

INVESTABLE PROPOSITIONS TEMPLATE



This investable proposition paper has been prepared by the Hay Mills Foundation Trust. The paper represents ideas and options that will need to be discussed and considered further by key stakeholders, in particular St Cyprians Church Parochial Church Council (PCC) and the Church of England as owners of St Cyprians Church.

1. Describe your investable proposition. (500 Words)

Overview

The Hay Mills Foundation Trust (HMFT) is dedicated to preserving the rich legacy of Hay Mills while championing community-led regeneration. HMFT protects archives and artefacts tied to Webster & Horsfall's 300-year-old heritage, ensuring public access to explore this unique history. Beyond preservation, HMFT actively fosters socioeconomic and environmental growth, working alongside key partners to bring transformative change to Tyseley and Hay Mills.

Tyseley & Hay Mills is a suburban ward located in the east of the city. It has a population of 11,689 making it the 48th most populous ward in the city. The ward has a younger age profile than the city as a whole and a higher BAME population share. Tyseley & Hay Mills is mid to high ranking amongst the city's 69 wards for deprivation levels and is ranked 10th highest for levels of child poverty. Resident employment rates in the ward are below the city average and claimant count unemployment proportions are above the Birmingham average.

Tyseley and Hay Mills is positioning itself to be at the forefront of clean energy and sustainable technologies and there is an opportunity for this growth sector to be one of the 'industries of the future', which will attract future investment to East Birmingham, creating skills and employment opportunities for local people. Tyseley Energy Park (TEP) is located within this ward and currently provides educational opportunities for Schools to learn about the low carbon sector and to introduce groups to the activity underway at TEP. HMFT and TEP are looking to build on the School Engagement activity that is already underway and to draw in partners capable of providing community capacity building services to support residents from across East Birmingham gain access to employment, including the green technologies sector.

This investable proposition looks at the idea of introducing new employment focussed activities in underutilised spaces within St Cyprians Church. This new space would bring together community capacity building for residents from East Birmingham looking to gain access to work with income generating activities from business events and coworking, building on activity already underway on TEP.

St Cyprians Church is located within the Tyseley and Hay Mills Ward, beside Webster and Horsfall Ltds wire manufacturing operation. The building was financed by James Horsfall and Henry Herbert Coldwell-Horsfall as well as some public subscriptions from the population of Hay Mills and Yardley, mostly employees of Webster & Horsfall. Following construction, the freehold was transferred to the Ecclesiastical Commissioners in November 1877, in accordance with an Act of Parliament passed in 1795.



The building requires major investment which is estimated to be in the region of £300,000-£500,000. St Cyprians Church PCC have been exploring ways to generate additional income, which led to the below design produced in 2015.



Our interpretation of this design is a layout where faith-based activities could be accommodated within the area shaded green (Chancel, Organ Room, Horsfall Chapel) with the main body of the church available for other activities. This concept forms the basis of our investable proposition.

TEP is part of the Webster and Horsfall Group and is home to around thirty clean technology companies as well as the University of Birmingham who operate the Birmingham Energy Innovation Centre at TEP with a focus on collaborative research around low carbon heat, power, transport, waste and recycling. For more information see our latest newsletter at: <https://www.tyseleyenergy.co.uk/wp-content/uploads/2025/03/TEP-Tenant-Newsletter-2025-1.pdf>.

Alongside St Cyprians Church is the James Horsfall School Room built in 1863 where TEP offers outreach programmes to both primary and secondary schools, including tours of TEP and/or an augmented reality map of the energy park. Sessions are typically around 1-2 hours and draw in corporate partners to deliver climate and green tech focused presentations with a focus on skills pathways.

Our vision is to build on activity underway across TEP and the James Horsfall School Room within St Cyprians Church to create a thriving community hub that serves the residents of Tyseley and Hay Mills to help promote social cohesion and a sense of community, facilitate education to develop skills, knowledge exchange and learning opportunities and delivery opportunities that achieve regeneration and transformative change.

2. How does your investable proposition fit with the outcomes of the mapping you've done and the vision and themes for your Quarter? (300 words)

The Tyseley Green Innovation Quarter aims to become a world-leading innovation district focused on clean technology and circular economy and this investable proposition seeks to provide a community hub that provides a bridge between the residential community and the business community with a focus on the green technologies sector.

By bringing together members of the community with entrepreneurs, businesses, researchers and investors, employment levels will increase, and businesses will grow. By providing access to new skills and opportunities the lives of local people in East Birmingham will improve.

