

AHF Transforming Heritage

Annual Review
2018-2019



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The AHF contracts a number of freelance Support Officers that deliver capacity building support to projects across the UK. The Support Officers are:

Josephine Brown, Support Officer (South West England) • Rita Harkin, Support Officer (Northern Ireland) • Andie Harris, Support Officer (North East England)
Tessa Hilder, Support Officer (South East and East of England) • Karen Houghton-Slater, Support Officer (Yorkshire and Humber) • Lucie Oakley, Support Officer (East Midlands and East of England) • Elizabeth Perkins, Support Officer (West Midlands) • Daniel Rose, Support Officer (London and South West of England)
Jess Steele OBE, Support Officer (North West England)

Who we are

The Architectural Heritage Fund (AHF) is a registered charity, founded in 1976 to promote the conservation and sustainable re-use of historic buildings for the benefit of communities across the UK, particularly in economically disadvantaged areas.

Our 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.

From our Chairman



This year has seen the AHF reach some hugely important goals, with the launch of our new UK-wide loan fund, the 'Heritage Impact Fund', and the completion of the three-year DCMS funded 'Community Enterprise through Heritage' programme in England. We were also successful with our bid to government in the 2018 Budget for a new £15m programme of support – 'Transforming Places through Heritage' – that will invest in heritage-led high street and town centre regeneration. The future of the high street is something that has been close to my heart for many years, and I know this new fund will help historic buildings play a vital role in reimagining what we want from our town centres.

This year our Trustee away day took us to Dundee, Edinburgh and Glasgow where we were able to witness first-hand the work of a variety of different charities and social enterprises. The work of Govan Workspace at Fairfield Shipyard Office was particularly impressive, combining community uses with high-quality, affordable workspace. We see investing in locally rooted social enterprises like this as central to our mission in finding sustainable uses for historic buildings.

During the year, we published with RIBA our first book, *Rescue and Reuse: Communities, Heritage and Architecture*. This captured the breadth of the buildings, communities and projects we have invested in over the past 15 years – it is a wonderful testament to the enthusiasm and tenacity of so many communities and organisations working to find solutions for the buildings they love. The book was authored by

long-standing supporter, and former AHF Chairman, Merlin Waterson - we are hugely grateful to Merlin for all the work he put into producing the book.

We are also particularly grateful to the funders of the Heritage Impact Fund (HIF) for their marvellous support in the development and launch of the fund this year, including the National Lottery Heritage Fund, Historic England, Historic Environment Scotland, the Department for Communities Northern Ireland and Cadw. We are also pleased to be working with Rathbone Greenbank Investments, which is lending to the AHF to invest further capital into the fund. We are also grateful to many of those same organisations for supporting our grant programmes during the year and additionally the William Grant Foundation, the Pilgrim Trust and the Garfield Weston Foundation for their ongoing commitment.

**Elizabeth Peace,
Chairman**

From our Chief Executive



The AHF has been enormously busy across many fronts this year, whether it be raising new capital for lending or developing new grant programmes across the UK. A number of these have been ideas that we have been working on for some time, and so it has been hugely satisfying to see initiatives like the Heritage Impact Fund launch into the wider world.

As well as the new Heritage Impact Fund, which launched early in 2019, we have been busy investing in new projects through our endowment fund. This includes making our biggest ever loan offer, to Jubilee Pool in Penzance, to help fund the community-led development of the pool following its transfer from the town council into community ownership. Jubilee Pool also managed to raise over £500,000 through a community share offer, an impressive total, demonstrating the strength of local support for this 'tour de force of seaside art deco'.

This year saw the completion of our DCMS funded, 'Community Enterprise through Heritage' programme. To date, this funding has helped us support 85 historic buildings in England transfer into community ownership, with 33 of these having so far commenced capital works. As well as funding, we have provided much needed support and advice to organisations undertaking projects, an ongoing and still very vital part of our work. It's great to see the enthusiasm communities have for taking on and re-using old buildings but we know that requires skills, knowledge and experience, particularly in more economically deprived communities where time and

money can be in short supply. We continue to look at how we can strengthen projects at all stages of the project cycle, and our new RePlan service will be a new source of business support for organisations.

We also secured new grant funding this year, in both Scotland and England. In Scotland, we are very pleased to be working with the William Grant Foundation to provide early-stage finance for projects through the 'Tailored Support Fund'. This enables applicants to fund elements of work that might be essential to a project but for which it is difficult to source funding. We also secured a £15m investment, the largest that AHF has ever secured, for our 'Transforming Places through Heritage' programme in England. This will assist charities and social enterprises across England to develop projects that help regenerate town centres and high streets through the reuse of historic buildings.

We have mostly achieved the targets we set ourselves this year and have developed our new strategy. We also agreed a new set of financial forecasts that will support our sustainability, although this year our ongoing liability for a lease we had assigned has significantly worsened our financial position for the year. All that has been achieved this year has taken an incredible amount of work from the AHF team, and I am hugely grateful to them for their ongoing and unstinting commitment.

**Matthew Mckeague,
CEO**

Our Objectives

Over the next few pages, alongside projects we have invested in during the year, we provide an assessment of our progress in delivering against our four strategic aims:



Objective One

To support people, communities and organisations to take ownership of, repair and adapt historic buildings and places for new sustainable uses.

Objective Two

To attract more investment for the conservation and sustainable re-use of the UK's architectural heritage.



3

Objective Three

To inspire the start-up and growth of new community enterprises that utilise historic buildings and places for public benefit.

4

Objective Four

To demonstrate the value of a well-managed historic environment by championing and showcasing the impact of the projects we have supported.

To support people, communities and organisations to take ownership of, repair and adapt historic buildings and places for new sustainable uses



We continue to provide much-needed capacity building support to projects, particularly to organisations that have limited experience in dealing with challenging or complex buildings and the issues that can affect them.

Our support to South Square Arts in Thornton ⁰¹ near Bradford is one example of where we have helped to develop the skills and capacity of the team, support that has seen the organisation develop successful bids to the National Lottery Heritage Fund and other funders. Our early-stage support was instrumental in assisting with a challenging asset transfer from the local authority, something that our expert team has built significant experience in over recent years:

“AHF have been beyond brilliant for South Square, they showed confidence in us as a grassroots cultural organisation – setting us on a path towards securing the building as a community asset.”

We have made a number of loan offers through the year, including our largest ever loan of £850, 000 to Jubilee Pool Penzance Limited. This loan will help the community to complete this significant community asset transfer project and to regenerate one of the most important lidos in the country. *The Guardian* has described Jubilee Pool as like a ‘gleaming white structure resembling an ocean liner anchored at the extreme end of England.’

⁰¹ South Square Arts, Thornton



In Scotland, we were awarded funding from Historic Environment Scotland to appoint a new Support Officer. This new officer will help the AHF provide additional support to communities with the process of taking ownership of assets, particularly those historic buildings that are complex and where challenges are proving difficult to resolve. In England, we have taken part in the ‘Protecting Community Assets

Inquiry’, a multi-partner review of how to ensure the long-term protection of those assets that have passed into community ownership. This will look to learn the lessons from projects that have struggled or where community ownership has been lost and how to protect, wherever possible, the long-term benefits these assets provide.

Selected Annual Plan KPIs 2018/19

Review and implement changes to our organisational structure to enable AHF to continue providing support to communities to take ownership of historic buildings

✓ ACHIEVED

Complete DCMS funded ‘Community Enterprise through Heritage’ programme

✓ ACHIEVED

New Business Development Officer appointed to support HIF lending; new funding awarded by HES for Support Officer in Scotland; new funding secured for NI Support Officer for further year

✓ ACHIEVED

The buildings that comprise the Cambridge Museum of Technology ⁰² date from 1894 and were originally used as the sewage pumping station for Cambridge. They were extended and altered over the years to allow for greater capacity and improved technologies until the station closed in 1968. Over the last 40 years, the organisation has rescued the site from demolition using volunteers to preserve the key buildings and machinery. To date they have held a wide range of events while maintaining the museum on limited opening hours, providing a volunteer-run shop and ticket office, maintaining the exhibitions and machinery, and running events for around 5,000 visitors a year.

The fully transformed museum has now opened, enabling them to present a varied programme of events, activities, talks and tours to satisfy existing visitors and to help increase numbers. The new space offers an area for a formal education programme with local and surrounding schools, providing opportunities for children and young people to learn about science, technology and engineering, as well as aspects of their local history.

