



# REPORT OF STAKEHOLDER MEETING 2

*18th May 2016*

Working together on developing proposals for the Round 1 bid to  
Heritage Lottery Fund (HLF) on the: House and collections,  
Landscape, Activity Plan & Income generation.

The Chamberlain Highbury Trust

# Chamberlain Highbury Trust

## Report of Stakeholder Meeting 2 18<sup>th</sup> May 2016

### 1 Introduction

The Chamberlain Highbury Trust (CHT) held Stakeholder Meeting 2 at Highbury on 18<sup>th</sup> May 2016 to:

- get feedback on Stakeholder Meeting 1 and the report thereof
- update stakeholders on the CHT's progress on setting up the trust as a legal entity, its charitable objects, visioning exercise, emergency repairs, participation in Heritage Open Days, resourcing and the timeline to Round 1 HLF bid submission
- work together on developing proposals for the Round 1 bid to Heritage Lottery Fund (HLF) on the:
  - House and collections
  - Landscape
  - Activity Plan
  - Income generation.

A total of 43 stakeholders and nine trustees participated in the discussions (see list at the end of this report).

### 2 Feedback on Stakeholder Meeting 1 Report

Apart from the omission of the Residents of Britannic Gardens stakeholder statement (which will be added with one from the Reddings and Amesbury Road Residents Association), Report 1 was accepted as a true record of the proceedings.

### 3 Questions and Answers on the vision and key objectives of CHT

Les Sparks (CHT Chair) presented the emerging vision and key objectives of CHT, which were well supported by stakeholders.

Vision: To create a legacy in which the Highbury estate provides a centre:

- Of learning for a diversity of people from local, national and international origins to come to appreciate the beauty of the restored house, its grounds and park
- Where young people in particular can find out about the Chamberlain family in its historic context and debate and discuss citizenship and the future of Birmingham
- Where the local residents, cultural and business communities can meet in a friendly atmosphere and involve themselves in the life of Highbury, enjoying everything it has to offer in terms of the arts, heritage and the environment.

Key objective: To ensure that visitors experience the house, grounds and wider park as one place.

Q1: Why was helping the poor not covered in the CHT vision given that it had been in the charitable objects of the Highbury Trust?

A1: Addressing disadvantage is covered in the full list of charitable objects of CHT (see Appendix 1).

Q2: Is the £5m fund raising target only to be spent on the house?

A2: The HLF bid will cover the house, ornamental gardens and the portion of the grounds that form part of the wider park. The cost of all the works needed will be more than £5m so CHT will provide some match funding and seek to raise more from other sources.

Q3: Elements of the vision look admirable but do not seem to relate to raising income.  
A3: We are developing ideas for raising income and have a table discussion on it tonight.

Q4: CHT must recognise how Highbury's green space links into that of other green spaces in the vicinity.

A4: This is indeed desirable and we will have to show HLF how Highbury links into the green spaces that are the focus of the Chamberlain 21 initiative.

Q5: What projects has Highbury been benchmarked against?

A5: Chiswick House and Grounds, Gunnersbury, Himley Hall, Aston Hall and Winterbourne House, all of which we are researching and will visit.

Q6: You must embrace the diversity agenda.

A6: We fully intend to and will come to stakeholders for help with this.

Q7: Will there be specific ways in which CHT will engage with schools and their students?

A7a: Yes and probably on a one to one basis and through specific events. Our initial focus will be on Queensbridge, Joseph Chamberlain College and the local primary schools.

A7b: Peter Marsh stated that he will be doing a tour for the children from Ark Chamberlain Primary Academy in July.

A7c: Fiona Tyson commented that the Big Brown Theatre had put on a production at Highbury on WW1 for schools in the past and that Mary de Vere Taylor had provided a presentation for Park Hill school children related to the John Muir Award.

Q8: Has there been any direct contact yet with Birmingham University?

A8a: Yes. The importance of Highbury is key to the University's courses on history and urban planning.

A8b: International students are always appreciative of guided tours around Highbury.

A8c: Also need to build links with Birmingham City University on art and design courses.

