

**AHF** Transforming  
Heritage

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Transforming Places through  
Heritage programme  
*Final Report*

December 2023



Department  
for Culture  
Media & Sport

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# Executive Summary

This report is a review of the *Transforming Places through Heritage* (TPTH) programme delivered by the Architectural Heritage Fund (AHF) between 2019 and 2023, which formed part of the Future High Streets Fund. It is supplementary to a programme evaluation study undertaken by ERS Research & Consultancy, published in October 2023 and summarised on [page 18](#).

Through this programme, **338 funding awards, totalling £13,868,006, were made to 239 projects** across England's historic high streets and town centres.

Although the programme formally closed at the end of March 2023, much of the work is continuing, as the historic building regeneration projects supported through the programme continue to be developed. This report focusses primarily on grant-making activity over the four-year period to 30 September 2023. It includes case studies to help illustrate the difference the funding has made to individual projects. These provide a limited snapshot, in the grantees' own words, of the range of projects supported through the programme.

In addition to funding for specific buildings, the programme included capacity building grants and expert advice for a select group of pilot 'Heritage Development Trusts', a capacity building events programme (*Open High Streets*) led by the Heritage Trust Network and expert advice and mentoring support for projects delivered through a framework of consultant Project Advisers.

As the majority of grants and support provided through this programme were early-stage interventions, the ultimate results of the investment may therefore not be immediately apparent. The benefits will be seen in the medium to long-term, when more projects have been completed. An independent assessment, by ERS, concluded, however, that the programme was on track to deliver against its five Critical Success Factors (see page 5), with some already showing results. The ERS report also concluded that without this programme, many of the expected outcomes would not have happened. That report forecasted that the TPTH programme will achieve **a return of £3.38 in value for every £1 invested**.

A £5 million partnership between AHF and the National Lottery Heritage Fund, announced in May 2023, will see the expansion of the Heritage Development Trusts initiative. This will be a lasting legacy of the programme, with 12 new Trusts joining the seven pilots to create a UK-wide network.

The achievements of this programme were made possible by a £15,400,000 grant from the Department for Culture, Media and Sport. The AHF is grateful for the partnership of the Department throughout this programme.

# Why high streets and town centres?

The programme was delivered during a tumultuous period, marked by the Covid-19 pandemic and its aftermath. This followed a decade of austerity-driven public sector funding cuts, which had already led to the closure or disposal of civic assets such as libraries, community centres, magistrates' courts and town halls. Many high streets emerged from the pandemic having lost a significant number of retail and hospitality businesses, including national chains. Rising interest rates, energy costs and inflation continue to stall economic recovery.

All of this has simply accelerated long-term retail trends – online shopping and banking, out-of-town retail parks and megamalls – that have gradually sapped historic town centres of vitality. This is on top of an even longer-term trend – the decline in attendance at Christian places of worship. In short, people do not congregate in town centres in the way they once did. It is clear that the 'old' high street (actually largely a 20th-century concept) as a retail-dominated centre is not coming back.

There is growing recognition and acceptance that town centres need a greater diversity of uses, including housing, workspaces, community spaces and arts venues, alongside some retail, such as revitalised market halls. This is how they once were. Multiple agencies, across the public, private and third sectors, need to work together to bring about change. It also requires a benign national policy framework and investment in the public realm and transport infrastructure. There can be an important role for communities themselves, as part of this mix. With the right support and resources, third-sector organisations can contribute to the change we need to see.

The early-stage funding and advice, as well as support for community shares and crowdfunding, provided through this programme, delivers projects to bring vacant and underused heritage properties back into use. The number of completed projects is limited at this stage but seeds have been planted which will result in positive long-term impacts.



1. Participants at an Open High Streets workshop at Moseley School of Art, Birmingham

# Programme Overview

The **Transforming Places through Heritage** (TPTH) programme supported projects led by charities and social enterprises with the potential to contribute to the transformation of high streets and town centres in England. Funded by the Department for Culture, Media and Sport, the programme was part of a wider initiative to revive heritage high streets in England, alongside Historic England's *High Streets Heritage Action Zones*. Together, these programmes formed part of the Future High Streets Fund, administered by the Department for Levelling Up, Housing and Communities.

Five 'Critical Success Factors' were set out in the business case for the programme:

- 1: Maximise regeneration benefits of local areas and high streets, assisting in making high streets and town centres fit for the future.
- 2: Protect, enhance and safeguard historic buildings across England, offering viable new uses for disused and under-utilised high street properties.
- 3: Build capacity within local community groups, social enterprise and charities.
- 4: Pilot innovative, alternative uses, ownership structures and investment models to facilitate long term regeneration.
- 5: Maximise the positive social impacts around restoring historic buildings.

Grants offered through the programme are summarised as follows:

<b>Grant type</b>	<b>Purpose</b>
Project Viability Grants	To explore options and test whether potential uses will be viable, including assessment of building condition and repair needs, community consultation, fundraising strategy.
Project Development Grants	Once viability broadly established, development of business case for preferred option and detailed technical designs.
Transformational Project Grants	Capital grants to cover the cost of building acquisition, repair and conservation work and associated fees as well as work required to enable 'meanwhile' use or change of use, including services and fit-out.
Crowdfunding Challenge Grants	For development or capital costs or both, matching the amount raised through a crowdfunding campaign.
Community Shares Booster	Grants to develop community share offers and equity investments to match the amount raised in Community Shares.

# Grant-making Performance

Between September 2019 and March 2023, 338 funding awards, totalling **£13,868,006**, were made to 239 projects. The funds were distributed by year as follows:

Year	Funding offers
2019-20	£3,036,225
2020-21	£4,734,930
2021-22	£4,591,040
2022-23	£1,505,811

Grant-making peaked during the middle years of the programme, with the volume of new grant offers reducing significantly in the final year. This was not due to a reduction in demand for grants, which remained consistently high throughout, but a deliberate winding down of the programme. There were no new capital grant (Transformational Project Grants) offers in 2022-23, while the final batch of Project Viability Grant offers were made in December 2022. The programme closed completely to new applications in January 2023, with the last round of offers made in March. This staged closure of the programme was essential to ensure funds are fully disbursed by September 2024, which is a contractual requirement.

*Table 1* below provides a breakdown of grant-making by grant type. 75% of the total funding (£10,443,264) was awarded in Project Development Grants and Transformational Project capital grants, as expected given the larger average grant amounts. However, in terms of numbers, most grants (40%) were Project Viability Grants.

The Crowdfunding Challenge Grant was the only grant type that did not attract as much demand as anticipated. This may have been related to the challenges of raising funds from communities during the Covid pandemic. However, only two out of the 14 grant offers were withdrawn due to the failure of the grantees to reach their minimum crowdfunding targets.

*Table 1* also shows the number of completed grants (i.e. funds fully disbursed) as at 30th September 2023, six months after the final round of awards. £10,568,827 (76% of the total funding) had been disbursed to grantees. Of the funds remaining to be disbursed, the greatest proportion is for Transformational Project Grants. At the time of writing, 11 of these projects were still on site or have yet to commence capital works.

*Table 1: Summary of grant offers, by number and value, and grants disbursed by 30-9-2023*

Grant type	Number of Offers		Amount Offered		Completed, Disbursed	
	Planned	Actual	Total Value	Average	No.	Value*
Project Viability Grant	125	136	£1,709,804	£12,572	117	£1,335,709
Project Development Grant	102	126	£5,039,954	£40,000	88	£4,106,891
Transformational Project Grant	19	26	£5,403,310	£207,820	15	£3,471,107
Crowdfunding Challenge Grant	35	14	£292,480	£20,891	12	£242,939
Heritage Development Trusts	3	7	£717,458	£102,494	7	£717,458
Community Shares Booster	15	22	£600,000	£27,273	22	£600,000
<i>Covid Emergency Support Grants</i>	0	7	£105,000	£15,000	7	£94,723
<b>TOTAL</b>	<b>299</b>	<b>338</b>	<b>£13,868,006</b>	<b>£41,030</b>	<b>268</b>	<b>£10,568,827</b>

*\*amounts include partly disbursed grants in addition to completed grants*

Data from grant exit surveys, which grantees are required to complete upon final drawdown of their grants, provides an indication of the impact and effectiveness of TPTH funding. Exit surveys were completed for Project Viability (PVG), Project Development (PDG), Crowdfunding Challenge (CCG) and Transformational Project (TPG) Grants. They were not completed where grant offers were withdrawn and the work was not done. Less than 10% (12 out of 136) of Project Viability Grant (PVG) offers were withdrawn in full, as a result of grantees not being able to progress the work required to establish viability. Of those that did claim their PVGs and complete exit surveys, **86% reported that the project was viable** and would be progressing to the next stage of project development.

*Table 2: Project stage at grant exit survey*

Project status	Grant type		
	PVG	PDG CCG	TPG
Not viable	6	0	0
Stalled	11	4	0
Development	91	70	0
Capital works	4	24	5
Operational	0	9	10
<b>Total</b>	<b>112</b>	<b>107</b>	<b>15</b>

As shown in *Table 2*, overall, only 21 projects for which grant exit surveys were received had stalled or were deemed unviable. A large majority, **213 out of 234 (91%) reported that their projects were progressing to the next stage of development following the completion of their grant** and capital works were underway at 33 sites. It is important to note that even where projects were found to be unviable, this can still be viewed as a positive exercise in that it saves the grantee organisation from further effort and cost that might have been spent in developing the project further.

#### *Supporting building acquisition*

One of the key aims of the TPTH programme was to facilitate community ownership of historic high street and town centre properties. The funding supported projects at various stages in this process, such as helping develop the business case

for acquisition from local authorities or in negotiations with private owners. The grants also supported third-sector organisations who were the long-term owners of historic buildings, or who had recently secured ownership, but needed development and capital funding to make repairs or adaptations or introduce new uses to make the building sustainable.

Before receiving funding through the TPTH programme, 86 survey respondents (36%) already owned the buildings for which they had received a grant. Of the remaining respondents, **28% (47) reported that they had acquired the building and this could be directly attributed to the grant-funded work.** A majority (71%) had not yet acquired the building. It is expected that this proportion will rise quite significantly as an increasing number of projects secure grants for acquisition costs from new UK government initiatives such as the Levelling Up Fund and the Community Ownership Fund. In the first three rounds of the latter, which was launched in July 2021 and will run until March 2025, **15 projects supported through TPTH made successful bids, collectively securing £3.8 million.** This represented a significant proportion of all historic building projects supported by the Fund. Case Study 1 (pages 10-12) is an example of a project where Levelling Up funding has been secured to acquire a Grade II\*-listed building in Sheffield city centre, following a £100,000 Project Development Grant from the programme.

#### *Capacity building*

Grant-making through this programme was targeted largely at projects in the early stages, including testing viability and developing a business case. A secondary benefit of this funding, in addition to increasing understanding of the building for which the grant was offered, was that there was the opportunity for skills development within the grantee organisations, particularly in those cases where the organisations were newly established or applying for and managing grants for the first time. **Over two-thirds (67%) of those completing grantee exit surveys reported that the grant had contributed to capacity building within their organisation.** The rate was highest (74%) for those completing Project Development Grants.

### Future sustainability

Grantees were asked to consider how sustainable their proposed projects were at the time of completing their grant (in terms of the end use of the building, based on the work they had done with the funding). The majority (54%) perceived that their projects were 'definitely sustainable'. A further 42% found them 'likely sustainable'. Only 3% assessed their projects to be unsustainable. A degree of 'optimism bias' must be acknowledged in these surveys but longer-term studies carried out on AHF grantees suggest that these levels of confidence are not entirely misplaced. It is likely, however, that projects will be increasingly challenged by rising capital and running costs in the short to medium term.

### Geographical spread

The individual historic building projects that benefited from grant funding through the programme were widely distributed across England, from Carlisle to Ramsgate and from Berwick-upon-Tweed to the Scilly Isles. The maps in *Appendix 2* illustrate the geographical spread of the funding by grant type. Grants were project-based rather than place-based but, in assessing applications, consideration was given to the likely economic and social impact of the proposed project, with reference to the indices of multiple deprivation for the area in which the project building was located. The presence of area-based regeneration initiatives in the locality, which could be a potential source of capital funding for

projects, was another factor in determining which projects were supported. This included places benefitting from investment from the Towns Deal and Future High Streets Fund. Although TPTH grants could not be directly matched with the funding, there was a desire to support projects in High Street Heritage Action Zones in particular, to support the successful delivery of that programme. Eligible projects, led by charities and social enterprises that owned or intended to acquire historic buildings, were supported in 22 High Street Heritage Action Zones, a third of the total. In most cases, TPTH grants provided feasibility stage and development funding, or an early phase of capital work, with Historic England funding supporting a later phase of work.

*Figure 1* below provides a breakdown of projects supported by region. Around a quarter were located in the South West, with the North West and Yorkshire and Humber regions following. Together, these three regions accounted for about half of the total grants. Only 10 East Midlands projects were supported but, in general, a good geographical spread was achieved across the country. Grant-making through the programme reflected the fact that deprived communities exist in every English region, including many coastal and ex-industrial towns in the South and East. Although the most distressed high streets and town centres tend to be in more deprived areas, even relatively affluent towns can experience high vacancy rates and neglected historic buildings.