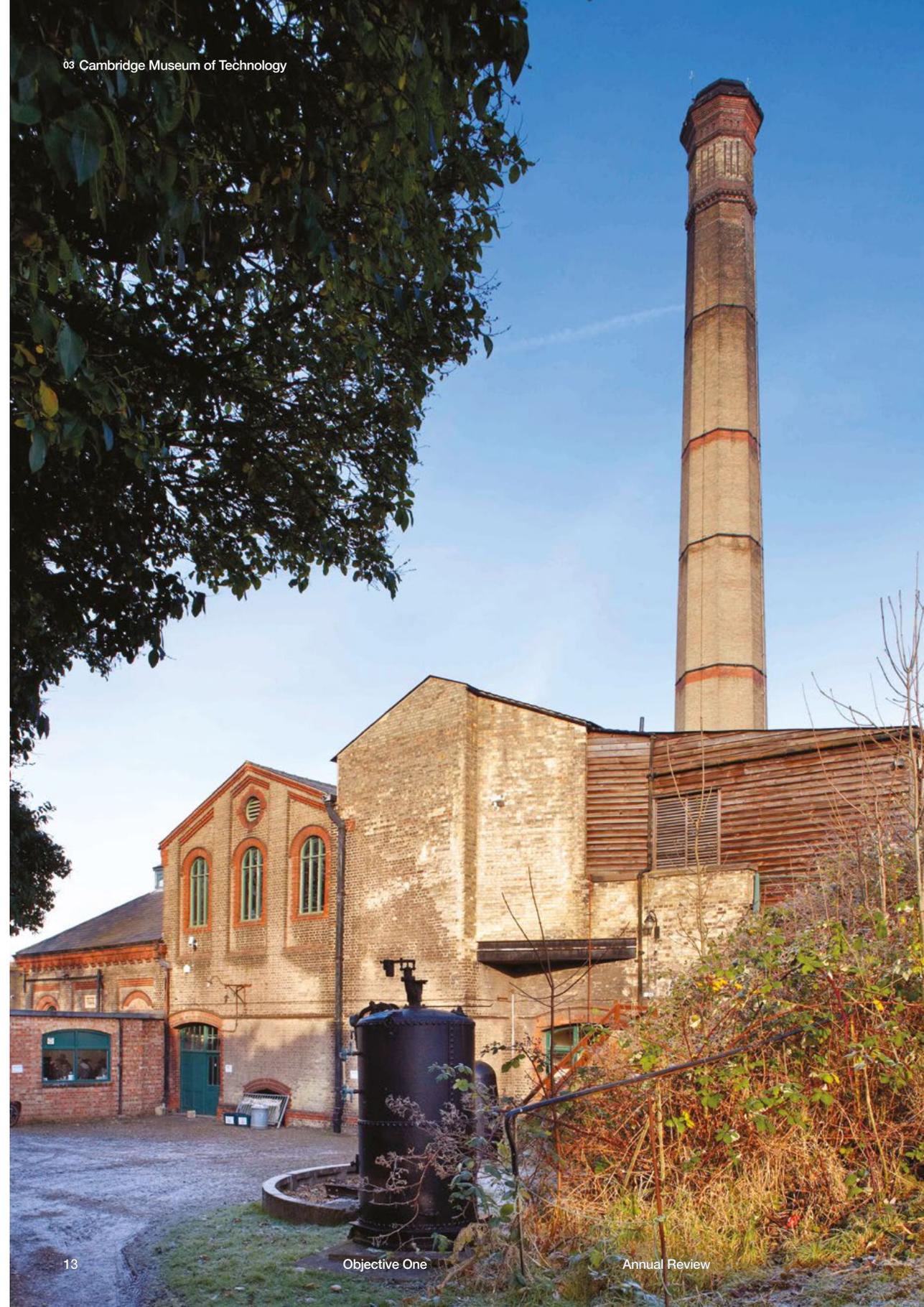
The AHF provided the museum with a loan of £100,000 in 2018 to support the capital renovations in transforming this scheduled monument and museum into a fully refurbished learning and events space with a new accessible visitor centre and café.

museumoftechnology.com

“The limited financial resources of the museum prior to re-opening meant that a cashflow loan was essential to managing the contractor’s payments, project delays, sureties and deposits demanded by utility companies, and low revenues due to being closed during the project. An AHF loan for this purpose has been critical in getting through the project period prudently and safely.”

John Little, Chair of Trustees,
Cambridge Museum of Technology

⁰² Cambridge Museum of Technology



The Old Post Office, Haverfordwest, Wales

The Post Office in Haverfordwest was built between 1934-6 and most likely designed by the architects of the Office of Works. It is Grade II listed and an example of a high-quality neo-Georgian post office from the inter-war period. The post office was in operation until 2014 and in 2017 Haverhub CIC was established by members of the local community to bring the building ⁰⁴ back into use as a market, office space and venue for arts and music.

As a result of a £9,500 AHF project development grant in

2018, Haverhub was able to commission professional advisors and obtained listed building consent and planning permission. Haverhub successfully raised funding of £334,000 to complete the first phase of works to the buildings, including the replacement of the glass roof lantern and conservation of the sash windows.

Following the completion of this phase, the organisation is now able to deliver a series of community events from the former vehicle depot and goods yards, ⁰⁴ which will help generate an

income for the ongoing operation.

A further development grant of £7,500 awarded in April 2019 is enabling Haverhub to commission professional support in the form of an architect and quantity surveyor to prepare for the second phase of capital works; these will focus on improvements to the interior.

haverhub.org.uk

⁰⁴ The Old Post Office, Haverhub



Wirksworth Heritage Centre, Wirksworth, England



Wirksworth Heritage Centre ⁰⁵ is an excellent example of how the AHF supports communities and organisations at critical stages of projects. The building at 31 St John's Street, Wirksworth was bequeathed to Wirksworth Heritage Centre in 2010. It was clear any conversion of this Grade II three-storey shop and townhouse on the town's high street would not be easy, so after an options appraisal was undertaken Wirksworth Heritage Centre decided to refurbish and extend this building and sell their original heritage centre home at Silk Mill in Crown Yard.

The total project cost of £1.6m was raised through the National Lottery Heritage Fund, the sale of the Silk Mill building and fundraising. The capital phase was completed in October 2018, and the completed Centre and Museum were officially opened in April 2019.

The Heritage Centre provides a varied programme of events, including craft workshops, heritage tours and talks, arts exhibitions and musical performances. There is a café and shop, and through

⁰⁵ Wirksworth Heritage Centre

its varied programme of activities and exhibitions the centre aims to bring more visitors to the town and onto the high street. The building has recently received the LABC Regional Award for Best Educational Building in the East Midlands.

The AHF provided £60,000 in November 2018 to support vital cashflow requirements. This enabled the delivery of the early-stage activities and facilitated the initial operational model.

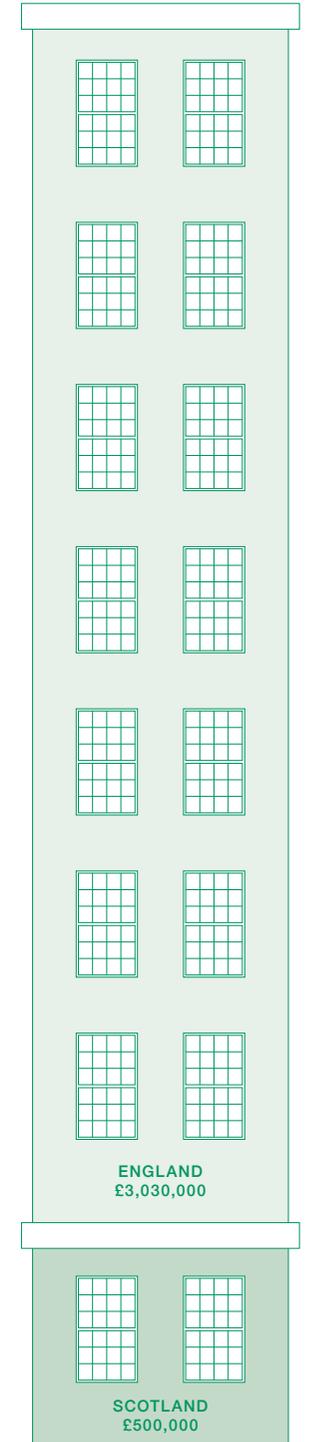
“The delays and extra costs around working with such an old building meant that our resources became stretched. The loan quickly and enthusiastically offered by the AHF ensured that we gained the headroom to keep our plans on track and make the project a success.”