Over the next 25 years, the objective is to create new businesses and generate large numbers of high-quality full-time jobs, that contribute significant sums to the local economy.

The Green Innovation Quarter has been designated as one of 5 Energy Innovation Zones by the West Midlands Combined Authority to generate clean energy solutions in line with the UK Government's mission to make the United Kingdom a clean energy superpower by 2030, cutting energy bills, creating jobs, and ensuring energy security. Birmingham's Green Innovation Quarter therefore directly supports the Government's strategy to transition the country to Net-Zero through its policies that include a publicly owned Great British Energy, green industrial investments, and home upgrades.

At the heart of Green Energy Innovation Quarter is TEP which has a set of unique assets to support the research, development, commercial demonstration and scaling of climate tech businesses through:

- A 10-Megawatt Biomass Plant producing advanced green energy
- Green Hydrogen Electrolyser (generating 1 tonne per day)
- The Birmingham Energy Innovation Centre (University of Birmingham)
- An Ammonia to Hydrogen Cracker demonstrator
- A National Direct Air Capture demonstrator
- the Faraday Institution battery recycling programme
- A Cleantech Business Support hub
- The first fully electric charging hub for heavy goods vehicles (planned for 2026)
- the National Centre for Decarbonisation of Heat (planned for 2026)

With an industrial history dating back to the industrial revolution, TEP acts as the anchor and the engine to drive the development of Birmingham's Green Innovation Quarter.

3. How has the engagement with, and feedback from your community and stakeholders helped to shape the proposition? (300 words)

Two community outreach workers, from the local area, were employed on a 6-month contract to go out into the local community and conduct a listening campaign relating to the community assets, education and skills. The reach of the surveys was restricted to within a 1.5 miles radius of TEP. A survey comprising 18 questions was conducted with individuals and recorded in the form of a questionnaire. (82 questionnaires were conducted in total). In addition, they helped host 2 successful Community Day's that were each attended by over 100 people. The Questionnaires, Community Days and stakeholder events helped to gather a broad spectrum of data which have helped to inform our Investable Proposition.



4th Feb Community Event

The key findings from this exercise includes developing social activities to address isolation and, in the long term, possibly preventing mental health problems. Additionally, there was a need for ESOL and Digital Literacy classes to assist community cohesion and to enable local residents to gain the skills to make them work ready.

Simultaneously, there is a need to provide activities for the youth. Due to council and Family Hub cutbacks, there is a need for third sector provision of services e.g. Stay and Play for Early Years and holiday and/or evening activities for young people. It is hoped that by providing services for children, crime can be prevented locally, and the green agenda can also be promoted to the younger generation.

Furthermore, given the type of jobs that ladies interviewed were looking for (mainly Retail and in Schools), due to childcare commitments, it was suggested that the Church could provide a wraparound service where parents could leave their children at a breakfast club in the mornings and the children could be chaperoned to go to school. Similarly, once school had finished, children could be picked up from school and brought to the church for an After school club. This would assist parents, especially females to join the workforce.

In terms of societal value, a place where people could meet and potentially learn a new skill or engage with others would be immense. It could tackle isolation and potentially prevent mental health problems. A community hub could become a lifeline for members of the community. Were a local adult education facility and wraparound service to exist, then we may see the emancipation of many women in Tyseley and Hay Mills and beyond!

The church could also offer the space to develop apprenticeships at varying levels. Surveys found that participation in apprenticeships in this area is currently underrepresented compared to the wider community.

Feedback suggested that the community would welcome employers delivering recruitment / career fairs, CV, job application workshops, interview skills as well other employment / work placement support. How to set up your own business would also be of interest, especially for those who have childcare issues.

4. How has being part of the Coalition for Impact programme helped to inform the proposition?

(Type your answer – up to 250 words)

Over the past six months members of HMFT have benefitted from support and expertise from Loconomy and Cooperative Futures. In particular, workshops on business planning, funding and finance, community assets and governance. The workshops provided an opportunity to not only learn but also to build a network with other organisations working in the area. For example, Ashiana Community Project who provide access to resource knowledge and support that may present future joint working opportunities if this Investable Proposition was successful.

As well as workshops, Loconomy set up meetings with representatives from St Margarets Church at Ward End who provided the team from Hay Mills Foundation Trust with a tour and an overview of how St Margarets Church was redeveloped to become the Unity Hub.