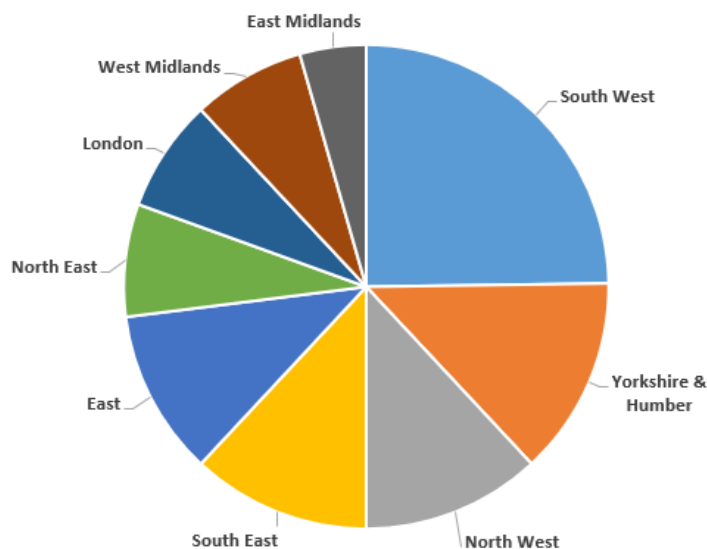


Fig. 1: Location of grant-funded projects by region



### Heritage value

To qualify for funding from the programme, projects had to involve the rescue and reuse of historic buildings. The definition of 'historic building' was intentionally broad, not being limited to listed buildings only. In practice, as shown in *Figure 2* below, more than 70% of the projects supported involved listed buildings, and around 20% were the highest grades (I and II\*). The latter included redundant medieval churches and chapels, as well as secular buildings such as cinemas and theatres, mills and factories, town halls and other civic buildings. Of those that were not listed, the vast majority were located in a Conservation Area and all were considered to make a positive contribution to the historic character of the townscape. Grant offers were made to a small number of unlisted historic buildings outside of Conservation Areas but these were exceptional.

### Capital grants

Capital grants (Transformational Project Grants) of up to £350,000 were available for those projects that best exemplified what the programme was trying to achieve, including projects being delivered by the pilot Heritage Development Trusts. 26 awards were made in total and 15 of these had been completed by 30th September 2023. (See Appendix 1 for a summary.) As the amounts were relatively small for capital grants, in most cases these grants were

either for a distinct phase of works or part of a much larger funding package, often with the National Lottery Heritage Fund as the major funder.

Grant exit survey data showed that, collectively, a total of 4,541m<sup>2</sup> of floorspace had been brought back into use across the 15 completed projects, or 303m<sup>2</sup> on average.

The end uses of the completed projects were diverse and most were described by the grantees as 'mixed use', encompassing both community and commercial uses. This included more income-generating uses such as managed workspace and retail units alongside community spaces for hire. As can be seen in the brief descriptions in *Appendix 1*, residential use also featured prominently, either as affordable housing in part of the property or the whole building converted to short-stay visitor accommodation.

Grant exit survey data from the completed capital grants also indicated that 82 FTE equivalent jobs had been created as a result of the investment, or 5 jobs per project on average. Grantees were also asked to estimate how many individuals had gained new skills and/or benefited from training through the project. Again, the average was 5 per project, excluding one outlier project (Hat Works, Luton) which had delivered training for 1,746 people.

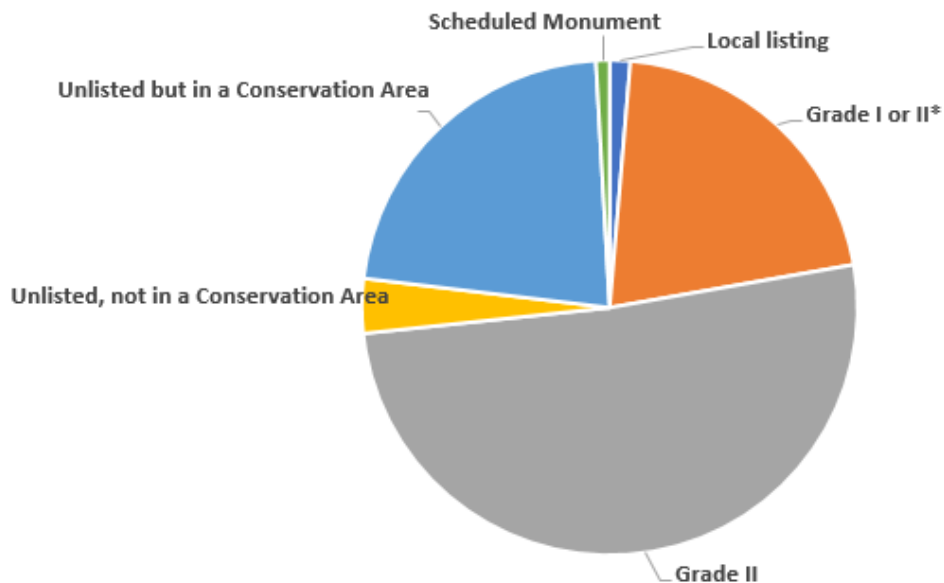


Fig. 2: Heritage value of buildings supported

### *Feedback from grantees*

Support from AHF through this programme often involved more than just the grant funding and this is reflected in positive comments received in grant exit surveys. Grantees praised the responsiveness, flexibility and expertise of AHF staff. AHF assistance was instrumental in overcoming challenges, securing additional funding and navigating complex project timelines, especially during the disruptions of the Covid-19 pandemic. Selected comments below give a flavour of the quality of feedback received.

*“The support and advice we have received from the AHF has been significant in progressing this project, not only through the grants themselves but the advice available from the Programme Officer and Consultant Project Advisors. The flexibility of the AHF around spend profile and grant deadlines has also been incredibly useful and evidence of a funder with real understanding of the complexities of projects.”*

*“The [AHF] team has always been there when we needed you. The conversations felt like partnerships—a willingness to understand that change happens and a new approach is sometimes necessary.”*

*“AHF has been absolutely marvellous. Your funding was approved after sensible enquiry but without unnecessary*

*bureaucracy or delay. You stepped in and funded a piece of work that has underpinned our proposition and strengthened the business plan very considerably.”*

*“... The AHF's decision to support our crowdfunder was important in two ways ... the financial input, and also the moral support that came with it. The Crowdfunder Challenge has raised a total of £40,000 which is a wonderful outcome. Before we were accepted onto the scheme we thought our GoFundMe page might possibly raise £10,000. Once the AHF became involved we raised the target to £20k and we have only reached that figure because of the AHF's pledge to match fund. The pledge, and the deadline, galvanised our supporters into action and also helped us to attract donations from outside our usual circles because of the publicity created ...”*

*“Even before the initial application was submitted I felt that the AHF officer understood the challenges we were likely to face and they demonstrated great support to us. The process itself was straightforward and the additional support ... was positive and informative. I have subsequently suggested to two local groups that they consider applying for support to AHF.”*



2. Station South cycle café, Levenshulme, Manchester

# Case study: Canada House, Sheffield

Words by Emily Pieters, Project Director, Harmony Works

## How, why and when did this project get off the ground?

Sheffield Music Academy (SMA) and Sheffield Music Hub are the leading music education providers in Sheffield. They are both thriving and pushed to the limit within their current arrangements and spread across the city. None of the spaces they occupy are designed for music, nor are they suitable for future expansion. In 2015 Martin Cropper, Director of SMA and Ian Naylor, Head of Music Education, Sheffield launched a joint vision to find a permanent home for music education in the city. This home would enable each organisation to provide a highly visible, accessible, physical focus for music education with a full array of practice, rehearsal and performance spaces not available elsewhere in the region.

In 2017 we discovered Canada House, a Grade II\* listed building in the centre of Sheffield. The building was big enough, with a fabulous range of inspiring spaces, right in the heart of the city and easily accessible by public transport. Martin and Ian then approached the Dept of Architecture at the University of Sheffield, who undertook a 'Live Project' 'Harmony Works' with masters Students, exploring the potential of Canada House and the use of the historic spaces with a series of 'What If' scenarios. This gave huge confidence that the spaces were suitable and provided an inspiring vision enabling support from politicians, and funders.

We've come a long way since then, with Harmony Works now identified as a priority project for the City with the full backing of political leaders at Sheffield City Council and South Yorkshire Mayoral Combined Authority. We have a grant from Sheffield Gateway Levelling Up Fund to acquire Canada House and are well underway with raising funds for the refurbishment with development stage funding from the National Lottery Heritage Fund. Harmony Works Trust is now a formally constituted CIO.



3. Canada House exterior

## What is special about this building and why was it right for your project?

Canada House was originally built as offices for the Sheffield United Gas Light Company in 1875. The building played a crucial role in the technological revolution that swept across the UK – where the use of gas for heating and lighting homes was becoming more and more widespread. The main entrance gives direct access to the General Office, a vast impressive space with huge glass dome where members of the public would undertake their business, ordering heating appliances, taking their gas meters to be read, and paying their bills. A series of showrooms displayed goods from light fittings to gas-heated washing machines! The building remained offices for the Gas Board until 1972 and then, after lying vacant and facing the threat of being torn down by property developers, received its Grade II\* listed status.

Nestled in the heart of Castlegate, Canada House isn't just a building – it's a piece of Sheffield's story, where the city's history began. Castlegate is the home to the remains of Sheffield's medieval castle and

its where the Rivers Don and Sheaf join at the 'Sheaf Field'. Since 2013 Sheffield City Council's 'Rediscovery of Castlegate' project has caught the wider public's imagination and has become one of the central 'place-making' initiatives in the City Centre Master Plan.

Canada House is the perfect home for music education – it will be a place where all kinds of music can thrive. Our plans to revitalise Canada House make the most of the historic spaces, retaining its unique heritage features, whilst making sure that it is accessible and welcoming to all. The huge variety of spaces adapt to fit different music-making such as recording facilities, performance, and practice spaces, which will support all types of musical development to meet the needs of diverse and talented young musicians.



4. Canada House interior

**How have you ensured good conservation practice and has environmental sustainability been incorporated into your plans and designs?**

Our vision is for a zero-carbon Canada House with principles of environmental sustainability at the heart of design and construction. When the building opened, it was part of a technological revolution using

gas-driven domestic heating and lighting. Now we want to refurbish it with the most efficient, sustainable technology available. Our engineers, Arup, and architects, Evans Vettori, have worked to understand Canada House's history, materials, systems and behaviour, to retain character and heritage value, while realising the radical performance improvement necessary to sufficiently decarbonise. Measures that have been taken to address environmental sustainability include: conserving building structure and fabric to retain embodied carbon, avoiding the consumption of new resources; connecting to the Sheffield City district heating network, using energy from waste, hence low-carbon heating source; air conditioning will use refrigerant-based heat pump systems using electricity from renewable sources; ensuring passive ventilation systems to most spaces, minimising energy consumption.

#### **What was AHF funding used for?**

Our initial Project Viability Grant funded essential consultant costs enabling us to test critical financial aspects of the project with a high level cost plan, heritage statement and feasibility study. An additional Project Development Grant took this work further, supporting community engagement, building valuation, business planning, fundraising and critical survey and design work, leading to a successful pre-application to Sheffield City Council. We found the support of a consultant project advisor at a critical stage of the project to be invaluable.

#### **What activities and/or services will be delivered from the building?**

By finding a sustainable use for a prominent, city centre building, which has been largely empty for many years, the project will ensure the long-term survival of a key component of the city's Victorian heritage. By developing Canada House as centre for music education, the Harmony Works project will significantly increase access to this heritage building. Once refurbishment is complete, many organisations will be resident in the building, delivering a huge range of activities: Sheffield Music Academy and The Hub will be based in Canada House, providing music education for over 75,000 young people. They will share Canada House with a variety of partners who can promote each other's activities, signpost children and young people to new opportunities and development pathways and network with each other to increase efficacy, opportunity and efficiency, and to

deliver economies of scale. These partners include two ACE National Portfolio organisations, Brass Bands England and Music in the Round, and many other local music charities and organisations. Performance spaces will be publicly accessible via concerts and open rehearsals. Students, teachers, partner organisations, staff and trainees will access the whole building as they receive and deliver musical education.

Canada House will be open every day with teaching, ensembles for all instruments and musical styles, recording facilities, lively performance spaces. While our most frequent users will be children and young people (and parents/carers) attending lessons, rehearsals, ensembles and group music-making, the public will be invited to use our café, music shop and community space, enjoy performances and engage with heritage interpretation and activities. Harmony Works will provide three new contrasting performance spaces, bringing much needed additional capacity to the centre of Sheffield and helping us attract world class musicians to the city. There will also be venue hire, providing additional income to temporary users (such as music or theatre groups) which will bring their staff, volunteers and clients.