Sally Barkley-Smith,
Chair of Trustees, Wirksworth Heritage Centre

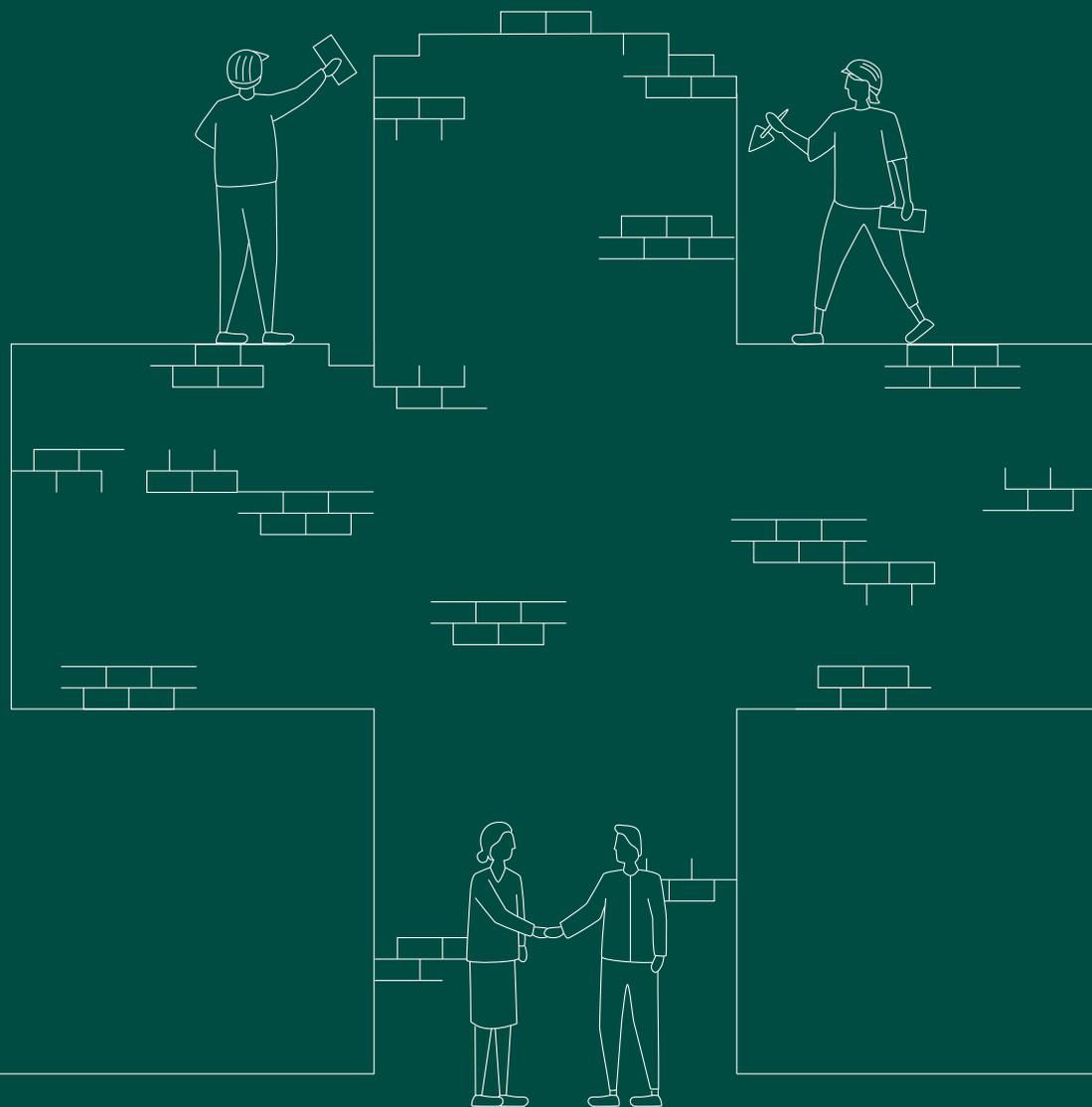
wirksworthheritage.co.uk

Loan offers by country

Total loan offers 2018/19
£3,530,000



To attract more investment for the conservation and sustainable re-use of the UK's architectural heritage



We have secured a number of important new investments this year, ones that will help us scale up our support for the sustainable re-use of historic buildings.



After a number of years in development, we were extremely pleased to secure the remaining funding to be able to launch the £7m Heritage Impact Fund. This will be a UK-wide lending fund and will support social enterprises and charities to re-use historic buildings – particularly for uses that generate social, economic and community impact. We have received initial funding from a range of partners, including government agencies, from all four parts of the UK, and we hope to grow the size of the fund over the next few years.

In Scotland, as well as new funding from Historic Environment Scotland, we were delighted to announce a new partnership with the William Grant Foundation. This new partnership will see us invest £200,000 through the 'Tailored Support Fund' over the next two years. The fund is designed to assist challenging projects or elements of schemes that fall outside of our other grant programmes. We are pleased to be working with the William Grant Foundation and increasing the funding available to projects in Scotland.

In England, we secured £15m from the Department of Digital,

06 The Haven, Southend-on-Sea

Culture, Media and Sport for the 'Transforming Places through Heritage' programme. From 2019, this will enable us to invest in social enterprises and charities regenerating high street and town centre assets, helping to create new projects like The Haven in Southend 06 or Pop Recs in Sunderland. Supported by this funding, we are going to be seeking creative, transformative ideas that help communities reimagine the purposes of high streets and town centres through the re-use of historic buildings.

Selected Annual Plan KPIs 2018/19

Launch Heritage Impact Fund (HIF)

✓ ACHIEVED

Secure new grant funding for projects

✓ ACHIEVED (ENGLAND & SCOTLAND)

Existing endowment increased by 10%

✗ NOT ACHIEVED. PRIMARILY DUE TO FUNDRAISING FOR THE HIF

City Observatory, Edinburgh, Scotland

The City Observatory complex on Calton Hill ⁰⁷ is a hugely significant collection of buildings within Edinburgh. They played a significant role in scientific discovery and mark an important point in the architectural career of William Henry Playfair.

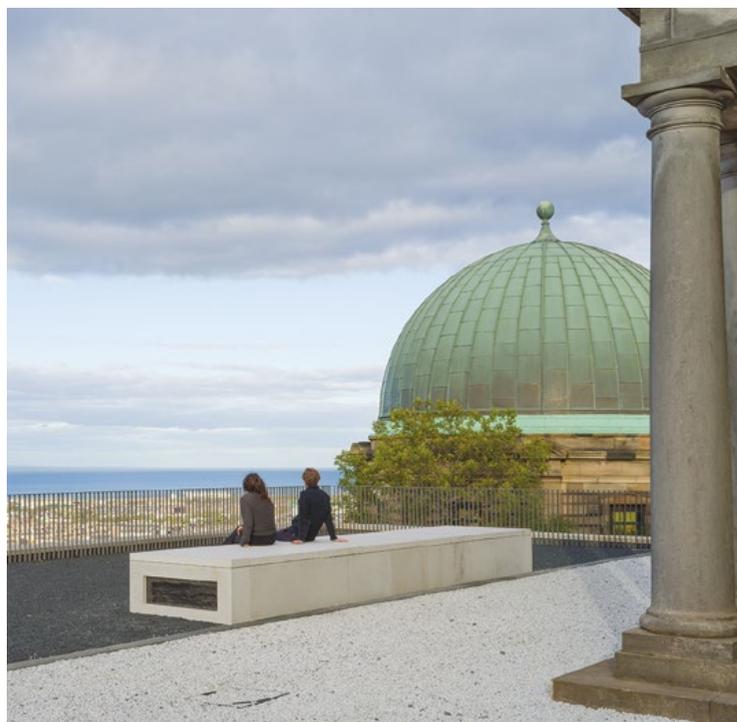
The Observatory is the very definition of a landmark building – it can be seen from across Edinburgh, but until recently had never been open to the public. Through a partnership with Edinburgh City Council, the visual arts organisation, Collective, is bringing people together to look at, think about and produce contemporary art in a new kind of observatory. In November 2018, after eight years of planning and development, they opened their new home featuring the restored City

Observatory, City Dome, and a purpose-built exhibition space. Their programme of exhibitions, walks and events will present contemporary art in all its diversity. A new café will serve the estimated 400,000 visitors that climb the hill each year.

