

Trustees' Annual Report and Accounts

Year ended 31 March 2022

The Architectural Heritage Fund

Company Number: 1150304

Charity Number: 266780

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1. Who we are and what we do

The AHF is a registered charity, founded in 1976 to promote the conservation and sustainable reuse of historic buildings for the benefit of communities across the UK, particularly in economically disadvantaged areas.

Purpose

The AHF exists to help communities find enterprising ways to revitalise the old buildings they love. We help them with advice, grants and loans. Our support acts as a catalyst for putting sustainable heritage at the heart of vibrant local economies.

For over 40 years, we've been the leading social investor in creating new futures for historic buildings.

2. Chairman's introduction

This is, sadly, my last Annual Review as Chair of the AHF. However, I feel enormously privileged to have been able to spend almost a decade helping the organisation and those that it funds to regenerate some of the UK's most wonderful historic buildings.

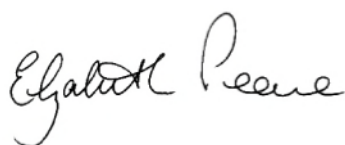
I became involved with the AHF because I believed passionately in helping charities and local communities find new and sustainable uses for historic buildings. The organisation has done some great things to achieve this core objective and I am proud to have been able to play my part in supporting such a diverse array of projects.

Looking back over my time in office we have managed to launch an extraordinary array of new products and projects, in particular the Heritage Impact Fund, and a number of Department for Digital, Culture, Media and Sport funded programmes, including the £15m town centre and high street programme Transforming Places Through Heritage. We have also increased the funding streams for our activities in all four countries in the UK. All these initiatives have led to more historic buildings back in use - AHF's core purpose - but also a wide variety of social and economic benefits through the variety of activities being delivered from within these buildings.

This past year we have been focusing efforts on diversifying both the staff and governance of the AHF and also ensuring that our funding and finance reaches into all parts of the UK. We see this as essential to the delivery of our charitable purposes: historic buildings are located in every part of the UK, but they are particularly at risk in economically deprived areas. It is therefore imperative we support people and organisations in these places to find a new future for their heritage assets.

I'd like to thank the trustees that retired this year, Kate Dickson and Eleanor McAllister. Kate has particularly contributed a huge amount of time to the AHF over her three terms with us. Her wealth of experience has provided incalculable amounts of advice and guidance to the projects we fund, especially at the early stages of projects.

I will miss the AHF enormously, but I am very pleased to be able to hand over the reins to the hugely experienced Ros Kerslake, former Chief Executive of the National Lottery Heritage Fund. I know Ros will bring her knowledge and passion for heritage to the next chapter of AHF's work, particularly as it moves towards its 50th anniversary in a few years' time.

A handwritten signature in black ink that reads "Elizabeth Peace". The signature is written in a cursive, flowing style.

Elizabeth Peace, Chair

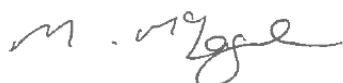
3. Chief Executive's highlights from the year

This past year has felt a little more stable than those of late, for the AHF and our projects alike. However, there are still significant aftershocks emanating from the aftermath of COVID-19 and the 'cost of living' crisis will dominate the forthcoming year ahead and beyond. Permanent crisis mode is not one anyone wants to get used to living with, but it does, unfortunately, feel more like the 'new normal'.

In these circumstances, 'Cathedral thinking' - thinking and planning in decades and centuries, as the architects, masons and church authorities did when commissioning cathedrals – will be an essential mindset shift for our current and future challenges; lifting our view to the longer term, beyond the inevitable pull of short-term crises. Adopting a longer term time horizon will form part of our thinking around the development of our new strategy, to be launched in early 2023.

In the meantime, we have been helping organisations to continue to access our funding and you can see just some of the many examples of projects we have funded this past year. Projects like the Woolstore in Caledon, funded as part of the Village Catalyst scheme in Northern Ireland, is an excellent example of how a heritage asset can catalyse the longer term thinking we need around communities and place - including within rural areas. A long-term empty building, with an ageing population around it, the project team helped this community in County Tyrone to think about the services and assets they needed to retain young people and families in the area. The end result is both architecturally impressive and the saving of a heritage asset: but it's also the creation of a key service and business that will help Caledon to keep younger people in the area. Supporting more visionary projects like this will be central to our new Strategy.

I'd like to take this opportunity to say an enormous thank-you to Liz Peace for her three terms at the helm of the Board of Trustees. She has been an incredibly important Chair of the AHF, raising our profile and helping demonstrate to the property sector and government the potential of the not-for-profit sector in complementing public and private sector efforts to regenerate heritage buildings. She will be much missed, but I am very much looking forward to working with Ros Kerlake, someone we know well, and who I know will help build on the huge legacy of good work left by Liz.



Matthew Mckeague
Chief Executive

4. Our impact: Progress against our strategy

Below we provide an assessment of our progress over the course of the year of delivering against our four strategic aims:

Aim One

Generate and distribute increased levels of investment and funding to support the sustainable reuse of historic buildings.

Aim Two

Support community-led heritage regeneration by assisting charities and social enterprises to take ownership of, develop and sustain new uses for historic buildings.

Aim Three

Increase the effectiveness and impact of the AHF, ensuring we continue to deliver value for funders and the organisations and projects we invest in.

Aim Four

Promote the impact and benefits of community-led regeneration and ownership of historic buildings, to Government, communities and funders

Aim one: Generate and distribute increased levels of investment and funding to support the sustainable reuse of historic buildings.

Objective 1 – Significant KPIs and Actions

KPI	Result
Grant programme spend targets met	Achieved
HIF and endowment lending targets met	Achieved
Fundraising strategy targets achieved	Partial achievement. Grant programmes secured in Scotland, Wales and Northern Ireland. Donor engagement delayed due to COVID.

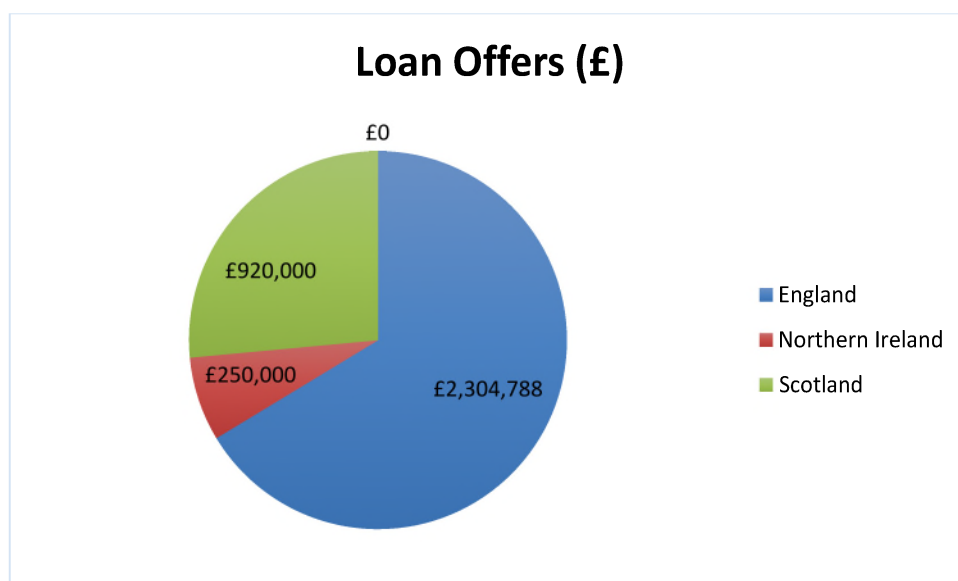
During the past year, the AHF made 201 grant offers across England, Scotland, Northern Ireland and Wales, totalling £5,442,826 and 14 loan offers, totalling £3,474,788. This increase is largely the result of increased grant activity in Wales and Northern Ireland, alongside ongoing activity in England and Scotland. In Wales, we celebrated a successful first year of our new funding agreement with Cadw, which has increased the annual grants budget in the country from £45,000 to £334,000 and is now supporting smaller scale capital grants to support emergency works and the development of meanwhile uses. These small grants can be vital for organisations in helping to test the uptake of new services and to build momentum and public engagement with heritage regeneration projects. We are extremely grateful to Cadw, as well as the Pilgrim Trust and the Garfield Weston Foundation, whose partnership makes possible our ‘Heritage Transformed in Wales’ programme.

In Northern Ireland, we continued to work across the country through our ‘Heritage Transformed in Northern Ireland’ programme. A larger investment has also been made into Village Catalyst – a partnership with the Department for Communities, the Department for Agriculture and Rural Affairs, and the Housing Executive – which has been recognised as a potential exemplar in delivering sustainable change for small communities. The scheme has now been expanded with a five-year commitment from partners, and the £120,000 in Viability and Project Development Grants was awarded to eleven projects seeking to develop into Village Catalyst projects. Through our Heritage Impact Fund (made possible by new investment from the Department for Communities) we offered a loan of £250,000 to the Market Development Association for their project to convert the former St Malachy’s Convent School into a new community and heritage space.

The past year saw the culmination of our existing grant agreement with Historic Environment Scotland, and this has now been renewed for three years at the same level – a grant totalling over £1.3 million. This grant, our largest ever in Scotland, is the result of the strong contribution that early-stage AHF grants and loan support make to the maintenance of Scotland’s historic environment and the role that we play in building a pipeline for statutory capital funding. Additionally, the William Grant Foundation has renewed our funding at £107,000.

Finally, the year saw the last of our larger capital grants awarded to high streets projects in England through our Transforming Places through Heritage programme. A significant amount of work has gone into making the case for further funding for high street and town centre projects and in the next year we will be looking to announce a successor programme to ‘Transforming Places...’. This will hopefully enable us to continue the vital work this scheme has helped to bring forward, but we also wish to address the gap in funding there is for heritage assets that are not on the high street or in town centres.

Fig 1. Loan offers by country 2021/22



Breakdown of loan offers/contracted loans 2021/22

Organisation	Buildings	Loan Offer (£)
England		
Re-Form Heritage	Harper Street Middleport, Stoke on Trent	£300,000
Spitalfields HBT	The Archbishops Palace, Charing, Kent	£750,000
Romsey BPT	Bargain Farmhouse, Nursling, Hampshire	£50,000
Leeds Library	15 Commercial Street, Leeds	£220,000
Ivy House Community Pub (extension)	The Ivy House Pub, London	£304,929
Cambridge Museum of Technology (extension)	The Old Pumping Station, Cambridge	£100,000
Farnham BPT (extension)	Yew Tree Cottage, Farnham, Surrey	£26,829
Friends of Ingestre Orangery (extension)	Ingestre Orangery, Stafford	£50,000
Heritage Lincolnshire (extension)	Old Kings Head, Lincolnshire	£200,000
Silverstone Heritage Ltd (rescheduled)	Silverstone Interactive Museum, Towcester	£233,030
Harwich Electric Palace (rescheduled)	Harwich Electric Palace, Essex	£70,000
Sub-total		£2,304,788
Scotland		
Govanhill Baths BPT	Govanhill Baths, Glasgow	£650,000
Sub-total		£650,000
Northern Ireland		
Market Development Association	St Malachy's Convent School, Belfast	£250,000
Sub-total		£250,000
Offers not proceeding		
Tayside Re-Use	South Dudhope Mill, Dundee	£270,000
	TOTAL OFFERS	£3,474,788

Aim two: Support community-led heritage regeneration by assisting charities and social enterprises to take ownership of, develop and sustain new uses for historic buildings.

Objective 2 – Significant KPIs and Actions

KPI	Result
Deliver high quality advice and support to charities and social enterprises developing historic building projects (UK wide)	Over 95% of organisations stated our advice is helpful
At least ten organisations provided with RePlan support	13 organisations supported during the year

The year saw an exciting array of projects and applicants come forward for funding.

Across the UK a number of significant new loan offers were made during 2021/22. In England, these included a loan offer to Leeds Library, the oldest surviving private subscription library in the UK. Our funding is helping the organisation acquire a neighbouring 19th-century former shop building, which will allow for the expansion of the Library, consequently enabling its entire collection to be brought back into one space and creating room for a newly accessible hub for culture, arts, and educational activities. Through our endowment, we were also able to offer a loan of £300,000 to Re-form Heritage in Stoke on Trent; this will support their development of eleven terrace houses in Harper Street, as an extension of their Heritage Trail at Middleport Pottery.

In Scotland, a £300,000 loan to Collective, an Edinburgh based arts organisation, helped secure The Old Observatory House. The 18th century building, perched on Calton Hill, forms one corner of Collective’s site, part of the former City Observatory and the UNESCO designated World Heritage Site. Re-opened as visitor accommodation, and featuring the work of artists specially commissioned by Collective, the house will play a vital part in developing Collective’s sustainable future. Over in Glasgow, and through the Heritage Impact Fund, we invested £650,000 into work to bring historic Govanhill Baths back into community use, a project we have long supported.

In Northern Ireland, the launch of the new Village Catalyst programme saw a number of exciting new projects come forward for early-stage funding. One of the pilot projects, Caledon Woolstore, also completed its capital phase and the building has won a number of plaudits, including in the Irish Architect’s Journal, for its high-quality design and its approach to the conservation of the historic building, which had lain empty for twenty years. We will be looking to support a number of new projects in the forthcoming year and are encouraging charities and social enterprise in Northern Ireland to come forward with ideas.

In Wales a number of capital grants were awarded, as part of our new funding agreement with Cadw. Among the four Welsh Capital Works Grant was funding to Capel Carmel for their plans to conserve the Carmel Baptist Chapel and restore the adjoining Grade II-listed Chapel House. Situated in Capel Carmel, a rural village in Gwynedd, the Chapel and Chapel House are linked, small buildings, which form a rare surviving duo. While the Chapel will be restored as an educational facility for locals and visitors to learn about and interact with a slice of history, the group intend to conserve the Chapel House to provide long-term, affordable accommodation – a direct response to a lack of affordable housing in the area.

There was also a capital grant for Hafod Ceiri’s plans to adapt Grade II*-listed Capel Methodistiaid Calfinaidd (M.C.) in Llithfaen into a performance and events space with community facilities, education

space and bunkhouse accommodation units in the adjoining vestry. Each of these projects form part of AHF’s efforts to help find solutions to the many empty historic chapels across Wales.

The Transforming Places through Heritage programme, funded by the DCMS continued to make grants in its third year of delivery. A number of ‘Transformational Project Grants’ were made during 2021/22, including to a number of buildings that will be repurposed for arts and culture-led uses. These include a grant to Alice Billings House in Stratford, built in 1905-6 to provide accommodation for firemen of the West Ham Fire Brigade. The funding award will enable The Creative Land Trust to create a gallery and exhibition space, community café, and public courtyard and will expand their supply of affordable creative workspace in London. In Gateshead, an AHF grant of £250,000 will fund a series of repairs to the Trinity Centre, a Victorian building that sits alongside a Grade I listed chapel. Once restored, the building will provide Gateway Studio with new and improved facilities for dance, arts, and community engagement activities, including a community café, performance space, and rentable office space. And down in the South West, Redruth Revival was awarded £250,000 in funding to support plans to restore and refurbish the Grade II-listed Buttermarket complex into a community hub at the heart of the Redruth High Street Heritage Action Zone (HAZ) - a further example of the significant co-investments made in schemes that complement the Historic England led HAZ programme.

Aim Three: Increase the effectiveness and impact of the AHF, ensuring we continue to deliver value for funders and the organisations and projects we invest in.

Objective 3 – Significant KPIs and Actions

KPI	Result
EDI commitments and action plan published	Partly achieved. Commitments and action plan published but some actions within the plan not yet fully delivered e.g. data collection questions
Chair and trustee recruitment	Achieved

There were a number of governance changes during the year, including the recruitment of a new Chair, Ros Kerslake CBE, the former Chief Executive of the National Lottery Heritage Fund and Prince’s Regeneration Fund. Ros’s term began in September 2022.

Two new trustees were appointed to the Board during the year, they were:

- Audrey Carlin - CEO, WASPS Studios
- Esther Robinson Wild - EJRW Consultants

Each brings significant experience across the fields of conservation, social enterprise, culture, property and finance.

Kate Dickson and Eleanor McAllister both stepped down from the Board during the year.

For the first time, we also appointed two associate trustees, Nyemu Nyembe and Olivia Bailey. Both will gain experience of the trustee role and its responsibilities through (non-voting) engagement in Board activities and meetings. This will increase their experience in the roles and responsibilities of trustees and enable them to seek governance opportunities within the heritage and cultural sectors.

The recruitment of two associate trustees formed part of our EDI commitments and action plan, [published in September 2021](#). This work is focused across a number of areas, looking at how the AHF itself can be more representative of wider UK society and also how we encourage applications from a diverse range of organisations. This we see as imperative to finding uses for historic buildings wherever they are, but particularly in economically deprived areas, where the need is often greatest, and where capacity and resources are typically in shortest supply. The evaluation of our current strategy is going to be looking at how we target areas in greatest need and the approach we need to take in bringing forward projects in these locations.

One particular area of weakness for the organisation is in terms of data, particularly information that tells us about the diversity at governance and staffing levels of applicant organisations. This is a challenging area and one where our approach is likely to evolve over the next few years as we trial different methods and learn from other organisation’s approaches.

Aim Four: Promote the impact and benefits of community-led regeneration and ownership of historic buildings, to Government, communities and funders.

Objective 4 – Significant KPIs and Actions

KPI	Result
Publish year 2 impact report for the 2020-23 strategy	Achieved
Publish Year 2 Transforming Places evaluation report, including HDT pilots evaluation	Achieved

We produced the second of our new [Impact Reports](#) during the year. These are capturing in more detail the impact AHF is delivering and is highlighting our role in assisting projects to move through the cycle of capital project development. One stand out statistic from the report found that 86% of organisations completing the project viability stage went onto the project development stage - a key milestone in the early stages of a project.

Our [Year 2 Transforming Places through Heritage \(TPTH\) report](#) was also produced, setting out how we are delivering against the five critical success factors of the TPTH programme.

As well as seeking to remain consistent and reduce the overall reporting burden on the projects we fund, we will continue to review and refine our approach to impact reporting, building on the work and progress we have made in recent years.

