

AHF Transforming
Heritage

Heritage Revival Fund Guidance



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Part 1

Overview of the Heritage Revival Fund.....	3
What does AHF do?	3
What are the aims of the Heritage Revival Fund?.....	3
What kinds of projects will the Heritage Revival Fund support?	4
What grant funding is available?	5
Who can apply?.....	5
How are applications assessed?.....	6
Do you offer other financial support?	7
Where can I get more help and information?.....	7

Part 2

Project Viability Grants.....	8
Project Development Grants.....	11
Capital Grants.....	15
Supporting documentation for all grants	16
What happens when a grant has been awarded?.....	17
Where can I get more help and information?.....	18

Part 1

Overview of the Heritage Revival Fund

The Heritage Revival Fund has been created to help communities across England rescue and repurpose neglected historic buildings. It will do this by supporting community organisations to take ownership of, adapt and reuse the local heritage assets that matter to them, transforming them into thriving spaces that meet their needs.

This new programme is being delivered by the Architectural Heritage Fund in partnership with the Department for Culture, Media and Sport ([DCMS](#)) and [Historic England](#), and forms part of the government's wider £270 million investment in arts and culture.

The Heritage Revival Fund will run from 1 April 2025 until 31 March 2026. It is open to charities and social enterprises in England seeking to take ownership of and/or adapt historic buildings for community uses.

The programme will focus on regenerating historic buildings in town centre locations. Funding is available to support projects from the earliest stages through to capital works, including feasibility studies, development of business plans, design, surveys, and the costs of acquiring and renovating buildings.

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 are the aims of the Heritage Revival Fund?

The Heritage Revival Fund aims to:

- maximise the regeneration benefits of community ownership and control of heritage assets, assisting in making communities fit for the future.

- protect, enhance and safeguard historic buildings across England, offering viable new uses for disused and underutilised properties.
- build capacity within local community groups, social enterprise, and charities.
- pilot innovative, alternative uses, ownership structures and investment models to facilitate long term regeneration.
- maximise the positive social and economic impacts around restoring historic buildings.

What kinds of projects will the Heritage Revival Fund support?

We want to help communities take control of and find sustainable new uses for derelict or neglected historic buildings in their local areas, particularly in areas of high deprivation.

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

- your project involves an historic building in England, which we define as:
 - nationally listed – Grade I, II, II*
 - locally listed
 - unlisted but in a Conservation Area and/or
 - 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.

The Heritage Revival Fund will prioritise:

- Historic building projects that can help regenerate town centres and deliver clear economic and social impacts for communities
- Historic buildings in the top 30% most deprived areas, according to the [Indices of Deprivation](#)
- Projects that will bring historic buildings into community ownership
- Projects that aim to restore and re-use vacant or at-risk buildings
- Projects that explore innovative new uses for historic buildings

This programme is focused on regenerating historic buildings in town centres. We may fund a small number of exceptional projects outside of these areas. These are likely to involve rescuing and re-using buildings of high heritage significance with clear potential to deliver strong social, economic and heritage regeneration benefits.

What grant funding is available?

- Project Viability Grants up to £15,000 to help organisations establish whether a project is viable. Works are likely to 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.
- Project Development Grants up to £100,000 can cover some of the costs of developing and co-ordinating a project and taking it towards the start of work on site. To qualify, you must have established that the end use of the project is likely to be viable and have decided to take the project forward. You should also have secured ownership or a long lease of the building or be close to doing so.
- Capital Works Grants up to £350,000 may include acquisition, repair and conservation work and associated fees as well as work required to enable ‘meanwhile’ use or change of use.

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
- Independent secular organisations seeking to take ownership of a place of worship that will retain some religious use. Or an organisation associated with a worshipping community that is seeking to establish an independent secular organisation to take ownership of the place of worship, while the space will retain some religious use. Until ownership/long lease is confirmed, we will only fund governance and legal costs related to taking ownership or setting up an independent organisation to do so. In either circumstance, ongoing worship must account for less than half of the proposed use of the space.

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 you are enquiring about will be used as an active place of religious worship – defined as hosting regular religious services or religion-based activities such as prayer or religious study – unless your application relates to establishing community ownership of the building, as described above.
- Work that has started before a decision to award a grant.
- Repair costs that are not part of a larger scheme to find a new sustainable use.
- Ongoing maintenance costs.

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? Is it closed or at risk of closure? 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, with a focus on regenerating town centres. The building and your vision for it must have the potential to increase the vitality of the place and meet a clear local need. For example, will it increase footfall, create a new offer for residents or visitors, or support jobs, volunteering and skills development. Priority is given to projects in areas of high deprivation according to the [Indices of Deprivation](#), and to projects led by and/or benefiting Black, Asian or minoritised ethnic communities or disabled communities, which have been traditionally under-represented as owners and users of historic assets.
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? Are you ready and able to spend the grant within the time allowed?
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?