#### **4 Report of discussions**

The comments made in the discussion are set out below. Comments that run counter to the one immediately above have been *italicised*.



HOUSE	Comments	Contacts/ Action
<b>Which new rooms/features should be restored and for what purpose?</b>	<p>All rooms.  <i>Need to prioritise and phase restoration of different rooms.</i>            Prioritisation could be based on economics, heritage, arts and/or celebrity.            The house is essentially in two parts – the grand rooms and the servants’ spaces. It is important to tell the latter’s story but these spaces could also be used to generate income through the creation of apartments linked to a small conference/wedding facility.            Not possible to source original furniture.            Need more information to decide.            House is unique and has integrity.            Must make restoration relevant and interesting to people and accessible to groups.            Victorian kitchen.            Victorian bathroom.            Orchids in a restored glasshouse.            Restore the courtyard and glasshouse off the Drawing Room.            What is the situation regarding the Chamberlain Museum room?            Need to signpost links to other sites that are part of the Chamberlains’ history – metal manufacturing, university archives, political history, and dynasty.            Elements of Jason Gelder’s memorabilia.            Links to Birmingham Museums Trust.            If it is well done it could have beneficial effects regarding other heritage buildings in Moseley.</p>	
<b>What new contents could be added to the house?</b>	<p>Every area must have contents of interest to children: on the bookcases, wax work figures, life-sized models, dressing up boxes, visual interpretation for youngsters.            Old Victorian bathroom and kitchen.            Temporary exhibition spaces.            Need to do an inventory of archives and artefacts relating to the house’s history.</p>	BMT/CRL
<b>What new facilities should we provide for visitors to the house?</b>		
access e.g. new lift	Lift.	
refreshments	<p>Café.            Recreate the ‘palm house’ as a café in the courtyard.            Use locally produced food e.g. from proposed urban farm at Kings Heath Park.</p>	
parking	For coaches as well as cars.	
interpretation	<p>The whole story and not just the Chamberlains’ story should be part of the narrative – the use of the house in the 20<sup>th</sup> century, the architect, the builders, the makers of the tiles and the iron workings.            Formats should include guided tours, audio tours, trails, smartphone/ipad apps etc.            Current signage is insensitive – can learn from how Birmingham Institute of Art and Design at Margaret Street have dealt with this issue.</p>	
regular free to access days	Yes.	
shop	Gift shop and plant centre. Replicas and reprints based on	



	memorabilia. Would this need staff and volunteers?	
exhibition space	Yes but let them be flexible spaces to avoid time and financial pressures.	
cloakroom/lockers	Yes and should be accessible for families with buggies and bicycles.	
green transport plan	Yes. Need to make representations to the current Camp Hill line consultation before 30 June 2016.	
accommodation	Yes in servants' spaces.	
security	For bicycles.	
Wi-Fi	Yes.	
community hub rooms	Yes but research what else is available in Kings Heath and Moseley.	
other:	Community workspaces – e.g. for digital nomads, Impact Hub. Heritage bus tours. Proper kitchen (like Winterbourne's) as the existing one is only suitable for final prep. Need to enhance sustainability of operation e.g. replacing lights with LEDs. Multi-use education rooms.	
<b>What more can we do to engage people with the heritage of the house?</b>	Exhibitions. Website. Heritage trails beyond the site. Family trails. Create guides containing new insights gained from visitors. More open days. <i>Need to balance fragility/local ecology with expanding footfall.</i> Charge for entry and tours. Activities to bring in families. Make contact with Balsall Heath schools and the Balsall Heath Forum.	Aftab Rahman