During the year we were also commissioned by the Department for Communities (DfC) Northern Ireland to produce a report on the potential of market towns to utilise ‘heritage enabled’ regeneration, particularly the role it might play in spurring local economic development. This follows on from the work AHF has been involved with through the Northern Ireland Village Catalyst scheme and is a further example of how we are looking at new ways to deliver in partnership with government and communities. We will be looking at how we can implement the findings of the report over the forthcoming year.

5 Our portfolio – case studies for across the UK

England

Chard and District Museum - Chard Museum, Chard, Somerset

Grade II

Project Viability Grant - £8,000 (2020)

Dating back to the late 16th Century, Godworthy House started life as a series of seven small cottages and a public house with skittle alley. The House was converted into a museum, opening in 1970, which holds an interesting and varied collection of artefacts telling the story of the local area, its geology and industrial heritage, alongside displays of notable local people, including pioneers of powered flight and the creation of artificial limbs.

Throughout their tenure on the site, the Chard and District Museum charity has occupied the site through a series of leases, but negotiations on the lease renewal in 2021 led the Council to offer the charity the option to purchase the building as a Community Asset Transfer.

In 2020, the AHF awarded the Chard and District Museum charity a Project Viability Grant to enable them to work with a specialist Museum Consultant and other advisors to determine that the purchase of the building was a viable option. On 31 March 2022, the Trustees successfully completed the purchase of the Chard and District Museum from South Somerset District Council, and the charity is now developing plans to expand their community engagement work and create a museum fit for the future.

<https://www.chardmuseum.co.uk>

Creative Land Trust - Alice Billings House, Stratford, London

Grade II

Project Viability Grant - £15,000 (2021)

Project Development Grant - £100,000 (2021)

Transformational Project Grant - £116,880 (2022)

Alice Billings House in central Stratford, East London was built in 1905-6 to provide accommodation for firemen of the West Ham Fire Brigade. The fire station was closed in 1964 and the buildings have been vacant for decades. The listed North Block, featuring a practice and hose drying tower, was added to Historic England's Heritage at Risk Register in 2019.

The site is now being transformed into studio space for around 80 artists and makers in a project led by the Creative Land Trust. The Trust was established to tackle the rapid loss of affordable studio space in London, with a mission to secure long-term space for artists and creatives, ensuring a vibrant and prosperous future for this critical industry. Alice Billings House is the second property to be added to their portfolio, and the first involving a historic building. Alongside the 6,500 square feet of lettable studio space, the conversion will create an exhibition area, community café and landscaped public courtyard.

In 2021, a Project Viability Grant from the AHF enabled the Trust to test the feasibility of its proposals. This then helped them to secure a long lease and supported the project's inclusion in one of Newham's two successful Levelling up Fund bids, securing £700,000 towards the refurbishment. The AHF has since awarded a Project Development Grant towards development costs and a Transformational Project

Grant to repair the listed North Block, remove it from the Heritage at Risk Register and bring it into active use.

<https://creativelandtrust.org/>

Sheffield Music Academy - Canada House, Sheffield

Grade II*

Project Viability Grant - £7,500 (2019)

Project Development Grant - £28,600 (2019)

Project Development Grant - £71,560 (2020)

Dating back to 1874, Canada House is located in the heart of Sheffield city centre and was, until 1972, occupied by the Sheffield United Gas Light Company. Various uses have followed since, including a Chinese restaurant and offices, but today this landmark building stands vacant.

A partnership between two established organisations, Sheffield Music Academy and Sheffield Music Hub, has formed to restore and reinvigorate the building into a permanent facility of musical excellence. The project will convert the building into a regional music academy, including teaching and performance spaces, a café and student facilities.

The AHF has supported the partnership with three grants since 2019, enabling the completion of initial viability and development work. This funding paved the way for the project's inclusion in Sheffield's Levelling Up Bid, which secured £1.6 million for the purchase of the building, and a successful Expression of Interest to the National Lottery Heritage Fund for an application of around £2.3 million. Work continues to raise the funding needed to reinvigorate Canada House as a centre for excellence in musical education.

<https://harmonyworks.org.uk/>

Buckinghamshire Historic Buildings Trust - The Wheatsheaf, High Wycombe, Buckinghamshire

Grade II

Project Viability Grant - £6,000 (2019)

Project Development Grant - £15,000 (2019)

Transformational Project Grant - £350,000 (2020)

The Wheatsheaf is a medieval timber-framed building situated in a prominent position on High Wycombe High Street. Dating from 1399, this is the oldest secular building in High Wycombe. It was a pub and coffee house for much of its history, before being converted into shops in the early 20th century. Since the 1990s, however, the building has been left mostly vacant.

In 2017, Buckinghamshire Historic Buildings Trust identified The Wheatsheaf as a building at risk and took on the lease as part of their remit to preserve architectural heritage in the county. Taking a conservation-led approach, the Trust was open to a range of options for use of the fully restored building. In 2019, the AHF provided a Project Viability Grant for market testing and community consultation that helped develop plans for a flexible conversion, envisaging commercial use of the ground floor and venue/activity space on the first and second floor for hire by community groups. A Project Development Grant followed to help develop the business plan for operation of the building, and the AHF then awarded one of its largest Transformational Project Grants to support the repair and restoration, matching significant investment by the Trust.

Completed in Spring 2022, the exemplary work undertaken by the Trust and their expert team of conservation professionals has protected and revealed the history and fabric of the building for the first time. This includes conserving and restoring the historic shopfront façade, exposing the building's medieval floor timbers and wall paintings, and revealing the full extent of the spectacular beamed roof. Business development continues to bring this local gem back in use.

<https://www.bucksheritage.org/the-wheatsheaf>

Station South CIC - Station South, Levenshulme, Manchester

Unlisted

Project Viability Grant - £6,550 (2018)

Project Development Grant - £20,700 (2018)

Transformational Project Grant - £100,000 (2020)

Situated on Levenshulme high street, Station South first opened as Levenshulme Station in 1892 and served the Manchester Central Line until 1957. When the line was discontinued in 1988, the track was converted into a cycle track that runs across South Manchester called the Fallowfield Loop. After the station's closure, the building spent 60 years in use as a range of shops, before being left vacant in 2016 and falling into disrepair.

Station South CIC was established by three local residents with a joint vision to save the former train station and convert it into a destination cycle café, bar, community hub and bike workshop. At the time of the group's formation, the building was owned by Railway Paths LTD (RPL), who oversaw the estate of British Rail. The group liaised with RPL to negotiate a 25-year lease and RPL carried out initial safeguarding and structural works to the roof, windows, doors and shop front.

In 2018, the AHF awarded Station South CIC a grant to carry out a viability study to ensure the project was feasible. That same year, a Project Development Grant advanced the project to a stage where the group could tender for capital works and, in 2020, a Transformational Project Grant was awarded to help get the building open. The AHF has also provided guidance and support around issues such as leases, governance and business planning. Other supporters of the project include the Railway Heritage Trust, Manchester City Council, Sport England and Key Fund.

Station South opened in April 2022 and has become the perfect resting spot for cyclists and families walking the Fallowfield Loop, as well as a popular community hub offering events, such as DJ sets, live music, and children's disco brunches. Station South CIC is currently working on plans to landscape the outside space to incorporate an outside terrace, a kitchen garden and an area in which people of all ages can learn to ride bikes, providing much-needed green space in the highly urbanised area.

www.StationSouth.co.uk

The Leeds Library - 15 Commercial Street, Leeds, West Yorkshire

Leeds City Centre Conservation Area

Heritage Impact Fund - £220,000 (2021)

The Leeds Library is one of the oldest surviving public subscription libraries in the UK. First opened in 1768, the library has been housed in a Grade II*-listed building in the centre of Leeds since 1808. With a collection of over 140,000 books and an archive of journals and rare editions, the library provides a fantastic resource of information and historic materials for visitors and members.

In 2021, the Library was offered the opportunity to buy a neighbouring property, 15 Commercial Street, with a view to expanding the library space for the first time in over a hundred years. With much of the collection kept off site and an expanding programme of public activities and events, the organisation was keen to grasp this exceptional opportunity.

Loan investment from the AHF, alongside the Ecology Building Society, provided the funds to support Leeds Library to acquire the 19th-century property at 15 Commercial Street. This acquisition will allow the expansion of the on-site library store and provide space for a fully accessible culture, arts and education hub. New opportunities for public engagement, volunteering and training also mean that there will be an increase in social impact. Further, a new lift located at 15 Commercial Street will create accessible routes into the main library building. The additional space will open to the public in 2023.

<https://www.theleedslibrary.org.uk/>

Heritage Lincolnshire - The Old Kings Head, Kirton, Lincolnshire

Grade II

Project Viability Grant - £3,000 (2015)

Project Development Grant - £5,000 (2015)

Endowment Loan - £200,000 (2015)

Project Development Grant - £25,000 (2017)

The Old Kings Head in Kirton, Lincolnshire, is a 16th-century former coaching inn. Situated at the heart of the village, it is one of Kirton's oldest secular buildings but by 2016 was at risk of permanent loss. Many years of disrepair had left the Grade II structure in a very poor condition, with work required throughout, including the safeguarding of historic roof timbers and the restoration of unused outbuildings.

Heritage Lincolnshire undertook a fundraising campaign, working with the local community and national funding bodies to save The Old Kings Head and bring it back into use. They purchased the derelict building in 2016 with the aim of redeveloping the site as holiday accommodation and community facilities. The organisation was keen to use the building to demonstrate the potential for heritage-led regeneration and to show how revitalising heritage assets can bring economic and social benefits to local communities.

The AHF provided viability and development grant support to enable Heritage Lincolnshire to develop their plans for the site. Subsequently, the AHF awarded the project a loan as part of a multi-million-pound funding package to support the restoration and refurbishment of the historic pub and outbuildings. The Old Kings Head reopened to the public in 2021, offering bed and breakfast holiday accommodation, a restaurant and hireable community space.

www.theoldkingshead.com

Valley Heritage - Former Lancashire and Yorkshire Bank, Bacup, Lancashire

Grade II

Heritage Impact Fund - £195,000 (2019)

Transforming Places Through Heritage - £311,271 (2020)

Located within a Historic England High Street Heritage Action Zone, the former Lancashire & Yorkshire Bank is a landmark building in the town centre of Bacup. Originally opened in 1876, the building was in use as a bank until the 1970s, when it was turned into bedsits before being subject to a closure order. Considered to be one of the most beautiful buildings in the town, built in the Scottish Baronial style with

stone-carved gargoyles and a distinctive turret, the community of Bacup were passionate about seeing the Grade II-listed building come back into use.

Valley Heritage, one of the AHF's Heritage Development Trusts, acquired the building in 2019 with the support of a Heritage Impact Fund loan. The Trust drew up plans for the future of the building, aiming to provide co-working space on the ground floor and in the basement, as well as four self-contained apartments on the upper floors for single young people who are either homeless or at risk of becoming homeless.

An AHF Transformational Project Grant and funding from Historic England and Rossendale Borough Council through the High Street Heritage Action Zone programme will see the building repaired and refurbished. Alongside the restoration work, Valley Heritage has been delivering a series of public engagement activities and events to animate the former bank, including community art projects, open days and tours. The building will open in Autumn 2022.

<https://valleyheritage.org.uk/>

Scotland

WASPS - Former Royal Academy Buildings, Inverness, Highlands and Islands

Category B

Project Development Grant - £15,000 (2017)

Project Development Grant - £10,000 (2019)

Project Development Grant - £3,000 (2021)

Inverness Royal Academy was built in 1895 by Ross and Macbeth and was the first purpose-built large secondary school in the Highlands, where it has remained at the centre of educational life for over a century. Internally, the original building is organised around a grand balconied central Assembly Hall and staircase. To this day, the buildings retain most of their original internal and external historic fabric and plan form, making a significant contribution to the character of the Crown Conservation Area.

WASPS is the UK's largest provider of creative workspace and is home to the largest creative community in Scotland – some 900 artists and 33 organisations across 20 sites. Now, it has brought the Royal Inverness Academy back into use as a Creative Hub for Inverness and the Highlands. Phase 1 was completed in November 2018 with the restoration of the 1913 Arts and Science extension, which exceeded expectations by reaching full occupancy within six months to accommodate 40 working artists, 2 creative learning organisations and a community-run darkroom. Phase 2 completed in late 2021 with the restoration of the 1895 Inverness Royal Academy Building, converting 15 classrooms and the former double-height Assembly Hall into 80+ workspaces, meeting rooms, a café, a reception and a gallery.

An early AHF grant in 2017 towards project development costs contributed to Phase 1, and on the back of these achievements, the AHF was able to offer further grant support for fundraising capacity to support the delivery of the second, larger phase of development. The fully completed project was officially opened by the Princess Royal in May 2022.

<https://invernesscreativeacademy.org.uk>

Eskdale Foundation - The Old Police Station, Langholm, Dumfries & Galloway

B Listed in Langholm Conservation Area

Project Viability Grant - £4,928 (2018)

Project Development Grant - £12,500 (2019)

Situated on Buccleuch Square in the heart of a former woollen mill town, this handsome two-storey sandstone building served as a police station from 1900 to 2010. Internal accommodation included two tiled cells, complete with original oak doors. After the station's closure, the building remained vacant despite active marketing for commercial development by the local authority. In 2017, a high level of concern over the amount of local vacant buildings led to an asset transfer of ownership from Dumfries and Galloway Council to Eskdale Foundation.

Eskdale Foundation had relevant experience of providing accommodation for older people and understood the local market need, which was also seeing a drift of young people away from the area. The Foundation partnered with South of Scotland Community Housing (SOSCH) to adapt the former station into a mix of four affordable homes, including one accessible ground-floor home. Use of conservation-accredited architects resulted in the retention of original features and careful integration of appropriate energy efficiency measures. The project was completed in summer 2021.

An AHF Project Viability Grant in 2018 contributed to the cost of a feasibility study. Following this, in 2019, a Project Development Grant funded design team fees to enable the project to secure planning permission and listed building consent. Total capital costs amounted to £530,000, with capital funders including the Rural Housing Fund, Dumfries & Galloway Town Centre Living Fund, and South of Scotland Enterprise.

www.sosch.org/the-old-police-station-langholm

Bon Accord Heritage - Bon Accord Baths, Aberdeen

Category B

Project Viability Grant - £10,000 (2021)

Built in the Art Deco style in 1940, Bon Accord Baths is a rare surviving example of public baths. Situated in the centre of Aberdeen, a chunky granite exterior gives way to an elegant entrance lobby with curved walls lined in sycamore timber panelling. The vaulted roof of the pool is supported by concrete arches, and large windows allow the vast space to be flooded with natural light. The pool and associated health suite are owned by the local authority and were closed in 2008. Attempts to sell the building commercially have failed.

Bon Accord Heritage was established in 2015 with the aim to bring the pool into community control and largely return it to its original use. Open days and community consultations have shown significant support for restoring the pool to its former glory as a much-loved facility in the heart of the city. Improving the energy efficiency of the building will be a key challenge to address within the plans.

In 2021, the AHF awarded Bon Accord Heritage a Project Viability Grant to help fund architectural fees to develop two options for accommodating the proposed facilities – changing rooms, a café, a sports hall, therapy and wellness spaces, and event spaces – within the building complex. The grant also contributed towards a Conservation Statement to inform the approach to repairs and development. This feasibility work is being carried out concurrently with detailed business planning to ensure the financial viability of plans in the long-term.

www.bonaccorbaths.org.uk

Robert Burns Ellisland Trust - Ellisland Farmhouse Museum, Auldgirth, Dumfries & Galloway

Category A

Project Development Grant - £10,000 (2021)

Project Viability Grant - £9,990 (2022)

This farmhouse, known as a steading, was the marital home of Robert Burns, Scotland's national poet. Built under Burns' direction at a time of agricultural improvement in 1788, the house currently contains a significant museum collection and the outbuildings, comprising stables, byres, and a threshing barn, are used for storage and occasional events.

The Robert Burns Ellisland Trust plans to create a Centre for Songwriting at the site to reflect the significance of the work that Burns completed while living at the farm, including the writing of some of his most well-known and loved songs: 'Auld Lang Syne', 'Banks and Braes' and 'Tam O Shanter.' Little altered by time, it is possible to understand here the relationship between buildings and nature. The largely intact farmland, kitchen garden, orchard and woodland walk along the bank of the River Nith all contribute to the legacy of Burns' relationship with Ellisland. As part of the project, the steading will be restored, while outbuildings will be sensitively adapted to accommodate educational activities and events themed around music and nature poetry. An adjacent modern building will provide income via holiday lets.

A William Grant Foundation-supported AHF grant is contributing towards some 'stitch in time' repairs while the project is developed to prevent further deterioration and enable continued activity on the site. Feasibility work, supported by an Historic Environment Scotland-supported AHF grant, will test market demand and explore how new uses might be sensitively accommodated across the steading.

www.ellislandfarm.co.uk

Communities Housing Trust - Borrodale School and Schoolhouse, Glendale, Isle of Skye

Unlisted

Project Viability Grant - £10,000 (2021)

This former primary school in northwest Skye is a traditional stone construction built in 1880 and in use until 2007, after which the school and schoolhouse have sat empty. In 2014, the local Glendale Trust bought the building with a view to bringing it back into community use, but early plans failed to develop.

Recognising the strong local demand for affordable housing, the Communities Housing Trust has joined as a project partner to provide specialist support to develop a scheme for six affordable 1- and 2-bed homes. Re-purposing the school for affordable housing responds directly to the current housing shortage in the Highlands & Islands region, and the project will also respond to the climate emergency by designing a replicable solution for retrofitting historic buildings – using both old and new technologies. The project will include a training programme to help build the capacity of small contractors in the area.

AHF grant support contributed to early-stage design team fees and a measured survey. This work was necessary to enable the project to go forward and apply for capital funds, such as under the Rural & Islands Housing Fund. Since the building is unlisted and the project will develop knowledge that can be shared in the future, the project was considered a good fit under the William Grant Foundation Tailored Support Fund programme.

<https://www.chtrust.co.uk/empty-homes.html>

Collective - The Old Observatory House, Edinburgh

Category A

Project Development Grant - £25,000 (2014)

Endowment Loan - £300,000 (2020)

The Old Observatory House on Calton Hill, within the central Edinburgh World Heritage Site, dates back to the 18th century, when it was built to provide accommodation for the resident astronomers at the City Observatory. Designed by the New Town architect, James Craig, the Category A-listed house is a landmark in the city. At one time, the house had been considered at Risk by Historic Scotland, but conservation works in the early 2000s brought it back into use.