Our team of Grants Officers are happy to help and advise. You can find their contact details on our website [here](#).

Part 2

Project Viability Grants

Key details

Grant size: Up to £15,000.

Length: Up to one year.

Location: Priority will be given to historic buildings in towns across 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. A summary guide to the RIBA stages can be found [here](#).

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 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.

Eligible costs are likely to include fees for professionals/consultants to undertake surveys, produce high level business plans, and create early-stage designs and cost plans; costs associated with market research and community engagement; and legal and governance related work.

For historic places of worship which will remain in use for worship:

We can fund governance and legal work to support an independent charity or social enterprise to take ownership of a historic place of worship where ongoing religious activity is expected to continue alongside secular community use, as long as religious activity accounts for less than half the regular activity in the building. If you wish to apply for a Viability Grant to support this governance and legal work, please reach out so we can discuss eligibility before you apply.

If your charity or social enterprise already owns a historic place of worship where ongoing religious activity is less than half the regular activity in your building, you are eligible for all the usual works that our grants can cover. If you are unsure if you are eligible or not, please get in touch.

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 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.

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 under 'Who can apply'. 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 Grants 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.

For projects seeking to take community ownership of a historic place of worship:

At the end of the funded work, you should have a clear governance structure to manage community use of your building alongside potential continued use for religious activity, and legal agreement to take ownership of the building or part of the building.

Project Development Grants

Key details

Grant size: Up to £100,000.

Length: Up to one year.

Location: Priority will be given to historic buildings in towns across 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. A summary guide to the RIBA stages can be found [here](#).

Match-funding: Minimum 10% match funding required.

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).
- The application deadlines for Project Development Grants are:
 - 21 April 2025 for a decision in June 2025
 - 14 July 2025 for a decision in September 2025
 - 13 October 2025 for a decision in December 2025
 - 19 January 2026 for a decision in March 2026

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 £100,000 to support development work on historic building projects. Please note that the average grant is likely to be £70,000 - £80,000.

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.

Points to note

You need to have a minimum of 10% match funding, ie we can fund up to 90% of the cost of work involved. Match funding means that you contribute to some of the costs from your own resources and/or funds raised from other sources.

If you do not already own or have a long lease of a building (minimum 25 years), 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 actual quotes rather than estimates. 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 Grants 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.

Project Development Grants must be spent and claimed within 12 months of award. You will need to provide a timeline for your planned development work demonstrating that this is achievable.

What will this grant help you achieve?

We expect your grant-funded development work to help you reach key milestones, such as securing ownership, applying for or achieving planning permission and listed building consent, and producing a detailed business plan, or maintenance plan. 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

- 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.
- Maintenance plans.
- Fundraising plans and 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 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.

The application deadlines for Project Development Grants are:

- 21 April 2025 for a decision in June 2025
- 14 July 2025 for a decision in September 2025
- 13 October 2025 for a decision in December 2025
- 19 January 2026 for a decision in March 2026

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 a quarterly Grants Panel meeting. 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.

Capital Grants

Key details

Grant size: Up to £350,000.

Length: Up to one year.

Location: Priority will be given to historic buildings in towns across England.

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

Funding covers: Project costs and overheads.

Project stage: RIBA Plan of Work stages 5-6. A summary guide to the RIBA stages can be found [here](#).

Match-funding: Minimum 20% match funding required.

Timetable: We run a two-stage application process.

- Guidance for Capital Grants issued: 12 May 2025.
- Expression of Interest deadline: 27 June 2025.
- Application deadline: 29 September 2025.
- Decision: December 2025.

Please note: Further information and guidance specific to Heritage Revival Fund Capital Grants will be issued 12 May 2025.

Supporting documentation for all grants

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.
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 has a realistic prospect of acquiring the building (e.g. a letter from the owner indicating a willingness in principle to sell, transfer ownership or lease to your organisation; or a letter of support from the local council).

Essential for Project Development Grant applicants:

7. 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 plans for ownership are well-advanced, eg draft Heads of Terms.
8. 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
9. A timeline for your planned development work.

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.

10. Business Plan.

11. Valuation report, if applicable, for example to support the calculation of a conservation deficit, or in relation to the financing of the project.
12. Building condition report / structural survey.
13. Heritage Statement and Impact Assessment.
14. Copy of briefs for development work.
15. List of consultants invited to quote for the development work and a copy of the preferred quotation or tender.
16. 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).
17. Curriculum Vitae of the individual recruited to work on the project.
18. Calculation of allocation of overhead costs (using full cost recovery method).
19. Project fundraising strategy, plus confirmation of awards secured to date.
20. Relevant correspondence with potential match funders.
21. Copies of any match funding grant offer letters (relating to the work you are asking us to fund).
22. Partnership agreement or Memorandum of Understanding.
23. 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 will reach out to you five and ten years after your funding 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?

Our team of Grants Officers are happy to help and advise. You can find their contact details on our website [here](#).