Paul and Angela shared their experiences of community building, in particular, the challenges that one faces and how to overcome them. This was particularly insightful to the Community Outreach Officers, who although live locally, were raised in other cities and had different experiences elsewhere (Glasgow and London), as compared to Birmingham.

Paul, Angela and Jo also attended stakeholder meetings, providing useful advice and guidance to both sides. These meetings included large mixed groups held in the TEP School Room on 20th November and 28th January as well as focussed discussions with St Cyprians Church held on the 21st and 27th February.

The Coalition for Impact programme also provided an opportunity and framework to engage students from Wolverhampton University's School of Architecture. The project with the students started on the 26th September and concluded with presentations on the final designs to stakeholders, including St Cyprians Church PCC, on the 28th January 2025.



The brief for the project gave the students a wide scope to create spaces that contribute to social cohesion, encouraging collaboration and exploration whilst also serving the diverse business needs of the surrounding community and TEP.

Appendix 1 shows the student designs that were presented along with the feedback received in Appendix 2.

5. What are the next steps that need to happen?

St Cyprians Church is owned by the Ecclesiastical Commoners and any next steps would require agreement to be made with the Church of England. If the Ecclesiastical Commoners and Parochial Church Council were open to the idea of developing Capacity Building and business uses in underutilised part of St Cyprians Church, the next step might include:

1. Consider the work needed to St Cyprians Church to make it safe and habitable
2. Agreeing a joint vision, mission and objectives.
3. Agreeing a legal and governance structure including:
 - a. What is its purpose and relationship to the outside world.
 - b. What are the community benefits
 - c. Who needs to be in the governing body (skills audit required, including student council)
 - d. Structures and systems
4. Agree activities proposed within the building
5. Detailed feasibility studies/business planning/ financial projections/ competitor analysis
6. Explore funding propositions and finance options
7. Agree the resource required

6. What resources are needed to make it a reality? As an investable proposition, what is the investment needed for? Buy a building? Working capital to set up a new service?

1. Quinquennial Inspection – can the building be made safe and habitable and who will fund this

Assuming the Church of England and Parochial Church Council are open to the idea of the main body of the church being repurposed for community capacity building activities and business use:

2. Commission designs for partitioning off the main body of the church and creating a new space for community capacity building, co-working and events.
3. Agree designs with key stakeholders and consult with statutory consultees and consenting authorities
4. Develop business plan to be agreed with key stakeholders and to form basis of funding submissions.
5. Draw in partners capable of delivering community capacity building activities including the activities outlined in section 3 including digital literacy, ESOL, CV and job application workshops, interview skills, career fairs. Service providers that we will follow up with to support this activity include:
 - a. <https://www.enterkeytraining.com/about-us/>
 - b. <https://release-potential.co.uk/>
 - c. <https://breaking-down-barriers.org.uk/project/acp/>
 - d. <https://www.loconomy.org.uk/>

7. Will it generate an income? How?

This investable proposition seeks to connect the community with skills, training and job opportunities that are emerging at TEP and the wider Green Energy Innovation Quarter. The project will also build on Webster & Horsfall's 300-year-old heritage, ensuring public access to explore its unique history.

For the project to be successful it needs to involve income generating activity to fund the repairs and maintenance of the building as well as covering operational costs and enabling activities that will have social impact. These income generating activities include co-working space and space for corporate events. Examples of successful comparable event venues include:

University of Birmingham Great Hall £3,000 per day



Edgbaston Park Hotel £1,000 per day



Birmingham Museum Industrial Gallery - £2,000 per day



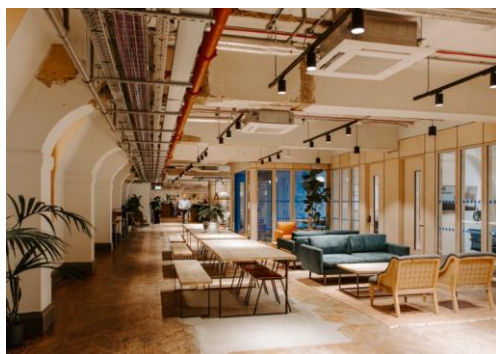
Think Tank Brindley Room £750 per day



One of the early concept designs for St Cyprians Church was to create a mezzanine within the building to enable co-working, as shown in the below.