In 2016 the AHF offered Collective an unsecured loan of £200,000 and in 2018 provided Collective with a Project Development Grant of £25,000 towards a project organiser and contractor work. The project is a very good example of a scheme raising investment from multiple sources.

collective-edinburgh.art

⁰⁷ Collective, City Observatory, Edinburgh



Annagh House, Aughnacloy, Northern Ireland

Annagh Social Farm ⁰⁸ is an example of a project reaching audiences beyond traditional heritage funders. This listed Georgian farmhouse at Annagh, is a commanding 5-bay stone building, with barns to the rear, located in an idyllic rural setting in south Tyrone, a few miles from the village of Aughnacloy. In 2016, Annagh Social Farm CIC was established to shape an “integrated society where everyone is respected, valued and supported”.

The Farm is a member of Care Farm UK, Social Farming Ireland and Social Farming Across Borders. Social farming is the practice of offering family farms as a form of social service and to create: “opportunities for people with learning disabilities and/or mental health illnesses to actively participate in purposeful farm activities and to be a valued person in that community.”

The group plans to use Annagh House, and its outbuildings, for overnight accommodation for up to ten young adults, providing short-term respite care, and long-term placements. They envisage forming a stable community environment, in a secluded setting, where those using the service can opt to engage in a variety of activities on the farm during the day.

The AHF has supported the project via ongoing specialist advice, a Project Viability Grant of £3,500, followed by a Project Development Grant of £12,034. This support has enabled the group to devise conservation-led proposals for the group of buildings and to help build the case for investment.

⁰⁸ Annagh Social Farm



“We are very grateful for the advice and expertise made available thanks to the grants awarded by the AHF. We are delighted to have this opportunity to progress our vision of providing high-quality accommodation for people with learning disabilities in a peaceful rural setting.”

Simon Bullock, Chairman of Annagh Social Farm



Jubilee Pool, Penzance, England

Jubilee Pool in Penzance ⁰⁹ was originally opened in 1935 at a time when Art Deco outdoor lidos were very fashionable. It is the largest of only five surviving seawater lidos in the UK, with views across Mount's Bay to St Michael's Mount. It is considered to be the finest example of a surviving pre-war lido in the world. It has an open-air seawater swimming pool, with the tides circulating and cleaning the water daily, surrounded by a promenade incorporating seating areas and changing cubicles.

In 2017 Jubilee Pool Penzance Ltd, a new Community Benefit Society, secured a 99-year lease from Cornwall Council. They raised over £500k towards the £1.8m project through a community share offer – a method of raising investment AHF is encouraging other organisations to look at – and the complete funding package will help create a year-round attraction. This will include using a geothermal well to heat an area of the pool 365 days a year.

The AHF is glad to have been able to assist Jubilee Pool Penzance Ltd with a loan of £850,000 to support the capital investment. This represents the largest loan facility offered by the AHF, demonstrating our commitment to the widespread social and community outcomes that will derive from the work to improve this landmark historic site.

“On a glorious sunny day in July 2018, the AHF visited Jubilee Pool and from that point on, we knew we'd found the right partner. Over the past fifteen months, the AHF has been enormously supportive. We've endured project delays which in turn have affected our business plans and challenged us financially but throughout all, the AHF has been understanding and enthusiastic.”

Susan Stuart, Trustee of Jubilee Pool Penzance Ltd

To inspire the start-up and growth of new community enterprises that utilise historic buildings and places for public benefit



It was another busy year for our teams across the UK supporting new community enterprises of various shapes and sizes to regenerate historic buildings.

Overall, our team discussed projects with 1067 organisations, 539 of these being new organisations. These figures show that there is still a high number of organisations being new to the AHF interested in developing or beginning to develop projects, and it will be important to ensure we can continue to support them over the next few years.

In Wales, we assisted with the creation of the North Wales Development Trust as they develop the Grade II, 7 Aberogle Road, Colwyn Bay as a co-working office and workshop / studio spaces for freelance workers and SMEs in the creative industries. Our advice and funding has helped the organisation to secure additional investment towards the early stages of the project.

Supporting new organisations involved in area-based initiatives has also been an important part of our work during the year. In England, we have continued to support new organisations in Heritage Action Zones, Historic England's area-based regeneration scheme. In the Ramsgate HAZ we have invested in two projects led by Heritage Lab, a new community interest company (CIC) set up to lead heritage-led regeneration in the town. Through the 'Transforming Places through Heritage' programme we will be looking at how we can support more sustainable organisational models, including through the concept of 'Heritage Development Trusts', the model that we have been developing with the National Trust.

In Dunfermline, we have supported efforts by the Friends

of Dunfermline to set up their own preservation trust to develop a number of key buildings and projects in the town. This new group is taking a creative and community-led approach to the development of their plans for various buildings and have already generated a significant amount of local buy-in for their aims and proposals

During 2018/19 we also finalised plans for the AHF's new business support service. The service – branded 'RePlan' – will help support the development of community enterprises, particularly those that might encounter difficulties on their path to sustainability. The service will launch later in 2019.

Selected Annual Plan KPIs 2018/19

Launch business-support service

✓ **PARTIALLY ACHIEVED – FUNDING SECURED, SERVICE NOT YET LAUNCHED**

Provide advice to new start organisations

✓ **539 ORGANISATIONS ADVISED**

Agree new structure for support services

✓ **ACHIEVED**

Inverness Creative Academy is a £5.7m project transforming two beautiful B-listed former school buildings on the old Inverness Royal Academy site ¹⁰. Once completed, it will become the largest creative facility for artists, designers, makers, creative industries and cultural social enterprises in the Scottish Highlands. The Academy will also provide a significant programme and set of spaces for the local community.

The two buildings currently provide 3,200 m² in floor area and therefore have the capacity to make a considerable contribution to local heritage regeneration and to the growth of the wider creative economy in the Highlands. This project is being led by Wasps, Scotland's largest provider of creative workspace and home to the largest creative community in Scotland – including 900 visual artists, 25 arts charities and 33 creative businesses at 19 sites from the Scottish borders to the Shetland Islands. This project will further support the growth of the organisation.

The creation of Inverness Creative Academy is happening in two phases. Phase 1 was completed in November 2018, and brought the 1913 Arts and Science extension back into use as 30 studio spaces for artists and makers ¹¹. The first tenants moved into their studios in December 2018 and the building officially opened in March 2019. Phase 2 will restore the adjacent original 1895 Academy building, one

of the finest listed buildings in Inverness, completing the 'creative industries' wing of the project and restoring the grand assembly hall into an inspiring public space.

“A grant from the AHF in the early stages of our project supported Wasps in working with award-winning architects LDN, specialising in combining conservation with modern creative design ideas, to develop sensitive and innovative design solutions, whilst ensuring that the final scheme will enhance the ability of all users to engage with and benefit from the redevelopment of these significant heritage buildings.”

Claire English, Funding and Partnerships Manager

invernesscreativeacademy.org.uk

¹⁰ Inverness Creative Academy, before





¹² Ingestre Orangery

Ingestre Hall was built in 1613 by Sir Walter Chetwynd. The Orangery ¹² was added to the estate in around 1770 and was built by Samuel and Joseph Wyatt to the designs of James ‘Athenian’ Stuart. It was subsequently incorporated into the Arcadian landscaping scheme of ‘Capability’ Brown and was used to grow exotic plants and fruit. The estate was broken up in 1959 and the Orangery lay unused for 40 years.

The Friends of Ingestre Orangery, a relatively new start organisation set up in 2012, were successful with an application to the AHF for an options appraisal grant. This helped demonstrate that community uses for a building designed for plants rather than people was feasible and viable ¹³. Further AHF funding has included

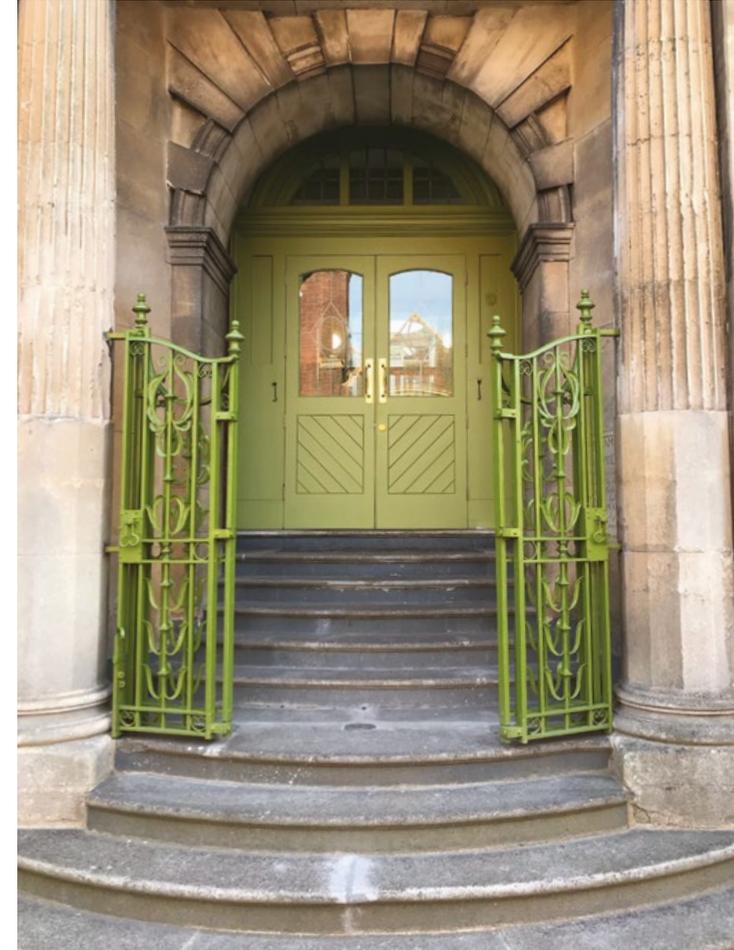


Project Development Grants in 2013 and 2017 and a loan of £50,000 in 2018 to provide funds towards a small capital shortfall.