Collective is a charitable visual arts organisation that supports and exhibits new work by international artists. The organisation runs a programme of exhibitions and activities from the City Observatory, City Dome and exhibition centre on Calton Hill. The newly renovated Old Observatory House is now part of this offer: divided into two holiday-let apartments available to rent for up to ten guests, the space will also host visiting artists and be open to the public for special events.

The AHF has been able to support Collective with a tailored loan investment towards the refurbishment and sensitive adaptation of the house. Bringing the building back into use as holiday accommodation provides an income for Collective and helps support their wider work in arts engagement, allowing the organisation to ensure their long-term viability.

<https://www.collective-edinburgh.art/>

Northern Ireland

St Columb's Hall Trust - St Columb's Hall, Derry/Londonderry

Grade A

Project Viability Grant - £6,000 (2020)

St Columb's Hall is a strategically important building located adjacent to the East Wall of Derry's renowned historic walls. Using donations from the "rich and poor of the city", the Hall was built as part of the Temperance movement in 1886-8 by the St Columb's Catholic Total Abstinence Society. It soon became known as The People's Hall and served as a place of refuge and education, and then a venue for community activities, including cinema, theatre, dances, meetings, lectures, band practices and retreats.

Over the years, the building hosted several highly influential speakers, including Eleanor Marx, Emmeline Pankhurst and Eamon De Valera. By the 1980s, the Hall was attracting performers like Jim Reeves, Roy Orbison and Chubby Checker, as well as high-profile classical musicians and talented local bands, such as The Undertones. In the past few decades, however, the building has suffered from a lack of investment. Water ingress has caused damage, and the condition of the Hall has worsened as a whole.

St Columb's Hall Trust was established in 2019 to regenerate the Hall and contribute positively to the city-wide community. The Trust propose to create a flexible venue that will accommodate a mixture of uses, including an iconic live music venue; a ground-breaking creative therapy centre of excellence,

tackling trauma, addiction, mental health and dementia; a shared space for thought and debate, including youth assembly; and a film hub and flexible office space for the creative industries.

A Project Viability Grant from the AHF allowed the Trust to carry out a detailed condition survey of the building and engage stakeholders in the community; identify key partners and financial supporters; develop conceptual drawings; consider appropriate operation models; identify the economic impact and benefits of the proposed project; and to make recommendations on the best way forward in their Viability Report. This work has helped to unlock further support from the National Lottery Heritage Fund, The Pilgrim Trust and Ulster Garden Villages. Most recently, the Trust secured a substantial grant from the Department for Levelling Up, Housing and Communities' Community Ownership Fund.

www.saintcolumbshall.com

Hearth Historic Buildings Trust - Riddel's Warehouse, Belfast, County Antrim

Grade B+

Project Viability Grant - £2,800 (2014)

Project Development Grant - £3,050 (2020)

Heritage Impact Fund - £300,000 (2020)

Project Viability Grant - £2,500 (2020)

Project Development Grant - £10,000 (2021)

Capital Works Grant - £30,000 (2021)

Riddel's Warehouse is a 19th-century, four-storey ironmongery warehouse built for John Riddel & Co in 1867. Inside the warehouse is a unique atrium with five storeys of galleries supported by cast iron columns and heavy timber beams, which are arranged around three sides of a glass-roofed courtyard. For many years, the building was one of the largest ironmongery warehouses in the country, until it closed in the 1970s and was acquired by the Police Authority as storage. The building then fell into disrepair and was added to the Buildings at Risk Register.

Hearth Historic Buildings Trust is the longest established building preservation trust in Northern Ireland. The Trust acquired Riddel's Warehouse in 2014 with the aim of undertaking essential repairs and bringing it back into permanent full-time mixed-use as a venue for the arts and performances, as well as co-working office space and commercial units.

The AHF has supported this project since 2014, awarding the Trust five grants and a Heritage Impact Fund loan – most recently, a Capital Works Grant of £30,000 was provided towards urgent conservation work, which is now underway. This includes repairs to timbers suffering dry rot and structural brick wall and roof restoration, all of which should ensure the building is no longer deemed at risk. While works have been in development, the building has continued to be in meanwhile use for a variety of events and activities, including as a music venue for part of Belfast Culture Night, for performances of film, for large scale science experiments as part of the NI 2019 Science Festival and, most recently, as a filming location.

<http://hearthni.org.uk/>

Caledon Regeneration Partnership - The Woolstore, Caledon, County Tyrone

Unlisted

Project Viability Grant - £3,000 (2019)

Capital Works Grant - £30,000 (2021)

Dating back to the early 1800s, the Woolstore is a three-storey stone building located in the centre of the Caledon Conservation Area, and is one of the last physical links to the vast flour mill which once stood at the heart of the village. When the mill was converted for woollen production in the 1880s, this ancillary building was used to store raw wool. The Woolstore is highly significant to the local community and serves as a valuable reminder of Caledon's industrial past following the demolition of the mill itself in the 1980s.

Caledon Regeneration Partnership (CRP) is a not-for-profit organisation with a long history of working to preserve historic buildings in Caledon. Keen to save the Woolstore, CRP came to the AHF to explore ideas for how they could repurpose it.

In 2019, the AHF awarded CRP a Project Viability Grant to test ideas for the reuse of the building, consequently establishing the need for a childcare facility in Caledon. Following this, the Woolstore was identified as a candidate for the Village Catalyst pilot, receiving further investment as part of this innovative cross-departmental initiative between the Department for Communities (DfC) and the Department of Agriculture, Environment and Rural Affairs (DAERA), which sought to target rural poverty and social isolation and to restore and revive historic buildings across Northern Ireland. In 2021, CRP was awarded DfC Covid Recovery funding via a Capital Works Grant administered by the AHF.

The original Woolstore building has since undergone a series of sensitive conservation works including the addition of a sympathetic contemporary extension designed by award-winning architect, Mark Hackett. Newly transformed and opened in February 2022, the building provides 36 childcare places for children (ages 0-5) and 16 after-school places.

<https://www.caledonregenerationpartnership.com/>

Wales

Brynaman Lido Ltd - Brynaman Lido, Brynamman, Carmarthenshire

Unlisted

Project Viability Grant - £10,000 (2022)

Brynaman Lido, known locally as 'The Baths,' was built by local people in 1934 at the time of the Great Depression. Located next to the River Amman, the Lido complex includes the main pool, changing cubicles, ancillary rooms and a surviving original turnstile. The pool was designed to be filled by water from the river and kept open during the summer months. The site was in community ownership until 1972, when it was placed in trust to the local authority, but nevertheless continued to be run by local volunteers until its closure in 2010. While the pool and buildings remain intact, they are in a state of disrepair and are at risk of loss.

Brynaman Lido Ltd is in the final stages of negotiating a community asset transfer of the site with Carmarthenshire County Council for a minimum 30-year lease term. The organisation evolved from a campaign group and was constituted as a community benefit society in 2019. The Society aims to restore the lido as an open-air swimming pool using low-energy, renewable management systems for sourcing and cleaning the water, which they intend to heat during the summer months to make the pool more comfortable and user-friendly for families. During cooler months, the water will remain unheated, allowing year-round activities, including training for triathlons and cold-water swimming. There will also be a focus on community health and well-being, providing meeting places, a café, an activity hub and public toilets.

An AHF Project Viability Grant is contributing towards an architect, quantity surveyor and consultant to work with the Society to produce a feasibility study and establish the sustainability of the exciting vision for the lido's future.

brynamanlido.com

Menter Ty'n Llan Cyf - Tŷ'n Llan Public House, Llandwrog, Gwynedd

Grade II

Project Development Grant - £14,080 (2021)

Project Development Grant - £20,000 (2021)

Tŷ'n Llan was built in a simple classical style in the 1830s by the Newboroughs of Glynllifon. The pub comprises a three-bay range with a central doorway, flanked by strongly projecting hipped roof wings, and fronted by an iron-columned veranda. Tŷ'n Llan remained as a public house until its closure in 2017, taking with it the last community meeting space in Llandwrog.

Menter Ty'n Llan is a community benefit society established in 2021 to save Ty'n Llan and re-open it as a community-owned facility. In April of that year, the Society raised £464,800 from 1,013 investors through a community share offer and purchased the site. By December, the pub was open again after five years of closure, and the community response has been so strong that the Ty'n Llan has since remained open five days per week, hosting weekly chair yoga classes, coffee mornings, a Welsh learners club, a walking club, a gardening club and a youth project, alongside operating as a pub. Once again, the building has become the focal point of the community.

An initial AHF Project Development Grant in June 2021 funded a design team led by a conservation-accredited architect to progress the project's plans to RIBA Stage 4 for listed building consent and planning permission, as well as archaeology, asbestos, ecology and drainage surveys. A second Project Development Grant, awarded in November 2021, is funding a part-time coordinator post over a 12-month period to manage the project, its professional advisors and volunteers.

<https://tynllan.cymru/>

Hafod Ceiri - Capel Methodistiaid Calфинаidd, Llithfaen, Gwynedd

Grade II*

Project Development Grant - £5,000 (2017)

Capital Works Grant - £40,000 (2020)

Capital Works Grant - £41,000 (2021)

Capel Methodistiaid Calфинаidd was the fifth chapel built in the village of Llithfaen on the Llŷn peninsula and is known locally as Capel Isaf (lower chapel). A large and well-preserved chapel with an impressive interior, it was constructed in 1905 at the height of prosperity due to the quarrying industry. The chapel is a landmark building located in a prominent position in the centre of the village and near the Iron Age hillfort Tre'r Ceiri. Hafod Ceiri signed a 99-year lease on the building (owned by the Presbyterian Church in Wales) in February 2020.

Hafod Ceiri plans to adapt the chapel by inserting a first floor at mezzanine level, creating an open space for performances and events with seating in the retained gallery. The ground floor will be divided to create a small cinema and studio space, two business start-up units and a café. A glazed extension, with panoramic views looking southward over the Llŷn peninsula, will house a larger café area. In the

adjoining vestry, the large schoolroom will be divided into an education space and two bunkhouses for families.

In 2017, an AHF Project Development Grant funded a Project Coordinator post and specialist VAT advice. The two following Capital Works Grants have funded phases of emergency repair works to the roof, ceiling, 19 windows and plasterwork around the main entrance.

<https://hafodceiri.cymru/>

Tywi Gateway Trust - County Museum Outbuildings, Abergwili, Carmarthenshire

Grade II

Project Viability Grant - £1,450 (2015)

Endowment Fund - £100,000 (2017)

Project Development Grant - £14,284 (2021)

The Bishop's Park in Abergwili, on the site of the former Bishop's Palace, is now home to the County Museum. Several historic garden buildings are retained from the Georgian-landscaped park, which was developed in the early 19th century, including the Grade II-listed Gatelodge, the Bothy, the Walled Garden and outbuildings.

The Tywi Gateway Trust sought AHF grant funding and loan investment to undertake repair and refurbishment works to the Gatelodge and outbuildings. This included conservation work and fit out of the Gatelodge to create new office space, as well as new exhibition space, an activity and learning centre, a café and toilet facilities. These works formed part of a larger National Lottery Heritage Fund and Carmarthenshire Council-supported scheme to significantly improve the landscape and public facilities in the wider park.

The new facilities will help to establish the park as the gateway to the Tywi Valley and a popular tourist destination, bringing more visitors into the County Museum and providing more jobs and volunteering opportunities to the area. The revitalised park and new visitor facilities opened in 2022.

<https://parcyresgob.org.uk/>

6 Financial review

a Financial overview

The AHF has experienced two exceptional years from an income perspective: the unprecedented emergency funding we received and distributed in 2020/21, in response to the pandemic, and the initial investments into the HIF in 2019/20. A reduction in restricted income was therefore expected this year; nevertheless, we continued to benefit from significant government funding, which included a further £4.8 million for the penultimate year of the Transforming Places through Heritage (TPtH) programme from DCMS, via Historic England. We also secured substantial funding once again for our other core programmes in Scotland, Wales, and Northern Ireland, enabling us to extend both the Northern Ireland Village Catalyst programme and Capital Grants in Wales. The HIF received additional investment for Northern Ireland loans, from the Department for Communities.

Loan interest and arrangement fees, our most significant unrestricted income stream, increased slightly this year but we generated less income from our investments, partly due to the disposal of our investment property in September 2021. The value of our endowment fund investments rose over the year; however, the unrestricted fund sustained investment losses. We hope to recoup these losses in the future.

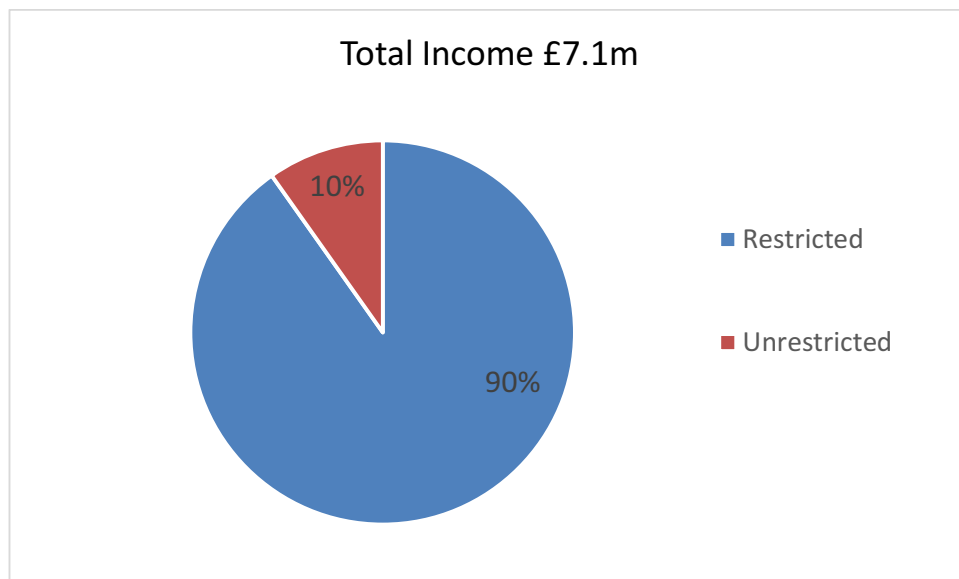
Whilst grant-making expenditure of £6 million was £1.6 million less than the previous year it was significantly ahead of 2019/20 (£4.5 million) reflecting both TPtH activity and the continued expansion of our other grant and support programmes over the last two years.

Demand for HIF loans has remained strong throughout 2021/22 and, in addition to £2.5 million disbursed during the year (2021: £2.3 million), there were further HIF loan commitments of £2.8 million as at the year end. The HIF fund is close to being fully committed and so securing new investment is an ongoing priority. In the year ahead, we will also see further repayments of initial HIF loans enabling capital to be recycled as new loans.

We continue to manage our overheads carefully and focus on generating sufficient unrestricted income to support our cost base, which includes several staff who are not funded by external grants. As the economic challenges of 2022 and beyond unfold, and our lending adapts to support the organisations we work with, it will be important to also protect the financial sustainability of the AHF. This will involve even closer monitoring of the loan portfolio and more targeted support for our clients, including through Re-Plan our business support service.

Income

Fig 2. Total income



Total income in the year ended 31 March 2022 amounted to £7.1 million (2021: £9.8 million). This decrease was anticipated given the exceptional emergency support funding we received and distributed in the previous year, including a £2.05million investment from the Culture Recovery Fund, £1 million of which was for our endowment.

Once again, we received substantial funding from the Department for Digital, Culture, Media and Sport (via Historic England), which provided over £4.8 million for the third year of the Transforming Places programme. This funding delivers a wide range of grants and social investment, alongside capacity building activities and support from our team of Programme Officers and consultant project advisors.

Additionally, £0.5 million (2021: £0.7 million) was received from Historic Environment Scotland; Scotland grant-making was also supported by the William Grant Foundation 'Tailored Support Fund'.

The AHF Grant programmes and Support Officers in Wales and Northern Ireland were supported by combined income of £0.7 million (2021: £0.7 million) from Cadw, the Historic Environment Division of the Department for Communities in Northern Ireland, the Garfield Weston Foundation, and the Pilgrim Trust. This included further funding from the Department for Communities for the Village Catalyst programme, following the pilot programme's success. We were also able to retain a capital grants programme in Wales thanks to continued funding from Cadw.

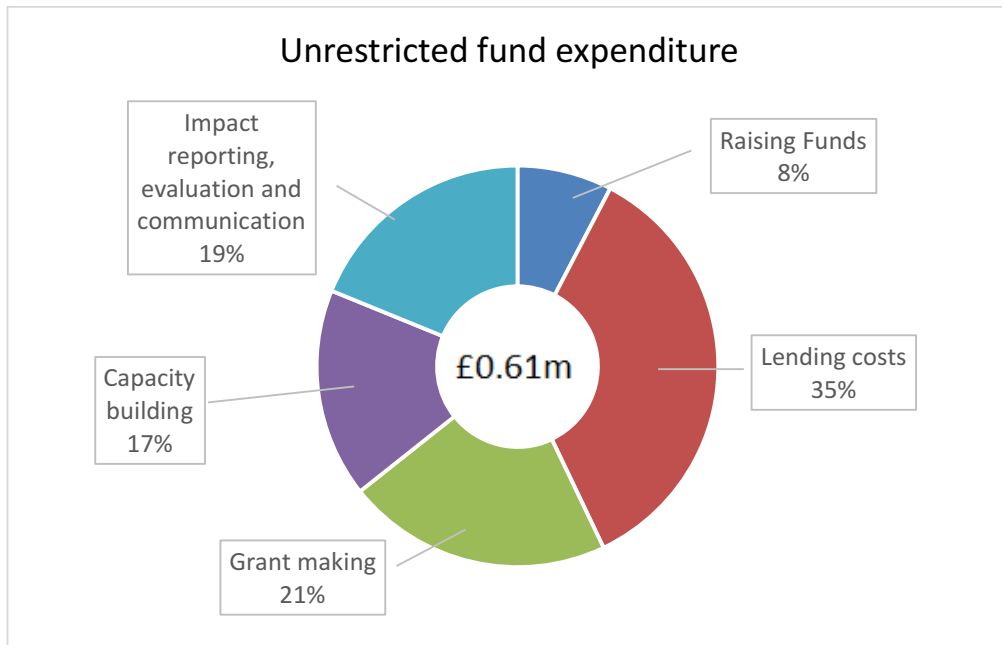
The HIF also benefitted from a further £0.25m (2021: £0.2m) investment by the Department for Communities, which will support lending to projects in Northern Ireland.