Examples of successful co-working spaces include, “Sustainable Ventures”, who have developed coworking space in County Hall, London and Renold, Manchester. They currently support 140 climate tech companies and provide investment and support for climate focussed start-ups as well as offering workspace and venue hire. For further details see <https://www.sustainableventures.co.uk>



No1 Mil Street in Lemington Spa is another example of successful co-working space where their converted mills offer meeting rooms and open plan, dedicated office space. Pay as you go membership starts at £30 per day to use their coworking facilities. See <https://www.1millstreet.com/coworking/>



We would envisage that the mix of activity within St Cyprins Church would be made up of fully commercial event and co-working space (50%) partially subsidised activities linked to skills and training (25%) free of charge social impact activity including school engagement, career fairs and activities for early years and young people (25%).

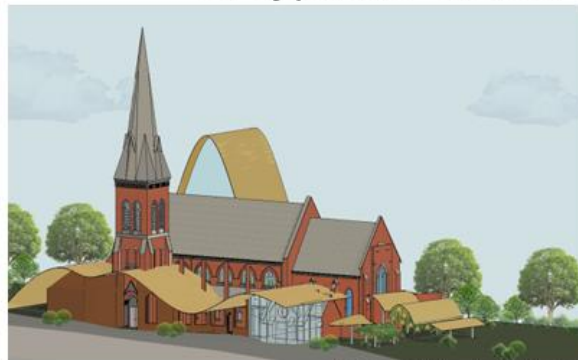
Appendix 1



G. Close up of Site Plan, Garden Area

H. Close up of Site Plan, Sports facilities

St Cyprian's Church



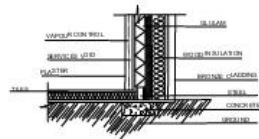
St Cyprian's Church- 3D Render



South



1:200 at A3



1:10 at A3 St Cyprian's Church- Foundation Detail

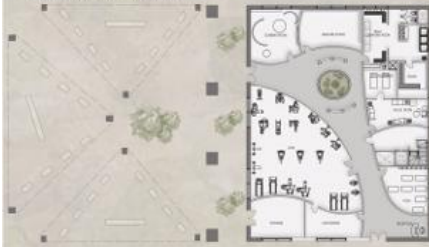
- A. Hireable Area for timetabled activities (e.g. scouts, guides, WL, etc...)
- B. Climbing and Bouldering
- C. Staff Room
- D. Storage
- E. Chapel
- F. Smaller Hireable Space
- G. Conference Rooms
- H. Female W/C's
- I. Male W/C's
- J. Disabled W/C
- K. Educational Area



St Cyprian's Church Floor Plan- Ground Floor

1:200 at A3

Presented by: Ababro Ahmed Bili
Student ID: 2458441
Module: Design Studio
Module leader: Dr. Muhammad Tammor



GROUND FLOOR PLAN
Scale 1:200



FIRST FLOOR PLAN
Scale 1:200

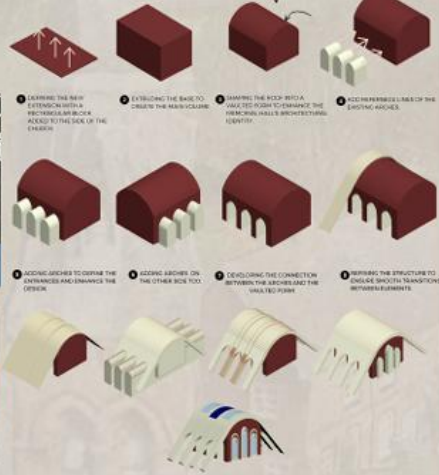


LANDSCAPE SHOT

BUBBLE DIAGRAM



MEMORIAL CONCEPT EVOLUTION



INTERIOR SHOT 01



EXTERIOR SHOT 01



INTERIOR SHOT 02



EXTERIOR SHOT 02



NORTHEAST ELEVATION
SCALE 1:200



SOUTHWEST ELEVATION
SCALE 1:200



SOUTHEAST ELEVATION
SCALE 1:200



SECTION A-A
scale 1:200



SECTION B-B
scale 1:200



NORTHWEST ELEVATION
SCALE 1:200



Retrofit and adaptive reuse of st. cyprian's church



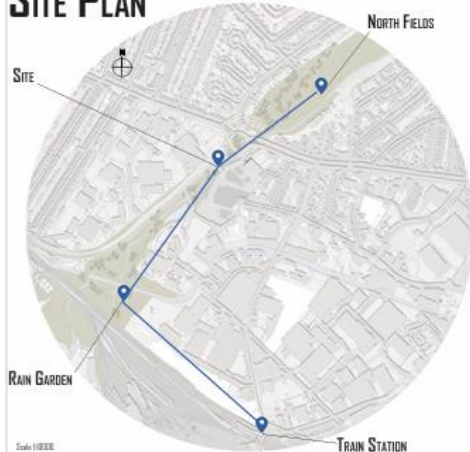
Euclidean Diagram



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JOURNEY THROUGH A BETTER TYSELEY