The Orangery will now operate as a heritage venue and community facility that will help boost rural tourism, and provide a base for new cultural and heritage activities. A new multipurpose

¹³ Ingestre Orangery, community event room (‘the pod’) has been constructed at the rear of the Orangery to provide facilities, allowing year-round opening of the building and enabling level access and increasing the space for community and heritage activity.

foio.btck.co.uk



Designed by W H Bidlake, Birmingham’s leading Arts and Crafts architect, Moseley School of Art ¹⁴ was one of a number of impressive civic buildings constructed in the years following the 1891 incorporation of Balsall Heath into the City of Birmingham. The School was a centre of creativity and artistic expression for over 80 years, with many eminent alumni, including Peter Phillips (one of the founders of the ‘Pop Art’ movement). It closed in 1981 and subsequently the building deteriorated rapidly.

With the building in this condition, it was difficult to deliver events and generate enough income to undertake repairs and the building was added to the ‘Buildings at Risk’ register. Working together, the AHF and Historic England jointly funded an Options Appraisal to establish viable new uses for the building. The appraisal was completed in early 2013 and proposed a mixed-used scheme with flexible work units and offices supporting the community events and activities on the lower floors.



The AHF continued to support the project funding a Project Co-ordinator post which led on to National Lottery Heritage Fund funding. After a £1.8m programme of repairs the building is once again looking magnificent. The Moseley Muslim Association is welcoming the community back into the building ¹⁵, as well as providing high-quality affordable work spaces that will underpin the sustainability of the project and bring back the creative industries after nearly 40 years.

¹⁴ Moseley School of Art
¹⁵ Moseley School of Art, Community event

The Queen Elizabeth Hall Undercroft ¹⁸ was completed in 1967 and has been a centre of UK skating since skateboarders began to use the site in 1973. Designed by the radical architects Archigram, the undulating terrain was designed as a pedestrian thoroughfare and its banks and level changes were built to inspire movement and a sense of journey.

By the 1980s the space was cemented in the UK skateboard scene and has been used

continuously ever since ¹⁹. However, redevelopment plans saw sections of the space closed off in 2005.

Following collaborative efforts to create a joint plan between Long Live Southbank ¹⁶ and Southbank Centre, sections of the Undercroft will be restored ¹⁷ for the benefit of a range of users and the previously inaccessible sections of the Undercroft will be free to use and open to the public 24 hours a day, 7 days a week.

Long Live Southbank received a Project Development Grant from the AHF which enabled this grass-roots campaign group to cover the cost of planning and architectural fees as well as vital project management and site testing costs.

“Without the support of the AHF we would not be where we are today. Long Live Southbank are enormously grateful for the support of the AHF who provided a Project Development Grant at a crucial time in the campaign after planning permission had been secured and prior to construction. The governance and other advice from the AHF was also invaluable and they pushed us to become increasingly independent.”

Stuart Maclure,
Project Manager,
Long Live Southbank

lsb.com



¹⁶ Southbank Undercroft, team
¹⁷ Southbank Undercroft, work in progress
¹⁸ Southbank Undercroft



To demonstrate the value of a well-managed historic environment by championing and showcasing the impact of the projects we have supported



Building on the Theory of Change the AHF developed for our current strategy, we have been developing a logic model for the measurement of our new strategy.

This model will help us more easily to measure the delivery of our strategic aims and will sit alongside the Theory of Change.

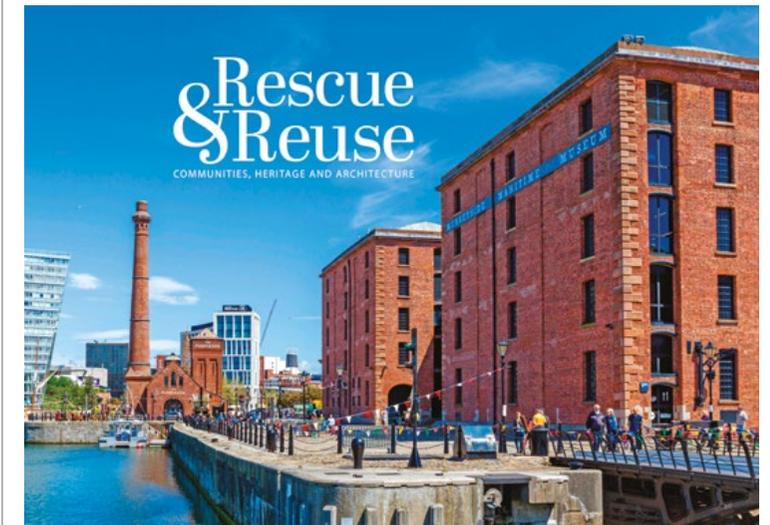
We carried out our Projects Impact Survey to help capture learning and insight from the projects we have supported. Despite a challenging public funding situation across the UK, the survey found relative confidence about the year ahead emanating from over two-thirds of organisations that responded. However, there are still a significant number of organisations not confident about their future financial prospects, which suggests a number of organisations struggling to develop sustainable business models. We will be looking at how we can support these organisations through the RePlan service and our overall offer of advice and support.

The Projects Impact Survey once again highlighted a high level of satisfaction with the AHF's application process and support,

with 95% of respondents stating they had a positive experience.

To showcase a number of the projects we have funded, and to help celebrate the achievements of community led approaches, we published with RIBA a book: *Rescue and Reuse: Communities, Heritage and Architecture* ²⁰. The book, written by Merlin Waterson, provides an insightful set of case studies to a whole range of projects we have supported over the past 15 years and an inspiring call to action for communities across the UK seeking to re-use historic buildings.

²⁰ *Rescue & Reuse*, RIBA



Community Enterprise through Heritage

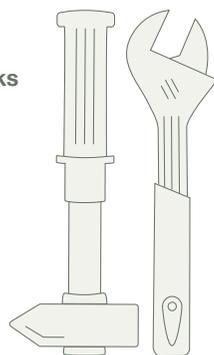
Key statistics for the DCMS funded programme in England 2016-19



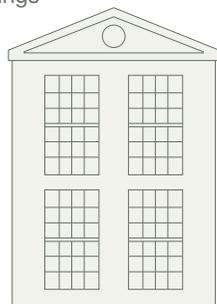
In 2016 we were awarded £3m funding from the Department of Digital, Culture, Media and Sport to deliver a programme of grants and support that encouraged the development of enterprising solutions for heritage buildings, particularly those subject to asset transfer from the public sector. On this page is a summary of the impact so far of that programme:

96 projects have obtained **listed building consent**

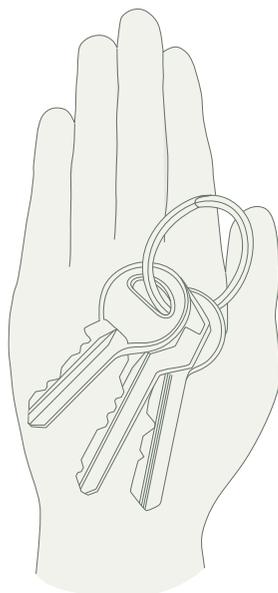
33 projects commenced **capital works**



Grants offered to **232 historic buildings**, 91 of which are public buildings



85 historic buildings have been transferred from the public sector asset into **community ownership**



57 projects have received funding for 1st/2nd-round awards from the **National Lottery (Heritage or Community) funds**