Historic England contributed £0.1 million (2021: £0.1 million) towards grants for community asset projects in England.

Unrestricted income remained consistent with the previous year at £0.7 million (2021: £0.7 million). There was a rise in loan-related income due to increased HIF lending activity, however this was partially offset by a drop in investment income, including a reduction in rent receivable following the disposal of an investment property.

Expenditure

Fig 3. Unrestricted fund expenditure

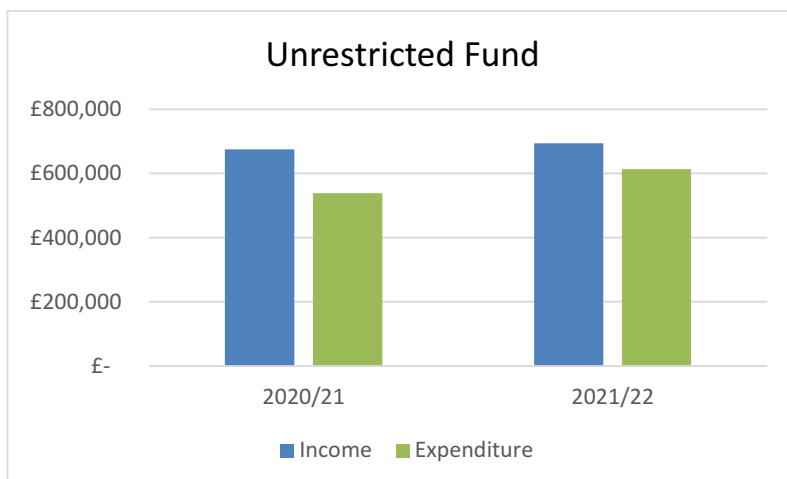


Total expenditure on charitable activities and raising funds was £6.9 million (2021: £8.4 million). Again, this decrease was expected following the exceptional levels of grant making activity in 2020/21. In addition to the £1 million Culture Recovery Fund grants, we distributed additional grants through our existing country programmes including £0.2 million project Development grants, funded by HES, and £0.15 million Capital grants, funded by the Department for Communities.

Unrestricted expenditure on charitable activities increased overall to £0.6 million (2021: £0.5 million), returning to a level more consistent with the period before the pandemic. This reflects the general increase in overheads following a return to in person business and governance, an increase in lending activity and the expansion of the investment team. These additional costs were offset by expenditure savings related to the disposal of our investment property in September 2021.

The AHF once again contributed £5,000 (2021: £5,000) towards the Heritage Trust Network’s conference.

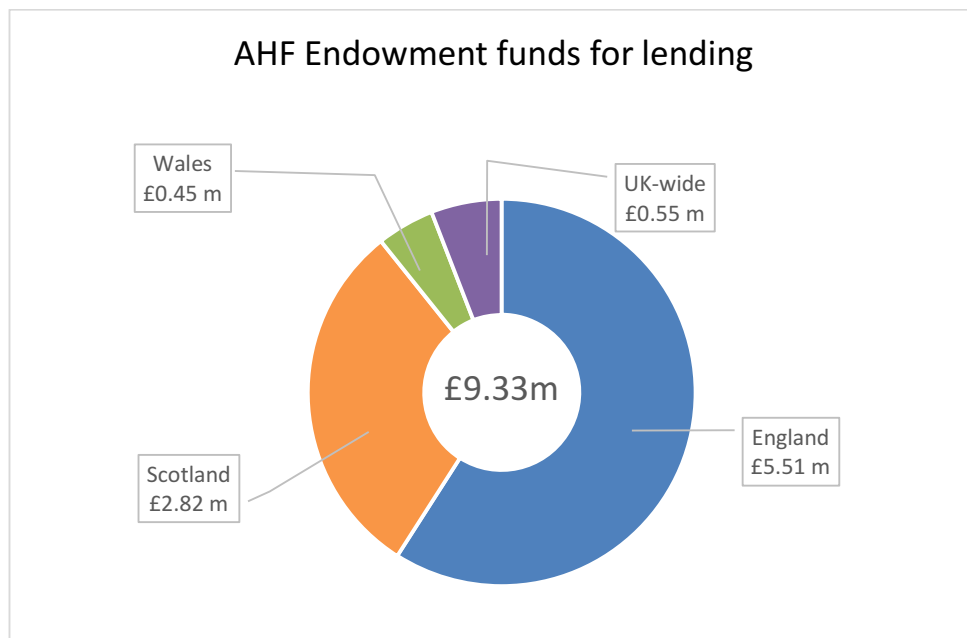
Fig 4. Unrestricted fund income and expenditure



Funds

The AHF's total charitable funds increased by £0.3 million (2021: £1.7 million) to £17.6 million (2021: £17.3 million) of which £17 million (2021: £16.7 million) constituted the AHF's lending resources.

Fig 5. Endowment Funds for lending



During the year, following a review of the original endowment funding documentation, it was agreed that £2 million (represented by £1 million England endowment and £1 million Scotland endowment) should be reclassified as restricted funding. This accounts for most of the movement of these two charitable funds.

Overall, the endowment fund decreased by £1.9 million (2021: £1.4 million increase); the £2 million reclassification, bad debt movement and loss on disposal of our investment property being offset by £143,567 gains on investments.

The unrestricted fund achieved a surplus of £80,592 (2021: £144,387); however, the fund suffered investment losses of £32,743.

In addition to the £2 million reclassification uplift to the restricted fund, the remaining £152,564 increase to the fund (2021: £149,056 increase) was mostly due to phasing of programme spend and the net movement on the HIF, especially the further contribution from the Department for Communities. Of the £6.2 million held at the year-end, £4.2 million comprises the cumulative HIF lending funds contributed by our external partners.

b. Remuneration

Pay

The AHF believes in recruiting high-calibre people. We are also committed to rewarding staff fairly for the jobs that they do and fostering a positive working environment. We believe our salaries and our terms and conditions reflect this.

Salaries, including pay awards, are set, and reviewed annually by the AHF's Board of Trustees. The review takes account of a number of factors when determining the recommended pay award for staff.

In April 2021 all employees were awarded a single cost of living pay award of 1.6%. During the year, the highest paid member of staff was in the £80,000 - £90,000 band (2021: £80,000 - £90,000 band). The ratio between the highest paid salary and the median AHF salary of £36,200 (2021: £34,750) was 2.4 (2021: 2.4).

Due to the current inflationary pressures, we will be reviewing and benchmarking pay levels over the course of the next year.

Pensions

The Charity offers employees the opportunity to join its discretionary retirement savings scheme, a Group Personal Pension Plan provided and administered by The Prudential Assurance Company Ltd on behalf of the Architectural Heritage Fund. Contributions made by the AHF to the scheme in the year totalled £62,061 (2021: £56,454).

c. Reserves

The general fund constitutes the free reserves of the charity from which running costs have to be paid. To meet these needs, the Trustees aim to hold reserves of not less than one year's expenditure, based on the average annual expenditure from unrestricted funds over the previous 3 years. Compliance with the reserves policy was met by a year-end transfer of £49,545 from the general fund to the designated lending fund (2021: £136,997 transfer from the general fund).

d. Investment policy

Money not on loan is invested with an external Investment Fund Manager, Rathbone Greenbank Investments, in accordance with the Board's Investment Policy, or kept on deposit on terms consistent with financial prudence and ready accessibility. Net gains on investments across all funds were £0.1 million (2021: £0.4 million gain) and net income from investments and bank deposits for the year amounted to £84,192 (2021: £93,183).

e. Going concern

The Trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The Trustees have made this assessment for a period of at least one year from the date of approval of the financial statements.

As part of the going concern review, the Trustees reviewed detailed budgets and cash flow forecasts to 30 September 2023, taking into account the legacy effects of the COVID-19 pandemic on the company's income and expenditure streams and the current challenges of rising interest rates, inflation, and energy costs, all of which will affect the organisations we support.

The pandemic has increased the risk of bad debts from borrowers and delayed fundraising plans, and the current economic pressures are expected to exacerbate these risks further, at least in the short to medium term; however, based on these forecasts and the level of reserves available, the Trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements as they do not consider there to be any material uncertainties about the charity's ability to continue.

7 Plans for the future

These will be our priority areas of focus over the next year:

- Launching our new Strategy 2023-26, setting out how our funding and support will deliver further positive heritage and social impact throughout the UK.
- Implementing new programmes within our Strategy, including successor programmes to Transforming Places through Heritage in England.
- Setting out how we will target areas or communities that have been less aware of or less successful in accessing our funding.
- Developing and launching new funds, including new social investment finance.
- Implementing the findings and recommendations from the evaluation of our 2020-23 Strategy.

8 Governance statement

a. The AHF's charitable objectives

The Memorandum of Association defines the AHF's charitable objects as:

- to promote the permanent preservation for the benefit of the public generally of buildings monuments or other edifices or structures of whatsoever kind and whether permanent or attaching to land or not and wheresoever in the United Kingdom situate of particular beauty or historical architectural or constructional interest;
- to protect and conserve or promote the protection and conservation of the character and heritage of the cities towns and villages in and around which such buildings monuments or other edifices or structures exist;
- to advance public education of and interest in the history of the United Kingdom and its people and thereby to promote public taste and education in and concerning the conservation of its creative heritage and the encouragement of aesthetic standards attaching to its contemporary environment.

b. The AHF's public benefit

The Trustees confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit. As a UK-wide charity enabling not-for-private-profit organisations to save and preserve the nation's built heritage - with capacity-building programmes as well as with financial support - the AHF's public impact is significant both locally and nationally.

c. Our values

Agreed in April 2019, the following values guide the organisation's work and strategy:

Investing in risk and new ideas

We have particular expertise as an early-stage investor and believe that to help fund potentially transformative projects we need to take considered risks with our investments, both for the benefit of heritage buildings and the enterprises we support.

Diversity

We believe that we should strive to represent the diversity of the UK, through our staff and Trustees and the projects we support. We will look to invest in projects across the UK, but particularly in areas of economic disadvantage, believing heritage led regeneration can act as a catalyst for new investment and community well-being.

A learning and evidence-focussed organisation

We will learn from our programmes and activities and use evidence to help us reach decisions. We recognise that our resources and those of our clients are limited, so we will target our evidence gathering in a proportionate way and promote the most useful and effective lessons to the sector.

Expert and accessible

We have over 45 years' of experience of delivering heritage led regeneration projects. We will make this knowledge accessible to projects, often by working in partnership to increase the availability of that expertise.

Positive advocates

We will be a positive organisation and team, actively promoting the benefits that the reuse of historic buildings can bring to 21st-century places and communities and working to help places realise their ambitions.

Supportive over the long-term, challenging and empathetic

We recognise the challenges inherent in complex heritage projects and the demands these can place on organisations, particularly those led by volunteers. We will be supportive of projects during difficult times but, where necessary, challenge projects in their thinking. We have supported some organisations for over 45 years and continue to believe in the value of building long-term relationships.

Taking ownership

As a small organisation, collaboration and taking ownership are a vital part of our organisational culture. We take responsibility across teams and activity areas, looking to own the work of the whole organisation, actively participating in improving and developing it.

d. Equality, diversity and inclusion (EDI)

We describe in the report against our objectives, under objective 3, some of what we have been doing to deliver on our [EDI commitments](#). This has included the development of an action plan, overseen by a trustee and staff group.

One aspect of the AHF's EDI work is understanding where our project funding is going and any barriers to accessing it. As historic buildings are located in all parts of the UK it is imperative to delivering our charitable aims that we address any inequity in the way our funding is distributed; this is especially true where buildings are particularly at risk. We have therefore commissioned, as part of the interim evaluation of our strategy 2020-23, a piece of research to understand why our funding may not be reaching certain communities. The findings will help inform the approach we will be taking in our new strategy, due to be published in early 2023.

We continue to use a more diverse group of organisations to help advertise our trustee roles. This year that included Built by Us and Action for Trustee Racial Diversity. This has had some impact on Board

diversity in recent years and we will continue to prioritise diversity of background, race, experience and thought in future recruitment. We also appointed two Associate Trustees with less experience, but new ideas, who we will support to broaden their experience through a 1-year placement with AHF.

e. Principal risks and uncertainties

The Board is responsible for ensuring that there are effective and adequate risk management and internal control systems in place to manage the major risks to which the AHF is exposed. It discharges this responsibility through its review of the effectiveness of the AHF’s risk management framework. This framework is designed to support informed decision-making regarding the risks that affect the AHF’s performance and its ability to achieve its objectives. The framework also provides for a consistent approach to identifying, assessing and dealing with the risks facing the AHF so to ensure that they do not exceed the level of risk the Board is willing to assume.

The AHF operates in a risk environment that is complex and which includes offering loan finance to organisations that cannot raise funds from elsewhere. Therefore, the framework is designed to manage, rather than to eliminate, the risks to the AHF’s objectives and to provide reasonable, but not absolute, assurance against material misstatement or loss. We aim to manage risk by anticipation and avoidance, rather than by handling the consequence after the risk has crystallised.

The total value of the Heritage Impact Heritage Impact Fund and AHF endowment fund can be affected by the failure of some of the AHF’s borrowers to repay their loan in part or in full. Bad debts are to be expected given the risks involved in the AHF’s loan investments, although the AHF seeks to minimise its potential exposure to loan losses as far as possible through its assessment and loan monitoring processes. Provision for bad debt is made in the AHF’s forward financial planning, and one of our objectives is to replenish and increase the value of the endowment fund through fundraising.

It should be noted that processes in place regarding risk management and internal control include the following:

- A comprehensive risk management framework – including a risk management policy and guidance and risk register – which addresses the Charity Commission’s guidance. This consists of different stages, from understanding the risk environment through risk identification, analysis and evaluation to risk treatment.
- The maintenance of a risk register, which is reviewed regularly by the Senior Management Team and twice a year by the Audit & Risk Committee. The risk-management strategy forms part of the planning process, against which the Board reviews progress formally every year. The organisation also maintains risk registers for two of the most significant and new AHF programmes, the HIF and Transforming Places through Heritage.
- As well as the risk register, the organisation now also undertakes a PESTLE (Political, Economic, Social, Technological, Legal and Economic) analysis of the longer-term risks facing the organisation, to enable the Audit and Risk Committee and the Trustees to foresee and assess risk through a wider contextual framework.
- The Board reviews the key risks following the Audit and Risk Committee’s bi-annual review.

Risk Area	Risk Description	Risk Management
External	In the short to medium term our work does not meet the needs of our existing or prospective funders; or the general funding environment becomes	Close contact with new and existing grant funders being maintained to ascertain new opportunities.

	constrained. Our grant income decreases.	Primary risk is in relation to England funding, where efforts to raise new funding are being focused.
Operational	Borrowers default on loans and repayment of capital and interest decreases significantly. Endowment eroded, rendering AHF's lending diminished.	AHF is gathering evidence on cost of living impacts and making case to DCMS for government support. Close monitoring of projects continues.
Operational	Our services & products do not meet the needs of our existing or prospective clients. Lack of funding to award, both grants and loans.	As well as grant funding, new lending finance is being pursued. Potential applicant expectations about new finance being managed.
Operational	We do not recruit or retain staff or consultants with sufficient knowledge, skills and enthusiasm to undertake our operations effectively and our services are poor quality.	Changes in current staff team have been managed, including replacement of Head of Investment. Communication being maintained with those affected by end of TPTH programme; some new funding secured for those posts.
External / economy	Rising inflation, slowing growth and the 'cost of living' crisis significantly exacerbates the top risks	Information being regularly gathered for impact on projects. Information and planning being shared with DCMS and other sector colleagues.

The Trustees are satisfied that appropriate systems are in place to manage risk.

f. Structure, governance and management

The Architectural Heritage Fund (AHF) is incorporated as a company limited by guarantee (company number 01150304), is registered as a charity in England and Wales (number 266780) and in Scotland (number SC043840), and is governed by its memorandum and articles of association (most recently updated 30 January 2013).

The AHF is registered with the Financial Conduct Authority for the purposes of money laundering regulation and is recorded on the Financial Services Register (number 707421).

The registered office is 3 Spital Yard, Spital Square, London E1 6AQ.

g. Board of Trustees

The governing body of the AHF is the Board of Trustees, whose members have legal responsibility as directors of the AHF as a company and as Trustees of the AHF as a charity. The Board is responsible for every aspect of the AHF's business and governance, with day to day management being delegated to the AHF's executive. Board members usually serve for renewable terms of three years. Every member of the Board is also a member of the AHF as a company. The AHF has no other members.

The Board comprises fourteen appointed Trustees, including the Chairman, who contribute a diverse range of expertise and who represent the whole of the UK.

The AHF recognises that an effective Board of Trustees is essential if the charity is to be effective in achieving its objects. The Board must seek to represent the people with whom the charity works and must have available to it all of the knowledge and skills required to run the charity. During the year the trustees reviewed the Charity Governance Code and identified a number of actions that the organisation is taking forward in next year's annual plan. This includes the development of new equality, diversity and inclusion commitments and an action plan to support this key area of work.

Some members of the Board are also Directors or Trustees of, or consultants to, organisations which apply for and receive financial assistance from the AHF, or with which the AHF has an arm's-length business relationship. In this event the member or members are required to disclose the interest at the meeting at which the application is considered or the business is discussed, thereby taking no part in the Board's decision (in accordance with the AHF's Conflict of Interests Policy). A register of Trustees' interests is maintained and updated regularly.

The Board meets at least five times a year.

h. Committees

There are currently five sub-committees, the Audit & Risk Committee, the Credit Panel, the Heritage Impact Fund Credit Panel, the Grants Panel and the Nominations Committee.

Audit and Risk Committee

Composed of up to four Board members, the duty of the Audit and Risk Committee is to consider and report to the Board on matters of financial control and performance, and to help Trustees and staff identify and assess risks to the organisation. The Audit and Risk Committee met three times during the year.

Nominations Committee

The Nominations Committee is responsible for establishing protocols for the appointment of Trustees and Chair, for organising the selection criteria and running the recruitment process and recommendations for appointment to the Board.

Credit Panel

The Credit Panel makes decisions on loans below £500,000 and makes recommendations to the Board on loan applications above that threshold. The Panel currently comprises five AHF Board members and the CEO. The Panel met five times during the year.