### **What impact do you think the project will have on the vitality of the city centre?**

Canada House is at the end of the High Street, in Castlegate. Once a thriving commercial area, it has lost its identity and purpose. The Castlegate regeneration proposal will re-establish the area as a vital part of the city centre. The activation of Canada House, and the increased footfall we generate, will further support the visitor economy, make the area more vibrant and stimulate economic growth and regeneration of the Castlegate area - not only economic benefits, but also helping bind communities together.

### **Capital funding raised for the project**

#### **Income Received**

- Trusts & Foundations & Partners – £90,000
- Sheffield City Council – £203,000
- National Lottery Heritage Fund – £250,000
- Levelling Up Fund – £1.6m

#### **Income Allocated**

- National Lottery Heritage Fund – £4m
- Gainshare Funding – £2m



5. Canada House interior

# Community Shares Booster programme



The Community Shares Booster programme invests equity to match community shares in community benefit societies that can demonstrate higher than average levels of community impact, innovation and engagement. In partnership with Co-operatives UK, which manages the programme, AHF invested £600,000 for projects involving historic buildings in town centres. The Booster programme included development grants of up to £10,000, which can assist societies to develop community share offers, as well as community share equity investments of up to £50,000 that could be made to match investment raised locally.

Community shares provide a form of patient and aligned funding that has transformed the landscape for socially minded, value driven, and co-operatively driven community businesses. They have offered ways for businesses to better connect with their communities, customers and services users, and for charitable projects to develop sustainable futures by moving away from grant dependency into trading revenues based on need and a complementary business model.

Community shares are often an absolutely essential element for unlocking sources of funding such as commercial loans and major grants. Successful community share offers enable community businesses to demonstrate that they have the strong backing of local people and businesses.

The total £600,000 investment through the TPTH programme was split between Booster development grants totalling £91,540 awarded to 10 projects and equity investments totalling £508,460 made to 12 projects. The latter are listed in the table below, which illustrates how TPTH funding was invested alongside, and helped to lever in, significant additional funds—£2,202,437 from 2,945 individual community investors.

One of these investments supported The Exchange Erith Ltd., a former Carnegie library in south east London which has been converted into a thriving community hub. See the case study on the following pages. Other projects included shops and pubs brought into community ownership, community housing projects and a lido.

*Table 3: List of equity investments through the Community Shares Booster programme*

Organisation	Location	Equity invested through TPTH	Community investment raised	No. of investors
Marsden Grocery CBS	Kirklees, West Yorkshire	£6,650	£53,350	397
Saffron Walden Community Pub Ltd.	Saffron Walden, Essex	£50,000	£50,250	126
Mustard Seed Property	Redruth, Cornwall	£50,000	£551,246	209
Calder Valley Community Land Trust	Calderdale, West Yorkshire	£50,000	£220,000	120
The Exchange Erith Ltd.	London Borough of Bexley	£50,000	£78,880	452
Holmfirth Tech Ltd.	Kirklees, West Yorkshire	£50,000	£50,140	117
Jubilee Pool Penzance Ltd.	Penzance, Cornwall	£25,000	£78,180	244
Nudge Community Builders	Stonehouse, Plymouth	£50,000	£351,125	512
The George Community Pub	Wickham Market, Suffolk	£50,000	£225,050	212
Stokes Croft Land Trust	Bristol	£50,000	£221,150	403
Caistor & District Community Trust	Caistor, Lincolnshire	£50,000	£90,460	116
Myddleton Road CBS – ‘The Step’	London Borough of Haringey	£26,810	£232,606	549
	<b>Total</b>	<b>£508,460</b>	<b>£2,202,437</b>	<b>2,945</b>

# Case study: The Exchange, Erith

Words by Sarah Batten & Peter Nutley, Co-Directors, The Exchange Erith Ltd.



6. *The Exchange*

## **How, why and when did this project get off the ground?**

We moved to Erith in 2014 and for a couple of years, on the way to the station to travel to work in central London, we would walk past the Old Library which was then lying derelict. It had closed in 2009, and by then there was ivy growing through the windows.

In 2016, we noticed an article in the local press saying that London Borough of Bexley had received regeneration money from the Mayor of London for Erith. We thought that some of this must be allocated towards the Old Library, so we dropped the council an email. The timing was just right – they were, at that point, looking for a group to take on the management of the space, and were reaching out to organisations for proposals and outline business plans, and they invited us to apply. We didn't think we would get it, but after submitting a proposal and attending an interview, we did.

That was at the end of 2016, and by April 2017 we were constituted – originally as a company limited by guarantee – and by the summer were delivering engagement activities to find out what others in the community wanted to happen in Erith's principal community heritage site.

## **What is special about this building and why was it right for your project?**

There are very few heritage buildings left in Erith as so much of it was demolished in the 1960s. The library is also a symbol of

what Erith had been in the past, which was a successful industrial port town and retail centre. Erith also used to be a borough, a which stretched across what is now North Bexley; it was a self-governing district that managed its own transport systems, healthcare and power production; it also commissioned its own library – using funds from Andrew Carnegie – for the “learning and advancement” of the working population.

The building itself was designed and built by local people using local materials and acted as a showcase for the talent of local crafts and trades e.g. all the bricks were made locally, and the oval metal framed windows were made at the first Crittal factory in neighbouring Sidcup.

When we started the project, we didn't have a set idea for what the space would become. All we knew, at that point, was that it should remain at the heart of community. After talking to many, many people about the building – what used to happen and what might happen in the future – it was clear that people wanted the heritage of the building respected in the future, but that people wanted a future that was more inclusive and welcoming to new communities and one that would survive future challenges, one that could look after itself. We returned to the founding principles of the building, which we read as: 1) Community, 2) Empowerment and 3) Craft. These three things run through everything that we do.

**How have you ensured good conservation practice and has environmental sustainability been incorporated into your plans and designs?**

We worked with Donald Insall Associates (historic building consultants) and Robin Lee Architects on the capital build programme, ensuring that repair and renovation works were delivered sensitively. The architects and builders delivered the difficult messy work, but The Exchange is delivering the fit out – we are doing this through our craft community production workshops, working with local residents to produce fixtures, furniture and tiles that will finish the building work off. To ensure this is done sensitively, we are focusing on quality craft, working with experienced craftspeople and makers to support the making process. This includes taking wild clay from the Thames to make the tiles.

The garden, too, has sensitivity and environmental sustainability at its heart. We used waste materials from the building works to produce substrate for paths, used bricks that were taken out to create doorways to provide the top layer of paths, and created new bricks using building waste. The garden was designed by award-winning garden designer Sarah Price and we worked with incredible groups like Mark Whyman and Local Works Studio to help guide this sustainable approach.

Other left-over materials from the building project – in particular old wood – is being used in the fit out or the creation of new things we need, like table looms that we are

using to weave window blinds. Very little has been wasted throughout the process.

Because of this approach, we were nominated for Best Sustainable Project of the Year at the Museum + Heritage Awards 2023.

**What was AHF funding used for?**

AHF has supported us from very early on, initially providing us with Project Development funding that helping us to fund development work including activity and business planning, community engagement and programme testing.

As a result of this support, we were able to start the 2-stage National Lottery Heritage Fund process to deliver a second phase of capital works, which then required us to raise a substantially bigger amount in match funding. It was always our intention for some of this match funding to come from Community Shares – we wanted our community to not only have this building on their doorstep, but to own the building. AHF provided us with additional support through the Booster programme to match fund our Community Share campaign. With this support, we were able to raise £175,000 in Community Shares from nearly 500 local residents.

**What activities and/or services are delivered from the building now?**

Four community craft workshops (physical spaces) in textiles, ceramics, print, and timber. These operate on a volunteer basis, so materials, space and skills are accessible, in return for production of things we can either use or sell.

*7. The Exchange interior*





A community-led programme of events, where we work with residents and groups who decide what they would like to see in the venue, and work alongside them to make those things happen – these activities include markets, performances, life drawing, exhibitions, culture exchange days, festivals, dog shows and much more.

A Development Lab: a programme that encourages skills sharing and skills development within the community.

Erith Town Partnership: The Exchange initiated a town partnership made up of organisations and groups of many different sectors operating in the town centre. This partnership now has its own separate legal constitution with Directors from The Exchange, Theatre Box Performing Arts Academy, The Running Horses pub, Erith Playhouse (theatre) and Blooming Erith (a green project). The setting up of this partnership was also supported by AHF.

The Garden: designed by Chelsea gold award-winning garden designer Sarah Price, and planted and maintained by volunteers.

The Bookstore Café/Restaurant: a community café with high-quality affordable food and a range of offerings, including kitchen takeovers, and is soon to include food workshops.

The Town Square: a developing space where our community-led programming happens, but a space we want to activate much more regularly, where people can come in and just be, or see something, do something, spend time with others in at no cost.

Last financial year, we had over 30,000 visits to The Exchange, and we have over 200 volunteers.

In terms of income generation, we also run a venue hire programme which includes weddings; and we have a Garden Room which operates as a retail space for the things we sell and partnerships with other producers that have social impact.

### **What impact do you think the project has had on the vitality of the town centre?**

The Old Library, once derelict, is now open and busy. It stands at the gateway to the town and has therefore improved people's arrival to Erith.

Through the community-led festival ERITH MADE and the setting up of the Town Partnership, we have encouraged and enabled the opening up of other heritage sites including the Cross Keys pub, the heritage churches and Erith Rowing Club, as well as activating the public spaces including Erith Pier and Riverside Gardens.

The Town Partnership is now pretty strong, which much closer collaboration between groups. We work together regularly on ways to communicate the town better and to develop programming that encourages visits.

Because of the Partnership work, we were able to bounce back in terms of footfall to the town, and during particular co-ordinated programmes have increased footfall dramatically – the last ERITH MADE encouraged 5,000 people to the town.

We are now a key player (in part because we became an Arts Council National Portfolio Organisation) in the Bexley Culture Network helping to encourage a community-led approach to cultural production.

### **Capital funding raised for the project**

Bexley Council – £1m

Greater London Authority – £1m

National Lottery Heritage Fund – £723,000

Exchange match (Power to Change, Community Shares + Booster, Orbit) – £220,000

# Economic and Social Impacts

ERS Research & Consultancy was commissioned to undertake an independent study of the programme, focussing primarily on outputs, outcomes and impacts. One of the key challenges of assessing impact was the fact that the programme offered funding and advice largely at early stages of projects so the full impacts in many cases may not be apparent for many years. As projects progress to later stages of development and attract grants from a wider range of funders, the value of AHF's investment can be lost. Modelling of impacts arising from these early interventions was therefore a key component of the study. The full report is available [here](#).

The study reported on the extent to which the programme's five 'Critical Success Factors' had been achieved and found that:

1. **Regeneration benefits to local areas** are already apparent and have been transformational in some locations.
2. The **protection, enhancement, safeguarding and provision of new uses for historic buildings** is evident.
3. **Capacity has been built within local groups** (and community engagement has been facilitated).
4. **Innovative, alternative uses, ownership structures and investment models** have been piloted with notable successes.
5. **Positive social impacts** are being maximised and have potential to grow further.

## *Impact modelling*

ERS reported that the programme played a significant role in helping projects move forward – an impact which, in the majority of cases, **would not otherwise have happened**. Having supported projects to progress, the programme is forecasted to generate significant economic and social impacts, generating **a return of £3.38 in value for every £1 invested**. These benefits are expected to take the form of direct benefits in Gross Value Added (GVA)

output and reductions in crime as well as indirect benefits, including volunteer wellbeing benefits and Willingness to Pay (WTP) benefits. Taking into account the number of projects that would not have gone into operation in the absence of the programme, this forecast describes the monetised outputs and outcomes that are attributable to the programme.

The programme was also commended by stakeholders and grantees for:

- providing **early-stage funding** intervention that was often the only option for organisations that could not raise debt finance or draw on other funding options;
- offering grantees **much more than a funding transaction**, including guiding projects to other sources of support;
- spawning **creative business models** and **creative use of heritage spaces**;
- **de-risking projects**, which helped to secure funding further down the line by testing the project was sufficiently robust and in offering AHF's seal of approval.

As such, the TPTH programme was commended for delivering the following:

**Reinforcing Levelling Up:** delivering in places where the market is not working and where investment can make a difference.

**Being transformative:** turning buildings from a liability into an asset and initiating a ripple effect of regeneration in neighbouring properties.

**Promoting agency:** empowering communities to develop their own solutions and engendering pride of place/community wellbeing.

**Sparking innovation:** being at the vanguard of a new movement with a distinct equity investment model through the Community Shares Booster.

**Facilitating diversity:** engaging new groups and encouraging a range of uses and activities.

# Case study: Liskeard Library

Words by Lindsey Hall, Chief Executive, Real Ideas CIC



8.

## How, why and when did this project get off the ground?

Real Ideas is an award-winning social enterprise. We renovate complex heritage buildings, reinventing them to create economic and social change in struggling communities. Although we work across the South West and beyond, the focus of our direct delivery has been in Devonport (bottom 10% Indices of Multiple Deprivation) and Liskeard (wards in bottom 10% Indices of Multiple Deprivation). This includes renovating the Devonport Guildhall (Grade I-listed) as a social enterprise centre; running Ocean Studios (Grade I-listed) as artists' studios and creative maker space; and renovating and extending Devonport Market Hall (Grade II-listed) as an immersive technology centre with a cutting-edge, industry leading, 360° immersive dome.