LANDSCAPE	Comments	Contacts/Action
<b>What could/should happen and where on the estate lands?</b>	Should be as much about what we do with the landscape as what we do to it.	
to protect the listed features	Ridge and furrow. Burnt mound and hold sweat lodge events near there. Ornamental gardens <i>though will be expensive to restore</i> . Need to conserve the biodiversity benefit of the ornamental gardens but reduce the labour intensity of their maintenance. Pools. Pathways. Views that have been lost to scrub. The carriageway - providing you do not create additional dangers at Yew Tree Road/Moor Green Lane entry – so consider creating an additional entry point for vehicles further along Yew Tree Road. See annotated map at Appendix 3.	Training courses required.
to reveal the layers of land use history: medieval, agricultural, Chamberlain's features, post 1906 features, 21 <sup>st</sup> Century features	Yes and excited by the potential outcomes of the revealing process. Focus on the Chamberlain period. Ambivalence about whether to get rid of the more recent park features. Beech copse is much valued. Balance needed to protect the historic vision as well as to promote features of sustainability.	
to open up views of the house	Yes but in a restrained way to protect the sense of mystery created by the enclosure of the rural landscape and biodiversity. See Richard Moore's plan. The current sense of desolation is favoured by some. <i>Others feel this leads to vandalism e.g. of the circular walk.</i> Tree survey needed.	Phillada Ballard  Tree Manager, Ranger and Highbury Park Friends
to restore/ reconstruct historic landscape features	Rustic bridge and boathouse would be feasible and would not obstruct current features. Old dairy would obstruct the orchard but this might be too expensive to do anyway.	
to remove features that detract from appreciation of the heritage features	Scrub around the viewing platform. Some of the trees around the lake which used to be set within a lawn. Some of the trees around the house. <i>But – must not lose the wild/naturalistic feel of the setting of the house. One approach might be to create windows and corridors through the wilder parts to reveal views of the house and the formal grounds.</i> Sequoia avenue felt to be of less wildlife value.	
to relocate current uses to better sites	The beekeepers would prefer to stay in their current location as the surrounding trees help to funnel the bees upwards (and therefore away from the paths at ground level where people walk and from around the house).	
to add new features	Allow the mown fields (other than the ridge and furrow) to revert to meadow.	
to increase biodiversity	Replace some of the bramble with wildflower meadows. Remove the bracken which attracts ticks and shades out more interesting ground flora.	

	The principle should be to achieve a net gain in biodiversity when replacing certain elements with others. Ironically Himalayan balsam is a good source of nectar for the bees.	
to resolve drainage problems	Must do a survey of the underground sources of the spring lines and the drainage pipes. Historically the drains fed into the head pool of the lake to send water over the cascade. Suggest you keep water on the surface until we can work out what it is best to do. The area used for informal parking by the beekeepers is boggy. New springs have formed in the reed bed. Resolution of problems could be an opportunity to create new wildlife habitat.	BCC may have done a survey?
<b>What new facilities should we try to provide for visitors to the grounds and wider park?</b>		
access	See comments on the northern section of the carriageway above. Improve access and signage to the beehive area.	
toilets	Architecture must be in keeping. Could the back of the house, boathouse, Henbury's wall or the orchard be good locations for a toilet?	
refreshments	At the house (with toilets) or on the site of the old dairy. Must be DDA compliant.	
volunteer base	Essential if volunteers are to get involved in maintaining the gardens around the house.	
community activities	Volunteering to care for the landscape which is restorative for the volunteers too. Provide opportunities for Pershore College students to get experience of real restoration work.	
parking	Needed beside the beehives to allow unloading of equipment.	
interpretation	Include the story of the crafts people who built the estate.	
animal farm	Must keep the orchard and perhaps expand it to include a modest animal element of chickens and pigs. This might generate income and educational opportunities. <i>Could just interpret the farm buildings.</i>	
security	Key to helping to protect the new restoration works. Needs a site survey.	
Wi-Fi	Yes but may not be essential for the wider park.	
other:	Conservatory.	