SITE PLAN

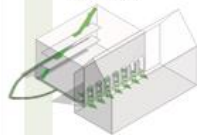


Scale 1:10000

MULTIFUNCTIONALITY DIAGRAM



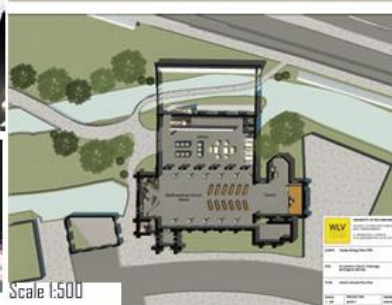
CIRCULATION DIAGRAM



PERSPECTIVES



ST CYPRIAN'S CHURCH



SOUTH PLAN



The site contains 4 nodes (Station, Rain Garden, Site and North Fields) which are connected to create a journey through the neighbourhood and improve the vibrancy of the site. These nodes allow visitors to easily and safely visit to and from the site in a green way.

The rain garden was introduced to combat the lack of biodiversity on the site, offer climate resilience and combat the level 3 flood risk.

The form of the church takes inspiration from the 4 nodes created in the journey and uses a metallic overhang to wrap the church with a stone and glass juxtaposition exterior.

The building acts as a 24/7 building and offers 3 multifunctional areas which have different uses throughout the week to encourage visitors to the site.

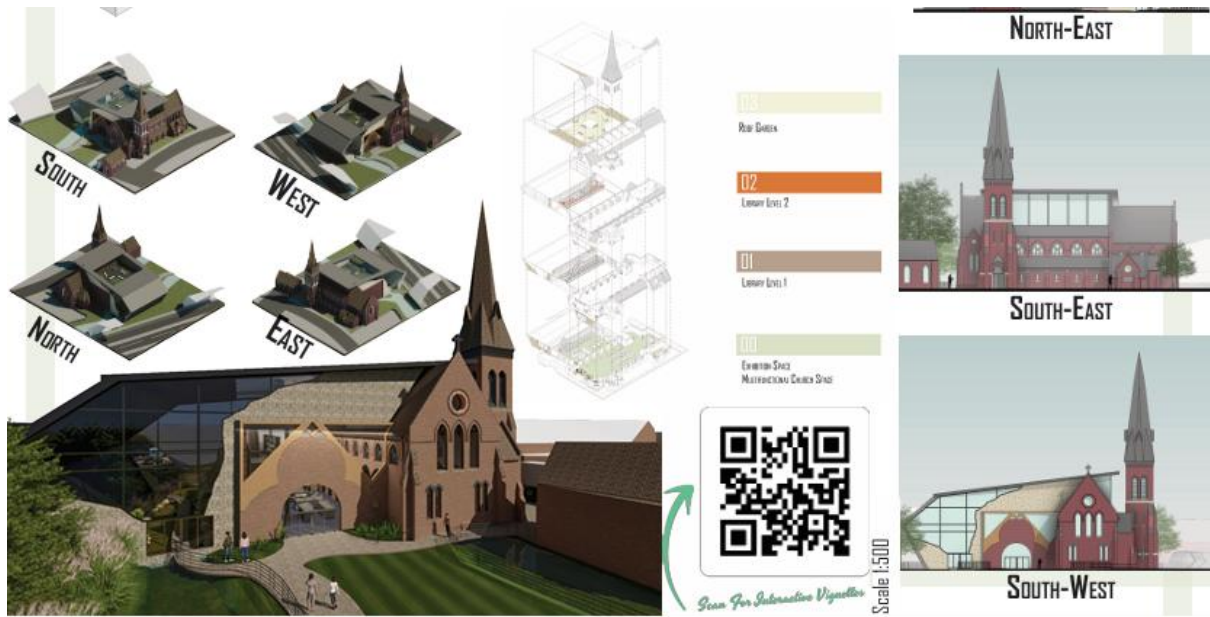
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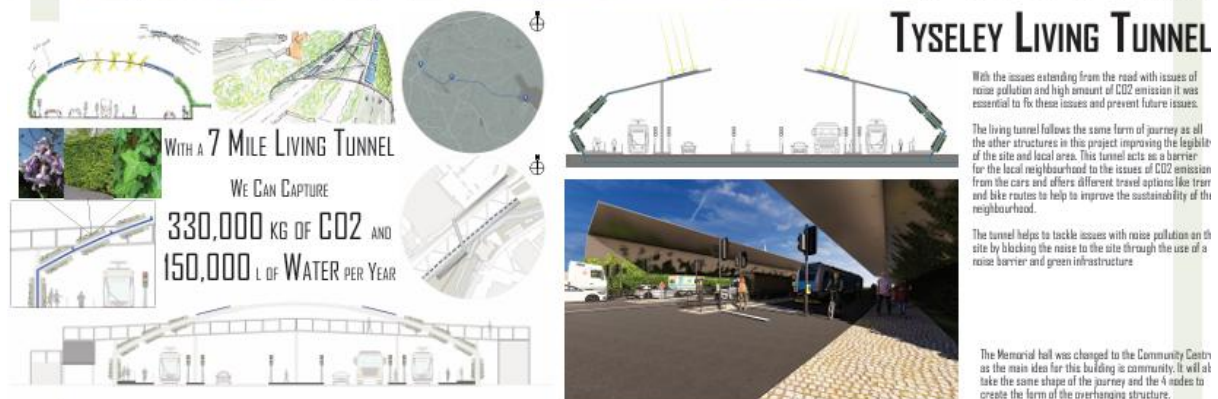
NORTH-WEST