In 2017, in the face of changing budgetary requirements, Cornwall Libraries redesigned their approach to delivering a library service, creating significant change, including in Liskeard. The books and a system for distributing them remained with Cornwall Council, but the ambition was for the buildings and running costs to be devolved to appropriate organisations in each community. If successful, this approach would create vibrant, self-sustaining, locally appropriate, community facilities that included a library offer alongside a range of other activities and facilities.

In Liskeard, the library needed urgent modernisation, initially estimated to cost £700K. Neither the Town or Cornwall Council had the resources to fund this, so other models were explored to save the heritage building and run sustainable library provision. Discussions between various organisations in Liskeard, including the Town Council and Liskeard School, led to a collective decision to devolve the library building to Real Ideas. Their experience elsewhere meant they were best placed to develop a sustainable, socially enterprising model that incorporated an innovative, inclusive programme, including a library. A community asset transfer took place between Cornwall Council and Real Ideas, who took on a 125-year, full repairing lease and a contract to deliver library services for as long as Cornwall Council requires.

## What is special about this building and why was it right for your project?

The Passmore Edwards Library building is a Grade II-listed, purpose-built library, constructed in 1898. Throughout its history, the building has always housed a library, often alongside other functions, including a bank. The library occupies a central position on the high street, generating vital footfall for the town centre, bringing people into the town and supporting a range of local cafes and shops. Although structurally sound, the building was in a poor state of repair, requiring significant capital works to enable it to be a welcoming, contemporary space for a library, with additional facilities

and resources for cultural activities, creative technology, and the wider community.

Discussions were had exploring the potential to move the library to another location, but its listed status and the fact it is a purpose-built library, much loved by the local community, led to agreement that investment in a substantial renovation was the best option.

**How have you ensured good conservation practice and has environmental sustainability been incorporated into your plans and designs?**

Real Ideas has extensive experience renovating Grade I and II-listed buildings. We are committed to environmental sustainability, applying BREEAM principles, including sourcing timber from sustainable sources and recruiting sub-contractors locally. We work hard to uncover and retain heritage features, incorporating them into contemporary design that ensures the building is a welcoming, contemporary space, that also tells its heritage story.

**What was AHF funding used for?**

AHF funding has been used at various stages throughout the project and has been key to its success. The initial development grant from AHF enabled us to carry out vital viability and design works, which in turn unlocked the transformational grant that enabled the build to happen and levered other funding for the project, including Shared Prosperity Culture and Heritage Funding and G7 legacy money.

As the project progressed, additional build challenges were uncovered and construction costs rose rapidly, the AHF investment loan played a critical role in enabling us to complete the project. As well as providing essential resource, the speed with which the AHF investment team responded ensured the capital build remained on track and the library opened its doors as planned, on the 30<sup>th</sup> September 2023.

AHF's support throughout the six-year lifetime of this project has been invaluable. The pandemic and the cost-of-living crisis has added significant difficulty to an already complex capital project, but throughout, your flexibility and commitment has been exemplary.

Throughout the project, we have received consistent support from AHF staff, including

advocacy for the project, ideas for additional resources and ways to tackle some of the challenges we've faced. Throughout the pandemic and beyond, AHF staff have always been very helpful, have believed in the project and encouraged us not to despair, even when things have looked particularly difficult.

**What activities and/or services are delivered from the building now?**

Liskeard Library is, once again, the public library for the town, as well as being a cultural and creative centre, supporting individuals and organisations with a wide variety of activities, a café, co-work and meeting spaces, creative technology, and workshops. The building is fully accessible and inclusive, providing a vibrant community and working space in Liskeard town centre.

We anticipate the renovated library will have a positive impact on the vitality of the town centre. When we opened our doors on the 30<sup>th</sup> September, 49 new library users signed up and 51 lapsed library memberships were re-activated. This is a 7.3% increase in active users of the library service in Liskeard. Our footfall counters show 1774 people visited the library in the first 6 days of opening, an average of more than 200 per day.

Prior to renovation the library was mainly used by the very young (under 9 years old) and older members of the community (70+). With longer opening hours and a diverse programme of activity throughout the year we are expecting a wider demographic and increase the overall numbers using the library. For example, the programme will include activities for very young children, such as Rhyme Time; Lego Robotics club for 7 – 11 year olds; an after-school homework club for teenagers; activities for unemployed people, especially those aged 18 – 24; and opportunities to meet authors for people of all ages.

**Capital funding raised for the project**

- Architectural Heritage Fund – £150,000
- AHF Social Investment Loan – £225,000
- UK Shared Prosperity Fund – £450,000
- Cornwall Council – £250,000
- G7 Legacy Fund – £100,000
- Liskeard Town Council – £10,000

# Open High Streets events programme



The Heritage Trust Network (HTN) was commissioned to deliver the *Open High Streets* programme of events to support the TPTH programme. Its purpose was to engage with and upskill organisations and individuals interested in developing projects involving the restoration and re-use of historic buildings, with a focus on high street regeneration in England. HTN was lead partner, working with Locality to provide the combined skills to support community groups, with Stir to Action providing more specialised workshops.

The original iteration of the programme involved in-person events in the North, Midlands and South of England over two years but plans had to change rapidly due to the Covid-19 pandemic and subsequent lockdowns. The first event, scheduled to take place at the Piece Hall in Halifax in March 2020, was cancelled – though the venue did eventually host an event in May 2022. In response to lockdown restrictions the majority of events went online and became 90-minute webinars that were all recorded so that people could watch at a later date if they were unable to attend.

20 Open High Street events were delivered between July 2020 and December 2022 (15 online and 5 in-person). A total of 1,117 bookings were taken, resulting in 851

attendances. This equated to a 75% attendance rate. This reflects rates HTN and Locality experience with other online events, which tend to have a higher number of no-shows than face-to-face events. However, the attrition rate is lower than that experienced by Gotowebinar who state that the average attendance rate for online training is 53%. There were large fluctuations in attendance, ranging from 11 to 105 attendees, with an average of 43 (above the minimum target of 30 per event). 601 individuals (70% of delegates) booked for one or more events. At the end of the programme there had been almost 1000 views of the recordings on Heritage Trust Network's Youtube channel. Of the attendees:

- 169 (28%) were from community heritage organisations
- 82 (14%) were from other types of community organisations – such as Locality members
- 80 (13%) were from local authorities
- 72 (12%) were professional advisors, contractors or consultants of various kinds
- 69 (11%) were from national agencies, membership bodies or funders
- 30 (5%) were from arts organisations
- 24 (4%) were students

## **Selected online webinars:**

*Finding New Uses for Historic Buildings*—July 2020

*Beyond Retail: Rethinking the High Street*—October 2020

*Alternative Business Models and the Funding Mix*—January 2022

## **In-person Open High Streets events delivered:**

*High Street Regeneration: Finding the Right Strategy*—Lincoln, September 2021

*Why Heritage is Key*—Halifax, May 2022

*High Streets as Cultural Centres*—Devonport, July 2022

*Working with Public Bodies to Deliver Successful High Street Projects*—London, Oct 2022

*The Importance of Community Engagement and Leadership*—Birmingham, Nov 2022

# Case study: 20 Dragon Street, Petersfield

Words by Caroline Aeschliman, Chief Executive, The King's Arms Charity



9. No. 20 Dragon Street

## **How, why and when did this project get off the ground?**

The King's Arms Youth Project started nearly 25 years ago and was set up to support young people in Petersfield and the surrounding villages to enable them to fulfil their potential. We now offer a wide range of projects and 'clubs'. We see approximately 300 young people a week. We received two large donations from two Trust Funds which enabled us to purchase our own building for the first time in March 2020 with the aid of a mortgage – Number 20 Dragon Street [formerly a pub, the Green Dragon]. We also now operate from a second site in the town of Alton.

## **What is special about this building and why was it right for your project?**

Parts of the building dates back to the 1700s when it was a roadside tavern. The building remained a public house for very many years but just before we purchased it, it had been a restaurant which had closed. As far as we know it has always been used by the community. The building is situated in the town centre and benefits from a large number of young people walking past with the local school just up the road. The building offers a large 'club space' downstairs with a bar which we use albeit now mainly for supervision, supplying drinks, toast and tuck. The building also

has a number of break-out rooms and spaces where we can offer craft, games and other activities or even just some quiet time. The layout has enabled us to have a quiet one-to-one mentoring room in sight of the bar area.

The age and history of the building really adds to a sense of 'home' for our young people. We have even managed to mock up a fire in one of the original fireplaces. In particular, we were able to convert the large 'industrial' kitchen into a wonderful 'domestic' kitchen with a large dining space. This allows our young people to take part in cooking activities and enjoy a meal together. This has been perfect for our Young Carer sessions especially.

## **How have you ensured good conservation practice and has environmental sustainability been incorporated into your plans and designs?**

We used an architect and ensured any renovation and improvement was approved and in accordance with the listed status. Retaining the look and feel of the building is very important to us. Many of our young people have issues at home and it is extremely important for us to be safe, welcoming, friendly and homely. This also fits with our key aims and values.

## **What was AHF funding used for?**

When we acquired the building, we knew we needed to carry out essential roof repairs but we had assumed we were going to have to make do with what remained of the industrial kitchen. This retained a cooking smell and was not a welcoming space for young people. The AHF funding enabled us to complete essential repairs to the roof as well as remove all of the old kitchen (including the large extractor fan in the roof). With support of local businesses, we were able to fit a domestic kitchen and create a dining area. Also repair/replace doors/windows, remove asbestos etc.

This has made a fantastic space which is used every day. Young people often take part in cooking activities and then dine together. Our Young Carers groups meet every week (up to 24 young people). Part of the evening session is where staff and volunteers prepare a meal for the group to enjoy together (where they are being looked after). The kitchen conversion has made a huge difference to this. Many of our other groups are based around food, and cooking together whilst having important conversations. The family atmosphere aids this.

**What activities and/or services are delivered from the building now?**

We have 12 staff, the majority of whom are part-time. We have approximately 50 volunteers comprising adults (approx. 40), junior volunteers and interns. Our core group are 11-18 years though this can be extended for Young Carers and Additional Needs.

We deliver myriad services from the space. These include both one-to-one and group mentoring sessions, respite and support for Young Carers, bespoke clubs for Additional Needs groups, holiday activities and trips. There is open access every school day and many evenings.

**What impact do you think the project has had on the vitality of the town centre?**

We receive positive feedback with regard to activities to support young people in the town and to provide a safe and welcoming place where they can come to spend some time or take part in structured activities. We are supported by the local council and were recently one of the Mayor's named charities. We work closely with the schools in the town and surrounding villages and are also supported by the local community and businesses.

We conducted a Just Giving campaign to raise capital funding – we contacted both new and existing donors. We also managed to obtain a donation from two trust funds and a CIL grant. We reached the matched target through donations from local individuals and organisations who kindly donated to us to get our building fit for purpose.

We were very grateful for the AHF match funding [a Crowdfunding Challenge Grant]. We recognised it encouraged others to donate and has made a fantastic environment for us to do great youth work from.



10. Young people's activities in 20 Dragon Street

# Pilot Heritage Development Trusts

A key strand of the programme was the pilot Heritage Development Trusts (HDT) initiative. This scheme enabled building preservation trusts or similar organisations delivering heritage-led regeneration to make a step change in their operations and support their long-term sustainability. Seven organisations were awarded HDT capacity building grants following a competitive application process. The first four (Great Yarmouth Preservation Trust, Historic Coventry Trust, Tyne & Wear BPT and Valley Heritage CIO) were selected in December 2019 and a second cohort (Hastings Commons Community Land Trust, Heritage Lab Ramsgate CIC and Heritage Lincolnshire) in January 2021.

All the trusts used the funding primarily towards staff costs, either towards existing posts or new recruits. The security provided by these revenue funding commitments has made it easier for the HDTs to work on multiple projects simultaneously, develop and strengthen partnerships, be more responsive to new opportunities and develop successful funding bids for specific projects.

As part of the programme evaluation, each HDT was surveyed about their current operations at the beginning and end of the funding period. This revealed that, as a group, **the HDTs had progressed 46 projects over the duration of the programme and brought 10,217m<sup>2</sup> of vacant floorspace back into use.** Historic Coventry Trust accounted for the majority of this, with 6,862m<sup>2</sup>. The Trust was an outlier, its activity being driven by the need to bring projects on stream during 2021 City of Culture year. The average for each HDT was 671m<sup>2</sup> if Historic Coventry Trust's figure was taken out of the calculation.

Collectively, the number of live projects being managed by the HDTs increased from 31 to 55 between the baseline and final surveys (**170% increase in activity**). Again, Historic Coventry Trust was a major contributor to this increase, advancing from 10 to 23 live projects. Tyne & Wear BPT and Hastings Commons CLT were more typical, with nine live projects underway at

the end of 2023, an increase from four and one respectively. The smaller Trusts (Valley Heritage CIO and Heritage Lab CIC) were focussing on delivering just one major project each.