ACTIVITIES	Comments	Contacts/Action
<b>EVENTS and ACTIVITIES</b>	Winterbourne House is a good benchmark. Need a variety of annual and weekly activities.	Birmingham citizens.
Annual fetes/festivals	Garden Show. Fairs. Food – Brum Yum Yum. Harvest Festival with the involvement of young people. Kings Heath Street Fest. Fringe venue for Moseley Folk Festival.	
Heritage events	Heritage Plant Fairs (as at Castle Bromwich Gardens). Landscape detectives. Deep maps on local distinctiveness. Costume. Arts and crafts historian – walking tours.	
Sport and fitness	Exercise trails. Be Active/Active Parks. Fun runs, park runs, dog walking fun.	Vets, Pets, Hannah Perfect Dogsense.
Health and wellbeing	Health fairs. Therapy arts. Meditation walking. Good to have more focus on wellbeing and overcoming isolation.	Jan Tomlinson.
Arts and crafts	Exhibitions. Projections of local art. Artist in Residence (AIR) as at Winterbourne. Life drawing in period clothes. Move art around.	Local residents' groups. Winterbourne AIR. Leaf Creative. Barber Institute.
Performance	Big Brum, small scale performance and music events. Murder mysteries. Concert in the Park. Theatre.	
Family events	Yes. Yearly, whole day. Willow weaving. Box cart racing. Sustainability centre. Architecture competition.	
Spaces for private hire	Fairs. Conferences, teaching, educational. Bed and Breakfast, given lack of local hotels.	
Education	Countryside arts: apiculture, fruit crops, wood and weaving, history and conservation. Adult education courses. University courses/events. Muslim Home School. Down to earth.	
For young people	Citizenship very important linked to diversity issues. Heritage, costume, learning about the landscape. Forest Schools. Open Engagement. Arts route. Graffiti wall.	See National Trust's "Gap" at Title Mills.
For children	Must take the story out to schools. School visits. Tactile opportunities in the house. Citizenship to develop future city leaders.	



For vulnerable people	Those undergoing rehabilitation. Men's Shed. Use grounds for therapeutic activities and job training.	HOCCIC and Leaf Creative Arts.
For older people	Forest School for all ages to provide reminders of childhood. Sensory memories. Link to children's activities, archives and family history.	
Archive	Make available to people. Genealogy.	
Other:	Corporate Social Responsibility (CSR) events. Walks and talks. Experience on visitor motivation, variability of attendance, importance of hands on activities with immediate gratification. Link activities to the Chamberlain family legacy. Film making (digital). Outdoor cinema.	HOCCIC
<b>VOLUNTEERING</b>	<b>Comments</b> Offers opportunity to learn through volunteering.	<b>Contacts/Action</b>
Gardening/conservation work	Yes. Therapy.	
Supporting school visits	Costumed guides.	
Wildlife surveys	Yes.	
Healthy walks/fitness training	Yes. Barefoot walks for children.	Keep Walking tours.
Local history projects	Mould around Highbury so all may know it history.	
Heritage restoration	Yes.	
Wardening	Yes	
Archaeological digs	Yes. Twin with universities. Could be residential.	Freshers' Stall.
Leading cycle rides/training	Very important!	
Fundraising/office support	Yes.	
Leading guided walks	Yes. Historical tours.	
Visitor surveys	Yes. Need to be very visual. Display at Asda.	
Giving talks	Yes.	
<b>TRAINING</b>	<b>Comments</b>	<b>Contacts/Action</b>
Heritage restoration skills	Planning degrees. Internship programmes. Signing of history and landscape.	
Horticultural/conservation skills	Herringbone drainage. Fishing. Resource for supporting the garden restoration.	University students.
Guiding	Yes.	

Beekeeping	Yes.	
Leadership	Training for young people from local schools in responsibility, work experience. Internships. Certification. Guild of Students.	Trust for Conservation Volunteers qualification.
Citizenship	Link with planning schools and Birmingham City Council as relevant to the future of Birmingham.	
Other:		Foyer clients. Asylum seekers.



