



Grants for England 2024 - 2025

Architectural Heritage Fund
ahfund.org.uk
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What does AHF do?

The AHF helps communities across the UK find enterprising new ways to revitalise old buildings.

We do this by providing advice, grants, and social investment loans.

Our aims are:

- delivering targeted investment that leads to the sustainable reuse and management of historic buildings.
- supporting charities and social enterprises to take ownership of, develop and sustain new uses for historic buildings.
- championing the impact of heritage and community-led regeneration.

What kinds of projects does AHF support?

We want to support the conservation and sustainable re-use of historic buildings for the benefit of communities, particularly in economically disadvantaged areas.

In general, your project will be eligible if **all** of the following apply:

- your project involves an historic building, which we define as:
 - o nationally listed – Grade I, II, II*
 - o locally listed
 - o unlisted but in a Conservation Area and/or
 - o highly valued by the local community for its demonstrable historic interest;
- your project is being led by a not-for-private-profit organisation
- your project involves the building changing its use and/or a change of ownership
- your organisation already has or seeks to acquire the freehold or a long lease (usually for a minimum of 25 years) on the building

Things we cannot normally fund:

- work that has started before a decision to award a grant

- on site capital works
- repair costs that are not part of a larger scheme to find a new sustainable use
- ongoing maintenance costs

Who can apply?

Your organisation must be one of the following not-for-private-profit organisations or lowest tiers of local government:

- Unincorporated charities (for Project Viability Grants only)
- Charitable Incorporated Organisations (CIOs)
- Charitable Companies Limited by Guarantee
- Community Benefit Societies
- Not-for-private-profit Companies Limited by Guarantee
- Community Interest Companies (CICs) Limited by Guarantee
- Co-operatives
- Parish and Town Councils

We will not fund:

- Private individuals
- Local authorities and other public sector bodies other than Parish and Town Councils (unless applying on behalf of an organisation still in formation)
- Universities, colleges and other mainstream educational institutions including independent schools
- For-profit companies, unless in a partnership led by a not-for-profit organisation
- Unincorporated organisations (e.g. charitable trusts and associations) that are not intending to incorporate
- Organisations with fewer than three Trustees or Directors. If there are only three Trustees/Directors, none of these should be spouses or otherwise related to one another.
- Limited liability partnerships
- Churches or other places of worship, where the building or the space within the building will remain in use as an active place of religious worship – defined as hosting regular religious services or religion-based activities such as prayer or religious study. If you are

unclear whether your project is eligible on the basis of religious activity taking place within your building, please contact one of our Support Officers.

How are applications assessed?

1. We consider the heritage value and condition of your building, including whether it is at risk. Does it have clear historic, architectural, or artistic significance? Is it of particular importance within your community? Does your project have the potential to improve its condition, and secure community ownership?
2. We look at the social and economic impact that your project may deliver. The building and your vision for it must have the potential to increase the vitality of the place. For example, will it increase footfall, create a new offer for residents or visitors, or support jobs and skills development. We will look at whether it contributes to a local regeneration scheme, such as a town improvement plan. Priority is given to projects in areas of high deprivation, and to projects involving and benefiting diverse communities.
3. We consider the environmental impact of the project. Are options for improving the environmental sustainability of the building and its use being explored or in place?
4. We take account of your financial need for a grant, and why the work needs to happen now. For example, is a building at risk of being lost, or do you have time-limited match funding?
5. We assess the potential risks to your project, and your organisational track record and capacity to deliver the work proposed.

Do you offer other financial support?

Alongside grants, the AHF provides social investment loans to charities, social enterprises and community businesses across the UK seeking to acquire, reuse or redevelop buildings which are of historic or architectural importance.

Social investment is available for the acquisition of buildings, to provide working capital, for bridge / cashflow funding, or to kick-start enterprising activities. Find out more about the different advice, social investment and grants we provide on our website at

www.ahfund.org.uk.

Where can I get more help and information?

There is more information and guidance available on our website at www.ahfund.org.uk. You can also find contact details for our team of Support Officers [here](#), who will be happy to help.