The Heritage Impact Fund Credit Panel

The Heritage Impact Fund (HIF) Credit Panel was established in March 2018 to make decisions on HIF loans below £500,000 and to make recommendations to the Board on applications above that threshold. The HIF Credit Panel currently comprises five AHF Board members and the CEO. There is an observer to the Panel, Hannah Stranger Jones, Head of Research and Impact for UnLtd, who advises on social impact measurement. Historic England and the National Lottery Heritage Fund are also observers to the Panel.

Grants Panel

The Panel comprises five Trustees representing England, Northern Ireland, Scotland and Wales, and the Chief Executive. The Head of Programmes and Impact is its Secretary. The Panel meets quarterly. Terms of appointment are for 3 years but are synchronised with the serving terms of trustee appointments.

The Chairman revolves around the four Trustees on an annual basis. The Panel met five times during the year.

Trustees serving during the year and since the year end were:

Board		Board Committees				
Trustees	Year of appointment	Audit & Risk	Credit Panel	HIF Credit Panel	Grants Panel	Nominations Committee
Myra Barnes	2013	*	*	*		*
James Bowdidge	2019		*	*		
Ade Alao	2018		*	*		*
Carole-Anne Davies (resigned August 2022)	2020				*	
Kate Dickson (retired Sept 2021)	2013				*	
Graham Fisher (Chair of Grants Panel)	2019				*	
David Hunter (Chair of Credit Panel)	2017		*	*		
Roy Hodson (Chair of Audit & Risk Committee)	2016	*				
Karen Latimer	2018				*	*
Eleanor McAllister (retired Dec 2021)	2018				*	
Elizabeth Peace (Chair)	2014					
Greg Pickup	2020				*	
Suzanne Snowden	2017	*				*
Neal Shasore	2020					
Esther Robinson-Wild	2021	*	*	*		
Audrey Carlin	2021				*	

Trustees

Liz Peace CBE Chair

Liz Peace has more than 35 years' experience in government and the property sector. She spent her early career in the Ministry of Defence, eventually becoming a key player in the team that created QinetiQ plc. She subsequently served as Chief Executive of the British Property Federation (BPF) for thirteen years where she regards her key achievement as being the introduction of Real Estate Investment Trusts (REITS). She was awarded a CBE in 2008 for services to the property industry.

Having retired from the BPF at the end of 2014, Liz now has a portfolio career with a range of public sector, commercial and charity roles. She is a non-executive director at Howard de Walden Estates and RPS Group plc and also at the Connected Places Catapult; she chairs the Churches Conservation Trust

and Real Estate Balance, the property industry's leading diversity group; and in the public sector she is Chairman of the Old Oak and Park Royal Development Corporation (OPDC), the Sponsor Board for the Palace of Westminster Restoration and Renewal Programme and the University of Cambridge Property Board.

Ade Alao

Ade Alao leads on major real estate capital projects for DWP. He previously worked for the British Council and in local government with considerable expertise in project delivery, regeneration, housing and local economic development. He is on the board of Incommunities and previously held Non-Executive Director appointments as Chair of Northwards Housing and Vice-Chair of Salix Homes - both major housing associations in Greater Manchester.

Myra Barnes

Myra has forty years' experience in property and development, involved in both public and private sector regeneration. She is a Chartered Town Planner currently working as a partner in a town planning consultancy. Myra was previously Head of Planning for National Grid Property and worked at Olympia & York and London Docklands Development Corporation.

James Bowdidge

James was principal of a Central London commercial and mixed-use property development and investment business, The Property Merchant Group, he undertook a wide range of projects in Central London, of which the £50 million refurbishment and reconfiguration of Sir Edwin Lutyens's One Finsbury Circus was a particular highlight. In a voluntary capacity, he is a Vice-President of the Game and Wildlife Conservation Trust and a former director of Theatre Delicatessen, an important meanwhile occupier of major buildings, supporting over 11,000 artists.

Audrey Carlin (appointed December 2021)

Audrey Carlin is an experienced leader in the delivery of heritage and regeneration projects. A Town Planner by profession, she has over 29 years of professional experience, delivering over £50m of regeneration focused activity in Scotland in this time, while working with a number of local authorities then with two of Scotland's first Urban Regeneration Companies – Clydebank Rebuilt and Clyde Gateway. Audrey currently leads Wasps, Scotland's largest provider of affordable high-quality studio, office and working space to the creative sector, as Chief Executive Officer. Wasps supports 1000 artists, creative industries and cultural tenants in 20 locations across Scotland, from the cities, rural areas, and Islands. Audrey is an active supporter of the arts and was appointed to the Board of the National Galleries of Scotland, in 2018. Audrey is also Chair of the Major Capital Projects Committee of this Board, overseeing nationally significant development projects.

Carole-Anne Davies (resigned August 2022)

Carole-Anne is the AHF trustee for Wales. She is the Chief Executive of the Design Commission for Wales, the national champion for good design in the built environment. She has significant experience in founding and running charities and not for profit companies as well as holding board and trustee positions with significant governance, fiduciary and financial responsibilities. She is also founding chair of Gregynog Trust which owns and operates an important mid-Wales estate at Gregynog.

Kate Dickson (retired December 2021)

Kate Dickson heads Creative Heritage Consultants Ltd, a multi-disciplinary practice that offers a range of advisory services to those with responsibilities for listed and historic buildings, especially redundant

structures and those 'at risk'. She supports the heritage building trust sector in a voluntary capacity as a member of the Midlands Committee of the Heritage Trust Network.. Kate is a registered architect and a membership assessor for the Institute of Historic Building Conservation. She is a Governor of her former school, Manchester High School for Girls, where she chairs the Estates Committee.

Graham Fisher (Chair of the Grants Panel)

Graham is Chief Executive of Letchworth Garden City Heritage Foundation, a place-based foundation that is the custodian of Letchworth Garden City, the world's first Garden City. Prior to joining the Foundation, Graham was Chief Executive of Toynbee Hall an anti-poverty charity based in the East End. Graham's career combines leadership roles in the voluntary sector, local and national Government, including as Chief Executive of MLA London, the strategic regional development agency for museums, libraries and archives and Director of London Libraries Development Agency, the strategic regional development agency for public libraries.

Roy Hodson (Chair of Audit & Risk Committee)

Roy Hodson joined the Board in April 2016. He brings considerable financial expertise to the Board having been a partner at PwC for 26 years, including serving clients in the property, construction and financial services sectors. Roy is a Chartered Accountant (ICAEW) and also Director of a number of commercial companies. He mentors at the School for Social Entrepreneurs and the University of Manchester.

David Hunter (Chair of the Credit Panel)

David Hunter is a professional Non-executive Director and Strategic Adviser focused principally on UK and International real estate. He is currently Chairman of two UK REITs. David is an Honorary Professor of Real Estate at Heriot-Watt University and is Honorary Swedish Consul to Glasgow.

Karen Latimer OBE

Karen is a library buildings consultant and Chief Adviser to UK Designing Libraries. In parallel with her professional career she has over 35 years' experience in the architectural heritage sector in Northern Ireland and is currently on the Board of Hearth Historic Buildings Trust and the Irish Architectural Archive (Chair of the Collections Committee), and is Publications Editor for the Ulster Architectural Heritage Society.

Eleanor McAllister OBE (retired December 2021)

Eleanor McAllister is both an economist and a town planner and has worked for over 25 years in the west of Scotland using both these disciplines in developing and implementing regeneration projects. She was Director of the Glasgow Building's Preservation Trust in the 80's and continued to work on capital delivery projects in local government for the next 15 years, including three years as Deputy Director of the Glasgow 1999 Festival Company. Eleanor was also the Managing Director of Clydebank Re-built, one of six Scottish urban regeneration companies.

Suzanne Snowden

Suzanne is a marketing and communications consultant. Founder and Director at Message Consulting Limited, she advises clients on their research, communications and marketing content strategies. Suzanne was Director of PwC's Global Thought Leadership programme where she led the firm's global research, marketing and insights generation strategy and governance, including responsibility for the firm's Annual Global CEO Survey. Suzanne brings experience advising on brand positioning, thought leadership and social media marketing.

Neal Shasore

Neal is an architectural historian and Head of School at the London School of Architecture, based in Hackney, East London. He is passionate about equality, diversity and inclusion in the built environment. He has published on architectural culture in early twentieth Britain and is also a trustee of the Twentieth Century (C20) Society.

Greg Pickup

Greg is Chief Executive of the Churches Conservation Trust, a charity charged with the care of over 350 historic churches and dedicated to using these to support and regenerate communities. Previously he was the CEO of Heritage Lincolnshire, a heritage development trust with whom AHF has worked on a number of projects. Greg has also worked for the National Lottery Heritage Fund, as Fund Manager for the £20m Derby Enterprise Growth Fund, as well as on a range of projects during a period running his own consultancy, including Townscape Heritage and LGBTQ history projects. In addition to serving on the board of AHF he is a Trustee of the Arkwright Society, custodians of Richard Arkwright's Cromford Mills complex in the heart of Derbyshire's Derwent Valley Mills World Heritage Site.

Esther Robinson Wild (appointed December 2021)

Esther is a Historic Environment Consultant with extensive experience of working on a wide range of projects in all areas of the historic environment including listed buildings, historic buildings and places, conservation areas and archaeology. She has a background in finance and real estate having worked for over 10 years as an Analyst in various City of London-based financial institutions. She is a member of the Board of Directors of the Chartered Institute for Archaeologists (CIfA) and a Trustee of the Foundation for Jewish Heritage. Esther has a MA in the Archaeology of Buildings from the University of York. She is also a Fellow of the Society of Antiquaries of London.

i. Executive

The organisation primarily comprises two teams: Programmes and Impact, and Investment. The AHF Programmes and Impact Team runs our advice service and grants programmes. The AHF Investment Team manages our lending function. Both teams support the Chief Executive in raising new funding.

The Senior Management Team comprises the Chief Executive, the Head of Finance, the Head of Programmes and Impact and Head of Investment.

j. The AHF's employees

Matthew Mckeague – CEO and Company Secretary

Kelcey Wilson-Lee – Head of Programmes & Impact

Andy Richardson – Head of Investment (left organisation 19th August 2022)

Fiona Hollands – Head of Finance

Gavin Richards – Transforming Places Manager (England)

Gordon Barr – Development Manager (Scotland)

Jo Robertson – Support Officer (Scotland)

Adam Hitchings – Development Manager (Wales)

Rita Harkin - Support Officer (Northern Ireland)

Asha Karbhari – Investment Manager (promoted to Head of Investment effective 3rd August 2022)

Madeleine Blyth – Investment Manager

Andrew Hitches-Davies – Investment Manager (joined organisation on 15th August 2022)

Emily Greenaway – Investment Officer

Oliver Brodrick-Ward – Administrator and Team Coordinator

Umedha de Zoysa – Finance Assistant

Josephine Brown - Programme Officer (South West England)

Louise Stewart – Programme Officer (South West England)

Mandy Hall – Programme Officer (West Midlands)

Laura Williams – Programme Officer (London, South East & East of England)

Annoushka Deighton – Programme Officer (North West)

Emily Knight – Programme Officer (East Midlands, Yorkshire & Humber and North East)

Fay McCulloch - Monitoring & Impact Officer

Tia Jackson – Communications Officer

k. Professional Advisers:

Solicitors:

- Thorntons, Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh EH12 5HD
- Bates Wells 10 Queen Street Place, London EC4R 1BE
- Brechin Tindal Oatts, 48 St Vincent Street, Glasgow G2 5H
- Morton Fraser, Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL
- Farrer and Co LLP, 66 Lincoln's Inn Fields, London WC2A 3LH
- Cleaver Fulton Rankin, 50 Bedford Street, Belfast, BT2 7FW
- TLT LLP, 20 Gresham St, London EC2V 7JE

Auditors:

- Moore Kingston Smith LLP, 9 Appold Street, London EC2A 2AP

Insolvency Advisor:

- BM Advisory LLP, 82 St John Street, London EC1M 4JN

Bankers:

- Barclays Bank plc, 167 High Street, Bromley BR1 1NL

Accounts were also held with National Westminster Bank plc until 15 December 2021

Investment Manager

- Rathbone Greenbank Investments, 8 Finsbury Circus, EC2M 7AZ

9 Benefactors and Friends

The AHF is lucky in enjoying the support of a steadfast group of major institutional funders, as well as like-minded individuals who support our core work. Together, these Benefactors and Friends enable us to work with communities across the UK to safeguard and enliven beloved historic buildings. We are extremely grateful for the support during 2021-22 of the following.

Benefactors (£20,000 or more per annum)

- UK Government
- Department for Digital, Culture, Media and Sport
- Historic Environment Scotland
- Cadw
- Historic England
- Department for Communities Northern Ireland
- National Lottery Heritage Fund
- Garfield Weston Foundation
- The Pilgrim Trust
- William Grant Foundation

Friends (£120 or more per annum)

- Simon Back
- Dr DK Robinson
- Suzanne Snowden
- Paul Tomlinson
- Nigel Waring

10. List of grants awarded

ENGLAND

Transforming Places through Heritage

Funded by Department of Digital, Culture, Media and Sport

Project Viability Grants

Organisation	Building	Grant award (£)
Platform Arts Ltd	Platform A Gallery and connected building	£15,000
Heritage Lab CIC	Sanger's studios	£15,000
Assemble Studio CIC	Former Home of Annetta Pedretti "House of Annetta"	£15,000
Create (Cornwall) CIC	Donald Thomas Centre	£15,000
Yeovil Art Space	Vicarage Street Methodist Church	£14,150
Nottingham Women's Centre	Nottingham Women's Centre	£13,590
Lakeland Arts	Old Grammar School	£15,000
Newlyn Fishing, Industry and Seafarers Heritage (FISH) Trust	The Ice Works	£15,000
Ryde Town Council	Vectis Hall	£14,950
Hereford Community Land Trust	26-28 Aubrey Street	£7,910
Ramsbottom Co-op Hall Heritage Trust Ltd	Ramsbottom Co-op Hall	£15,000
Selsey Pavilion Trust	Selsey Pavilion	£15,000
Young Gloucestershire	The Old Docks Office	£12,180
Beach Creative Community Interest Company	Beach House	£15,000
West Green Road & Seven Sisters Development Trust	The Wards building	£15,000
Our Big Picture Ltd.	Canter's	£12,120
Tyne and Wear Building Preservation Trust Ltd	1 Cattle Market	£2,550
Cullercoats Watch House	Cullercoats Watch House	£7,480
Community Arts Umbrella (CAU)	The Kirkgate Centre	£14,920
Open Arms Kingston (OAK)	The Oxford Arms Hotel	£10,000
Richmond Town Council	Richmond Market Hall	£6,180
Redruth Former Library CIC	Old Redruth Library and Old Redruth College	£15,000
LEISTON COMMUNITY LAND TRUST LIMITED	Shop Nos 16-22A	£5,180
St Neots Town Council	The Oast House	£14,629
Knutsford Town Council	Kings Coffee House	£8,000

Friends of Carlisle Victorian and Turkish Baths	Carlisle Public Baths	£14,900
Tyne and Wear Building Preservation Trust Ltd	176 High Street West	£13,140
Newhampton Arts Centre	Newhampton Arts Centre	£8,300
Mid Cheshire Community Rail Partnership	Hale Station Signal Box	£11,926
7 Manchester Street Working Group (interim name)	The Boy's Brigade Hall	£9,963
Community Assets Standing Tall	Former Natwest Bank	£12,864
Heritage Lab CIC	Ramsgate High Street & Vicinity: Various	£11,530
People Dem Collective CIC	Primark Building	£15,000
Worcestershire Buildings Preservation Trust	55 Lowesmoor	£15,000
The Lafrowda Club	The Lafrowda Club	£15,000
Moor Imagination Collective	Buckfastleigh Methodist Church	£15,000
Weymouth Civic Society	Belle Vue Theatre (until recently the Elim Church)	£15,000
Creative Land Trust	Alice Billings House	Grant increase £1,000

Project Development Grants

Organisation	Building	Grant award (£)
The Gardeners' House, Penzance	The Gardeners' House	£16,146
Plymouth Diocesan Trust	Church of the Immaculate Conception	£30,870
Harvey's Foundry Trust	John Harvey House	£33,696
Shademakers UK Carnival club CIC	The Department	£68,500
Pembroke House (officially known as Pembroke College Settlement)	All Saints Hall	£28,120
Redruth Revival CIC	The Buttermarket and Mining Exchange	£59,850
The Craven Arts Charitable Trust	Skipton Youth and Community Building	£20,000
Heritage Lincolnshire	The Harlequin, Lincoln	£17,100
John Peel Centre for Creative Arts	11 Market Place	£20,000
Peacock & Verity Community Spaces Ltd	Reah's	£17,100
Millfields Community Economic Development Trust (Millfields Trust)	Famous Firkin	£11,610
Sister Midnight Community Venues Ltd.	The Ravensbourne Arms	£12,307
The Churches Conservation Trust	Church of St John the Evangelist	£17,355
Rotherham Rise	Rise House	£20,000
Gloucester Historic Buildings	99-101 Westgate Street	£39,825
Trowbridge Town Hall Trust Ltd	Trowbridge Town Hall	£51,750
Creative Land Trust	Alice Billings House	£100,000

Lowestoft Town Council	Lowestoft Town Hall	£65,000
Re:Source Blackburn	Former Cotton Exchange / Apollo 5 Cinema, King William Street	£86,590
Barnsley Civic Enterprise Ltd	The Civic	£48,120
Boston Preservation Trust	Fyde house	£20,000
Cranleigh Civic Society	Cranleigh Cottage Hospital	£19,980
Tyne and Wear Building Preservation Trust Ltd	1 Cattle Market	£17,190
Durham Amateur Football Trust	Former Mechanics' Institute	£17,840
Silk Heritage Trust	Old Sunday School	£40,906
Bailiffgate Museum & Gallery (BMG)	Northumberland Hall	£50,000
Community 360	Former Church of Holy Trinity	£81,592
Cliftonville Cultural Space CIC	Margate Synagogue	£76,792
Paignton Picture House Trust	Paignton Picture House (former Torbay Cinema)	£32,740
Beach Creative Community Interest Company	Beach House	£60,962
MAKE Southwest	Riverside Mill	£15,000
Isles of Scilly Museum Association	Town Hall	£19,800
Cornwall Buildings Preservation Trust Ltd	Old Duchy Palace	£19,380
intoBodmin CIC	The Old Library	£29,880
Our Big Picture Ltd.	Canthers	£25,199
The Generator Loughborough CIC	The Generator, 12 Frederick Street	£28,705
The Old Fire Station Stoke Newington	The Old Fire Station	£76,800
Morecambe Winter Gardens Preservation Trust	The Winter Gardens, 208-214 Marine Road Central	£47,500
Ledbury Places	The Ledbury Places	£33,210
The Marlowe Trust	The Marlowe Kit (Poor Priests' Hospital)	£50,000
Pembroke House (officially known as Pembroke College Settlement)	All Saints Hall	£70,240