£11,127 average size of grant offer



268 grants offered totalling £2,982,151

£2,982,151



21 Gateway Studio Project CIC, Gateway Studio, Trinity Centre, Gateshead



22 Royal Sutton Coldfield Community Trust, Sutton Coldfield Town Hall



23 South Square Arts, Thornton



24 Blackfriars Arts Centre, Shodfriars Hall, Boston

A snapshot of our grant giving and support in Northern Ireland, Wales and Scotland



25 Rogart Development Trust, The Mart, Rogart, Scotland



26 Circus Eruption, St Luke's Church, Cwmbwrla, Wales



27 Ederney Development Community Trust, Ederney, N.Ireland

Key statistics for **Northern Ireland** supported by the Department of Communities and Pilgrim Trust

5 applications requesting £33,684

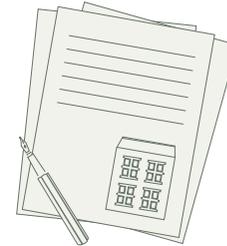
5 offers totalling £28,434

£28,434

4 Project Viability Grants funded

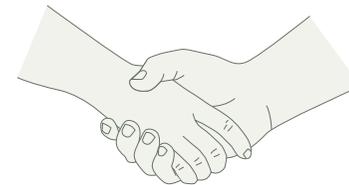
1 Project Development Grant funded

2 projects on **Heritage at Risk Register** (40% of total project funded)



3 listed buildings (60%)

6 new clients to the AHF supported



Key statistics for **Wales** supported by Garfield Weston and Cadw

14 applications requesting £151,234

9 offers totalling £79,734 including £32,496 from the Cywaith Legacy Fund

£79,734

3 Project Viability Grants funded

6 Project Development Grants funded

2 projects on **Heritage at Risk Register** (22%)

8 listed buildings (89%)



7 new clients to the AHF supported



Key statistics for **Scotland** supported by Historic Environment Scotland and the William Grant Foundation

56 applications requesting £695,644

49 offers totalling £394,707

£394,707

29 Project Viability Grants funded

20 Project Development Grants funded



14 projects on **Buildings at Risk Register** (29%)



47 listed buildings (96%)

29 new clients to the AHF supported

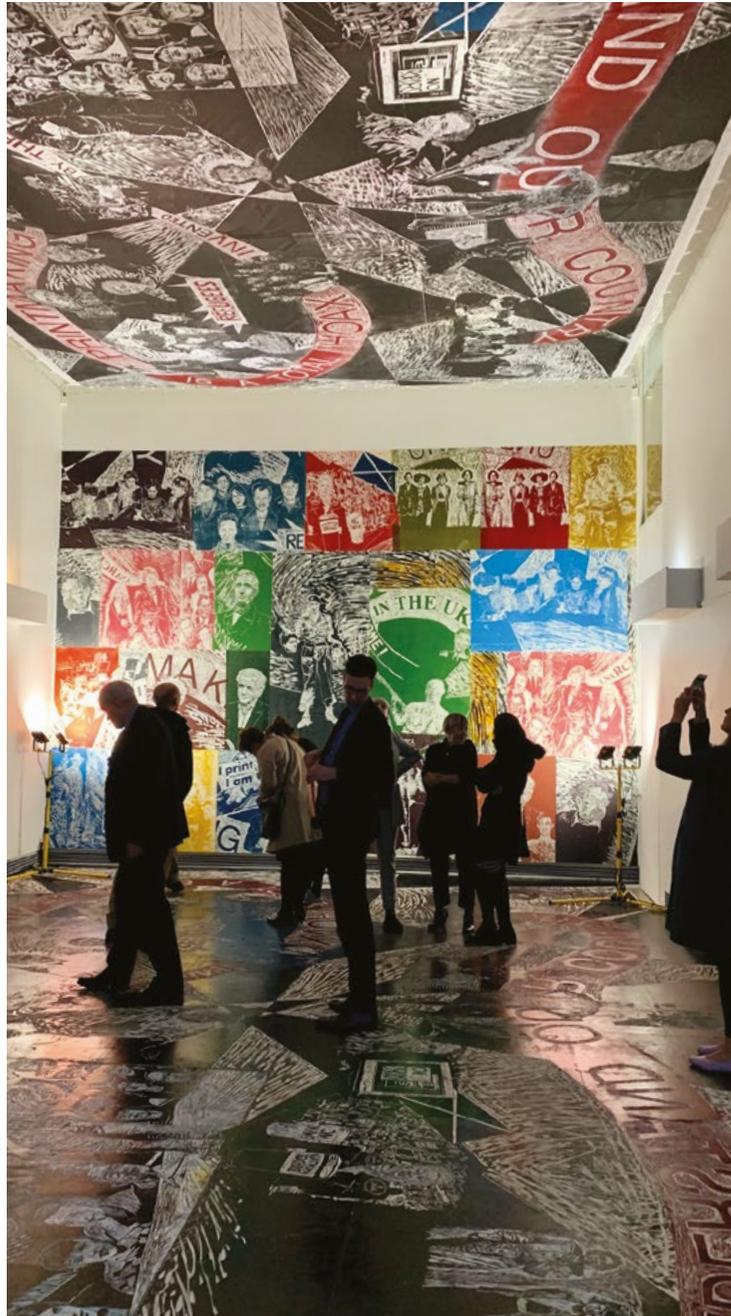


Findings about the projects we have supported

Our annual 'Project Impact Survey' collects information on the impact of the projects we invest in and also the services that we deliver. It provides a valuable insight both into the projects we have been supporting and how our advice and funding supports projects.

75% of our clients felt confident about their financial prospects in the upcoming year. When asked if their organisations recorded a surplus or deficit in the previous year, 75% reported a surplus. 82% of clients also

28 Edinburgh Printmakers



reported that as a result of the support from the AHF, they were able to secure additional grants or funding from other organisations.

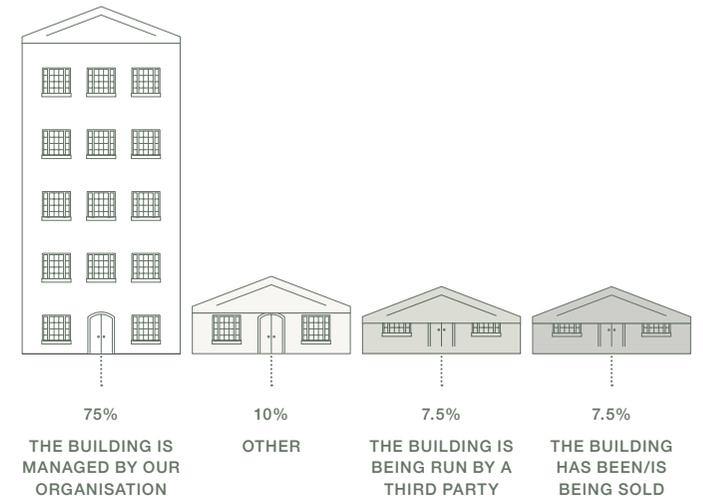
When asked about the current status of past projects clients reported that 75% of buildings were being managed by the organisation still, with 7.5% now being managed by a third party and 7.5% reported as sold. The primary use of these buildings was reported as being used for leisure and recreation. Other uses were recorded as the properties being used as a community eventspace, workspaces, training or education spaces, housing, retail and community-based support services.

Past projects have also had a relatively positive effect on the sustainability and environmental performance of historic buildings, with 50% of clients reporting that the energy efficiency of their buildings had increased.

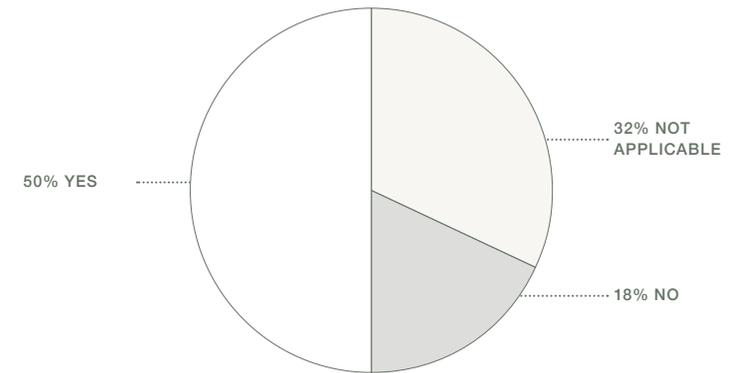
We asked clients how they rated the AHF loan application process with 73% responding as either very positive or somewhat positive. 84% of clients also reported that following the AHF's support they felt that the credibility of their organization and robustness of plans had increased.

