



The Architectural Heritage Fund

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Presentation overview

- Introduction to the Architectural Heritage Fund
- Overview of loan offer
- Current grants programme: Transforming Places through Heritage
- Case studies
- Q&A

Introduction to the AHF

- Since 1970s AHF has awarded £125m of **loans** (900+ projects), £14m of **grants** (1,200+ projects)
- Promotes the **conservation** and sustainable **re-use** of historic buildings for the benefit of communities across the UK
- Provides **advice, support, grants and loans**



Hebden Bridge Town Hall, Hebden Bridge

Overview of loan offer

- Only specialist lender in UK for heritage sector
- Loan funds to eligible **charities** and other **not-for-profit organisations** across the UK, either for:
 - the **acquisition** of a building, to provide **working capital** throughout a restoration project, to **bridge** further funding becoming available, or;
 - to **kick start enterprising activities** to secure the future sustainability of the organisation and the building.
- The building must be:
 - of **historic or architectural importance** – it may be listed, in a conservation area or;
 - may be of special significance to the community.
- Enquiry form: <https://ahfund.org.uk/hif-enquire>

Peterson's Smokehouse, Grimsby



Transforming Places through Heritage programme

- England **2019 - 2023**
- Part of the wider **Future High Streets Fund**
- Reinvigorating England's **high streets** and **town centres**
- Supporting **charities, community** and **social enterprises** to regenerate historic buildings on high streets and in town centres
- **New uses** for vacant or underused historic buildings e.g. workspaces, art uses, community-led housing
- Support for projects at **different stages** of development (4 different types of grant, from viability to development)
- Grants can **range** from a few thousand pounds for viability studies, to up to £100k for development grants
- Programme guidance: <https://bit.ly/3k7EB6i>

Eligibility Criteria

- Project involves a **heritage building** located in a **high street** or town centre in England; and
- Location is the focus of a **wider place-based regeneration strategy** or initiative which aims to revitalise the high street or town centre; and
- **Not-for-private-profit organisation:**
 - Unincorporated charities (for Project Viability Grants only)
 - Charitable Incorporated Organisations (CIOs)
 - Charitable Companies Limited by Guarantee
 - Charitable Community Benefit Societies
 - Community Benefit Societies
 - Not-for-private-profit Companies Limited by Guarantee
 - Community Interest Companies (CICs) Limited by Guarantee
 - Co-operatives
 - Parish and Town Councils
- Involves **significant change** – change of use, change of ownership

Place-based initiatives

- **Future High Streets Fund**
 - 72 locations
 - [£830 million funding boost for high streets - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/830-million-boost-for-high-streets)
- **High Street Heritage Action Zone**
 - Historic England initiative
 - 68 locations, including Barnsley, Huddersfield, Hull, Leeds, Selby, Skipton, Sowerby Bridge and Wakefield
 - <https://historicengland.org.uk/services-skills/heritage-action-zones/regenerating-historic-high-streets/>
- **Heritage Action Zone**
 - Historic England initiative
 - 20 locations, including Dewsbury, Greater Grimsby, and Hull
 - <https://historicengland.org.uk/services-skills/heritage-action-zones/breathe-new-life-into-old-places-through-heritage-action-zones/>
- **Towns Fund**
 - 101 invited to develop proposals
 - [Town Deals: full list of 101 offers - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/town-deals-101-offers)
- And more recent funding... Levelling Up Fund and Community Ownership Fund

Funding (1: Project Viability Grant)

Project Viability Grants

Up to **£15,000** and up to 100% of costs

To explore the different **options** for re-use, or to test a single option

Usually include:

- initial **assessment** of the building's condition and repair needs,
- outline **design solutions sympathetic** to its heritage value,
- outline **cost of the works** needed to repair and convert the building
- outline **business case** for the possible uses

[Project Viability Report](#) is the main output

Funding (2: Project Development Grant)

Project Development Grants

Up to **£100,000** and up to 90% of the costs

To **develop a capital project** to the next stage

May include:

- developing the technical and design details;
- project manager;
- refining business plan;
- building community engagement; and
- preparing funding bids.

Must first demonstrate the proposal is viable

Could be more than one grant over time, enabling projects to move forward in stages

Funding (3: Crowdfunding Challenge Grant)

Crowdfunding Challenge Grants

Up to **£25,000** to match **£ for £** the amount raised through a crowdfunding campaign

To **develop** plans for the project, or towards **capital** works, or a combination of the two

Must demonstrate the proposal is viable and the fundraising target is realistic

Organisations can choose the crowdfunding platform for their campaigns

Community Shares Booster

Up to **£50,000** £ for £ raised through a community shares scheme

To **develop** plans for the project, or towards **capital** works, or a combination of the two

Must demonstrate the proposal is viable and the fundraising target is realistic

Managed by Co-ops UK

Have a project in mind?

Want to find out more?

Submit an online enquiry form via our website: [Enquiry | The Architectural Heritage Fund \(ahfund.org.uk\)](https://www.ahfund.org.uk/enquiry)

Case studies



Grantee: Barnsley Civic Enterprise Ltd

Project: The Civic

Heritage: Late C19th, Grade II listed

Area initiative: HSHAZ, FHSF

Grant: Development x2

End use: Café/bar, housing, new theatre space, rehearsal rooms, community space and reposition gallery

Grantee: Peacock and Verity Community Spaces Ltd

Project: Reah's, Ripon

Heritage: C18th, Conservation Area

Area initiative: Neighbourhood Plan

Grant: Viability and development

End use: Affordable housing, Edwardian-themed tea room, flexible space





Grantee: Great Grimsby Ice Factory Trust

Project: Peterson's and Building 89

Heritage: Late C19th, Grade II listed

Area initiative: HAZ, Towns Deal, FHSF

Grant: AHF: Viability, development, capital and loan

End use: Restoration to traditional smokehouse, mixed-use space including offices, café and meeting areas.

Thank You! Questions?

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