INCOME GENERATION	Comments	Contacts/ Action
Public events: fetes, festivals, exhibitions, markets, concerts, theatre, antique/craft fairs, dog /horticultural shows	Health fairs. Plan for a public opening.	
Shop	Flowers. Fruit tunnel.	
Café	Also offer training facilities in catering linked to UCB and City/South Hall Green College. Big name e.g. Glyn Purnell.	
Wine bar		
Private hire including weddings	Make better use of the inside and outside spaces. Could be a mix of uses in the house e.g. training and commercial. Wedding offer needs to be stylish and elegant. Murder mystery weekends.	Anthony Pratt (Cluedo)
Social enterprise		
Guided tours	Yes.	
Study tours/lectures/seminars	Outdoor education e.g. Forest Schools, play trails, fairy village. Apiculture and permaculture courses.	
Office rental		
Hotel/B&B	Yes and would also generate advertising revenue.	
Craft workshops		
Performances	With music rehearsal/workshops. Fashion shows. Link indoor and outdoor space for performances.	
Filming & TV location hire	Yes.	
Grants		
Legacies, donations, endowments		
Donation boxes		
Other:	Residential units. New build? Need to make the existing building more accessible with more accessible and separated entrances. Maintain the existing activities of national and international significance including the orchard and apiary. Physick Garden – Erasmus Darwin. Explore partnerships with other venues e.g. Castle Bromwich Gardens. How will it be possible to manage a wide range of activities? Need to find a balance between caring for the special qualities of the house and grounds whilst seeking to make it financially sustainable. Consult with residents and Kings Heath Transition group.	Glynnis

	<b>Attendees</b>	<b>Organisation</b>	<b>Discussion Topic</b>
	<b>Stakeholder Groups</b>		
1	Fiona Adams	Moseley Society	Income generation
2	Carey Baff	Birmingham Open Spaces Forum	Activities
3	Austin Barber	Moseley Regeneration Group	Activities
4	Christopher Berwick	Pershore College	Landscape
5	Matthew Brockington	Friends of Holders Lane and Pebble Mill Fields	Income generation
6	Simon Buteux	Birmingham Conservation Trust	Income generation
7	Alf Dimmock	Park Rangers	Activities
8	Rachel Duggan	Leaf Creative Arts	Activities
9	Jason Gelder	Chamberlain Memorabilia	House
10	Jane Gowing	Acivico	House
11	Stephen Hartland	Victorian Society	House
12	Mike Hinton	Bham City Council (Regional Parks Manager)	Landscape
13	Joe Holyoak	Victorian Society	House
14	Nerys Keyte	Leaf Creative Arts	Activities
15	Rob Kewley	Moseley Forum	
16	Sharif Khan	Birmingham Beekeepers Association	Landscape
17	Robert Kornreich	Kings Heath Floral Trail	Landscape
18	Marigold Lankester	Highbury Guide	House
19	James Lloyd	Chamberlain descendant	Activities
20	David Low	Reddings & Amesbury Road Residents Assoc.	House
21	Peter Marsh	Chamberlain Historian	Activities
23	Gillian McGillivray	Reddings & Amesbury Road Residents Assoc.	Activities
24	Rita McLean	Birmingham Civic Society	House
25	Richard Moore	Pershore College	Landscape
26	David Papadopoulos	Highbury Orchard Community	Activities
27	Diana Perowne	Highbury Guide	House
28	Maureen Perrie	University of Birmingham	Landscape
29	Diana Phillips	Birmingham Beekeepers Association	Landscape
30	Ellen Pisolkar	Highbury Park Friends	Landscape
31	Aftab Rahman	Legacy West Midlands	House
32	Marek Rarko	Britannic Park Residents Association	
33	Martin Richards	Britannic Gardens Residents Association	Landscape
34	Nicole Richards	Britannic Gardens Residents Association	Activities
35	David Sandison	Moseley Regeneration Group	Income generation
36	Simon Smith	Birmingham City Council (Tree Manager)	Landscape
37	Sandra Spence	Britannic Park Residents Association	Income generation
38	Katy Stone	Kings Heath BID	Income generation
39	Mary Stopes Roe	Moor Green West Residents Assoc.	House
40	Tony Thapar	Moseley Community Development Trust	Activities
41	Fiona Tyson	Moor Green West Residents Assoc.	Activities
42	Toby Watley	Birmingham Museums Trust	House
43	Liz Wright	Highbury Orchard Community	Income generation

	<b>CHT trustees</b>		
44	Phillada Ballard		Landscape
45	Phil Davis		House
46	Sarah Edwards		Activities
47	Ian Grosvenor		House
48	Alison Millward		Landscape
49	Paul Richards		Income generation
50	Jo Smith		House
51	Les Sparks		Chair
52	Mike Williams		Activities