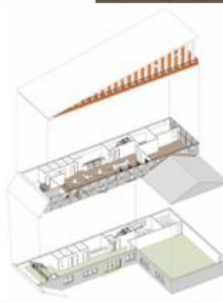
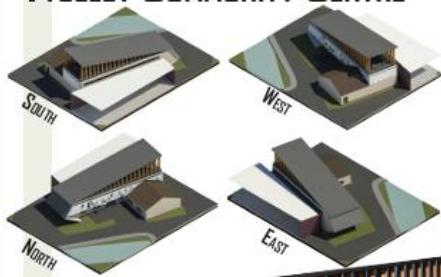
NORTH-EAST



ALFIE MANTLE



TYSELEY COMMUNITY CENTRE



02
Rear Screen

03
Car
Flat
Gaz
Gaz
Patio Room

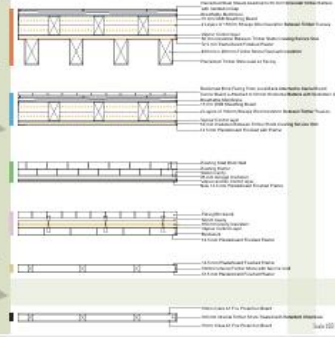
04
Screen
Screen
Screen
Screen

This building will contain 2 multifunctional spaces with an open hall (for workouts, mixed martial arts classes and other activities) and a hireable space. It will then contain fixed spaces like the reception, cafe, prayer room and staff room.

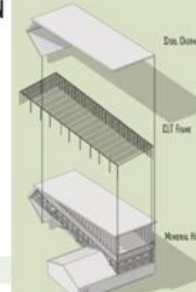
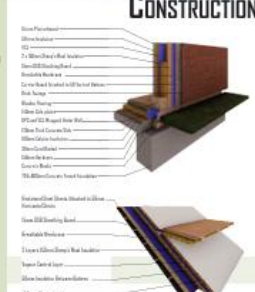
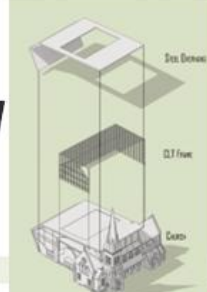
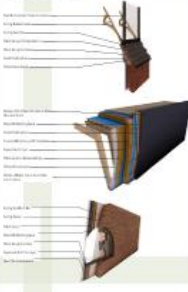
This building also contains a passive facade that acts as a daylighting and heating strategy for the buildings, controlling the sunlight and heat entering the building.