Partnership working with local authorities and others was an important component of each Trust's work. In some cases this has been formalised in signed partnership agreements. All seven Trusts were active partners in Heritage Action Zones, and three were involved with projects connected to Towns Deals. Exceptionally, Hastings Commons CLT was the lead delivery partner for the High Street Heritage Action Zone (rather than the local authority), as well as being on the Towns Deal Board.

Six of the Trusts reported that they had received cash or in-kind contributions of some form from the community or project partners. At Valley Heritage's Alliance Bank project in Bacup, this included donations of furniture, for example. This reflects the degree to which the HDTs are connected to their local communities.

Each HDT was also offered a governance 'health check' by an expert consultancy, Almond Tree Strategic Consulting, along with support and advice on how to address any areas in need of improvement. At the end of the support period, summative assessments showed **significant overall improvement in the governance** of the HDTs, while common themes for continued improvement in governance were also identified.

One of the most valued aspects of the initiative was the opportunity for peer-to-peer learning. This was supported by regular in-person meetings (restricted by the Covid pandemic but achieved two to three times a year) which each Trust taking a turn to host the rest of the group over two days.

In general, the feedback from the pilot HDTs has been that involvement in this initiative has better **equipped their organisations to survive and thrive in an increasingly challenging environment.**



# Case study: Becket's Chapel, Wymondham

Words by Judith Harwood, Chair, Historic Norfolk



11. Becket's Chapel

## How, why and when did this project get off the ground?

I first became aware that the chapel was underused and deteriorating in 2013 when, as a trustee of a different preservation trust, the building was brought to my attention, as a possible arts-only centre project. Since the business case for an arts-only centre did not stack up, the project did not proceed.

In 2015, I suggested to our board that this may be something we should consider as a multifunctional community venue project. The project was complex in that we needed several parties to support the plan, the current owners, the owner of neighbouring land, the town council and Historic England. We also needed funding.

In conversation with Historic England, I managed to have the chapel designated Heritage at Risk, which I knew was important to attract funding. I also established that HE was on side in principle with our plans for an extension from the beginning. I attempted to book a slot to present my plans to the town council for months but I was eventually able to make my case for a Visitor Information Point in the chapel and the cessation of the Tourist Office in the Market Cross. This was approved together with some revenue funding support.

It was only after this that I was able to start thinking about fundraising and get a

commitment from the board to support the project with a £50,000 investment. Historic Norfolk purchased the chapel in September 2022.

## What is special about this building and why was it right for your project?

According to Historic England, the chapel, dedicated to St Thomas à Becket, is thought to have been founded in the late 12th century by the son of William d'Aubigny, founder of Wymondham Abbey. The current building dates to 1300 to 1350, when the chapel was rebuilt. It is a rare survival of an independent medieval chapel. It is Grade I and at risk so exactly the kind of building which Historic Norfolk should support. Its importance to the town as an historic centre and to attract people to the high street was also a key factor.

## How have you ensured good conservation practice and has environmental sustainability been incorporated into your plans and designs?

We have used a conservation architect and employed a whole building assessment from a retrofit specialist to ensure that the building is repaired and upgraded in such a way as to support the drive to net zero. This initiative was funded by Historic England who will be using the whole project as a test case for the effectiveness of this work.

The work so far includes the addition of underfloor and roof insulation, underfloor heating and locally sourced materials wherever possible. The roof insulation in particular in a new concession from Historic England as it requires the entire roof level to rise by 120mm. In the final phase we hope to install photo-voltaic panels and a heat pump, and if we can raise the funds, discreet secondary double glazing.

### **What was AHF funding used for?**

We received AHF grants for project viability, project development and capital works. These paid for most of the business case, a good percentage of the project development for the current phase and the future phase, and a contribution to the capital costs. I'm quite sure the project would have not proceeded without AHF support. The AHF was crucial to get us going, and is key in enabling us to build up our plans for the second and final phase.

### **What activities and/or services are delivered from the building now?**

In July 2023 the building opened to the public for the first time since the works started, for the annual exhibition by Wymondham High School students of their GCSE and A level art work. From May to October it is home to Wymondham Arts, hosting local artists' exhibitions, 6 days a week. A craft fair is booked for the Christmas period and we are arranging a fundraising concert and a talk by the architect and our architectural historian over the summer season. We are also working up plans to advertise the chapel for rent to community users.

### **What impact do you think the project will have on the vitality of the town centre?**

It may be too early to say but there is a tremendous amount of enthusiasm in the



*12. Becket's Chapel interior*

town for this project and we believe that once completed and once interpretation and the Visitor Information Point are introduced, it will be a huge asset to the town centre and wider community.

### **Capital funding raised for the project**

- Architectural Heritage Fund – £100,000
- Historic England – £400,000
- Norfolk Historic Buildings Trust – £50,000
- Norwich Freeman's Charity – £75,000
- Pilgrim Trust – £30,000
- Headley Trust – £20,000
- Geoffrey Watling Charity – £6,000

# Conclusion

*Transforming Places through Heritage* launched at a time of even greater challenge for historic high streets and town centres than we anticipated when we designed the programme. Nevertheless, it has already achieved remarkable success.

The thumbnail images of projects supported through this programme, in *Appendix 3*, illustrate the great diversity and quality of historic buildings supported to thrive through TPTH. They are buildings that were once schools, banks, department stores, town halls, theatres and cinemas, churches and chapels. The majority are protected through statutory listing, and generally speaking, their design, construction and materials are of a better quality than any new-build that would replace them today. Yet, without a viable and sustainable use, these buildings are at risk of being lost forever. Such properties are typically not attractive propositions for commercial developers due to significant conservation deficits, i.e. the difference between the cost of repair and conversion to a new use and the end value once repaired and adapted. They are, however, often beautiful landmark buildings beloved by communities that give character and distinctiveness to places. In the most extreme cases, some have languished, unused and deteriorating, on the national Heritage at Risk Register for decades. This is where third-sector organisations and grant programmes such as TPTH can partner to make an enormous difference for England's historic town centres and high streets.

This programme has shown that in many places there are charities and social enterprises willing to take on historic

buildings. Some are specialist conservation charities (the pilot Heritage Development Trusts among them) whose mission is to rescue and convert 'at risk' historic buildings to new uses. There are also organisations that have developed out of community campaigns to save cherished pubs or swimming baths. The majority, however, are charities and social enterprises that see opportunity and value in delivering their work from historic buildings but may lack the expertise to deliver these projects without significant support.

With the declared climate emergency, retrofit and reuse of existing buildings should be the obvious approach to help achieve carbon net zero. Much more could be achieved with further investment.

Alongside access to funding, one of the greatest challenges for groups seeking to reinvigorate derelict buildings in their areas is around ownership. Simply finding out who owns buildings and land in the UK is far harder than it should be. The lack of transparency on this issue and potential for overseas criminals or corrupt foreign regimes to profit from UK property was brought into sharper focus following the Russian invasion of Ukraine. Across the country, properties are owned by absentee landlords and companies which have no connection to the community and no incentive to look after their assets. In this context, local or community ownership of assets, including by third-sector organisations, should be supported through future programmes.

Working together, we can transform many more hundreds of problem heritage buildings into thriving community assets.

## Appendix 1: Completed Capital Projects

<b>Beneficiary organisation</b>	<b>Project</b>	<b>Grant</b>
Great Yarmouth PT	160 King Street, Great Yarmouth, Norfolk	£350,000
<i>Comprehensive conservation of Grade II-listed, 16<sup>th</sup>-century timber-framed building to provide low-cost quality residential accommodation above and ground-floor restaurant.</i>		
Historic Coventry Trust	3-6 Priory Row, Coventry	£350,000
<i>Conservation of three Grade II*-listed, timber-framed, 15<sup>th</sup>-century houses in Coventry city centre into four high-quality short-stay accommodation units.</i>		
Tyne & Wear BPT	170-5 High Street West, Sunderland	£348,350
<i>Conversion of three 18<sup>th</sup>-century terraced properties (two of which Grade II-listed) into a community cultural venue in partnership with Pop Recs music shop/venue and others.</i>		
Real Ideas CIC	Liskeard Library, Liskeard, Cornwall	£150,000
<i>Grade II-listed Victorian public library, community asset transfer from Cornwall Council. Now a multi-purpose venue, including co-working spaces.</i>		
Valley Heritage CIO	18-20 Market Street, Bacup, Lancashire	£311,271
<i>Conversion of Grade II-listed, 19<sup>th</sup>-century former Lancashire &amp; Yorkshire Bank into co-working spaces and residential units for young people at risk of homelessness.</i>		
The Culture Trust Luton	Hat Works, 47 Guildford St., Luton, Beds.	£280,000
<i>Conversion of the oldest remaining hat factory in Luton, Grade-II listed, empty since 2006, into flexible workspace for creative entrepreneurs and micro businesses.</i>		
Buckinghamshire HBT	2-3 High Street, High Wycombe, Bucks.	£350,000
<i>Grade II-listed, 14<sup>th</sup>-century, timber-framed former inn, the oldest secular building in High Wycombe. Vacant for 20 years, conversion to ground floor bar, community space above.</i>		
Great Yarmouth PT	North West Tower, Great Yarmouth, Norfolk	£99,900
<i>Part of Great Yarmouth's medieval town wall, the 13<sup>th</sup>-century North West Tower had been vacant since 2004. Now converted to self-catering holiday accommodation.</i>		
Historic Coventry Trust	Whitefriars' Gate, Coventry	£100,000
<i>Grade II*-listed gateway to a Carmelite monastery, this 14<sup>th</sup>-century building was last occupied, from 1973 to 2007, by a toy museum. To be converted to residential use.</i>		
Tyne & Wear BPT	177 High St. West & 2 Villiers St, Sunderland	£65,303
<i>Repairs to former bank and shop in Sunderland's Heritage Action Zone, designated a Conservation Area at risk. To be converted to mixed use including affordable housing.</i>		
Paignton Picture House Trust	Paignton Picture House, Paignton, Devon	£90,029
<i>Grade II*-listed cinema which closed in 1996, on the Heritage at Risk Register. First phase of restoration completed, including urgent repairs to stonework and stained glass windows.</i>		
Station South CIC	Levenshulme South Station, Manchester	£100,000
<i>Opened in 1892 as Levenshulme South Station, following the closure of the rail line in the 1950s its condition gradually deteriorated. Now a cycle café, bar and bike workshop.</i>		
Bridgwater Baptist Church CIO	Baptist Church, Bridgwater, Somerset	£126,621
<i>Grade II*-listed church built in 1837 converted to a multi-purpose space supporting wider community use and enterprise activities, including workspaces on the upper floors.</i>		
Stanley Arts	Stanley Halls, South Norwood, Croydon	£60,500
<i>Early 20<sup>th</sup>-century concert hall and art gallery, now a vibrant arts and community centre following community asset transfer. Grant contributed to the repair and refit of the gallery.</i>		
Norfolk HBT	Becket's Chapel, Wymondham, Norfolk	£100,000
<i>Grade I-listed medieval chapel, latterly the town library. First phase of project completed to bring into sustainable use as a community and arts hub with a visitor information point.</i>		

# Appendix 2: Location of funded projects by grant type

### Project Viability Grants



### Project Development Grants



### Crowdfunding Challenge Grants



### Capital Grants



# Appendix 2

## Location of funded projects by grant type

Pilot Heritage Development Trusts



Community Shares Booster Grants



All grants



## Appendix 3: Grant-funded projects



### 7 Manchester Street Working Group

The Boys' Brigade Hall, Morpeth, Northumberland

Grade II  
PVG £9,963  
**In development**



### ACT for Housing

10-12 Lancaster Road, Preston, Lancashire

Grade II  
PVG £14,150  
**Not Progressing**



### Acton Arts Project (Action Arts CIC)

Acton Old Library, High Street, Acton, London

Grade II  
PVG £4,590  
CCG £20,000  
**Operational**



### Age Concern Southend-on-Sea

The Haven, 138-140 Hamlet Court Road, Westcliff-on-Sea, Essex

Grade II  
PDG £12,550  
ESG £15,000  
**Operational**



### Alexandra Theatre Newton Abbott

The Alexandra Theatre, Newton Abbott, Devon

Grade II  
PDG £32,400  
**In Development**



### Arcade – Dewsbury

The Arcade, Market Place, Dewsbury, West Yorkshire

Grade II  
PVG £15,000  
CSB £10,000  
**In Development**



### Arts at the Mill CIC

Wigan Pier, Wallgate, Wigan, Greater Manchester

Unlisted, Cons Area  
PDG £82,500  
**Operational**



### Ashburton Arts

15 West Street, Ashburton, Devon

Grade II  
PVG £15,000  
**Operational**



### Assemble Studios CIC

House of Annetta, 25 Princelet Street, London

Grade II  
PVG £15,000  
PDG £52,592  
**In development**



### Bailiffgate Museum & Gallery

Northumberland Hall, Alnwick, Northumberland

Grade I  
PVG £15,000  
PDG £50,000  
**In development**



### Barnsley Civic Enterprise Ltd

The Civic, Hanson Street, Barnsley, South Yorkshire

Grade II  
PDG £50,000  
PDG £48,120  
**In development**



### Beach Creative CIC

Beach Street, Herne Bay, Kent

Unlisted, Cons Area  
PVG £15,000  
PDG £60,962  
**Operational**

## Appendix 3: Grant-funded projects



### **Berwick Youth Project**

5 Palace Street East,  
Berwick-upon-Tweed,  
Northumberland

Grade II\*  
PDG £54,747  
**In development**



### **Bideford Town Council**

The Patch & Parrot, 5  
Cooper Street, Bideford,  
Devon

Grade II  
PVG £15,000  
PVG £12,000  
**Not progressing**



### **Blackburn College**

Blakey Moor, Blackburn,  
Lancashire

Grade II  
PVG £14,900  
**In development (different  
plan)**



### **Boston Preservation Trust**

Fydell House, South Street,  
Boston, Lincolnshire

Grade I  
PDG £20,000  
**In development**



### **Bourne Town Hall Trust**

Bourne Town Hall, North  
Street, Bourne, Lincolnshire

Grade II  
PDG £30,000  
**In development**



### **Bradford Civic Society**

Top of Town Area,  
Bradford, West Yorkshire

Various  
PVG £7,680  
**Operational**



### **Bradford Mechanics' Institute Library**

Bradford Mechanics'  
Institute, Bradford,  
West Yorkshire

Unlisted, Cons Area  
PVG £6,100  
**In development**



### **Branch Trust, Chipping Norton CIO**

The Branch, 16 Market  
Place, Chipping Norton,  
Oxfordshire

Grade II\*  
PVG £15,000  
PDG £74,732  
TPG £100,000  
**Capital works underway**