Crowdfunding Challenge Grants

Organisation	Building	Grant award (£)
Acton Arts Project (Acton Arts CIC)	The Acton Old Library	£20,000
The Generator Loughborough CIC	The Generator, 12 Frederick Street	£25,000
Gloucestershire Academy of Music	Barbican House	£25,000
Norman Nicholson House CIC	Norman Nicholson House	£20,000

Transformational Capital Grants

Organisation	Building	Grant award (£)
Bridgwater Baptist Church	Bridgwater Baptist Church	£100,000
The Branch Trust, Chipping Norton CIO	The Branch	£100,000
Redruth Revival CIC	The Buttermarket and Mining Exchange	£250,000
Norfolk Historic Buildings Trust	Becket's Chapel	£100,000
Stanley Arts	Stanley Halls, South Norwood Hill	£60,500
The Churches Conservation Trust	St Peter & the Old Black Lion	£110,153
Caistor and District Community Trust Ltd	2-4 Market Place, Caistor	£200,000
SeaChange Arts	The Ice House	£350,000
Heritage Lincolnshire	The Harlequin, Lincoln	£350,000
Creative Land Trust	Alice Billings House	£116,880
Gateway Studio Project CIC	Trinity Centre (Gateshead)	£250,000
intoBodmin CIC	The Old Library	£150,000
Bridgwater Baptist Church	Bridgwater Baptist Church	Grant increase £26,621
Valley Heritage	18-20 Market Street, Bacup	Grant increase £38,729

Emergency Support Grants

Organisation	Building	Grant award (£)
Historic Coventry Trust	Lych Gate Cottages	£15,000

Cultural Recovery Fund

Supported by the Department for Digital, Culture, Media & Sport

Organisation	Building	Grant award (£)
Bevis Marks Synagogue Heritage Foundation	Bevis Marks Synagogue	£3,162

Historic Assets Moving into Community Ownership (HACO)

Supported by Historic England

Project Viability Grants

Organisation	Building	Grant award (£)
Ponsanooth Parish Council (formerly known as St Gluvias Parish Council)	Ponsanooth Methodist Chapel	£4,906
Chance Heritage Trust	Soho Foundry and Mint	£10,000
The Blake Cottage Trust	Blake's Cottage	£9,780
The National Trust	Dorset Hall	£7,000
Localgiving Foundation	Shurland Hall	£6,122
Shrewsbury Roman Catholic Diocesan Trust	Holy Cross Church	£5,000
The Helm @ Croglin	Former St John's Church	Grant increase£325

Project Development Grants

Organisation	Building	Grant award (£)
Chamberlain Highbury Trust	Highbury	£6,000
West Torrington Community & Heritage Action CIO (WTCHA)	The Church of St. Mary	£6,547
PollyPort CIC	Everton Library	£5,000
BACKLIT	Alfred House	£6,480
Hudswell Hostel @ St Michaels Ltd	St Michael and All Angles Church	£1,020
Delapre Abbey Preservation Trust	Stable Block, Delapre Abbey	£8,000
Banana Enterprise Network	Rock Hall	£2,050
Hudswell Hostel @ St Michaels Ltd	St Michael and All Angels Church	£1,770

SCOTLAND

Funded by Historic Environment Scotland

Project Viability Grants

Organisation	Building	Grant award (£)
Glasgow Artists' Moving Image Studios	Govanhill Picture House	£4,446
Bigton Community Hall Trust / Hymhus Steering Group	St Ninian's Church	£4,100
Springburn Winter Gardens Trust	Springburn Winter Gardens	£10,000
Tayside Re-users	South Dudhope Mill	£2,850
WASPS Trust	The Briggait	£5,000
Friends of Geilston	Geilston House	£8,000
Ardnamurchan Lighthouse Trust	Ardnamurchan Lighthouse Complex	£4,188
Friends of the Broadway Prestwick	Broadway Cinema (former)	£5,000
Beith Community Development Trust	Geilsland House	£5,000
Friends of Craigtoun	Dutch Village	£10,000
Visibility Scotland	Visibility Scotland	£10,000
Friends of The Pipe Factory CIC	White's Clay Pipe Factory 1	£10,000
Bon Accord Heritage	Bon Accord Baths, Justice Mill Lane	£10,000
Deaf Action	Deaf Connections	£9,000
SAVE Britain's Heritage	Ayr Station Hotel	£7,000
THE TIM STEAD TRUST	The Steading	£8,000
Wishaw YMCA	Wishaw YMCA	£10,000
Heritage Building Preservation Trust	21 Schollwell St, Stevenston,	£4,130
Plockton & District Community Trust	The Old Post Office Plockton	£2,850
Robert Burns Ellisland Trust	Ellisland Farmhouse Museum	£9,990
The Tim Stead Trust	The Steading	Grant increase £1,000

Project Development Grants

Organisation	Building	Grant award (£)
North East Scotland Preservation Trust	NESPT Fraserburgh Hotel	£10,000
All Roads Lead to Whithorn Trust	The Former Grapes Hotel	£3,144
Shambellie House Trust	Shambellie House	£5,000
Reconnect SCIO	Reconnect Regal	£6,960
Clackmannanshire Heritage Trust	Sauchie Tower	£5,000
Viresco Studios	St Andrews Church Alexandria	£10,000
Earlsferry Town Hall Limited	Earlsferry Town Hall	£8,000
John O'Groats Mill Trust	John O'Groats Mill	£30,000
WASPS Trust	The Briggait	£10,000
Action Porty	Portobello Old Parish Church and Halls	£6,000
The John Rae Society	The Hall of Clestrain	£10,620
King's Theatre Kirkcaldy Limited	Former King's Theatre, 252-262 High Street	£20,000
Strathearn Artspace	Strathearn Artspace (former County Library and Mason's Hall)	£7,000
Historic Churches Scotland	St Margaret's Braemar	£15,040
Hillcrest Homes	Camperdown Works: Jute Warehouses 5-8, 14-15	£10,000
Local Initiatives in New Galloway (LING)	New Galloway Town Hall	£10,000
Old School Thornhill	Thornhill Old School	£6,501
Out of the Blue Arts and Education Trust	Out of the Blue Abbeymount Studios	£6,056
The Leancoil Trust	Leancoil Hospital	£25,000

Funded by William Grant Foundation

Project Viability Grants

Organisation	Building	Grant award (£)
Friends of Old St. Michael's Hall & Grounds (Crieff)	St. Michael's Church Hall	£10,000
Fossil Grove Trust	The Fossil Grove	£7,000
Communities Housing Trust	Borrodale Primary School and School House	£10,000
MADE in East Lothian	The Community Arts Hub	£4,600
Aero Space Scientific Educational Trust	Balado Bridge Satcom Ground Station	£10,000
Comann Eachdraidh Eirisgeidh	Comann Eachdraidh Eirisgeidh - Eriskay School	£7,000

Birse Community Trust	Finzean Sawmill and Turning Mill	£10,000
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Project Development Grants

Organisation	Building	Grant award (£)
The Ardchattan Centre	The Ardchattan Centre	£5,700
Heart of Newhaven Community SCIO	Victoria Primary School	£11,290
Garrabost Gniomhach:Active Garrabost	Garrabost Mill	£4,500
Robert Burns Ellisland Trust	Ellisland Farmhouse Museum	£10,000
Clyne Heritage Society	Old Clyne School	£2,040
Bothwell Futures	Bothwell Library Building	£8,134

WALES

Funded by Cadw, the Pilgrim Trust, and the Garfield Weston Foundation

Project Viability Grants

Organisation	Building	Grant award (£)
Prospects 2000+	Colomendy Hall	£10,000
Cyfeillion Nantclwyd y Dre Friends	Nantclwyd y Dre	£9,130
Kidwelly Town Council	Kidwelly Town Hall, 1 Lady Street	£4,016
Menter y Glan	Glan yr Afon	£7,400
Community Science International Wales	St. Paul's church / The Science Lounge	£10,000
Brynaman Lido Limited	Brynaman Lido	£10,000

Project Development Grants

Organisation	Building	Grant award (£)
Menter Ty'n Llan Cyfyngiedig	Ty'n Llan (Harp Inn), Llandwrog	£14,080
Machynlleth Town Council	The Old Stables - Machynlleth - Yr Hen Stablau	£20,000
Tabernacle Morrision Congregation CIO	Tabernacle Chapel Morrision	£15,000
Tywi Gateway Trust	Tywi Gateway	£14,284
Enbarr Foundation CIC	John Summers Offices	£15,262
Menter Ty'n Llan Cyfyngiedig	Ty'n Llan (Harp Inn), Llandwrog	£20,000
Menter Cilycwm	Capel y Groes	£10,000
Bardsey Island Trust	Storws (Boathouse)	£9,400
Presteigne and Norton Community Trust	Former Church of St Andrew	£10,120
Norwegian Church Cardiff Bay	Norwegian Church Arts Centre	£20,000

Funded by Cadw

Capital Works Grants

Organisation	Building	Grant award (£)
Capel Carmel	Capel Carmel, Ty Capel Carmel, Siop Plas Carmel	£45,000
Antur Waunfawr	Porth yr Aur, Caernarfon	£35,000
Hafod Ceiri	Capel M.C.	£41,000
Circus Eruption	Former St Luke's Church	£30,000

NORTHERN IRELAND

Funded by the Department for Communities (NI), the Pilgrim Trust, and the Garfield Weston Foundation

Project Viability Grants

Organisation	Building	Grant award (£)
Seskinore Rural Community Group	Former McClintock Estate buildings	£5,150
East Belfast Mission	Hosford Community Homes 335 Newtownards Rd	£4,180

The Cloughy Heritage Group	OLD CLOUGHEY MEETING HOUSE	£2,500
The Bushmills Trust	former National School	£10,000
Kilmore O'Neilland Building Preservation Trust Limited (KOT)	Kilmore Cottage	£10,000
Stangford Residents Association	Strangford Castle	Grant increase £770

Project Development Grants

Organisation	Building	Grant award (£)
Kilcooley Womens Centre	THE OLD MARKET HOUSE	£8,000
MYMY - Mind Your Mate and Yourself	Ardnabannon House	£3,900
The Boomhall Trust	Boomhall, Culmore Road	£2,500
Market Development Association	Sussex Place	£8,000
Clonduff Development Enterprise Ltd.	Former Church of Ireland (St John's Parish Church)	£20,000

Funded by the Department for Communities as part of the COVID-19 Culture, Languages, Arts and Heritage Support Programme

Village Catalyst - Project Viability Grants

Organisation	Building	Grant award (£)
Culmore Community Partnership Ltd	Culmore Fort	£8,000
Caledon Regeneration Partnership	Caledon Men's Shed	£7,500
Management Committee of St Patrick's Hall Fintona	St Patrick's Hall Fintona	£8,000
The Cloughy Heritage Group	OLD CLOUGHEY MEETING HOUSE	£9,000
St Joseph's Grammar School, Donaghmore Parent Support Group	Mullygruen House	£7,500
Portaferry Regeneration Limited	Barholm	£10,000

Village Catalyst - Project Development Grants

Organisation	Building	Grant award (£)
Early Years	FORMER POOR LAW HOSPITAL	£10,000
Ballinderry War Memorial Hall Committee	Ballinderry War Memorial Hall	£20,000

The Architectural Heritage Fund Statement of Trustees' Responsibilities

Statement of Trustees' Responsibilities

The members of the Board (who are the trustees, and also directors of The Architectural Heritage Fund for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 'The Financial Reporting Standard Applicable in the UK and Ireland'.

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of The Architectural Heritage Fund ("AHF") and of the incoming resources and application of resources, including the income and expenditure, of the AHF for that year. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the AHF, and enable them to ensure that the financial statements comply with the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006 (as amended). They are also responsible for safeguarding the assets of the AHF and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

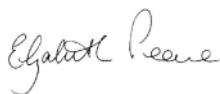
In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

This Report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

Signed on behalf of the Board:



Liz Peace
Chairman

28 September 2022

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE ARCHITECTURAL HERITAGE FUND

Opinion

We have audited the financial statements of The Architectural Heritage Fund ('the company' for the year ended 31 March 2022 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard Applicable in the UK and Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2022 and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 (as amended), Regulations 6 and 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended) and the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs(UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the audit of financial statements section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE ARCHITECTURAL HERITAGE FUND

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' annual report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the trustees' annual report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the trustees' annual report.

We have nothing to report in respect of the following matters where the Companies Act 2006, the Charities Accounts (Scotland) Regulations 2006 (as amended) and the Charities Act 2011 require us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Trustees' Annual Report and from preparing a Strategic Report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 50, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under Section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005, the Companies Act 2006 and Section 151 of the Charities Act 2011 and report to you in accordance with regulations made under those Acts.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK) we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE ARCHITECTURAL HERITAGE FUND

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purposes of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

The objectives of our audit in respect of fraud, are; to identify and assess the risks of material misstatement of the financial statements due to fraud; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses to those assessed risks; and to respond appropriately to instances of fraud or suspected fraud identified during the audit. However, the primary responsibility for the prevention and detection of fraud rests with both management and those charged with governance of the charitable company.

Our approach was as follows:

- We obtained an understanding of the legal and regulatory requirements applicable to the company and considered that the most significant are the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 (as amended), regulations 6 and 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended), the Charities Act 2011, the Charity SORP, and UK financial reporting standards as issued by the Financial Reporting Council and UK taxation legislation.
- We obtained an understanding of how the charitable company complies with these requirements by discussions with management and those charged with governance.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF THE ARCHITECTURAL HERITAGE FUND

- We assessed the risk of material misstatement of the financial statements, including the risk of material misstatement due to fraud and how it might occur, by holding discussions with management and those charged with governance.
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.
- Based on this understanding, we designed specific appropriate audit procedures to identify instances of non-compliance with laws and regulations. This included making enquiries of management and those charged with governance and obtaining additional corroborative evidence as required.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006; and to the charity's trustees, as a body, in accordance with Section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005, and in respect of the consolidated financial statements, in accordance with Chapter 3 of Part 8 of the Charities Act 2011. Our audit work has been undertaken so that we might state to the charitable company's members and trustees those matters which we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to any party other than the charitable company, the charitable company's members, as a body, and the charity's trustees, as a body for our audit work, for this report, or for the opinion we have formed.



Luke Holt (Senior Statutory Auditor)
for and on behalf of Moore Kingston Smith LLP, Statutory Auditor

9 Appold Street
London
EC2A 2AP

Date 21 October 2022

Moore Kingston Smith LLP is eligible to act as auditor in terms of Section 1212 of the Companies Act 2006.

The Architectural Heritage Fund
Statement of Financial Activities for the year ended 31 March 2022
(incorporating the income and expenditure account)

	Note	Endowment fund £	Restricted fund £	Unrestricted fund £	2022 total £	2021 total £
Income and endowments from:						
Donations and legacies						
Donations and legacies from individuals and corporations		-	-	1,643	1,643	923
Government grants	4	-	6,285,521	-	6,285,521	8,935,725
Other grants	5	-	106,664	-	106,664	213,664
		-	6,392,185	1,643	6,393,828	9,150,312
Charitable activities						
		-	-	67,664	67,664	42,187
		-	-	67,664	67,664	42,187
Investments						
Bank Interest/Dividends receivable		-	-	84,192	84,192	93,183
Interest receivable - on loans disbursed		-	-	522,462	522,462	505,657
Rent receivable		-	-	18,074	18,074	32,765
		-	-	624,728	624,728	631,605
Total income		-	6,392,185	694,035	7,086,220	9,824,104
Expenditure on:						
Raising funds						
Generating voluntary income		-	-	4,570	4,570	5,726
Investment management - financial		-	-	25,797	25,797	29,385
Investment management - property		-	-	16,562	16,562	27,473
		-	-	46,929	46,929	62,584
Charitable activities						
Loan and grant						
Increase in the loan bad debt provision	6	4,270	50,235	63,299	117,804	118,509
Other loan-related activities		-	120,437	153,291	273,728	280,538
Grant making		-	5,880,509	131,073	6,011,582	7,650,790
		4,270	6,051,181	347,663	6,403,114	8,049,837
Development and advocacy						
Capacity building		-	152,547	103,219	255,766	225,754
Impact reporting, evaluation and communications		-	-	110,632	110,632	100,031
Research		-	35,893	-	35,893	-
Contribution to the Heritage Trust Network		-	-	5,000	5,000	5,000
		-	188,440	218,851	407,291	330,785
Total expenditure on charitable activities		4,270	6,239,621	566,514	6,810,405	8,380,622
Total expenditure before gains/(losses) on investments	7	4,270	6,239,621	613,443	6,857,334	8,443,206
Net gains/(losses) on investments	13	143,567	-	(32,743)	110,824	432,913
Net loss on valuation of investment property	14	-	-	-	-	(100,000)
Net loss on disposal of investment property	14	(15,065)	-	-	(15,065)	-
Net income/(expenditure)		124,232	152,564	47,849	324,645	1,713,811
Transfers between funds	21	(1,995,352)	2,000,000	(4,648)	-	-
Net movement in funds	21	(1,871,120)	2,152,564	43,201	324,645	1,713,811
Reconciliation of funds						
Balances at 1 April 2021		11,196,907	4,072,780	2,026,849	17,296,536	15,582,725
Balances at 31 March 2022	21	9,325,787	6,225,344	2,070,050	17,621,181	17,296,536

All amounts relate to continuing activities.

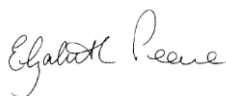
All recognised gains and losses are included in the Statement of Financial Activities.

The notes on pages 58 to 70 form part of these financial statements.