Current funding available

Project Viability Grants

Key details

Grant size: Up to £15,000

Length: Up to one year

Location: Anywhere in England

Organisation type: Charities and not for profit organisations, including social enterprises

Funding covers: Project costs and overheads

Project stage: RIBA Plan of Work stage 0 - 2

Match-funding: Preferred but not essential

Timetable: We run a two-stage application process.

- Submit an Expression of Interest anytime (Stage 1).
- You will hear back from us within 6 weeks.
- If your project is a close match with our funding priorities, we will invite you to submit a full application (Stage 2).
- We will let you know if your bid has been successful 2 - 3 months after receiving your second stage application.

Overview

We are currently offering grants of up to £15,000 to support early-stage feasibility work on historic building projects.

You may be thinking about forming an organisation, have been recently constituted, or be a longstanding organisation tackling a new project. You have identified a building - either already in your ownership or one you have a reasonable prospect of acquiring. You may have some ideas about how the building could be restored and used but want to explore the options and test whether these will work.

What kind of work can we do with an early-stage grant?

These grants should help you to establish whether a project is feasible. Work will probably focus on understanding the condition of the building, how it might be used, and whether that intended use is appropriate for the building and likely to be sustainable.

You may have already undertaken or commissioned some work, but still have some gaps to fill in, or you may be starting from the beginning and exploring possible options for use of a building. We need to understand how the particular piece of work or activity you are proposing will help you move forward and contribute towards revitalising a historic building.

Grants typically support an initial assessment of the building's condition and repair needs, outline designs sensitive to the heritage that would accommodate the uses being considered, the outline cost of the works needed to repair and convert the building, and surveys or audits that identify ways to improve energy efficiency and environmental sustainability. This early-stage work may also involve considering the outline business case for possible uses, based on market research and community consultation, and how the project could be funded. In some cases, it may be necessary to obtain an independent property valuation, for example if the funding strategy may include Social Investment (loan finance), where the building's owner has indicated a sale price that may be too high, or to identify the conservation deficit, which is where the cost of the project will exceed the value of the restored building.

This early-stage work is broadly equivalent to the Royal Institute of British Architects' Plan of Work stages 0 – 2. You may find it helpful to refer to the RIBA Plan of Work when discussing your requirements with an architect or professional team and developing briefs for their work. A summary guide to the RIBA stages can be found [here](#).

Points to note

We can fund up to 100% of the cost of work involved, although the overall package of work required may be more than we can afford to pay ourselves. In that case, we prefer to see some evidence that match funds have been secured or are being sought, although you do not need to have all of your match funding in place before you apply to us. Match funding means that you contribute to some of the costs from your own resources and/or funds raised from other sources. Please note that as these grants are funded by Historic England, you cannot use grants awarded directly by Historic England as match funding.

If you do not already own or lease the building, you will need to provide evidence that you have a reasonable prospect of securing ownership, or a long lease of minimum 25 years. This may be a letter from the owner giving you preferred bidder status, or that they have agreed to allow you time to raise the necessary funds.

You will normally be constituted as one of the organisational types listed above. However, we will accept an application from a group that is not yet formally registered if part of your grant-funded work helps you choose the best type of organisation to set up as. At a minimum you must have an initial governing structure, clear constitution and an organisation bank account.

We prefer applications to be based on actual quotes rather than estimates. If any item of work included in your grant is over £10,000, you must obtain at least three competitive quotes. Please get in touch with a Support Officer if you need assistance with this.

What will this grant help you achieve?

At the end of the funded work, you should be able to decide whether to commit to further cost, risk and effort in developing the project, and have a clear idea of the next steps.

We provide a [template](#) and [guidance](#) on undertaking project viability appraisals which can help bring together the results of your work. This document can be presented to potential funders and supporters to help explain your plans.