### **Bridgwater Baptist Church CIO**

Bridgwater Baptist Church,  
Bridgwater, Somerset

Grade II\*  
TPG £26,621  
TPG £100,000  
**Operational**



### **Buckinghamshire Historic Buildings Trust**

2-3 High Street, High  
Wycombe, Bucks

Grade II  
PDG £15,000  
TPG £350,000  
**Operational**



### **Burnley Empire Trust**

Empire Theatre, Cow Lane,  
Burnley, Lancashire

Grade II  
CCG £15,000  
PVG 15,000  
**In Development**



### **Caistor & District Community Trust**

2-4 Market Place, Caistor,  
Lincolnshire

Grade II  
PDG £50,000  
CBS £10,000  
CBS £50,000  
TPG £200,000  
**In Development**



## Appendix 3: Grant-funded projects



**Calder Valley Community Land Trust**

Fielden Hall, Ewood Lane,  
Todmorden, West  
Yorkshire

Grade II  
CSB £10,000  
CSB £50,000  
**Operational**



**Cathedral Church of Christ and the Blessed Mary the Virgin of Worcester**

The Old Palace, 4  
Deansway, Worcester

Grade I  
PVG £15,000  
**Not progressing**



**Chapel Street Creative Ltd.**

Centenary Hall, Penzance,  
Cornwall

Grade II  
PDG £28,350  
**In development**



**Chard & District Museum Society**

Godworthy House, High  
Street, Chard, Somerset

Grade II  
PVG £8,000  
PDG £17,400  
**Operational**



**Cheshire Heritage and Sustainability Enterprises CIC (CHASE)**

Chester Hydro Electric  
Building, Old Dee Bridge,  
Chester

Grade II  
PVG £14,550  
PDG £39,960  
**In Development**



**Chester Cathedral Development Trust**

The Bank Building, 30 St  
Werburgh St, North Gate  
St, Chester

Grade II  
PVG £14,880  
**In development**



**Churches Conservation Trust**

St Peter & the Old Black  
Lion, 1-3 Old Black Lion Hill,  
Northampton

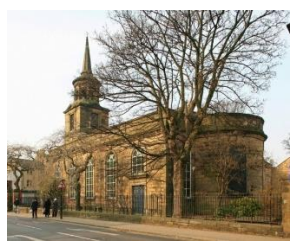
Grade II  
PDG £42,100  
TPG £110,153  
**Capital works underway**



**Churches Conservation Trust**

St Nicholas's Church,  
Westgate Street,  
Gloucester

Grade I  
PVG £14,500  
**In development**



**Churches Conservation Trust**

St John the Evangelist,  
North Road, Lancaster,  
Lancashire

Grade II\*  
PVG £15,000  
PDG £17,355  
PDG £42,000  
**Capital works underway**



**Cliftonville Cultural Space CIC**

Margate Synagogue, Albion  
Street, Cliftonville,  
Margate, Kent

Unlisted  
PVG £14,900  
PDG £76,792  
**In development**



**Colchester & North East Essex BPT**

Balkerne Water Tower,  
Balkerne Gardens,  
Colchester, Essex

Grade II\*  
PDG £20,000  
PDG £25,000  
**In development**



**Community 360**

Former Church of Holy  
Trinity, 4-11 Trinity Street,  
Colchester, Essex

Grade I  
PVG £12,870  
PDG £81,592  
**Not progressing**

## Appendix 3: Grant-funded projects



**Community Arts Umbrella**

39a Kirkgate, Shipley,  
Bradford, West Yorkshire

Unlisted, Cons Area  
PVG £14,920  
**In development**



**Community Assets  
Standing Tall**

Former NatWest Bank, 11  
Market Street, Bacup,  
Lancashire

Unlisted, Cons Area  
PVG £12,864  
**In development**



**Cornwall Building  
Preservation Trust**

Old Duchy Palace, Quay  
Street, Lostwithiel,  
Cornwall

Grade I  
PDG £19,380  
**Operational**



**Cornwall Centre for  
Culture and the Arts CIC**

Redruth Methodist Church,  
Wesley Street, Redruth,  
Cornwall

Grade II  
PVG £13,200  
**In development**



**Cranleigh Civic Society**

Cranleigh Cottage Hospital,  
High Street, Cranleigh,  
Surrey

Grade II  
PDG £19,980  
**In development**



**Craven Arts Charitable  
Trust**

Skipton Youth &  
Community Building,  
Skipton, North Yorkshire

Unlisted, Cons Area  
PDG £20,000  
**Capital works underway**



**Create CIC**

Donald Thomas Centre,  
Chapel Street, Camborne,  
Cornwall

Grade II\*  
PVG £15,000  
**In development**



**Creative Land Trust**

Alice Billings House, 2-12  
West Ham Lane, Stratford,  
London

Grade II  
PVG £14,000  
PDG £100,000  
TPG £116,880  
**Capital works underway**



**Crewe Town Council**

Christ Church, Prince Albert  
Street, Crewe, Cheshire

Grade II  
PDG £53,776  
**In development**



**Cullercoats Watch House**

Front Street, Cullercoats,  
North Shields, Tyne & Wear

Grade II  
PVG £7,480  
**In development**



**Devizes Assize Court Trust**

Former Assize Court,  
Northgate Street, Devizes,  
Wiltshire

Grade II\*  
PDG £15,000  
**In development**



**Dewsbury Community  
Outreach**

74 Daisy Hill, Dewsbury,  
West Yorkshire

Grade II  
PVG £15,000  
**In development**

## Appendix 3: Grant-funded projects



### Durham Amateur Football Trust

Former Mechanics' Institute, Bishop Auckland, County Durham

Grade II  
PDG £17,840  
**In development**



### East Kent Mencap

Foresters Hall, Meeting Street, Ramsgate, Kent

Grade II  
PDG £24,984  
**Operational**



### Exchange Creative Community CIC

Centenary House, Regent Road, Morecambe, Lancashire

Unlisted  
PDG £68,000  
**In development**



### Exchange Erith Ltd

Old Library, Walnut Tree Road, Erith, London Borough of Bexley

Grade II  
PDG £16,631  
CSB £50,000  
**Operational**



### Exeter Cathedral

The Law Library, 8 The Close, Exeter, Devon

Scheduled Monument  
PVG £15,000  
**Not progressing**



### Exeter Northcott Theatre

The Barnfield Theatre, Barnfield Road, Exeter, Devon

Unlisted, Cons Area PVG  
£15,000  
**Operational**



### Firestone Society Ltd

95 Durnford Street, Plymouth, Devon

Unlisted, Cons Area CSB  
£10,000  
**Project Progress**



### Folkestone Leas Lift Company CIC

Folkestone Leas Lift, Lower Sandgate Road, Folkestone, Kent

Grade II\*  
PVG £15,000  
**In development**



### Friends of Abingdon Civic Society

Abingdon Abbey Buildings, 18 Thames St, Abingdon, Oxfordshire

Grade II\*  
PVG £15,000  
PDG £14,500  
**In development**



### Friends of Carlisle Victorian and Turkish Baths

Carlisle Victorian and Turkish Baths, James St, Carlisle, Cumbria

Grade II\*  
PVG £14,900  
**In Development**



### Friends of Stretford Public Hall

Stretford Public Hall, Chester Road, Stretford, Manchester

Grade II  
PVG £14,074  
PDG £68,000  
**Operational**



### Friends of the Royal Oak

The Royal Oak, 69 High Street, Cheadle, Staffordshire

Grade II  
PVG £14,000  
**Not progressing**

## Appendix 3: Grant-funded projects



**FUSE Art Space**

Former HR Jackson premises, 46 Darley Street, Bradford, West Yorks.

Unlisted, Cons Area  
PVG £13,000  
**Not Progressing**



**Gallery at St Margarets CIC / Norwich Historic Churches Trust**

St Margaret's Church, Norwich, Norfolk

Grade I  
PVG £4,941  
**In development**



**Garage Trust**

The Old Post Office, Baxters Plain, King's Lynn, Norfolk

Unlisted  
PVG £14,937  
**Not progressing**



**Gardeners' House CIO**

The Gardeners' House, Morrab Gardens, Penzance, Cornwall

Grade II  
PDG £16,140  
**Capital works underway**



**Gateway Studio CIO**

Trinity Centre, High Street, Gateshead, Tyne & Wear

Grade I  
TPG £250,000  
**In development**



**Gecko Theatre Ltd**

Burton, Son & Sanders Warehouse, St Peter's Wharf, Ipswich, Suffolk

Unlisted, Cons Area  
CCG £25,000  
ESG £15,000  
**Not progressing**



**Generator Loughborough CIC**

The Generator, 12 Frederick Street, Loughborough, Leicestershire

Unlisted, Cons Area  
CCG £25,000  
PDG £28,705  
PDG £71,295  
**In Development**



**George Community Pub**

The George Inn, 95 High Street, Wickham Market, Woodbridge, Suffolk

Grade II  
PDG £7,925  
CSB £8,140  
CSB £50,000  
**In development**



**Giroscope Ltd**

West Park Palace, 419-421 Anlaby Road, Hull, East Yorkshire

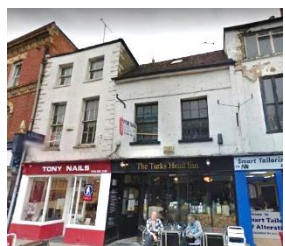
Locally listed, Cons Area  
PVG £14,100  
**In development**



**Glendale Gateway Trust**

21 High Street, Wooler, Northumberland

Grade II  
CCG £25,000  
ESG £15,000  
**Operational**



**Gloucester City Homes**

74-78 Southgate Street, Gloucester

Grade II  
PVG £14,700  
**Not progressing**



**Gloucester Historic Buildings Ltd**

Bishop Hooper House, 99-103 Westgate Street, Gloucester

Grade II\*  
PVG £12,600  
PVG £15,000  
PDG £39,825  
**Operational**

## Appendix 3: Grant-funded projects



### Gloucestershire Academy of Music

Barbican House, Barbican Road, Gloucester

Unlisted, Cons Area  
PVG £13,500  
PDG £25,000  
CCG £25,000  
**In development**



### Great Grimsby Ice Factory Trust

Peterson's Smokehouse & Building 89, Grimsby, North East Lincolnshire

Grade II  
TPG £300,000  
**Capital works underway**



### Great Torrington District Council

The Globe, 5 Fore Street, Great Torrington, Devon

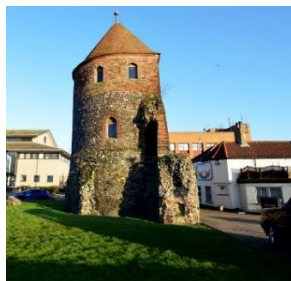
Grade II  
PVG £15,000  
PDG £62,475  
CSB £9,900  
**Not progressing**