**The Architectural Heritage Fund
Balance Sheet as at 31 March 2022**

		2022		2021	
		£	£	£	£
Fixed assets					
Investments	13		4,332,888		4,246,550
Investment property	14		-		530,000
Other tangible assets	15		7,150		-
Programme related investments:					
Loans disbursed for preservation projects	16		9,919,932		8,328,913
Total fixed assets			14,259,970		13,105,463
Current assets					
Debtors:					
Loan interest receivable		383,392		440,033	
Government grants receivable		1,382,402		2,360,373	
Other accrued income and prepayments		53,185		25,165	
		1,818,979		2,825,571	
Cash at bank and in hand		9,410,655		9,515,599	
		11,229,634		12,341,170	
Creditors: amounts falling due within one year	17	(7,863,423)		(7,995,882)	
Net current assets			3,366,211		4,345,288
Creditors: amounts falling due over one year	18		-		(149,215)
Provision	19		(5,000)		(5,000)
Net assets			17,621,181		17,296,536
Funds	20,21				
Endowment fund			9,325,787		11,196,907
Restricted fund			6,225,344		4,072,780
Unrestricted funds					
Designated lending fund		1,502,844		1,453,299	
General fund		567,206		573,550	
			2,070,050		2,026,849
Total funds			17,621,181		17,296,536

The financial statements were approved by the Board and authorised for issue, on 28 September 2022 and signed on their behalf by:



Liz Peace
Chairman

Date 28 September 2022



Roy Hodson
Chairman of the Audit & Risk Committee

Date 28 September 2022

The Architectural Heritage Fund
Statement of Cash Flows for the year ended 31 March 2022

	Note	2022 £	2021 £
Net cash provided by/(used in) operating activities	22	(1,238,622)	1,467,697
Cash flows from investing activities:			
Interest and rents from investments		624,728	631,605
Purchases of investments		(246,145)	(1,766,617)
Proceeds from investment disposals		1,396,482	2,545,874
Proceeds from fixed asset investments		530,000	
Purchases of fixed assets		(10,726)	-
Change in long term cash deposits held in the investment portfolio		(145,000)	(755,000)
Net cash provided by investing activities		<u>2,149,339</u>	<u>655,862</u>
Increase/(decrease) in cash and cash equivalents in the year		910,717	2,123,559
Cash and cash equivalents at the beginning of the year		9,569,009	7,445,450
Total cash and cash equivalents at the end of the year		<u>10,479,726</u>	<u>9,569,009</u>
Analysis of cash and cash equivalents		2022	2021
		£	£
Cash at bank and in hand		9,410,655	9,515,599
Cash held in investment portfolio		1,069,071	53,410
Total cash and cash equivalents		<u>10,479,726</u>	<u>9,569,009</u>
Analysis of changes in net debt			
	As at 1 April		As at 31 March
	2021	Cash flows	2022
	£	£	£
Cash at bank and in hand	9,515,599	(104,944)	9,410,655
Cash held in investment portfolio	53,410	1,015,661	1,069,071
Total	<u>9,569,009</u>	<u>910,717</u>	<u>10,479,726</u>

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

1 Company status

The charity is a company limited by guarantee domiciled and incorporated in England and Wales. The registered office is 3 Spital Yard, Spital Square, London, E1 6AQ. The members of the company are the trustees named in Section 13 'Reference and administrative information'. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity.

2 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the accounts and comply with the charity's governing document, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) published on 16 July 2014. The charitable company is a public benefit entity for the purposes of FRS 102 and therefore the charity also prepared its financial statements in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable in the UK and Republic of Ireland effective 1 January 2015 (Charities SORP (FRS 102) including Updated Bulletin 2, the Companies Act 2006, the Charities Act 2011 and Charities Accounts (Scotland) Regulations 2006 as amended by The Charities Accounts (Scotland) Amendment (No.2) Regulations 2014. In accordance with the provisions of the Companies Act the charity has adapted the format of the accounts to reflect the special nature of the charity's activities. Additional information has been provided where this increases understanding of the figures.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest pound.

The following accounting policies have been applied consistently during the current and previous year except as defined below:

Going concern

The trustees have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. As part of the going concern review the trustees reviewed detailed budgets and cash flow forecasts, taking into account the legacy effects of the Covid-19 pandemic on the company's income and expenditure streams and the current challenges of rising interest rates, inflation and energy costs, all of which will affect the organisations we support.. The aftermath of the pandemic continues to increase the risk of bad debts from borrowers, and the worsening economic climate will, unfortunately, have a detrimental affect on our loan and grant clients and their financial sustainability. Nevertheless, based on these forecasts and the level of reserves available, the trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements as they do not consider there to be any material uncertainties about the charity's ability to continue.

Income

All income is included in the Statement of Financial Activities when the Architectural Heritage Fund is legally entitled to the income and the amount can be measured reliably and receipt is probable. For legacies, entitlement is the earlier of the charity's being notified of an impending distribution or the legacy being received. Income from charitable activities includes loan arrangement fees.

Government grant income is recognised when the AHF is entitled to the grant income, it is probable that the economic benefit associated with the grant will be received and the monetary value can be measured reliably.

Where grant income relates to a period specified by the donor, any of the income not received in the appropriate financial year is accrued; where any of the income is received in advance of the appropriate financial year, it is deferred.

Gifts in kind and donated facilities are included at the value to the Architectural Heritage Fund where this can be quantified and a third party is bearing the cost. No amounts are included for services donated by volunteers.

Loans

The Architectural Heritage Fund makes loans in furtherance of its objects. The terms of repayment and the rate of interest are laid down by the Board and embodied in a legal agreement for each loan.

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

2 Accounting policies (continued)

Loans (continued)

Loans are disbursed and recorded in the financial statements when the borrower fulfils certain conditions. Some loans are disbursed by instalments. The undisbursed balance of contracted loans is recorded with offers of loans for which a contract has not been made, as a future commitment (see note 12). The timing of the payment of such amounts depends on the fulfilment of certain conditions by the borrower and cannot be estimated with any reasonable accuracy by the Architectural Heritage Fund.

The financial statements include interest accrued on the outstanding loans at the balance sheet date.

Bad debt expense

The general bad debt provision is estimated at 8.3% for the loans falling under the Heritage Impact Fund activities. The general bad debt provision is estimated at 14% for the loans falling under the Charity's Endowment activities. See note 6 for further details.

Any change in the bad debt on loan interest receivable for the year is taken to be the impact on unrestricted revenue reserves. Bad debt expense incurred on the capital element of a loan as part of the Heritage Impact Fund is taken against each charitable fund, consistent with each funds' contribution to this lending fund. Any other bad debt expense required is taken against the endowment fund.

Grants

The Architectural Heritage Fund makes non-refundable grants in furtherance of its objects.

Non-refundable grants offered are accounted for on an accruals basis and are disbursed when the recipient has fulfilled certain conditions that are individual to the particular case. Where the timing of the disbursement of grants cannot be reliably estimated all non-refundable grants offered but not yet disbursed at the balance sheet date are included in the balance sheet as Creditors: amounts falling due within one year. In the previous year, the disbursement schedule for the non-refundable HDT revenue grants could be reliably estimated and undisbursed grants held on the balance sheet at year end were allocated between creditors: amounts falling due within one year and creditors: amounts falling due over one year. This year all HDT revenue grants will be disbursed within one year.

Resources expended

All expenditure is accounted for on an accruals basis and has been classified in the Statement of Financial Activities under headings that aggregate all relevant costs. Irrecoverable VAT is included with the expense to which it relates.

Charitable activities include all costs relating to the provision of loans and grants in furtherance of the objects of the Architectural Heritage Fund. It also includes costs relating to the support, development and distribution of information relating to the Architectural Heritage Fund and advice and guidance to charities and social enterprises developing heritage led regeneration projects.

Costs of raising funds are those incurred in seeking voluntary contributions and managing the investment property. These do not include the costs of disseminating information in support of charitable activities.

Support costs are indirect costs incurred to facilitate the charity's activities. Where such costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources. Support costs including premises, staff and overhead costs are allocated to activities by reference to the time spent by staff.

Governance costs, included within support costs, are those incurred in connection with the governance of the Architectural Heritage Fund and in complying with constitutional and statutory requirements.

Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as at the balance sheet date. The surplus or deficit on revaluation is recognised in the statement of financial activities.

Fixed asset investments

Listed investments are stated at market value at the year end. The SOFA includes any realised and unrealised gains and losses during the year.

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

2 Accounting policies (continued)

Tangible fixed assets

Expenditure of more than £2,000 on a tangible fixed asset (including any incidental expenses of acquisition) is initially capitalised at cost and subsequently measured at cost less depreciation. Depreciation is calculated to write off the cost, less estimated residual value, of all fixed assets on a straight line basis over their estimated useful lives as follows:

Computer equipment	3 years
--------------------	---------

Programme related investments

Concessionary loans disbursed for charitable preservation projects of the AHF's beneficiaries are initially recognised and measured at the amount paid. The carrying amount is adjusted in subsequent years to reflect repayments, and a provision is made for any estimated irrecoverable amounts. Provisions are estimated on the basis of the fair value of any amounts pledged to the AHF and are reassessed at each reporting date. Any resulting gains and losses are recognised in the Statement of Financial Activities in the year in which they arise. An additional general provision is made where the trustees consider it appropriate, based on historic bad debt performance.

Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, deposits held within the investment portfolio and other short-term liquid investments with original maturities of 90 days or less. Cash held within the investment portfolio is classified within fixed asset investments.

Provision

A provision is defined as a liability of uncertain timing or amount. Provisions are recognised in accordance with FRS 102 when the charitable company has a legal or constructive obligation as a result of a past event, a reliable estimate of that obligation can be made and it is probable an outflow of economic benefits will be required to settle the obligation. Where the effect of the time value of money is material provisions are recognised at a discounted rate.

Financial instruments

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

The AHF only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Taxation

The charitable company is exempt from tax on income and gains falling within section 505 of the Taxes Act 188 to the extent that these are applied to its charitable objects.

Employee benefits

The costs of short term employee benefits are recognised as a liability and an expense.

Termination benefits are recognised immediately as an expense when the charitable company is demonstrably committed.

Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense to the Statement of Financial Activities as they fall due (see note 10).

Leases

Operating lease costs are charged to the Statement of Financial Activities as incurred, on a straight line basis over the term of the lease term.

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

2 Accounting policies (continued)

Fund accounting

Endowment fund

Contributions received for lending to preservation projects constituting a capital fund which cannot be expended, other than by loans.

Designated lending fund

Resources allocated by the Board from the AHF's unrestricted funds to be available for lending and to constitute a reserve for bad debts on loans and for any loan-related expenditure which cannot be met from annual income.

General fund

The general fund constitutes the free reserves of the charity from which running costs and non-refundable grants have to be paid.

Restricted funds

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donor. The aim and use of each restricted fund is set out in the notes to the financial statements.

3 Judgements and key sources of estimation uncertainty

In the application of the charitable company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

(i) Bad debt provision

The charitable company makes an estimate of the recoverable value of loan debtor balances. When assessing impairment of these, management considers factors including the current credit rating of the debtor, their financial performance, the payment profile, the general economic environment and historical experience. The Coronavirus pandemic continues to have an adverse impact on the financial and trading pressures of the heritage and community sector which the Architectural Heritage Fund serves through its loans portfolio. As a result, the effective general bad debt provision (excluding restricted activities in relation to the Heritage Impact Fund) has only reduced slightly, to 6.5% (2021: 7%). A policy update was made in February 2021 in relation to the general endowment and designated lending view of UK-wide Covid-19 restrictions and their impact upon the AHF's loan portfolio. See note 6 for details of the impairment provision made.

(ii) Provision

The charitable company has made an estimate for the provision in relation to its obligations under the Whitehall office lease and this is amended where necessary to reflect the latest information available. The provision is sensitive to changes to factors outside of the control of the charity. See note 19 for further information of the expected timing and payment of the provision.

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

4 Analysis of government grants receivable	Endowment fund £	Restricted funds £	2022 total £	2021 total £
Historic England : Culture Recovery Fund	-	-	-	2,050,000
Historic England : Transforming Places Through Heritage	-	4,848,407	4,848,407	5,125,896
Historic England: Capacity Building	-	80,000	80,000	80,000
National Lottery Heritage Fund: Replan	-	34,664	34,664	28,097
Historic Environment Scotland	-	464,000	464,000	655,000
Cadw: Welsh Historic Environment service	-	350,000	350,000	329,132
Dept for Communities Northern Ireland: Heritage Impact Fund	-	250,000	250,000	200,000
Dept for Communities Northern Ireland	-	258,450	258,450	317,600
Cadw: Heritage Impact Fund	-	-	-	150,000
	-	6,285,521	6,285,521	8,935,725

5 Other grant income	Endowment fund £	Restricted funds £	2022 total £	2021 total £
William Grant Foundation	-	-	-	107,000
Garfield Weston	-	58,332	58,332	58,332
The Pilgrim Trust	-	48,332	48,332	48,332
	-	106,664	106,664	213,664

6 Losses on loans and adjustments to the bad debt provision

	Endowment fund £	Restricted funds £	Unrestricted funds £	2022 total £
Increase/(decrease) in the loan bad debt provision:				
Loan capital specific	13,531	-	-	13,531
Loan capital general	(9,261)	50,235	20,000	60,974
Loan interest specific	-	-	(9,533)	(9,533)
Loan interest general	-	-	52,832	52,832
	4,270	50,235	63,299	117,804

	Endowment fund £	Restricted fund £	Unrestricted funds £	2021 total £
Increase/(decrease) in the loan bad debt provision:				
Loan capital specific	183,030	-	-	183,030
Loan capital general	(278,732)	172,656	-	(106,076)
Loan interest specific	-	-	9,467	9,467
Loan interest general	-	-	32,088	32,088
	(95,702)	172,656	41,555	118,509

In recognition of the risk that funds may not be recoverable in full, despite the AHF's best efforts, the AHF's trustees are of the opinion that it is prudent to carry a general bad debt provision against outstanding loan balances not specifically provided for. In 2019/20, detailed portfolio analysis indicated that an 11% general bad debt provision was appropriate (increased from 8.3% in 2018/19) against endowment loan balances outstanding not specifically provided for, reflecting difficult financial and trading conditions due to the impact of the Coronavirus pandemic. In 2021/22 the latest portfolio analysis indicates that a general bad debt provision of 6.5% is appropriate against endowment loan balances not specifically provided for.

A 8.3% general bad debt provision is carried against Heritage Impact Fund loans outstanding. The fund is relatively new and this rate is considered to be appropriate and is based on a long term average of historical bad debt charged to the AHF endowment fund.

Loans disbursed and loan interest receivable are stated after provisions for impairment amounting to £1,521,478 (2021: £1,403,674).

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

7 Analysis of total resources expended	Staff costs (Note 10)	Grants (Note 8)	Direct costs	Publication costs	Heritage Trust Network	Support costs			2021 Total
						Premises costs	Depreciation	Other costs	
	£	£	£	£	£	£	£	£	£
Resources expended									
Costs of generating funds (unrestricted)	-	-	-	-	-	2,537	277	44,115	62,584
Loan-related activities	192,030	-	-	-	-	6,039	646	168,179	399,047
Grant making	495,920	5,080,062	24,638	-	-	12,077	1,361	68,350	7,650,790
Capacity building	166,620	-	353,811	-	-	10,568	1,182	77,396	225,754
Impact reporting, evaluation and communications	89,227	-	-	5,703	-	1,510	110	14,082	100,031
Research	-	-	35,893	-	-	-	-	-	35,893
Net contribution to the Heritage Trust Network	-	-	-	-	5,000	-	-	-	5,000
Other - change in provision	-	-	-	-	-	-	-	-	-
2022 total	943,797	5,080,062	414,342	5,703	5,000	32,731	3,576	372,123	8,443,206
2021 total	863,012	6,740,749	430,198	12,166	5,000	45,827	-	346,254	8,443,206

Loan-related activities include a net increase of £117,804 (2021: £118,509) in the provision for bad debts, as detailed in Note 6.

Other support costs include:

	2022	2021
	£	£
General office and administration	55,277	54,195
Accommodation, travel & subsistence	17,799	1,605
Increase in the provision for bad debts	117,804	118,509
Investment property management (external)	14,650	24,684
Investment management fees (external)	23,885	26,596
Regional support initiative	34,454	39,232
Other costs	64,866	47,646
Governance costs	43,388	33,787
	372,123	346,254

Expenditure on charitable activities was £6,810,405 (2021: £8,380,622) of which £4,270 (2021: £(95,702)) was attributable to endowment funds, £6,239,621 (2021: £8,000,333) to restricted funds and £566,514 (2021: £475,911) to unrestricted funds.

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

8 Non-refundable grants

	Offered £	Withdrawn £	2022 Net charge £	2021 Net charge £
Core initiatives:				
England				
<i>Transforming Places through Heritage (DCMS)</i>				
Project viability	467,462	(122,840)	344,622	639,089
Project development	1,597,655	(134,734)	1,462,921	1,426,523
Transformational project (incl HDT capital)	2,202,883	(19,394)	2,183,489	2,002,077
Crowdfunding challenge	90,000	-	90,000	52,500
HDTs (revenue)	-	-	-	179,815
Emergency support grants	15,000	-	15,000	90,000
<i>Growing Community Enterprise through Heritage (DCMS)</i>				
Project viability	8,500	(16,611)	(8,111)	-
Project development	-	(8,251)	(8,251)	-
<i>National Capacity Building - HE</i>				
Project viability	43,133	(1,267)	41,866	78,600
Project development	36,867	(3,381)	33,486	20,039
<i>Cultural Recovery Fund</i>				
Recovery grants	3,162	(3,113)	49	1,000,000
Scotland				
<i>Main Scotland (HES)</i>				
Project viability	140,554	(31,471)	109,083	155,940
Project development	204,321	(675)	203,646	299,821
HTN (Scotland officer)	28,333	-	28,333	28,334
Emergency support grants	-	-	-	36,093
<i>William Grant Foundation</i>				
Project viability	58,600	-	58,600	9,960
Project development	41,664	(264)	41,400	72,228
Wales				
Project viability	50,546	(15,692)	34,854	39,597
Project development	148,146	-	148,146	72,239
Capital works	151,000	-	151,000	233,164
Northern Ireland				
Project viability	12,600	(2,671)	9,929	91,295
Project development	22,400	(2,400)	20,000	63,435
Capital works	-	-	-	150,000
<i>Village Catalyst</i>				
Project viability	70,000	-	70,000	-
Project development	50,000	-	50,000	-
Total	5,442,826	(362,764)	5,080,062	6,740,749

Number of grants:	2022	2021
Project viability	88	112
Project development	91	93
Transformational project & capital	16	44
Recovery grants	1	23
Emergency support grants	1	8
Other	4	7
	201	287

Restricted grant making expenditure of £5,910,333 (2021: £7,535,218) in the Statement of Financial Activities also includes Support Officer costs and grant related overheads.