We will be publishing a new evaluation framework in early 2020. This will help support evidence gathering and detail the different approaches and methods we will use in measuring the impact of our new strategy.

What is the status of the building post-capital works?

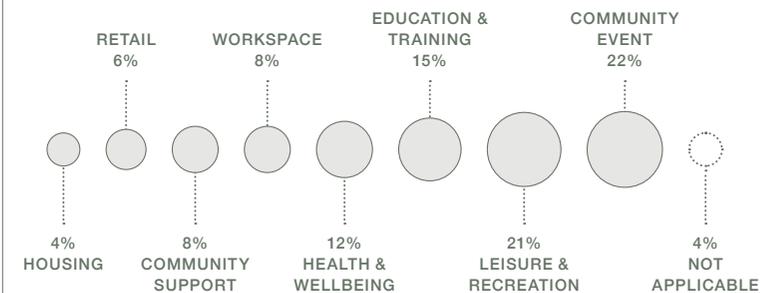


Has your project increased the energy efficiency of the building(s) involved?



What have been the primary uses of your building over the last 12 months?

See full report: www.ahfund.org.uk/impact



Objective Four

Annual Review

Key Figures and Financial Information

Our full accounts are available on the AHF website; these are the key financial facts and figures for 2018/19

We received significant restricted funding in 2018/19, including the third and final year of investment in England by the Department of Digital, Culture, Media and Sport in the 'Community Enterprise through Heritage' programme. New funding was received from the William Grant Foundation to administer the 'Tailored Support Fund', a two-year grant programme designed to reach a broader range of projects in Scotland.

The first Heritage Impact Fund (HIF) loan offers were made towards the end of the financial year, and we expect to see the number of offers increase as marketing and awareness of the new fund increases.

During the year, the Board agreed a new Investment Policy and appointed an Investment Manager,

Rathbone Greenbank Investments, to manage some of our funds. The appointment of an external Investment Manager will help the AHF generate an investment return on its funds not being utilised for lending and assist the financing of grant, loan and other organisational activity.

In 2015 in order to reduce our costs, we assigned the lease of our office premises at 15 Whitehall to a tenant. The tenant went into administration during the year and due to our automatic guarantee agreement with the landlord, and the fact that no other tenant has yet been found, it has required us to make a significant provision in the accounts. This has had a considerable impact on the unrestricted deficit for the year and efforts continue to minimise the extent of our future losses.

Ongoing fundraising for the endowment and our other restricted funds is vital to enable us to continue providing investment and funding for the projects and organisations that we support and which help deliver our charitable aims. In order to ensure the AHF's long-term sustainability so it can continue supporting projects, the organisation continues to focus on increasing unrestricted income whilst prudently managing costs.

Endowment funds currently on loan to charities and social enterprises

£6,766,405



(2018: £6,662,666)

HIF £7m Fund Profile as of August 2019

Total £7,000,000

National Lottery Heritage Fund
£2,250,000

Rathbones Greenbank facility
£2,000,000

AHF
£1,123,000

Historic Environment Scotland
£427,000

Historic England grant
£400,000

Historic England loan
£400,000

Department for Communities (NI)
£300,000

Cadw
£100,000

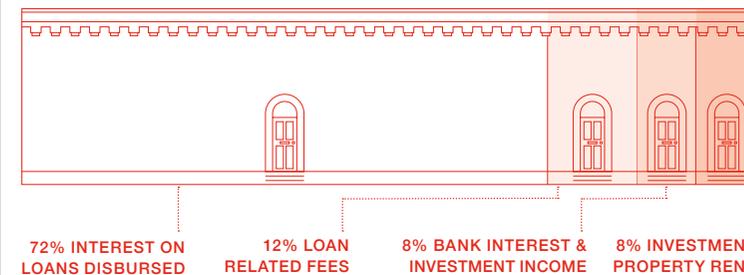
Endowment fund

(2018: £10,815,046)

£10,622,095

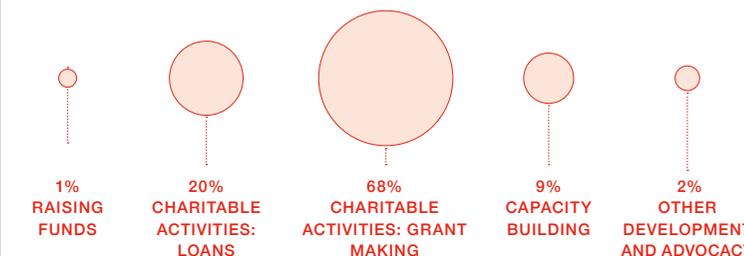
Sources of unrestricted income in 2018/19

£489,456



How we spent our funds in 2018

£2,843,375



Our income profile in 2018/19

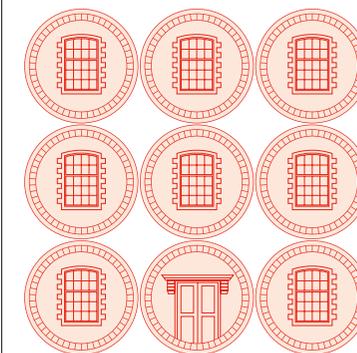
£2,545,873



81% RESTRICTED GRANT INCOME
19% UNRESTRICTED INCOME

Investment fund gains

£88,798



(2018: £nil)

Selected Projects



Harwich Electric Palace Trust

Electric Palace Cinema, Harwich, Essex, England

STATUS
Grade II*

LOAN
£70,000 (2019)



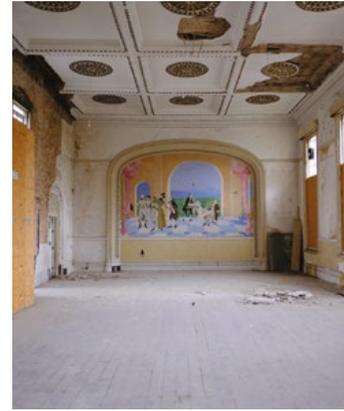
North East Scotland Preservation Trust

49-53 Bridge Street, Banff, Aberdeenshire, Scotland

STATUS
Category B

LOAN
£100,000 (2018)

PROJECT DEVELOPMENT GRANT
£10,000 (2017)



Heritage Lab CIC

Pugin's Chambers, The Granville, Ramsgate, Kent, England

STATUS
Grade II

PROJECT VIABILITY GRANT
£7,500 (2018)



Sea Change Arts

The Ice House, Great Yarmouth, Norfolk, England

STATUS
Grade II

PROJECT VIABILITY GRANT
£7,500 (2018)



Grove Park Youth Club Building Preservation Trust

Grove Park Youth Club, Lewisham, London

STATUS
Unlisted but listing support in progress

PROJECT VIABILITY GRANT
£6,560 (2018)



Oxford House in Bethnal Green

Oxford House, London

STATUS
Grade II

LOAN
£85,000 (2018)



Gravesham Network Development CIC

Old Courthouse, Gravesend, Kent, England

STATUS
Grade II

PROJECT VIABILITY GRANT
£5,000 (2018)



Freedom Studios

Sunwin House, Bradford, West Yorkshire, England

STATUS
Grade II

PROJECT VIABILITY GRANT
£5,000 (2018)



Sheffield Music Academy

Canada House, 11 Commercial Street, Sheffield, England

STATUS
Grade II*

PROJECT VIABILITY GRANT
£7,500 (2019)

PROJECT DEVELOPMENT GRANT
£28,600 (2019)



Barnsbury Team Ministry

Holy Trinity, Cloudesley Square, Islington, London

STATUS
Grade II*

PROJECT DEVELOPMENT GRANT
£13,000 (2018)



Orkney Natural History Museum

Stromness Museum, Stromness, Orkney, Scotland

STATUS
Category B

PROJECT VIABILITY GRANT
£5,000 (2018)



North Wales Development Trust

7 Abergele Road, Colwyn Bay, Conwy, Wales

STATUS
Grade II

PROJECT DEVELOPMENT GRANT
£7,500 (2018)



John O'Groats Mill Trust

John O'Groats, John O'Groats Mill, Caithness, Scotland

STATUS
Category B

PROJECT DEVELOPMENT GRANT
£7,360 (2018)



Circus Eruption

St Luke's Church, Cwmbwrla, Swansea, Wales

STATUS
Grade II

PROJECT VIABILITY GRANT
£2,205 (2019)



Cwmni'r Fran Wen Cyf

St Mary's Church, Bangor, Gwynedd, Wales

STATUS
Grade II

PROJECT DEVELOPMENT GRANT
£15,000 (2019)