### Great Yarmouth Preservation Trust

160 King Street, Great Yarmouth, Norfolk

Grade II  
TPG £350,000  
**Operational**



### Great Yarmouth Preservation Trust

North West Tower, Great Yarmouth, Norfolk

Grade II  
TPG £99,900  
**Operational**



### Grimsby Youth Zone

West Haven Maltings, Garth Lane, Grimsby, North East Lincolnshire

Grade II  
PDG £50,000  
**In development**



### Groundlings Theatre Trust

The Beneficial School, 42 Kent Street, Portsmouth

Grade II\*  
PDG £39,600  
**In development**



### GW Arts CIC

Penryn Methodist Church, Penryn, Cornwall

Grade II  
PVG £12,446  
PDG £16,742  
**In development**



### Hadleigh Market Feoffment Charity / Hadleigh Town Council

Hadleigh Guildhall, Market Place, Hadleigh, Suffolk

Grade I  
PVG £15,000  
PDG £72,200  
**Operational**



### Halifax Opportunities Trust

Hopwood House, 2-4 King Cross Rd, Halifax, W. Yorks

Grade II  
PVG £13,650  
**In development**



### Happy Accidents CIC

The Drill Hall, Denne Road, Horsham, West Sussex

Unlisted, Cons Area  
PVG £14,992  
**Not progressing**



### Harvey's Foundation Trust

John Harvey House, Hayle, Cornwall

Grade II\*  
PDG £33,696  
**Operational**

## Appendix 3: Grant-funded projects



### Hastings Old Women's Co-Housing

St Leonard's Church, East Sussex

Grade II  
PVG £13,300  
**In development**



### Headway Arts

Blyth United Reformed Church, Blyth, Northumberland

Grade II  
PVG £13,495  
**In development**



### Heart of Hastings Community Land Trust

12 Claremont, Hastings, East Sussex

Unlisted, Cons Area  
PDG £53,000  
**In development**



### Hebden Bridge Community Association

The Old Building, Town Hall, Hebden Bridge, West Yorkshire

Grade II  
PDG £30,812  
**Operational**



### Hereford Cathedral Perpetual Trust

21 Broad Street, Hereford

Unlisted,  
Cons Area PVG £14,400  
**In Development**



### Hereford Community Land Trust

26-28 Aubrey St, Hereford

Unlisted, Cons Area  
PVG £7,910  
**Not progressing**



### Heritage Lab CIC

Granville House, Victoria Parade, Ramsgate, Kent

Grade II  
PVG £15,000  
PDG £77,730  
CCG £25,000  
**In development**



### Heritage Lab CIC

Sanger's Studios, Ramsgate, Kent

Unlisted, Cons Area  
PVG £15,000  
**Not progressing**



### Heritage Lab CIC

Age & Sons, Charlotte Court, Ramsgate, Kent

Unlisted  
PVG £11,530  
PDG £48,850  
**In development**



### Heritage Lincolnshire

20-22 Steep Hill, and 40-42 Michaelgate, Lincoln

Grade II\* & Grade II  
PVG £15,000  
PDG £17,100  
TPG £350,000  
**In development**



### Heritage Lincolnshire

Greyfriars, 95 Broadgate, Lincoln, Lincolnshire

Grade I  
PDG £50,000  
**In development**



### Hexham Community-led Housing

Ashbourne House, 13-17 Market Street, Hexham, Northumberland

Grade II  
PVG £4,000  
**Not Progressing**

## Appendix 3: Grant-funded projects



**Historic Coventry Trust**  
City Gates, Hales Street,  
Coventry, West Midlands

Grade I  
PDG £53,366  
**Operational**



**Historic Coventry Trust**  
Lychgate Cottages, 3-6  
Priory Row, Coventry, West  
Midlands

Grade II\*  
TPG £350,000  
ESG £15,000  
**Operational**



**Historic Coventry Trust**  
Whitefriars' Gate, Much  
Park Street, Coventry

Grade II\*  
TPG £100,000  
**Capital works underway**



**Holmfirth Tech Ltd**  
Holmfirth Adult Education  
Centre, Huddersfield Road,  
Holmfirth, West Yorkshire

Grade II  
CSB £50,000  
**Operational**



**Impact Hub Bradford CIC**

30 Chapel Street, Bradford,  
West Yorkshire

Grade II  
PDG £50,000  
**In Development**



**intoBodmin CIC**

The Old Library, Bodmin,  
Cornwall

Grade II  
PVG £13,928 PDG £55,066  
PDG £29,880 TPG £150,000  
**In development**



**Isles of Scilly Museum  
Association**

Town Hall, Hugh Town, St  
Mary's, Isles of Scilly

Grade II  
PDG £19,800  
**In development**



**John Peel Centre for  
Creative Arts**

11 Market Place,  
Stowmarket, Suffolk

Grade II  
PDG £20,000  
**In development**



**Jubilee Pool Penzance Ltd**

Jubilee Pool, Penzance,  
Cornwall

Grade II  
CSB £25,000  
**Operational**



**Kidderminster Town  
Council**

Kidderminster Town Hall,  
Kidderminster,  
Worcestershire

Grade II  
PDG £47,250  
**Capital works underway**



**King Edward VI College  
Site Foundation**

The Mansion, 36 Fore  
Street, Totnes, Devon

Grade II\*  
PDG £60,000  
**Operational**



**King's Arms Charity**

20 Dragon Street,  
Petersfield, Hampshire

Grade II  
CCG £22,500  
**Operational**

## Appendix 3: Grant-funded projects



**Kiondo CIC**  
7-21 Leicester Street,  
Walsall, West Midlands

Grade II  
PVG £11,980  
**In development**



**Knutsford Town Council**  
60 Kings Street, Knutsford,  
Cheshire

Grade II\*  
PVG £8,000  
**In development**



**Lafrowda Club**  
The Lafrowda Club, 3  
Chapel Street, St Just,  
Cornwall

Grade II  
PVG £15,000  
**In development**



**Lakeland Arts**  
Old Grammar School,  
Church Walk, Kendal,  
Cumbria

Grade II  
PVG £15,000  
**In Development**



**Ledbury & District Society  
Trust (Ledbury Places)**

Barrett Browning Institute,  
Bye Street, Ledbury,  
Herefordshire  
Grade II  
PVG £15,000  
PDG £33,210  
**In development**



**Leiston Community Land  
Trust Ltd**

16-22a Main Street,  
Leiston, Suffolk  
Unlisted  
PVG £5,180  
**In development**



**Light Project Peterborough**

27a Minster Precincts,  
Peterborough,  
Cambridgeshire  
PDG £68,402  
**Not progressing**



**Loaves N Fishes**

Provision House, 80-81  
High Street, Dudley, West  
Midlands  
Unlisted, Cons Area  
PVG £15,000  
**Not progressing**



**London Diocesan Fund**

Camden Churches Survey  
Grade I, II, II\*  
PVG £10,000  
**In development**



**London Historic Buildings  
Trust**

Former Girls' Charity School  
& 24 Church Street,  
Edmonton, London  
Grade II  
PVG £15,000  
PDG £33,649  
**In development**



**Lowestoft Town Council**

Lowestoft Town Hall, High  
Street, Lowestoft, Suffolk  
Grade II  
PDG £35,775  
PDG £65,000  
**In development**



**Luton Cultural Services  
Trust**

Hat Works, 47 Guildford  
Street, Luton, Bedfordshire  
Grade II  
TPG £280,000  
**Operational**



## Appendix 3: Grant-funded projects



**MAKE Southwest**

Riverside Mill, Bovey  
Tracey, Devon

Grade II  
PVG £13,300  
PDG £15,000  
**In development**



**Marsden Grocery  
Community Benefit Society**

Marsden Grocery, 5 Peel  
Street, Marsden, West  
Yorkshire

Unlisted, Cons Area  
CSB £6,650  
**Operational**



**Marlowe Trust**

The Marlowe Kit, 20 Stour  
Street, Canterbury, Kent

Grade I  
PVG £14,946  
**In development**



**Mid-Cheshire Community  
Rail Partnership**

Hale Station Signal Box

Grade II  
PVG £11,926  
**In development**



**Midsomer Norton Town  
Council**

Midsomer Norton Town  
Hall, The Island, Midsomer  
Norton, Somerset

Grade II  
PDG £25,000  
**Capital works underway**



**Millfields Community  
Economic Development  
Trust**

Famous Firkin, 47-53  
Adelaide Street, Plymouth

Grade II  
PDG £11,610  
**In development**



**Milton Keynes Christian  
Foundation**

9 & 9a Stratford Road,  
Wolverton, Milton Keynes,  
Buckinghamshire

Unlisted, Cons Area  
PVG £14,000  
PDG £31,000  
**In development**



**Montgomery Theatre &  
Arts Centre**

Montgomery Theatre, 27  
Surrey Street, Sheffield,  
South Yorkshire

Unlisted, Cons Area  
PDG £34,775  
**In development**



**Moor Imagination  
Collective**

Buckfastleigh Methodist  
Church, Chapel Street,  
Buckfastleigh, Devon

Grade II  
PVG £15,000  
**In development**



**Morecambe Winter  
Gardens Preservation  
Trust**

Morecambe Winter  
Gardens, 209 Marine Road,  
Morecambe, Lancashire

Grade II\*  
PVG £13,400  
PDG £47,500  
CCG £25,000  
**Operational**



**Much Wenlock Town  
Council**

The Guildhall, Much  
Wenlock, Shropshire

Grade II\*  
PVG £12,000  
**In development**



**MusicAbility Foundation**

Parade Chambers, 10  
Parade Street, Penzance,  
Cornwall

Grade II  
PDG £23,220  
**In development**

## Appendix 3: Grant-funded projects



**Mustard Seed Property**

Alma Place, Redruth,  
Cornwall

Unlisted, Cons Area  
CSB £50,000  
**Operational**



**Myddleton Road  
Community Benefit Society**

The Step, 101 Myddleton  
Road, Bowes Park, London  
Borough of Haringey

Unlisted, Cons Area  
CSB £3,500  
CSB £26,810  
PDG £24,100  
**In development**



**New Brewery Arts**

Old Train Station &  
Memorial Cottages,  
Cirencester,  
Gloucestershire

Grade II  
PVG £13,300  
**In development**



**New Writing North**

Blundell's Department  
Store, 38 Clayton Street  
West, Newcastle upon Tyne

Unlisted, Cons Area  
PDG £20,000  
PDG £79,600  
**Not progressing**



**Newhampton Arts Centre**

Newhampton Arts Centre,  
Dunkley Street,  
Wolverhampton

Unlisted, Cons Area  
PVG £8,300  
**In development**



**Newlyn FISH Trust**

Old Ice Works, Newlyn,  
Cornwall

Grade II  
PVG £15,000  
PDG £27,000  
**In development**



**Norfolk Historic Buildings  
Trust**

Becket's Chapel, 2 Church  
Street, Wymondham,  
Norfolk

Grade I  
PDG £37,940  
TPG £100,000  
PDG £40,000  
**Operational**



**Norman Nicholson House  
CIC**

Norman Nicholson House,  
14 St George's Terrace,  
Millom, Cumbria

Unlisted, Cons Area  
Grade I#PVG £7,800  
CCG £20,000  
**In development**



**Nottingham Women's  
Centre (NWC)**

30 Chaucer Street,  
Nottingham,  
Nottinghamshire

Grade II  
PVG £13,590  
PDG £61,068  
**In development**



**Notting Hill Genesis**

Cambridge Hall (Tin  
Tabernacle), Cambridge  
Avenue, London

Grade II  
PVG £10,000  
**In development**



**North Walsham Town  
Council**

Cedars Barns, New Road,  
North Walsham, Norfolk

Grade II  
PDG £13,500  
**In development**



**Nudge Community  
Builders**

Gaumont Palace, 34-36  
Union Street, Stonehouse,  
Plymouth, Devon

Unlisted, Cons Area  
PDG £39,500  
CSB £10,000  
CSB £50,000  
**In development**

## Appendix 3: Grant-funded projects



**Old Deanery Project CIC**

The Old Deanery, Cathedral Green, Wells, Somerset

Grade I  
PVG £14,000  
**Not progressing**



**Old Fire Station Stoke Newington CIO**

Old Fire Station, 61 Leswin Road, Stoke Newington, London

Unlisted, Cons Area  
PVG £14,000  
PDG £76,800  
**Operational**



**Oldham Boxing & Personal Development Centre**

Victoria House, Greaves St, Oldham, Greater Manchester

Local Listing  
PVG £5,000  
**Operational**



**Open Arms Kingston**

The Oxford Arms Hotel, Duke Street, Kingston, Herefordshire

Grade II  
PVG £10,000  
PDG £67,000  
**In development**



**Otley Town Council**

Local Board Building, Transmission House, North Parade, Otley, West Yorkshire  
Unlisted, Cons Area  
PVG £15,000  
**Not Progressing**