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

9	Net movement in funds	2022	2021
		£	£
	Net movement in funds is arrived at after charging:		
	Auditors' remuneration - current year audit	19,075	18,780
	Auditors' remuneration- non-audit services	13,902	13,716
	Operating lease charges - land and buildings	27,142	21,500
	Operating lease charges- office equipment	2,797	2,797

10	Employees	2022	2021
		number	number
	Average monthly number of employees during the year	20	19
	The number of employees whose remuneration exceeded £60,000 was:		
	£60,000-£69,999	2	
	£70,000-£79,999	1	
	£80,000-£89,999	1	1

Key management comprises the trustees, the chief executive and the senior management team. Total key management personnel remuneration was £334,306 (2021: £305,083).

	Staff costs comprise:	2022	2021
		£	£
	Salaries	783,305	714,920
	Social security costs	83,178	71,484
	Pension contributions	62,061	56,454
	Other staff costs	15,253	20,154
		943,797	863,012

The AHF operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the AHF in an independently administered fund. At 31 March 2022 no pension contributions were outstanding (2021: £Nil) .

11 Members of the Board

Some of the Members of the Board are also directors or trustees of, or consultants to, organisations that receive financial assistance from the AHF or with which the AHF has an arm's length business relationship. In those circumstances, the Member is required to disclose his or her interest at the meeting at which the application is considered and takes no part in the Board's decision on the application. Any financial assistance is given in the ordinary course of the AHF's activities. The following Members of the Board are involved with organisations which have received financial assistance from the AHF during the year: Graham Fisher, Kate Dickson, Gregory Pickup and Karen Latimer.

During the year, 6 Members (2021 - 0) of the Board incurred expenses for travel and subsistence amounting to £1,763 (2021: £nil); none received any remuneration from the AHF.

12 Commitments

Loan commitments

The AHF had the following loan commitments at the year end:

		2022	2021
		£	£
	Contracted but not yet fully disbursed	1,439,378	1,511,843
	Offered but not yet contracted	3,470,000	3,978,000
	Total Commitments	4,909,378	5,489,843

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

12 Commitments (continued)

Operating leases

At 31 March 2022 the total of the AHF's future minimum lease payments under non-cancellable operating leases was:

	2022	2021
	£	£
Amounts payable:		
Amounts due within one year	20,958	115,499
Amounts due between two and five years	1,448	42,409
	<u>22,406</u>	<u>157,908</u>

In the prior year the charity entered into a sublease agreement to rent out office space in relation to its lease at 15 Whitehall, London. At 31 March 2022 the total of lease payments receivable were:-

	2022	2021
	£	£
Amounts receivable:		
Amounts due within one year	20,958	115,499
Amounts due between two and five years	1,448	42,409
	<u>22,406</u>	<u>157,908</u>

13 Fixed asset investments

	2022	2021
	£	£
Listed investments		
Market Value at 1 April 2021	3,438,140	3,784,484
Additions	246,145	1,768,094
Disposal proceeds	(1,396,482)	(2,545,874)
Unrealised gains/(losses)	(66,079)	411,100
Realised gains/(losses)	142,093	20,336
Market Value at 31 March 2022	<u>2,363,817</u>	<u>3,438,140</u>
Historical cost of investments at 31 March 2022	<u>3,217,846</u>	<u>3,153,627</u>
Analysis of investments		
Listed equities	1,892,317	2,691,352
Treasury bills	-	-
UK investment grade bonds	471,500	746,788
	<u>2,363,817</u>	<u>3,438,140</u>
Cash held in the investment portfolio	1,069,071	53,410
12 Month cash deposits	900,000	755,000
Market Value of investments at 31 March 2022	<u>4,332,888</u>	<u>4,246,550</u>

Reconciliation of net (losses)/gains in the Statement of Financial Activities

	2022	2021
	£	£
Unrealised (losses)/gains	(31,269)	412,577
Realised (losses)/gains	142,093	20,336
Net (losses)/gains as per Statement of Financial Activities	<u>110,824</u>	<u>432,913</u>

Significant investment holdings based on market value at 31 March 2022 were:

	Market Value (£)	Cost (£)
RATHBONE UNIT TRUST MGMT High Quality Bond S Dist	471,500	501,332

14 Investment property

	2022	2021
	£	£
Friars Walk, Market Place, Burton upon Trent, Staffordshire: market value at year end		
Fair Value		
At 1 April 2021	530,000	630,000
Fair value loss	-	(100,000)
Disposal	(530,000)	-
At 31 March 2022	<u>-</u>	<u>530,000</u>

Following a strategic review in March 2021, the board decided to proceed with the sale via auction of Friars Walk but as a tenanted property, as this was considered the best means of achieving a sale. In the current year, following the sale of the property on 3 September 2021, the charity realised a loss on disposal of £15,065.

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

15	Other tangible assets	Computer equipment £
	Cost	
	At April 2021	7,212
	Additions	10,726
	Disposals	(2,192)
	At 31 March 2022	<u>15,746</u>
	Depreciation	
	At April 2021	7,212
	Charge	3,576
	Disposals	(2,192)
	At 31 March 2022	<u>8,596</u>
	Net book value	
	At 1 April 2021	-
	At 31 March 2022	<u>7,150</u>

16	Loans disbursed for preservation projects	2022 £	2021 £
	Loan capital	11,278,153	9,612,695
	Loan capital bad debt provision	<u>(1,358,221)</u>	<u>(1,283,782)</u>
		<u>9,919,932</u>	<u>8,328,913</u>

Programme related investments are stated net of provisions of £1,358,221 (2021: £1,283,782) and include £8,012,867 in loans outstanding which are due for repayment after more than one year (2021: £7,155,337). AHF Endowment loan capital outstanding is £7,405,872 (2021: £7,309,591) against which there is a £1,036,822 (2021: £1,092,618) bad debt provision. Heritage Impact Fund loan capital outstanding is £3,872,281 (2021: £2,303,176) against which there is a £321,399 (2021: £191,164) bad debt provision.

17	Creditors	2022 £	2021 £
	Outstanding non-refundable grant offers	7,414,147	7,575,972
	Historic England - Challenge fund advance	200,000	200,000
	Garfield Weston - Support officer and grants programme deferred income	58,336	116,668
	Trade creditors	67,274	37,420
	Tax and social security	23,081	21,547
	Accruals and deferred income	100,585	44,275
		<u>7,863,423</u>	<u>7,995,882</u>
	Deferred income		
	Deferred income as at 1 April 2021	119,268	178,900
	Amount added	4,024	2,600
	Income released in the year	(59,632)	(62,232)
	Deferred income as at 31 March 2022	<u>63,660</u>	<u>119,268</u>

Income deferred in the year relates to grant and other income specifically for future periods.

18	Creditors greater than 1 year	2022 £	2021 £
	Outstanding non-refundable grant offers	-	149,215
		<u>-</u>	<u>149,215</u>

In February 2019, the company entered into a secured loan facility giving the company the option to draw down on funds of up to £2,000,000. Any funds drawn down will be repayable on demand and in full, with accrued interest, on or before 30 November 2023. Interest accrues on the loan at a rate of 1.75% above the published base rate of Barclays Bank Plc. The loan is secured over the fixed asset investments of the company including cash deposits, shares, bonds and securities of any other kind. As at the balance sheet date there was no draw down on the loan facility (2021: £Nil). The company remains compliant with its loan covenants.

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

19 Provision

	2022 £	2021 £
Provision		
Balance as at 1 April 2021	5,000	63,423
Amount allocated in the year	-	-
Amount released in the year	-	(58,423)
Balance as at 31 March 2022	5,000	5,000

In 2015, we assigned the lease of our office premises at 15 Whitehall to a new tenant. This tenant went into administration during the year ended 31 March 2019 and due to our automatic guarantee agreement with the landlord, and the fact that no other tenant had been found, we were required to provide for our obligations until the lease ends in June 2023. In the prior year we secured a new tenant and the provision was updated to reflect our latest estimated obligations until the end of the lease. See note 3 for further information on critical judgements.

20 Analysis of net assets by fund

	Endowment Funds £	Restricted Funds £	Unrestricted Funds £	Total Funds 2022 £
Fund balances at 31 March 2022 represented by:				
Fixed assets - investment property	-	-	-	-
Fixed assets - programme related investments	6,809,050	3,030,882	80,000	9,919,932
Fixed assets - investments	858,028	2,000,000	1,474,860	4,332,888
Fixed assets - computer equipment	-	-	7,150	7,150
Current assets	1,658,709	8,908,605	662,320	11,229,634
Current liabilities	-	(7,714,143)	(149,280)	(7,863,423)
Provision	-	-	(5,000)	(5,000)
Total net assets	9,325,787	6,225,344	2,070,050	17,621,181

	Endowment Funds £	Restricted Funds £	Unrestricted Funds £	Total Funds 2021 £
Fund balances at 31 March 2021 represented by:				
Fixed assets - investment property	530,000	-	-	530,000
Fixed assets - programme related investments	6,709,901	1,531,012	88,000	8,328,913
Fixed assets - investments	2,738,625	-	1,507,925	4,246,550
Current assets	1,218,381	10,583,623	539,166	12,341,170
Current liabilities	-	(7,892,640)	(103,242)	(7,995,882)
Non current liabilities	-	(149,215)	-	(149,215)
Provision	-	-	(5,000)	(5,000)
Total net assets	11,196,907	4,072,780	2,026,849	17,296,536

21 Analysis of funds

	Unrestricted funds		Restricted fund £	Endowment fund £	Total £
	Designated lending fund £	General fund £			
Balance at 1 April 2021	1,453,299	573,550	4,072,780	11,196,907	17,296,536
Net movement of funds for the year:					
Loan bad debt write-offs and provisions	-	(63,299)	(50,235)	(4,270)	(117,804)
Surplus/(deficit) for the year	-	143,891	202,799	(15,065)	331,625
Gains/(losses) on investments	-	(32,743)	-	143,567	110,824
Transfers between funds	49,545	(54,193)	2,000,000	(1,995,352)	-
Balance at 31 March 2022	1,502,844	567,206	6,225,344	9,325,787	17,621,181

Transfers between funds

During the year, following a review of the original endowment funding documentation, it was agreed that £2,000,000 (represented by £1,000,000 England Endowment and £1,000,000 Scotland Endowment) should be reclassified as restricted funding.

In order to maintain general reserves of not less than one year's expenditure on core costs and initiatives, based on the average annual expenditure from unrestricted funds over the three year period ended 31 March 2022, £49,545 (2021: £136,997) was transferred from the general fund to the Designated lending fund. £4,648 (2021: £1,361) was transferred from the general fund to the endowment fund in agreement with Historic England, being the reallocation of certain withdrawn grant offers.

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

21 Analysis of funds (continued)

Endowment fund

Source	Geographical area	2022 £	2021 £
<i>Restricted for lending in geographical areas</i>			
Historic England		5,073,110	6,043,491
The Department for Digital, Culture, Media & Sport (DCMS)		435,000	435,000
	England	5,508,110	6,478,491
Historic Environment Scotland	Scotland	2,819,652	3,735,568
Cadw: Welsh Historic Environment service	Wales	446,636	439,844
<i>Not geographically restricted</i>			
UK Government	UK-wide	551,388	543,004
		<u>9,325,787</u>	<u>11,196,907</u>

Endowment funds restricted by source: analysis of movement during the year

	England £	Scotland £	Wales £	UK-wide £	Total £
Balance at 1 April 2021	6,478,491	3,735,568	439,844	543,004	11,196,907
Loan capital bad debt provisions - specific	(56,000)	-	-	-	(56,000)
Loan capital bad debt provisions - general	12,968	36,187	1,152	1,422	51,730
Gains on investment	83,068	47,897	5,640	6,962	143,567
Losses on investment property	(15,065)				(15,065)
Transfer of funds	(995,352)	(1,000,000)	-	-	(1,995,352)
Balance at 31 March 2022	<u>5,508,110</u>	<u>2,819,652</u>	<u>446,636</u>	<u>551,388</u>	<u>9,325,787</u>

Restricted funds

	Balance at 1st April 2021 £	Income £	Expenditure £	Transfers £	Balance at 31st March 2022 £
Grants in support of core initiatives:					
Historic England: Transforming Places Through Heritage	-	4,848,407	(4,848,407)	-	-
Historic England: Capacity Building	-	80,000	(80,000)	-	-
Historic Environment Scotland	-	464,000	(464,000)	-	-
Cadw: Welsh Historic Environment Service	-	350,000	(350,000)	-	-
Dept for Communities Northern Ireland	-	130,000	(110,822)	-	19,178
Dept for Communities VC	-	128,450	(128,450)	-	-
Dept for Communities Northern Ireland: Heritage Impact Fund	700,000	250,000	(38,000)	-	912,000
Historic England: Heritage Impact Fund	252,925	-	63,075	-	316,000
Historic Environment Scotland: Heritage Impact Fund	461,182	-	(13,878)	-	447,304
Cadw: Heritage Impact Fund	321,004	-	(4,004)	-	317,000
National Lottery Heritage Fund: Heritage Impact Fund	2,230,669	34,664	(105,333)	-	2,160,000
DCMS GCETH	-	-	16,362	-	16,362
Garfield Weston	-	58,332	(20,832)	-	37,500
The Pilgrim Trust	-	48,332	(48,332)	-	-
Reclassified England lending funds				1,000,000	1,000,000
Reclassified Scotland lending funds				1,000,000	1,000,000
	<u>3,965,780</u>	<u>6,392,185</u>	<u>(6,132,621)</u>	<u>2,000,000</u>	<u>6,225,344</u>
Grants in support of the Tailored Support Fund					
William Grant Foundation	107,000	-	(107,000)	-	-
Restricted funds total	<u>4,072,780</u>	<u>6,392,185</u>	<u>(6,239,621)</u>	<u>2,000,000</u>	<u>6,225,344</u>

The Architectural Heritage Fund
Notes to the Financial Statements for the year ended 31 March 2022

Purpose of Restricted Funds

Grants in support of core initiatives fall into the following categories: the AHF's Project Viability Grants, Project Development Grants, Crowdfunding Challenge Grants and Capital Grants, as well as general funding in support of these schemes and related aspects of the AHF's core aims and objectives.

The Heritage Impact Fund launched in early 2019 and has been offering loan finance from the early part of 2019/20 for up to five years. The HIF is a joint initiative with funding contributions from the National Lottery Heritage Fund, Historic England, Historic Environment Scotland, Cadw, Department for Communities Northern Ireland and the Architectural Heritage Fund itself. Additionally, Rathbone Greenbank Investments is associated by providing loan facilities to the AHF. This provision of social investment will support applicants across the UK who are undertaking a heritage capital project or are looking to build upon or scale-up an existing enterprise. Alongside the Heritage Impact Fund is our business support service: RePlan. This launched in the Autumn of 2019 and is assisting community and social enterprises accessing finance through the Fund to develop stronger governance and impact and business models.

The Heritage Impact Fund restricted fund balances carried forward at 31 March 2022 primarily comprise lending funds. These funds will not be expended through the Statement of Financial Activities other than through movements in the bad debt provision or any future amounts repayable to funders.

Transforming Places through Heritage awarded its first grants in September 2019; the programme will run until March 2023. The programme focuses on supporting projects in town centre and high street locations across England, with provision for Project Viability and Development Grants, Crowdfunding Challenge Grants, Transformational Capital Grants and a suite of affiliated activities including a Community Shares equity offering being managed by Cooperatives UK and a Capacity Building Workshop series being led by the Heritage Trust Network and Locality.

The Support Officer initiative, which ran in England from 2012 to March 2020 and continues across Scotland, Northern Ireland and Wales, aims to assist local communities seeking to rescue and re-utilise a historic building which they value. The AHF places particular emphasis on targeting help towards supporting community enterprises that wish to set up and/or grow their businesses in historic buildings, particularly those that are at risk and/or transferred from public ownership. The initiative was replaced in England largely by the Programme Officer role within Transforming Places through Heritage from October 2019.

During 2021/22, there were four withdrawals from grants made during 2019/20, which were themselves awarded using funding withdrawn from grants originally offered during the 2016-19 Growing Community Enterprise through Heritage programme funded by DCMS. These grants were to offer early-stage support towards heritage regeneration projects. One PVG was awarded in 2021/22, and by agreement with Historic England the remaining funding was rolled over to be awarded during 2022/23.

The DfC awarded an additional £55,000 to support the development of a research piece examining the potential for a heritage-regeneration programme in market towns in Northern Ireland.

Following the completion of the Village Catalyst pilot programme in 2021, the DfC and Department for Agriculture and Rural Affairs affirmed their commitment to this scheme by expanding it to run over four years, with the AHF continuing to offer support to build the capital pipeline with PVGs and PDGs, as well as advice.

A new grant fund was launched in Scotland in 2018/19, the 'Tailored Support Fund', thanks to funding from the William Grant Foundation (WGF), which has committed £300,000 over three years. WGF grants will help to fund work that the AHF is otherwise normally unable to because of eligibility, or grant limits or other reasons.

22 Reconciliation of net income/(expenditure) to net cash inflow/(outflow) from operating activities

	2022	2021
	£	£
Net income/(expenditure) for the year	324,645	1,713,811
Adjustments for:		
Depreciation	3,576	-
Net losses/(gains) on investments	(76,014)	(432,913)
Net losses/(gains) on investment property	-	100,000
Interest and rents from investments	(624,728)	(631,605)
Increase in debtors	(584,427)	(2,387,274)
Increase/(decrease) in creditors	(281,674)	3,164,101
(Decrease)/increase in provisions	-	(58,423)
Net cash provided by/(used in) operating activities	(1,238,622)	1,467,697

The Architectural Heritage Fund

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The Architectural Heritage Fund

Company Number: 1150304

Charity Number: 266780

Scottish Charity Number: SC043840

Financial Services Register number: 707421