WALL TYPES



CONSTRUCTION



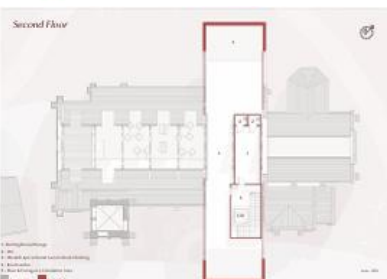
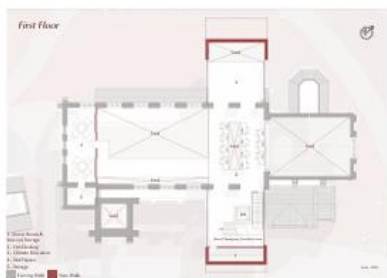
*St. Cyprian's Church of Hay
Mills
&
The Spring Community Centre*

Amandeep Sond

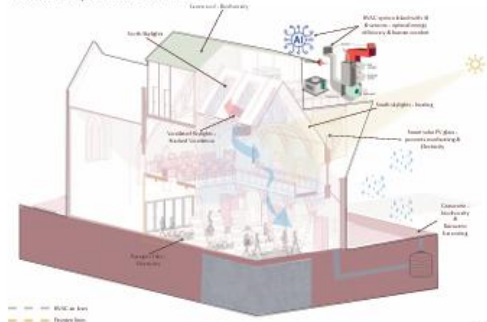
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Design-Studio: Integrating Comprehensive
Design
6ATO11

We have been tasked to retrofit two existing buildings for adaptive reuse. St. Cyprian's Church of Hay Mill (Grade II listed) & St. Cyprian's Memorial Hall. The memorial hall has been renamed to the Spring Community Centre which was due to my concept and the design of the building. The site is located in Tysley, Birmingham and measures 17ha (42 acres) which includes a greenfield, the River Cole and the Tysley Energy Park. The church has been transformed into a library/exhibition area as well as housing several rock climbing walls and other facilities. The memorial hall is now a thriving community centre with dance studios, a cafe, workshops and an after school club to bring the community to the site.



Sustainability Section (Church)



Concept



"Balancing Legacy and Innovation for a Tech Future."

Using Balance as the key word of
Old VS New

Church



Rear Exterior View of Church and Sensory Garden (1)



External view of The Spring Community Centre (2)



South East



South West



North West



North East



Appendix 2 Feedback on Student Designs from Community Consultation Event 4th February

Favourite part of the students designs	Activities you'd like to see in the building
The green roof, 'shard like structures outside, the arches, echoing the internal arches of the church	Lots of community activities - art, culture, nature, learning, sharing knowledge & fun
'The art of transition' mesh wall. Living tunnel, climbing walls	Local markets, community meals, book club, dancing
Glass part and water going underneath & reused, heritage is preserved	Restaurant, activities for young people
Roof garden from Addy's design. Rain feature	Coffee morning, lunch club, bringing people together, more open days
Sustainability considerations ed solar, living roof & climate learning space. Glass floors to show river/canal. Climbing walls	As multi use as possible, beautiful places for contemplation/mindfulness, areas to be active in sporting groups, health & social benefits, areas for old & young to mix
Opens up the space & is visble to community, currently hidden so people don't know Church is here	For kids - workshops, holiday clubs, more recreational space
Having the front & back developed, multi use of the space, usage of lighting, re-develop the hall	Musicians e.g. Lichfield Cathedral, events, iftar, open café
The way Church was shown	Community days
Seeing how the memorial hall will look like when refurbished. Garden spaces. Church & hall more visible to public	Gym/ladies fitness classes, stay & play, book clubs, youth clubs, cage, restaurant, a space to use the internet
Like the garden incorporating into the design . An area of peace & calm, safe space	Book fairs, careers fars, pop up restaurants, stay & play, santas grotto, business networking
Lots of good ideas from all the plans - favourite is Addy's but fear the price	Any events to help the community
The climbing frame for kids & the libaray design are terrific. Also the walking energy part	Ladies events - reading/exercise/mental health, kids activitues, library, community events, talks
Sustainabilty, architectural design, ambition & scale amazing! Community use	Employment café, link to local jobs
Very nice concept, however execution will be very difficult	Swimming
Overall design seems most in keeping with the age of the building and environment	Education & community use
Underfloor canal & energy floors - project 1. Eyeline arches, roof gardens - project 2. Sports facilities	Fitness/gym, clubs, choirs, parties. Make entrance easier to navigate. Extend clean air zone - TEP to clean up air so doesn't smell