Urras an Taighe Mhòir

Cnoc Mor, Breascleite, Isle of Lewis, Scotland

STATUS
Category B

PROJECT DEVELOPMENT GRANT
£20,078 (2019)

PROJECT VIABILITY GRANT
£5,000 (2018)



Govanhill Baths Community Trust

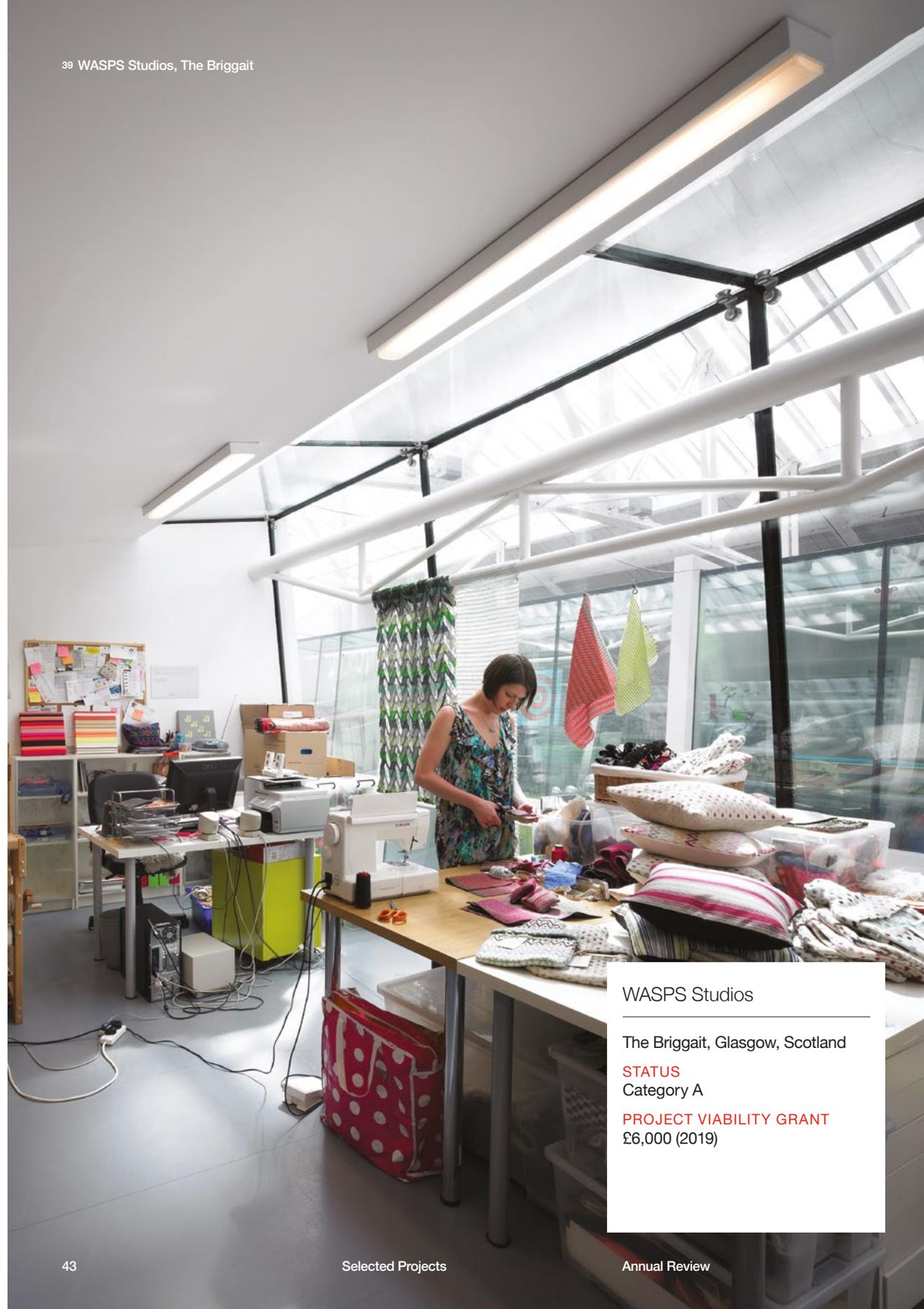
Govanhill Baths, Glasgow, Scotland

STATUS
Category B

LOAN
£39,000 (2017), £20,000 (2019)

PROJECT DEVELOPMENT GRANT
£37,500 (2008, 2016, 2018)

OPTIONS APPRAISAL GRANT
£7,000 (2005)



WASPS Studios
The Briggait, Glasgow, Scotland
STATUS
Category A
PROJECT VIABILITY GRANT
£6,000 (2019)



Benefactors, Partners and Friends

We are immensely grateful to our funders and individuals who gave so generously to the AHF during 2018-19:

Government Funders

UK Government
Historic England
Historic Environment Scotland
Cadw
Department for Communities
Northern Ireland
Department of Digital Culture
Media and Sport

Trusts and Foundations

The Garfield Weston Foundation
The Pilgrim Trust
Cywaith: Gwynedd BPT
William Grant Foundation



The Pilgrim Trust

WILLIAM GRANT
FOUNDATION

Photo Credits

- 01 **South Square Arts, Thornton**
Thornton and Allerton
Community Association
- 02 **Cambridge Museum of Technology**
Matthew Mckeague
- 03 **Cambridge Museum of Technology**
Cambridge Museum of Technology
- 04 **The Old Post Office, Haverhub**
Volunteer at Haverhub
- 05 **Wirksworth Heritage Centre**
Chris Webb
- 06 **The Haven, Southend-on-Sea**
Age Concern Southend-on-Sea
- 07 **City Observatory, Edinburgh**
Tom Nolan
- 08 **Anagh Social Farm**
Paschal O'Shea
- 09 **Jubilee Pool Penzance**
Simon Maycock / Alamy Stock Photo
- 10 **Inverness Creative Academy, before**
Paul Campbell
- 11 **Inverness Creative Academy,
Studio Space**
Paul Campbell
- 12 **Ingestre Orangery**
Ollie Brodrick-Ward
- 13 **Ingestre Orangery, community event**
Matthew Mckeague
- 14 **Moseley School of Art**
Moseley Community Association
- 15 **Moseley School of Art,
Community event**
Moseley Community Association
- 16 **Southbank Undercroft, team**
Ollie Brodrick-Ward
- 17 **Southbank Undercroft,
work in progress**
Nicholas Constant
- 18 **Southbank Undercroft**
Ollie Brodrick-Ward
- 19 **Southbank Undercroft**
Harley Jaffar
- 20 **Rescue & Reuse, RIBA**
Shutterstock / RIBA
- 21 **Gateway Studio Project CIC, Gateway
Studio, Trinity Centre, Gateshead**
Gateway Studio Project CIC
- 22 **Royal Sutton Coldfield Community
Trust, Sutton Coldfield Town Hall**
Alex Goetschel
- 23 **South Square Arts, Thornton**
Karol Wyszynski
- 24 **Blackfriars Arts Centre,
Shodfriars Hall, Boston**
Jack Fairman of Poyntons Consultancy
- 25 **Rogart Development Trust,
The Mart, Rogart, Scotland**
Richard Heggie
- 26 **Circus Eruption, St Luke's Church,
Cwmbrwla, Wales**
Karen Chalk
- 27 **Ederney Development Community
Trust, Ederney, N.Ireland**
Ederney Development Community Trust
- 28 **Edinburgh Printmakers**
Gordon Barr
- 29 **Harwich Electric Palace Trust**
Chris Strachan
- 30 **North East Scotland
Preservation Trust**
Paul Higson
- 31 **Oxford House in Bethnal Green**
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- 32 **Gravesham Network Development CIC**
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- 33 **Freedom Studios**
Matthew Mckeague
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- 38 **Barnsbury Team Ministry**
Ollie Brodrick-Ward
- 39 **Orkney Natural History Museum**
Rebecca Marr
- 40 **North Wales Development Trust**
Adam Hitchings
- 41 **John O'Groats Mill Trust**
John O'Groats Mill Trust
- 42 **Circus Eruption**
Circus Eruption
- 43 **Cwmni'r Fran Wen Cyf**
Cwmni'r Fran Wen Cyf
- 44 **Urras an Taighe Mhōir**
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- 45 **Govanhill Baths Community Trust**
Matthew Mckeague
- 46 **WASPS Studios, The Briggait**
Andrew Lee
- 47 **City Observatory, Edinburgh**
Tom Nolan

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