## Appendix 1 Charitable Objects of CHT

Excerpt from CHT Memorandum and Articles of Association signed on 23 March 2016:

### 5. OBJECTS

The objects of the Charity ('Objects') are specifically restricted to the following:

- 5.1 to promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment of the land and buildings known as the Highbury Estate on the borders of Moseley and Kings Heath, Birmingham, West Midlands, including the Grade II\* listed house and the Grade II registered historic park forming part of the Highbury Estate;
- 5.2 to advance the education of the public in:
  - 5.2.1 the history of the Chamberlain family and in particular (but not limited to) their legacy in relation to civic leadership;
  - 5.2.2 the history and heritage of the Highbury Estate; and
  - 5.2.3 the conservation, protection and improvement of the physical and natural environment;
- 5.3 to promote social inclusion for the public benefit by preventing people from becoming socially excluded, relieving the needs of those people who are socially excluded and assisting them to integrate into society;
- 5.4 to advance the education of the public by promoting, fostering and encouraging the knowledge, understanding and appreciation of the arts in particular (but not limited to) within and around Birmingham; and
- 5.5 to further such other exclusively charitable purposes according to the law of England and Wales as the Trustees in their absolute discretion from time to time determine.



## Appendix 2 Evaluation

<b>Powerpoint briefing</b>	<b>Excellent 6</b>	<b>Good 8</b>	<b>Satisfactory</b>	<b>Poor</b>
<p>Comment:            Fine – concise and lightly used.            Please can it be emailed to us or have on a website.            Clear and concise.            A good update and well answered Q&amp;A.            Good opportunity for questions.</p>				
<b>Coverage of issues</b>	<b>Excellent 10</b>	<b>Good 4</b>	<b>Satisfactory</b>	<b>Poor</b>
<p>Comment:            Very good. Thanks Les for concise overview and time keeping.            Very well presented.            The issues presented were many and diverse and will require a highly innovative approach to bring them together.</p>				
<b>Confidence that your points were noted in the group discussion</b>	<b>Excellent 9</b>	<b>Good 6</b>	<b>Satisfactory</b>	<b>Poor</b>
<p>Comment:            Good given the need to collapse a lot into a summary.            Plenty of time for all participants to contribute fully.            Well managed and well thought out</p>				
<b>Chances of you making a further contribution to the consultation</b>	<b>Excellent 11</b>	<b>Good 4</b>	<b>Satisfactory</b>	<b>Poor</b>
<p>Comment:            Very good.            I run the urban planning programmes at University of Birmingham and would be keen to link our curriculum to Highbury.            Yes on collections and archive research.            Confident that an ongoing dialogue will carry on.            Very good range of ideas. Promises to be a good journey.</p>				
<b>Venue</b>	<b>Excellent 8</b>	<b>Good 6</b>	<b>Satisfactory 1</b>	<b>Poor</b>
<p>Comment:            Acoustics were poor. Better with microphone.            Please consider coeliacs in refreshments and not just vegetarians.            Cold draught and everyone in one room brings a lot of background noise. Use more rooms for discussion?</p>				
<b>Communications with you</b>	<b>Excellent 8</b>	<b>Good 4</b>	<b>Satisfactory 2</b>	<b>Poor</b>
<p>Comment:            Really pleased!            Only just got involved.            None as yet – please add me to the mailing list – Diana Phillips.            Comms have been good, but raise your profile – website, facebook, twitter etc.            Would benefit from developing more active social media comms.            Sarah was Brill.            Good sharing of ideas.            I don't recall having papers from the first session which I was not at (but I'll check my email again).</p>				
<p><b>Other comments:</b>            A very well structured event. Right amount of time for group discussion and update.            Pens were rubbish!            Inspired to get more involved through my professional work.            Grateful to be invited to these meetings and to be able to have an input on your project.            Please invite Balsall Heath Neighbourhood Forum representatives.            Keep it radical.            Discount for bus ticket holders.</p>				

Appendix 3: Annotations on the current base map being used, made by a Landscape table