**Our Big Picture Ltd**

Canter's, 17-21 Bethlehem Street, Grimsby, North East Lincolnshire

Grade II  
PVG £12,120  
PDG £25,199  
**In development**



**Paignton Picture House Trust**

Paignton Picture House, Paignton, Devon

Grade II\*  
PDG £67,260 PDG £32,740  
TPG £90,029  
**In development**



**PCC of St Mary-le-Tower Church**

Tower House, 17 Tower Street, Ipswich, Suffolk

Grade II  
PVG £7,500  
**Operational**



**Peacock & Verity Community Spaces Ltd**

15 Silver Street, Masham, North Yorkshire

Unlisted, Cons Area  
PVG £8,400  
PDG £17,100  
**Operational**



**Pembroke House**

Walworth Living Room (All Saints Hall), Surrey Square, London

Unlisted, Cons Area  
PDG £28,120  
PDG £70,240  
**Operational**



**Penzance BID Ltd**

Market House, Market Place, Penzance

Grade I  
PVG £15,000  
PDG £30,000  
**In development**



**People Dem Collective CIC**

Primark Building, 48 High Street, Margate, Kent

Unlisted, Cons Area  
PVG £15,000  
**Not progressing**

## Appendix 3: Grant-funded projects



**Peterborough Cathedral Development & Presentation Trust CIO**

22 Laurel Court,  
Peterborough,  
Cambridgeshire

Grade I  
PVG £15,000  
**In development**



**Platform Arts Ltd**

Middlesbrough Railway  
Station, Middlesbrough

Grade II  
PVG £15,000  
**Operational**



**Plymouth Diocesan Trust**

Church of the Immaculate  
Conception, Barnstaple,  
Devon

Grade II  
PVG £15,000  
PDG £30,870  
**In development**



**Pontefract Heritage Partnership Ltd**

Pontefract Dispensary  
Pontefract, West Yorkshire

Grade I  
PVG £7,420  
**In development**



**Queensbury Community Programme**

Victoria Hall & Swimming  
Pool, Bradford, West Yorks

Grade II  
PVG £15,000  
**Operational (partially)**



**Ramsbottom Co-op Hall Heritage Trust Ltd**

Co-op Hall, 51-53 Bolton  
Street, Ramsbottom,  
Greater Manchester

Grade II  
PVG £15,000  
**In Development**



**Ramsgate Town Council**

18-20 Effingham Street,  
Ramsgate, Kent

Grade II  
PVG £15,000  
PDG £52,470  
**In development**



**Re:source Blackburn**

The Exchange, 71-73 King  
William Street, Blackburn,  
Lancashire

Grade II  
PDG £86,590  
**Operational & further capital works**



**Real Ideas Organisation CIC**

Liskeard Library, Barras  
Street, Liskeard, Cornwall

Grade II  
TPG £150,000  
**Operational**



**Redruth Former Library CIC**

The Ladder (Passmore  
Edwards Library), Redruth,  
Cornwall

Grade II  
PVG £15,000  
PDG £23,738  
**Capital works underway**



**Redruth Revival CIC**

Buttermarket & Mining  
Exchange, Station Hill,  
Redruth, Cornwall

Grade II  
PDG £59,850  
TPG £250,000  
**Capital works underway**



**Refugee Education UK**

60-62 High Street,  
Harlesden, London  
Borough of Brent

Unlisted, Cons Area  
TPG £305,574  
**Capital works underway**

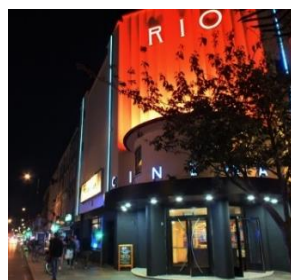
## Appendix 3: Grant-funded projects



### Richmond Town Council

Richmond Market Hall,  
Market Place, Richmond,  
North Yorkshire

Grade II  
PVG £6,180  
**In Development**



### Rio Cinema (Dalston) Ltd

Rio Cinema, 107 Kingsland  
High Street, London  
Borough of Hackney

Grade II  
PVG £15,000  
ESG 15,000  
**Operational**



### Rotherham Rise

18 High Street and 15  
Vicarage Lane, Rotherham,  
South Yorkshire

Grade II  
PDG £20,000  
**In development**



### Ryde Town Council

St Thomas's Chapel, 35  
Church Lane, Ryde, Isle of  
Wight

Grade II  
PVG £15,000  
**In development**



### Ryde Town Council

Vectis Hall, Melville Street,  
Ryde, Isle of Wight

Grade II  
PVG £14,950  
**Not progressing**



### Saffron Walden Community Pub Ltd

The Railway Arms, Saffron  
Walden, Essex

Unlisted  
CSB £50,000  
**Operational**



### SeaChange Arts

Ice House, Bridge Road,  
Great Yarmouth, Norfolk

Grade II  
PDG £55,000  
PDG £45,000  
ESG £15,000  
TPG £350,000  
**In development**



### Selby Abbey PCC

The Hawdon Institute,  
Selby, North Yorkshire

Unlisted, Cons Area  
PVG £9,000  
**In development**



### Selsey Pavilion Trust

Selsey Pavilion, 103 High  
Street, Selsey, West Sussex

Unlisted, Cons Area  
PVG £15,000  
PDG £35,375  
**In development**



### Shademakers UK Carnival Club CIC

The Department, 29-30  
Cross Street, Ryde, Isle of  
Wight

Grade II  
PDG £68,500  
**In development**



### Sheffield Music Academy

Canada House, 11  
Commercial Street,  
Sheffield, South Yorkshire

Grade II\*  
PDG £71,560  
**In development**



### Silk Heritage Trust

Old Sunday School, Roe  
Street, Macclesfield,  
Cheshire

Grade II\*  
PVG £12,000  
PDG £22,800  
PDG £40,906  
**In development**

## Appendix 3: Grant-funded projects



**Sister Midnight  
Community Ventures Ltd**

The Ravensbourne Arms,  
323 Lewisham High Street,  
Lewisham

Unlisted, Cons Area  
CSB £10,000  
PDG £12,307  
**Not progressing**



**Somerset Building  
Preservation Trust**

The Courtroom & No.9  
Chard, Somerset

Grade I  
PVG £9,000  
**In development**



**Sowerby Bridge Fire and  
Water Ltd**

Former Fire Station,  
Council Offices &  
Swimming Baths, Sowerby  
Bridge, West Yorkshire

Unlisted, Cons Area  
PDG £15,000  
**In development**



**St Ives Community Land  
Trust**

Old Vicarage Flats, Street-  
an-Pol, St Ives, Cornwall

Unlisted, Cons Area  
PDG £73,762  
**Capital works underway**



**St Mary & All Saints Parish  
Church, Chesterfield**

The Saints' Parish Centre,  
Chesterfield, Derbyshire

Local Listing  
PVG £7,200  
**In development**



**St Neots Town Council**

The Oast House, Priory  
Lane, St Neots,  
Cambridgeshire

Grade II  
PVG £14,629  
**In development**



**St Peter the Apostle  
Roman Catholic Church**

Pugin Place, 103 Woolwich  
New Road, Woolwich,  
London

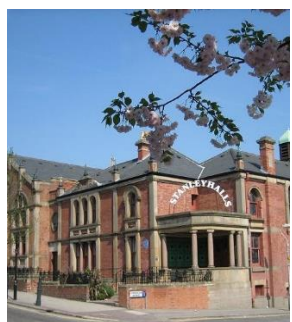
Grade II  
PVG £15,000  
**Not progressing**



**St Saviour's CIC**

St Saviour's Hall, The  
Barbican, Plymouth, Devon

Unlisted, Cons Area  
PVG £4,890  
PDG £27,000  
**In development**



**Stanley Arts**

Stanley Halls, 12 South  
Norwood Hill, London

Grade II  
PVG £14,874  
PDG £27,000  
TPG £60,500  
**Operational**



**Stanley Community  
Builders**

Old Board School & Council  
Building, Front Street,  
Stanley, County Durham

Grade II  
PVG £14,874  
**Not Progressing**



**Station South CIC**

Levenshulme South  
Station, Levenshulme,  
Manchester

Unlisted  
TPG £100,000  
**Operational**



**Stokes Croft Land Trust**

17 - 25 Jamaica Street,  
Stokes Croft, Bristol

Unlisted, Cons Area  
CBS £50,000  
**Operational**

## Appendix 3: Grant-funded projects



**Streatham Youth & Community Trust**

16-16a Wellfield Road,  
Streatham, London  
Borough of Lambeth

Unlisted, Cons Area  
PDG £25,000

**Operational**



**Stricklandgate House Trust Ltd**

Coach House,  
Stricklandgate House,  
Kendal, Cumbria

Grade II  
CCG £25,000

**In development**



**Suffolk Building Preservation Trust Ltd**

Brandon Station, Bridge  
Street, Brandon, Suffolk

Grade II  
PVG £9,600

**In development**



**Support Staffordshire**

Mansell House, 22 Bore  
Street, Lichfield,  
Staffordshire

Grade II  
PVG £4,074

**Not progressing**



**Support U**

15 Castle Street, Reading,  
Berkshire

Grade II\*  
PVG £8,135  
PVG £900

**Not progressing**



**Teignmouth Arts Action Group CIO**

4/5 Northumberland Place,  
Teignmouth, Devon

Unlisted, Cons Area  
PDG £7,016  
CCG £15,000  
PDG £11,772

**Operational**



**THINK FC**

The Old Cooperative  
Building, Coalville,  
Leicestershire

Unlisted, Cons Area  
PVG £15,000

**In development**



**Thornton and Allerton Community Association**

72-74 Market Street,  
Thornton, West Yorkshire

Grade II\*  
PVG £9,000

**In development**



**Tooley's Boatyard Trust**

Tooley's Boatyard,  
Banbury, Oxfordshire

Scheduled Monument  
PVG £15,000  
PDG £22,300

**In development**



**Trowbridge Town Hall Trust**

Trowbridge Town Hall,  
Trowbridge, Wiltshire

Grade II  
PDG £51,750

**In development**



**Truro Community Land Trust**

19-19a Pydar Street, Truro,  
Cornwall

Grade II  
PVG £15,000

**Not progressing**



**Truth Co CIC**

Scala Theatre, Angel Place,  
Worcester

Local Listing  
PVG £8,400

**In development**

## Appendix 3: Grant-funded projects



**Tyne & Wear BPT**

High Mill, Front Street,  
Alston, Cumbria

Grade II\*  
PVG £3,400  
**Not progressing**



**Tyne & Wear Building  
Preservation Trust**

170-5 High Street West,  
Sunderland

Grade II  
CCG £24,980  
TPG £348,350  
**Operational**



**Tyne & Wear Building  
Preservation Trust**

177 High Street West & 1-2  
Villiers Street, Sunderland

Unlisted, Cons Area  
PDG £12,280  
TPG £65,303  
**In development**



**Tyne & Wear Building  
Preservation Trust**

176 High Street West,  
Sunderland, Tyne and Wear

Grade II  
PVG £13,140  
**In development**



**Tyne & Wear Building  
Preservation Trust**

1 Cattle Market, Hexham,  
Northumberland

Unlisted, Cons Area  
PVG £2,550, PDG £17,190  
**Project stalled**



**Tyne Theatre & Opera  
House**

Tyne Theatre & Opera  
House, Newcastle upon  
Tyne

Grade I  
PDG £57,750  
**In development**



**Ulverston Community  
Enterprises**

Coronation Hall, County  
Square, Ulverston, Cumbria

Unlisted, Cons Area  
PVG £15,000  
PDG £18,480  
**Operational**



**Unleashed Theatre  
Company**

Central Cinema, 29 Abbey  
Road, Torquay, Devon

Unlisted, Cons Area  
PDG £9,900  
**In development**



**Valley Heritage CIO**

18-20 Market Street,  
Bacup, Lancashire

Grade II  
TPG £350,000  
**Operational**



**Venus Charity**

The Kings Centre, 105  
Balliol Road, Bootle,  
Merseyside

Grade II  
PDG £39,840  
PDG £14,900  
**Not Progressing**



**Ward's Corner CBS**

Ward's Corner, 227-249  
High Road, Haringey,  
London

Unlisted, Cons Area  
PVG £15,000  
CSB £10,000  
**In development**



**Weymouth Area  
Development Trust CIC**

Brewers' Quay, Hope  
Square, Weymouth, Dorset

Grade II  
PVG £14,330  
**Capital works underway**



## Appendix 3: Grant-funded projects



**Weymouth Area  
Development Trust CIC**

The Clipper, 81-82 St  
Thomas Street, Weymouth,  
Dorset  
Grade II  
PVG £8,400  
**Not progressing**



**Weymouth Civic Society**

Belle Vue Theatre, 7 Belle  
Vue, Weymouth, Dorset  
Unlisted, Cons Area  
PVG £15,000  
**Not progressing**



**Whitby Town Council**

Old Town Hall, Whitby,  
North Yorkshire  
Grade II\*  
PVG £15,000  
**In development**



**White Rock  
Neighbourhood Ventures**

27-29 Cambridge Road,  
Hastings, East Sussex  
Unlisted, Cons Area  
PDG £14,900  
**In development**



**Winsford Town Council**

Brunner Guildhall, 360 High  
Street, Winsford, Cheshire  
Grade II  
PDG £47,500  
**In development**



**Wisbech Corn Exchange  
Conservation Trust**

Corn Exchange, Wisbech,  
Cambridgeshire  
Grade II  
PVG £15,000  
**In development**



**Wiveliscombe Town Hall  
Trust**

Town Hall, 1 The Square,  
Wiveliscombe, Somerset  
Grade II  
PVG £9,600  
**Not progressing**



**Worcestershire Building  
Preservation Trust**

55 Lowesmoor, Worcester,  
Worcestershire  
Grade II  
PVG £15,000  
**Not progressing**



**Yeovil Art Space**

Vicarage Street Methodist  
Church, Yeovil, Somerset  
Grade II  
PVG £14,150  
**In development**



**Young Gloucestershire**

Old Dock House,  
Commercial Road,  
Gloucester  
Grade II  
PVG £12,180  
**In development**

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10. Mandy May-Martin, King's Arms Youth Project
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