 people) @ equivalent of £150 per day



Contact person for proposal

Name Rob Sutton

Telephone 07904924609

E-mail rob@suttdes.freereserve.co.uk

Which residents or community groups was the proposal discussed with and when (please give details of any meetings and which councillors attended)?

We attended the January meeting, following informal discussions with Cllr John Alden. A presentation was made by Chair Rob Sutton, and a 2 page proposal was distributed to those who attended in the meeting. A positive discussion followed and a show of hands demonstrated support for the project. Prior to this meeting we did not have access to the LIF proposal forms, we hope that now we have completed the paperwork and following our attendance at a prior meeting, you may consider the proposal to be approved and suitable to take to a Cabinet Meeting for discussion.

Discussed at

Ward meeting Harborne *Councillor Neohm*

Date 30 January 2017 *27/3/17*

Signatures of all 3 Ward Councillors

Name	Signature	Date
<i>James Murray</i>	<i>JAMES MURRAY</i>	<i>29/1/17</i>
Name	Signature	Date
<i>James Murray</i>	<i>James</i>	<i>11/5/17</i>
Name	Signature	Date
<i>John E.C. Alden</i>	<i>John E.C. Alden</i>	<i>18/5/17</i>

Internal use only

Received: Date

Go to Cabinet Committee – Local Leadership for decision: Date

Approved

Yes	
No	