Project Development Grants

Key details

Grant size: Up to £20,000

Length: Up to one year

Location: Anywhere in England

Organisation type: Charities and not for profit organisations, including social enterprises

Funding covers: Project costs and overheads

Project stage: RIBA Plan of Work stage 2 - 4

Match-funding: Preferred but not essential

Timetable: We run a two-stage application process.

- Submit an Expression of Interest anytime (Stage 1).
- You will hear back from us within 6 weeks.
- If your project is a close match with our funding priorities, we will invite you to submit a full application (Stage 2).
- We will let you know if your bid has been successful 2 - 3 months after receiving your second stage application.

Overview

We are currently offering grants of up to £20,000 to support development work on historic building projects.

Project Development Grants can cover some of the costs of developing and co-ordinating your project and taking it towards the start of work on site.

To qualify, an organisation must have established that the end use of the project is likely to be viable and have decided to take the project forward.

What kind of work can be supported with a development grant?

These grants can help you to develop your proposals from feasibility through to the start of capital works. You can apply for grant support to appoint professional advisors to work with your organisation to advance the plans. This can include architects, surveyors, and engineers to develop the designs and plans for the historic building; additional support to build the capacity of your organisation by employing or contracting a project manager; and support with refining your business plan, building community engagement and preparing funding bids.

This work is broadly equivalent to the Royal Institute of British Architects' Plan of Work stages 2 – 4. You may find it helpful to refer to the RIBA Plan of Work when discussing your requirements with an architect or professional team and developing briefs for their work. A summary guide to the RIBA stages can be found [here](#).

Points to note

We can fund up to 100% of the cost of work involved, although we prefer to see that you already have or plan to secure some match funding, as the overall package of work required may be more than we can cover with our grant. Match funding means that you contribute to some of the costs from your own resources and/or funds raised from other sources. Please note that as these grants are part funded by Historic England, you cannot use grants awarded directly by Historic England as match funding.

If you do not already own the building, you will need to provide evidence that you have a formal agreement to acquire it, such as Heads of Terms, which the owner cannot rescind without good cause. You should be set up formally, as one of the organisational types listed above.

We require applications to be based on an actual quote rather than an estimate. If any item of work for which you are seeking funds is over £10,000, you must obtain at least three competitive quotes. Please get in touch with a Support Officer if you need assistance with this.

You will need to show that the proposals will be sympathetic to and not harm the historic character of the building. We want to know that there is no reason in principle why planning permission and listed building consent would not be granted. This will need to be backed by evidence that you have taken appropriate advice, including from conservation-accredited professionals.

If you have not completed a Project Viability Appraisal funded by us, you will need to provide details of the work you have done to test the viability of your plans – this could include an Options Appraisal, business plan or other documents. We will consider how likely it is that your project will be able to go on to attract the capital funding required.

What will this grant help you achieve?

At the end of the funded work, you should be at or closer to securing capital funding to enable the delivery of your project.

Examples of eligible costs for all grant types

- Fees for professionals/consultants needed for plans, designs and surveys (e.g. architect, quantity surveyor, structural engineer, mechanical & electrical engineer, energy consultant).
- Employment of a project co-ordinator (either someone appointed externally on a consultancy basis or an existing employee(s) working additional hours on this specific project).
- Legal costs where this is critical in establishing ownership or the viability of proposed uses (e.g. advice on restrictive covenants) or for advice on governance (e.g. to explore constitutional models for delivering the project and operating the building following completion).
- Costs associated with setting up a charity, converting a Community Interest Company into a charity, or converting an existing charity or social enterprise into a Community Benefit Society.
- Property valuation by a RICS registered valuer.
- Business plans.
- Fundraising plans.
- Costs associated with developing funding bids.
- Costs of community engagement work (e.g. outreach, pop-up events, consultations).
- Specialist VAT advice to help identify the most tax efficient approach.
- Organisational overheads/administration costs (no more than 20% of the grant requested).
- One year's membership of relevant organisations, such as the Heritage Trust Network, the Heritage Alliance, or Fit for the Future.

Please note we cannot fund any work that has started or costs you have incurred before we issue a grant offer letter.

How to apply

Stage 1 – complete our short online Expression of Interest form. This asks for initial information about your organisation, the building you are interested in, and your plans for it. We welcome the chance to discuss your plans with you before you submit your enquiry.

We may also get in contact once we have received your enquiry to discuss your project and ask some follow-up questions.

Stage 2 – if your organisation and project is eligible and appears to be a good fit with our priorities, we will invite you to submit a full application. We will send you a link to the online application form. You then have three months to submit your application.

Please ensure you have read this guidance in full before starting your application and refer to the application form help notes as you complete your application.

Decision – we normally take 6- 8 weeks to assess applications. Your request for funding will then be considered at one of our monthly meetings. We will tell you when this is once we receive your application. You can also check the schedule for decisions on our website. You will hear the outcome within one week of this meeting. If your application is unsuccessful, we will provide feedback.

Supporting Documentation

Essential for all applicants:

1. Your organisation's governing document (if not previously supplied).
2. List of current trustees or directors and very brief description of their roles and relevant experience.
3. Copy of a minute from a meeting of your organisation's trustees or directors, or other evidence formally recording the decision to apply for a grant from the AHF for this project.
4. Your organisation's latest audited accounts and balance sheet, recent management accounts (if available) or up-to-date certified financial statement.
5. A number of high quality digital images of the interior and exterior of the building and any associated community events and activities.

Essential for Project Development Grant applicants:

6. Proof of your organisation's ownership/long lease of the building (e.g. a copy of the title deed from the Land Registry), or evidence that your organisation can acquire the building (e.g. a letter from the owner indicating a willingness in principle to transfer ownership or lease to your organisation).
7. A Project Viability Appraisal, Feasibility Study or Options Appraisal. This should include:
 - Evidence that the project is permissible in planning and conservation terms (e.g. copy of pre-application advice received from the local planning authority)

- Evidence of community/stakeholder consultation
- Market research report/evidence of demand from potential users

Additional items: Applicants for Project Development Grants

Your grant request may not include all the items of work indicated below, in which case only send relevant information. Supporting information strengthens the application as it helps us to assess the overall viability of the project and how our funds could help move the project forward.

8. Business Plan.
9. Valuation report, if applicable, for example to support the calculation of a conservation deficit, or in relation to the financing of the project.
10. Building condition report / structural survey.
11. Heritage Statement and Impact Assessment.
12. Copy of briefs for development work.
13. List of consultants invited to quote for the development work and a copy of the preferred quotation or tender.
14. Job description and person specification of the individual(s) who will be working on the project (either existing staff or new staff to be appointed).
15. Curriculum Vitae of the individual recruited to work on the project.
16. Calculation of allocation of overhead costs (using full cost recovery method).
17. Project fundraising strategy, plus confirmation of awards secured to date.
18. Relevant correspondence with potential match funders.
19. Copies of any match funding grant offer letters (relating to the work you are asking us to fund).
20. Partnership agreement or Memorandum of Understanding.
21. Any other relevant information you think we need to see.

What happens when a grant has been awarded?

You will receive a formal grant offer letter, which includes terms and conditions. You will then need to confirm that you accept these before you start the funded work.

We provide additional guidance for grant holders, but key points to note at this stage are:

- The work you would like us to fund must not start until after we have taken a decision to award a grant. We cannot cover costs you have incurred before your grant offer date.

- Our grants are normally valid for one year.
- We will ask you for updates during your work, usually when you are making a grant claim. Following completion, we may ask you to provide brief updates, so that we can understand the outcomes our funding has helped you to achieve.
- We will ask you to publicise our support for your project, as a condition of the grant.
- Grants of under £15,000 are normally paid in arrears, i.e. once work has been completed and you can evidence all of your costs. If necessary, we can pay your grant in stages to help you manage costs and cashflow. We make advance payments for larger grants. Grants are claimed by submitting an online claim form.

Where can I get more help and information?

There is more information and guidance available on our website at www.ahfund.org.uk. You can also find contact details for our team of Support Officers there, who will be happy to help.